



21st January 2021

Proposed Local Plan Consultation,
Forward Planning Team,
Scottish Borders Council,
Newtown St Boswells,
Melrose,
TD6 0SA

Response to Local Development Plan 2 (Period 2021-2026)- Proposed Plan Consultation

Roxburghe Estates- Church Field, Sprouston (Ref: RSP2B)

Dear Sir/ Madam,

Introduction

We write on behalf of Roxburghe Estates and in relation to the above consultation. This representation relates to this site at Sprouston and is accompanied by a location plan (as shown in Appendix 1). We wish to support the continued allocation at Church Field, Sprouston for 18 dwellings within the current and proposed Local Development Plan.

In support of the allocations, our analysis of housing demand can be found in Appendix 2 which identifies there is a high demand for housing within the Scottish Borders. Delivering new housing on-site can help to service that existing demand while maintaining the character of the surrounding area.

The subject site represents an opportunity for residential development within a desirable sustainable location, within walking distance of the local services and amenities.

Site Details

The site is approximately 1.5 hectares and is an area of agricultural land located within the village of Sprouston. Within the village there is a Primary School, Church and Village Hall. The site is allocated for housing within the current LDP (RSP2B).

It is considered the site represents a logical location for residential development.

Local Development Plan 2, Proposed Plan

The proposed LDP2 has the subject site allocated for residential development and as set out within the extract below. The section to follow will then go on to provide related context and put forward recommendations for a limited modification to the allocation.





HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RSP2B	Church Field	1.5	18
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access could be taken from the B6350 and/or the minor road to the south of the site • The existing hedges and trees within the site should be retained and enhanced wherever possible • Structure planting is required to the eastern boundary to reinforce the settlement edge. A management scheme for planting is also required • Archaeological interests have been recorded in the surrounding area and assessment including archaeological evaluation along with associated mitigation measures will be required. 			

Opportunity

The site’s location within the village centre gives it prospect for family orientated housing. Sprouston is a picturesque village within very close proximity to the popular market town of Kelso. This in itself is considered to give it strength in terms of demand. It enables a rural way of life but one which can easily access key services within Kelso. The proximity to the River Tweed is again a strong draw to the location.

There are no potential constraints associated with the site and no contamination issues. The site is not at a risk of flooding from the River Tweed. As it is within the Sprouston development boundary and next to existing residential properties it is therefore in close proximity to nearby infrastructure and utilities. Archaeological interests have been recorded in the surrounding area and therefore an archaeological assessment including archaeological evaluation along with associated mitigation measures is required at any application stage.

There is considerable constrained sites within the current and proposed LDP that requires to be addressed to ensure housing shortfalls do not materialize. Our housing audit analysis in appendix 2 provides the associated evidence. It is thus that sites like this and to which the council themselves deemed acceptable in their previous alternative site allocation comes forward.

Conclusion

We believe that the sites allocations should be continued within the Local Development Plan 2021-2026. There is a market demand for housing within Sprouston and due to the unconstrained nature of the site, it is an attractive prospect to the developer.

The site is located within a sustainable location, within walking distance to the services and facilities. The site is also next to current built form and thus easy access to utilities and existing infrastructure. It is considered the site represents a logical extension to the existing settlement boundary and will help meet housing demand within the Scottish Borders.

We stress the importance of allocating housing in the Scottish Borders where there is a



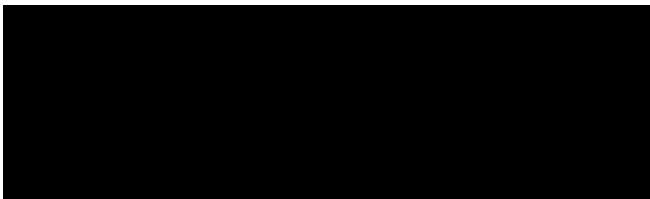
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strong demand to live. Due to its strategic location, there is a strong demand to live in Sprouston and thus we kindly request that the site be allocated.

If you have any queries regarding the enclosed documents, please do not hesitate to contact myself [REDACTED]

Yours Sincerely



FERGUSON PLANNING

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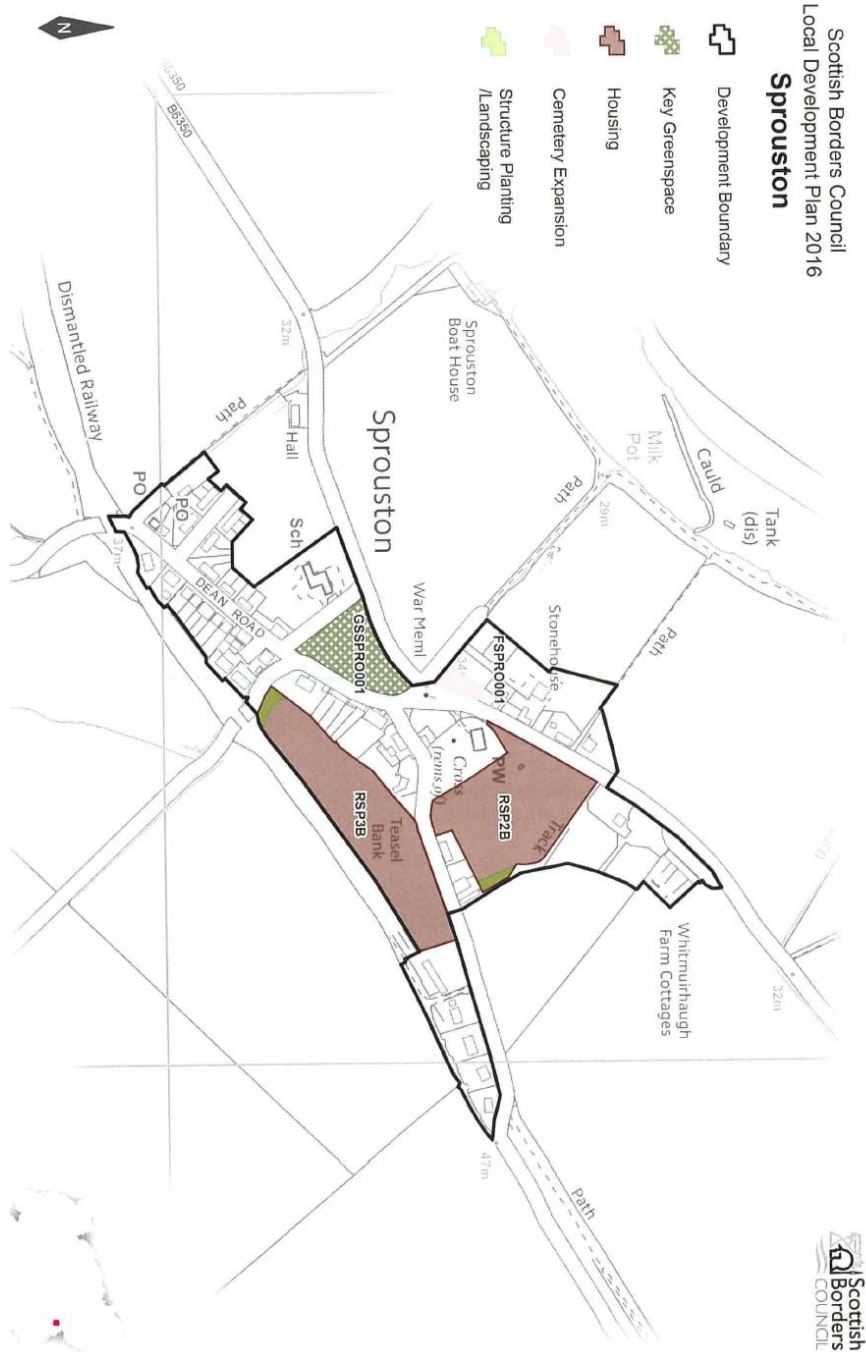
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Company Registration Number: 614302 (Registered in Scotland)



Location Plan



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Borders Housing Land Supply Summary

	SBC claimed supply	Audited effective supply	Discrepancy
BERWICKSHIRE EFFECTIVE SUPPLY	781	480	301
CENTRAL BORDERS EFFECTIVE SUPPLY	1788	970	818
NORTHERN BORDERS EFFECTIVE SUPPLY	482	279	203
SOUTHERN BORDERS EFFECTIVE SUPPLY	35	29	6
TOTALS	3086	1758	1328

BERWICKSHIRE

Site No.	Site Name	No. of units	Deliverable?	N. U. D.	O. U. D.	Comment	Context and Constraints
BAY1	AY1A Beanburn and AAYTO003 Lawfield, Ayton	49	Yes		9	40 Development already initiated on-site and completions recorded; owned and to be developed by Berwickshire Housing Association	Site of former Ayton Garage; land contamination highly likely and has not been remediated as of 01/2021; Planning Permission in Principle 18/01501/PPP granted consent for 9 no. units on 26/02/2021; no application for detailed approval submitted as of 01/2020.
BAY6		6	No		0	6 Land contamination identified on-site and no detailed approval as of 01/2021; site is not deliverable within 5 years	
BB27	ABIRG003 Land east of Birgham	15	Yes		5	10 Development already initiated on-site and completions recorded	
BBU1	ABURN003 Lyall Terrace II, Burnmouth	10	No		0	10 No planning permission granted as of 01/2021	Site has been allocated since adoption of Consolidated Local Plan 2011; as of 01/2021 no application for planning permission has been made on site. Owned and to be developed by Berwickshire Housing Association
BCH2	BCH7B South of Erskine Road, Chirnside	50	Yes		25	25 Development already initiated on-site and completions recorded	
BCH20	Redundant Buildings and Store, Southfield	6	Yes		5	1 Development already initiated on-site and completions recorded	
BCH30	Crosshill	8	No		0	4 No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	No documented understanding of landownership locally and site may be landlocked. Planning Permission 18/00147/FUL granted for 57 no. new dwellings in 10/2019; developer taking forward conditions discharge
BCH31	MCHIR001 Comrades Park East	60	Yes		0	57 Springfield Properties own site and are actively pursuing development	Consents dating from 2003 identified on-site which have not been implemented; site appears to be abandoned.
BCC7	BCO4B Ladyhall Road, Cockburnspath	74	No		26	16 Undeveloped portion of site appears to be abandoned; no evidence of existing developer involvement; and SBC has not identified owner.	
BCC8	Former Foodmarket, Cockburnspath	4	Yes		2	2 Development already initiated on-site and completions recorded	
BCC9	BCO10B West of former A1, Cockburnspath	28	No		0	8 No evidence of existing developer involvement and SBC has not identified owner.	Consent dating from 2004 identified on-site which has not been implemented; site appears to be abandoned. 5 no. dwellings approved under 17/01440/PPP in west half of site
BCI32	BCL12B The Firs, Coldingham	10	Yes		0	6 6 no. identified units appear to be deliverable	Planning Permission in Principle 09/00757/OUT appears to have now lapsed
BCI33	BCL2B Bogangreen, Coldingham	36	No		0	12 No extant planning permission on-site	
BCS2	BCS3A Gaurds Road, Coldstream	31	Yes		24	7 Development already initiated on-site and completions recorded	
BCS23	72 High Street, Coldstream	5	Yes		4	1 Development already initiated on-site and completions recorded	
zRO19	zRO19 Trafalgar House, Coldstream	1	Yes		0	1 Development already initiated on-site and completions recorded	
BCS43	BCS5B West Paddock, Coldstream	40	Yes		40	29 Development already initiated on-site and completions recorded	
BCS52	ACOLD004 South of West Paddock, Coldstream	49	Yes		18	31 Development already initiated on-site and completions recorded	
BCS54	ACOLD0011 Hillview North 1, Coldstream	100	No		0	10 No planning permission granted as of 01/2021 and no evidence of developer involvement.	
BD2	BD4B Todlaw Road, Duns	101	Yes		74	27 Development already initiated on-site and completions recorded; owned and developed by Berwickshire Housing Association	
BD26	BD20B Bridgend, Duns	93	Yes		5	88 Development already initiated on-site and completions recorded; consent appears to exist for 85 no. units total – 80 units to be delivered	Planning Permissions 17/00994/FUL, 17/00993/FUL, and 19/00382/FUL.

BD69	BD12B Berrywell East, Duns	64	No	0	10	No planning permission granted as of 01/2021 and no evidence of developer involvement.	Planning Application 07/02400/FUL was withdrawn on-site 04/2007
BD78	BD200 Langton Edge, Duns	20	No	0	10	No planning permission granted as of 01/2021 and no evidence of developer involvement.	Planning Applications 03/00719/OUT and 04/00726/OUT were previously withdrawn on-site
BD86	ADUNS010 Todlaw Playing Fields, Duns	49	Yes	0	21	Planning Permission 17/01710/FUL has been granted and lawfully initiated.	Planning Permission 17/01710/FUL grants consent for 30 no. units
BD87	RDUNS002 Duns Primary School	45	No	0	5	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
BD91	ADUNS023 South of Earlsmeadow, Duns	60	No	0	20	No planning permission granted as of 01/2021 and no evidence of developer involvement.	Planning Application 18/01635/FUL was refused on-site in 09/2019
BL405	Site adjacent to Pouterlynie Park, Duns	5	Yes	4	1	Development already initiated on-site and completions recorded	
BL478	RDUNS003 Chicken Hatchery, Clockmill, Duns	21	No	0	10	No extant planning permission on-site	Planning Permission 09/01660/FUL appears to have now lapsed
BEC2	AECCL001 Main Street, Eccles	5	No	0	5	No planning permission granted as of 01/2021 and no evidence of developer involvement.	Site is adjacent to but beyond development approved under Planning Permission in Principle 04/00181/OUT.
BL530	BEC4B Cherryburn, Eccles	7	No	0	7	No planning permission granted as of 01/2021 and no evidence of developer involvement.	Olivers Transport are likely to be owners of site not developers
BE18	BEY15B Gunsgreenhill, Eyemouth	132	No	73	11	Landowner has not been identified; site appears to have been presented as second phase of development completed 10+ years ago; unclear whether remaining capacity exists on implemented consent.	Site appears to lie (undeveloped) east of Gunsgreen Park
BEY3	BEY1 Barefoots, Eyemouth	20	No	0	0	Planning Authority accepts site is not deliverable	
BEY43	BEY2B Acredale Farm Cottages, Eyemouth	138	Yes	62	30	Development already initiated on-site and completions recorded	Planning Permission 06/02286/FUL approves 122 no. dwellings on-site
BE44	AEYEM006 & AEYEM006	132	No	0	10	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
BE49	REYEM002 Former Eyemouth High School	90	No	0	32	No planning permission granted as of 01/2021 and no evidence of developer involvement.	Planning Application 05/01563/OUT was withdrawn on-site 04/2007
BGA7	BGA1 West Gavinton	54	No	0	12	Planning Permission 13/00332/FUL appears to have expired without lawful initiation	Planning Authority to confirm whether approved development was lawfully initiated timely
BGO27	BGO9D Larger Glebe, Gordon	18	No	0	6	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
BGO31	Specialist Laminates Ltd, Gordon	7	No	0	7	Planning Permission in Principle 15/00189/PPP appears to have expired without lawful initiation	Planning Application 19/00427/FUL withdrawn in 07/2019
BGR1	AGREE006 Marchmont Road II, Greenlaw	60	No	0	5	No planning permission granted as of 01/2021 and no evidence of developer involvement.	Church of Scotland are likely to be owners of site not developers
BGR24	BG200 Marchmont Road, Greenlaw	25	No	0	5	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
BGR25	AGREE004 North of Edinburgh Road, Greenlaw	15	No	0	10	No extant planning permission on-site	Planning Permission in Principle 08/01773/OUT appears to have now lapsed; Planning Authority to confirm whether Berwickshire Housing Association have retained interest.
BGR29	MGREE001 South of Edinburgh Road, Greenlaw	6	No	0	0	Planning Authority accepts site is not deliverable	
BGR30	Poultry Farm, Greenlaw	38	No	0	10	No Matters Specified in the Conditions of Planning Permission in Principle 16/01360/PPP have been discharged; therefore site cannot be considered deliverable at this stage.	Planning Application 19/00870/PPP (proposing 10 no. dwellings) has not been approved as of 01/2021
BH10	BHU2B Rose Bank, Hutton	11	No	0	5	No planning permission granted as of 01/2021 and no evidence of developer involvement.	

BL531	BLE2B Main Street, Leitholm	25	No	0	No planning permission granted as of 01/2021 and no evidence of 5 developer involvement.	
BL263	Chirnside Station	8		0	No detail provided by Planning Authority; presumption that 4 completions can be recorded within 5 years	
BL329	Whitehall House Estate	7	Yes	4	3 Development already initiated on-site and completions recorded	
BL369	Equestrian Holdings, Fishwick Mains	6	Yes	3	3 Development already initiated on-site and completions recorded	
BL408	Edlington Mill, Chirnside	25	Yes	23	2 Development already initiated on-site and completions recorded	
BL409	Nether Huntlywood Farm	7	Yes	4	3 Development already initiated on-site and completions recorded	
BL432	Gordon East Mains Farm	8	Yes	5	3 Development already initiated on-site and completions recorded	
BL439	Site of former Polwarth Village	10	Yes	2	4 Development already initiated on-site and completions recorded	
BL442	Whitesome Hill Farmhouse	16	Yes	15	1 Development already initiated on-site and completions recorded	
BL446	Garden Ground of Ruthven	7	Yes	3	4 Development already initiated on-site and completions recorded	
BL514	Reedyloch Farm	6	Yes	1	4 Development already initiated on-site and completions recorded	
BL520	Hawkslaw Farm	8	Yes	0	No detail provided by Planning Authority; presumption that 8 completions can be recorded within 5 years	
BL543	Lamberton Boarding	5	Yes	4	1 Development already initiated on-site and completions recorded	
BL549	Maines Farm	9	Yes	2	7 Development already initiated on-site and completions recorded	
BL590	Land north east of Old Greenlaw Farm Cottages	5	Yes	1	3 Development already initiated on-site and completions recorded	
BL609	Land at Milne Graden West Main Farm Steading	12	Yes	1	5 Development already initiated on-site and completions recorded	
BL669	The Mount Youth Hostel	6	Yes	4	2 Development already initiated on-site and completions recorded	
BL679	Redundant Steading & Plots 1-3, Land south of 1 Kidshielhaugh Farm Cottage	6	Yes	0	No detail provided by Planning Authority; presumption that 4 completions can be recorded within 5 years	
BL694	Land and Buildings south west of Crooks Farmhouse	5	Yes	0	No detail provided by Planning Authority; presumption that 5 completions can be recorded within 5 years	
BL715	The Shieling	8	Yes	0	No detail provided by Planning Authority; presumption that 8 completions can be recorded within 5 years	
BL729	Bisused Steading Buildings	8	Yes	0	No detail provided by Planning Authority; presumption that 8 completions can be recorded within 5 years	
BL731	Restonhill	9	Yes	0	9 completions can be recorded within 5 years	
BL532	zRO16 Preston Farm, Preston	45	No	0	No planning permission granted as of 01/2021 and no evidence of 45 developer involvement.	
BL533	BR5 Land and Buildings at west Reston Mains Farm, Reston	20	No	0	10 No extant planning permission on-site	Planning Permission in Principle 05/02010/OUT appears to have now lapsed
					Planning Permission 17/01555/FUL approved 5 no. new dwellings on-site in 02/2020; given small scale of development and availability of highway access to each approved dwelling site is likely to be deliverable	Planning Authority assertion of 15 no. new dwellings is unfounded; Planning Application 07/00477/FUL withdrawn in 06/2015.
BR15	BR6 Rear of Primary School, Reston	16	Yes	1		Planning Application 08/01531/FUL remains live however conditions attached to any consent and site clearance prevent assessment that the site is deliverable.
BR27	MREST001 Auction Mart, Reston	100	No	0	No planning permission granted as of 01/2021; site not deliverable	
BR30	AREST004 Reston Long Term 2	38	No	0	No planning permission granted as of 01/2021 and no evidence of 8 developer involvement.	
BSW1	BSW2B Coldstream Road, Swinton	25	No	0	No planning permission granted as of 01/2021 and no evidence of 5 developer involvement.	Planning Applications 04/00004/OUT & 04/00005/OUT were previously withdrawn on-site; Mr Swinton is likely to be the owner of site not a developer

BSW15	MSWIN002 Land adjacent to Swinton Primary School	25 Yes	0	10 Planning Permission 18/01540/FUL was initiated in 07/2020 FP visited the site in connection with Planning Application 20/01266/PPP during 09/2020 and observed most/all plots to be built out and a large, completed (5+ bedrooms) house to be sitting vacant and unsold	Unlikely that any more completions will be recorded on-site
BL394	Kirkpark, Westruther	15 No	11	4 The Planning Authority is in receipt of professional advice (copies of which can be provided by FP) issued by the Rural Sales team at Savills UK which sets out that delivery of 6 no. units on-site is unviable; therefore the site is not deliverable.	
BWR2	AWESR005 East of Kirkpark, Westruther	6 No	0	6	
BL131	Main Street, Whitsome	5 Yes	4	1	Development already initiated on-site and completions recorded

BERWICKSHIRE EFFECTIVE SUPPLY	480
SBC CLAIMED EFFECTIVE SUPPLY	781
DISCREPENCY	301

CENTRAL

Site No.	Site Name	No. of units	Deliverable?	N. U. D.	O. U. D.	Comment	Context and Constraints
EA10	EA200 Cransfield, Ashkirk	12	No		0	12 No planning permission granted as of 01/2021	Planning Applications 08/00955/OUT & 10/01695/PPP were previously withdrawn on-site
RB17	ABONC003 Site opposite Memorial Hall, Bonchester Bridge	8	No		0	4 No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
RL473	RC2B Roundabout Farm, Chesters	5	No		0	5 No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	Matters Specified in Conditions Approval 13/00252/AMC granted on 06/01/2014 pursuant to Planning Permission in Principle 04/01022/OUT; no evidence that approved development was initiated before 05/01/2016.
EC16	EC2 Caddonhaugh, Clovenfords	6	No		0	3 Unclear whether planning permission was initiated prior to expiry; Planning Authority to confirm to establish deliverability.	
EC17	EC6 Clovenfords West	60	No		0	20 No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
RC1	ACRAI001 Crailing Toll	5	No		0	5 No planning permission granted as of 01/2021 and no evidence of developer involvement.	
EM30	EM9B Chiefswood Road, Darnick	15	Yes		2	13 Development already initiated on-site and completions recorded	
RD1	Ruberslaw Drive, Denholm	26	Yes		25	1 Development already initiated on-site and completions recorded	
RD11	Craigend Site, Canongate, Denholm	5	No		0	5 Four conditions which prohibit development initiation prior to discharge were attached to planning permission and remain to be satisfied; approved dwellings are not deliverable at current time.	Planning Permission 17/00228/FUL was granted on-site on 16/11/2018
RD14	RD4B Denholm Hall Farm, Denholm	19	No		0	9 Unclear whether planning permission was initiated prior to expiry; Planning Authority to confirm to establish deliverability.	Planning Permission 07/01300/FUL was granted on-site on 30/11/2012
RD17	ADENH001 Denholm Hall Farm East, Denholm	40	No		0	0 Planning Authority accepts site is not deliverable	
EEA2	EEA12B Earlston Glebe, Earlston	27	No		2	0 Planning Authority accepts site is not deliverable	
EEA54	Zro12 Brownlie Yard, Earlston	30	Yes		7	10 Development already initiated on-site and completions recorded	
EEA62	AEARL002 Surplus land at Earlston High School	60	No		0	50 No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	Planning Permission 19/00090/FUL is still under consideration by the Planning Authority
EEA63	AEARL010 East Turfford, Earlston	40	No		0	20 No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	
EEA64	AEARL011 Georgefield Site, Earlston	120	No		0	0 Planning Authority accepts site is not deliverable	
RL97	South-East Eckford	5	Yes		4	1 Development already initiated on-site and completions recorded	
RE9	AEDNA002 West Mill, Ednam	12	No		0	12 No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	Planning Applications 17/01563/FUL & 17/01564/FUL both remain under consideration
EEI1	AEILD002 West Eildon	5	No		0	5 No planning permission granted as of 01/2021 and no evidence of developer involvement.	
EGL10	EGL20B Grange, Galashiels	13	Yes		2	9 Development already initiated on-site and completions recorded	
EGL156	Crotchetknowe, Galashiels	75	No		0	0 Planning Authority accepts site is not deliverable	
EGL157	AGALA024 Easter Langlee, Galashiels	553	Yes	340		174 Development already initiated on-site and completions recorded	
EGL158	EGL16B South Crotchetknowe, Galashiels	14	No		0	0 Planning Authority accepts site is not deliverable	
EGL163	EGL41 Buckholm North, Galashiels	180	No		0	180 No planning permission granted as of 01/2021 and no evidence of developer involvement.	

EGL164	EGL42 Forest Hill, Galashiels	50	No	0	10	No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
EGL165	EGL43 Balmoral Avenue, Galashiels	10	No	0	5	No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
EGL185	EGL200 North Ryehaugh, Galashiels	20	No	0	0	Planning Authority accepts site is not deliverable	
EGL197	RGALA001 St Aidans Church, Galashiels	16	No	0	16	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	Planning Applications 19/00477/FUL & 20/01121/FUL both remain under consideration; existing church building is Listed Building
EGL205	Byethorne and Garden Ground, Galashiels	9	Yes	6	3	Development already initiated on-site and completions recorded	
EGL21	Gala Lane 1, Galashiels	8	Yes	0	8	Planning Permission 18/01240/FUL approved development and conditions have been discharged	
EGL215	Land west of 8 Hillside Drive, Galashiels	9	No	0	9	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	
EGL219	AGALA037 Former Castle Warehouse, Galashiels	39	Yes	0	39	Planning Permission 17/01284/FUL approved development and conditions have been discharged	
EGL226	Huddersfield Street, Galashiels	34	Yes	0	34	Planning Permission 17/00695/FUL approved development and conditions have been discharged	Planning Application 20/00911/FUL is currently under consideration
EGL4	EGL19B Mossilee I&II	120	Yes	60	10	Development already initiated on-site and completions recorded	Planning Authority should identify establishing consent
EGL6	EGL17B Buckholm Corner, Galashiels	60	No	0	20	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	Planning Application 20/00436/FUL is currently under consideration proposing 11 no. units
EGL7	Ellwyn Terrace, Galashiels	38	Yes	35	3	Development already initiated on-site and completions recorded	
EGL714	Land east, west, and south west of Easter Langlee House, Galashiels	15	No	0	10	No extant planning permission on-site	Planning Permission in Principle 13/00800/PPP appears to have now lapsed.
EGL83	EGL32B Ryehaugh, Galashiels	10	No	0	0	Planning Authority accepts site is not deliverable	
EGL84	Easter Langlee (part AGALA017), Galashiels	90	Yes	30	60	Development already initiated on-site and completions recorded	
EGT13	St Aidens (part of AGATT007), Gattonside	59	No	0	20	Fourteen conditions which prohibit development initiation prior to discharge were attached to planning permission and remain to be satisfied; approved dwellings are not deliverable at current time.	Planning Permission 09/01043/FUL was approved 11/02/2016; duration extended under 18/01661/FUL pending conclusion of legal agreement
EGT2	EGT10B Orchard Park, , Gattonside	5	Yes	0	5	Planning Permission 18/01795/FUL approved on 22/10/2019 and approved development has been initiated	
EGT3	Monkwood, Gattonside	47	Yes	39	2	Development already initiated on-site and completions recorded	
RHA1	RHA24B Stirches 2, Hawick	40	No	0	40	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	Proposal of Application Notification 20/00527/PAN has been submitted on-site; SBC is Applicant.
RHA11	RHA13B Summerfield 2, Hawick	60	No	0	20	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
RHA12	RHA24A Crumhaughill, Hawick	49	Yes	26	11	Development already initiated on-site and completions recorded	
RHA128	RHA128 Former Kings Hotel, Hawick	7	Yes	5	2	Development already initiated on-site and completions recorded	Planning Permission 12/00944/FUL was granted on 31/08/2015; no evidence that approved development was initiated before 30/08/2018.
RHA13	RHAWI010 Hawick Cottage Hospital, Hawick	15	No	0	12	No extant planning permission on-site	
RHA161	RHAWI011 Factory, Fairhurst Drive, Hawick	9	No	0	7	No extant planning permission on-site	
RHA171	AHAWI006 Guthrie Road, Hawick	100	No	0	0	Planning Authority accepts site is not deliverable	Planning Application 14/00372/PPP withdrawn in 12/2014; Planning Permission in Principle 08/01405/OUT appears to have lapsed
RHA173	RHAWI001 Slitrig Crescent, Hawick	70	No	0	10	No extant planning permission on-site	
RHA227	AHAWI026 Henderson Road, Hawick	6	No	0	6	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	

RHA228	AHAWI025 Leishman Place, Hawick	5 No	0	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	
RHA234	Factory, 7-11 Buccleuch Street, Hawick	10 No	0	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
RHA3	RHA12B Summerfield 1, Hawick	40 No	0	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
RHA58	AHAWI013 & RHA27B Gala Law, Hawick	190 No	0	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
RHA61	Burnflatbrae, Hawick	44 Yes	41	3 Development already initiated on-site and completions recorded	
RHA7	Hislop Gardens, Hawick	19 Yes	15	4 Development already initiated on-site and completions recorded	
RHA76	Heronhill, Hawick	16 Yes	15	1 Development already initiated on-site and completions recorded	
RHA8	Leaburn 2 (part RHA21B), Hawick	110 No	27	0 Planning Authority accepts site is not deliverable	
RL462	A Cuthbertson (Joinery), Hawick	5 Yes	4	1 Development already initiated on-site and completions recorded	
RHE1	RHE3B Ladyrig View, Heiton	20 Yes	0	20 Site is deliverable	
RHE3	RHE2B Opposite Heiton Mains, Heiton	15 Yes	0	15 Site is deliverable	
RJ14	Dounehill II, Jedburgh	20 Yes	18	1 approved development has been initiated.	
RJ2	Sharplaw Road, Jedburgh	60 Yes	50	6 Development already initiated on-site and completions recorded	
RJ28	RJ14B Oxnam Road, Jedburgh	68 Yes	22	18 Development already initiated on-site and completions recorded	
RJ57	RJ2B Lochend, Jedburgh	43 No	0	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	
RJ58	RJ30B Howden Drive, Jedburgh	80 Yes	0	52 approved development has been initiated	
RJ59	RJ7B Annefield, Jedburgh	40 No	0	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
RJ61	AJEDB010 Queen Mary Building, Jedburgh	25 No	0	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
RJ68	RJ27D Wildcat Cleuch, Jedburgh	6 No	0	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
RJ73	AJEDB005 Wildcat Gate South, Jedburgh	20 No	0	No planning permission granted as of 01/2021 and no evidence of developer involvement.	Planning Applications 07/00831/OUT & 11/00821/PPP both refused on-site
RJ74	AJEDB012 Howden Drive South, Jedburgh	5 No	0	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
RJ87	Land east of 25-27 High Street, Jedburgh	7 No	0	Five conditions which prohibit development initiation prior to discharge were attached to planning permission and remain to be satisfied; approved dwellings are not deliverable at current time.	Planning Permission 18/00703/FUL approved 7 no. dwellings on 14/11/2018.
RKE101	AKELS025 Abbeyfield, Kelso	15 Yes	0	12 conditions have been discharged	
RKE103	RKELS001 Former Foundry, Kelso	12 No	0	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
RKE187	AKELS021 Nethershot Phase 1, Kelso	100 Yes	0	49 development has been initiated	Planning Permission 19/01085/FUL approves 49 no. dwellings; Planning Permission in Principle 13/00427/PPP which approved a larger development appears to have lapsed.
RKE188	AKELS022 Hendersyde Phase 1, Kelso	120 No	0	Matters Specified in Conditions attached to Planning Permission in Principle 13/00259/PPP have not been approved; approved dwellings are not deliverable at current time.	Planning Permission in Principle 13/00259/PPP approved on 19/02/2019
RKE194	AKELS026 Nethershot Phase 2, Kelso	100 Yes	0	15 Site is deliverable	
RKE195	RKELS002 Former Kelso High School, Kelso	50 No	0	20 No extant planning permission on-site	Planning Application 19/01244/FUL has not yet been approved as of 01/2021

RKE5	RKE12B Rosebank 2, Kelso	20	No	0	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	
RKE87	30 Bowmont Street, Kelso	7	Yes	5	2 Development already initiated on-site and completions recorded	
RKE88	RKE15F & AKELS008 Wallacenick 2, Kelso	300	No	0	36 dwellings are not deliverable at current time.	Planning Application 17/00459/AMC (registered 03/2017) remains under consideration by the Planning Authority as of 01/2021; therefore Planning Permission in Principle 03/01655/OUT has not lapsed.
RKE90	Broomlands East (part RKE1B), Kelso	57	Yes	29	23 Development already initiated on-site and completions recorded	
RKE91	AKELS009 Broomlands North, Kelso	103	Yes	59	44 Development already initiated on-site and completions recorded	
ELI1	ELI16B Musilie Drive, Lilliesleaf	7	No	0	0 Planning Authority accepts site is not deliverable	
ELI16	ELI2B St Dunstan's, Lilliesleaf	10	Yes	2	6 Development already initiated on-site and completions recorded	
ELI23	ALILL003 West of St Dunstan, Lilliesleaf	15	No	0	5 No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
BL424	Birkenside Farm	6	Yes	0	4 completions can be recorded within 5 years	
EL361	Land at Huntshaw Farm Steading	9	Yes	7	2 Development already initiated on-site and completions recorded	
EL387	Charlesfield Farm Steading	10	Yes	5	5 Development already initiated on-site and completions recorded	
EL438	Land north east of Hartwoodburn Farm	9	Yes	4	5 Development already initiated on-site and completions recorded	
EL479	Disused steading north of Whytbank Farmhouse	7	Yes	2	5 Development already initiated on-site and completions recorded	
EL507	Hartwoodmyres Farmhouse and Buildings west and north-east	5	Yes	0	No detail provided by Planning Authority; presumption that 5 completions can be recorded within 5 years	
EL531	Former Office Building, Store, and Car Park	8	Yes	2	6 Development already initiated on-site and completions recorded	
EL533	Land in Farm Steading agricultural buildings	9	Yes	0	No detail provided by Planning Authority; presumption that 9 completions can be recorded within 5 years	
EL535	Steading buildings south-west of Farmhouse	6	Yes	3	3 Development already initiated on-site and completions recorded	
EL615	Steading Buildings	10	Yes	0	No detail provided by Planning Authority; presumption that 10 completions can be recorded within 5 years	
RL155	Edenmouth Farm	11	Yes	4	4 Development already initiated on-site and completions recorded	
RL200	Kinninghall	5	Yes	4	1 Development already initiated on-site and completions recorded	
RL338	Ladyrig Farm Heiton	10	Yes	7	3 Development already initiated on-site and completions recorded	
RL480	Wester Ulston	7	Yes	5	2 Development already initiated on-site and completions recorded	
RL483	Easter Ulston	6	Yes	3	1 Development already initiated on-site and completions recorded	
RL486	Land at Wellrig Farm	5	Yes	3	2 Development already initiated on-site and completions recorded	
RL495	Swinside Townhead Farm	15	Yes	8	5 Development already initiated on-site and completions recorded	
RL546	Land north east of Linton Bankhead Farm	6	Yes	0	No detail provided by Planning Authority; presumption that 6 completions can be recorded within 5 years	
RL554	Redundant Steading West Cote Farm	6	Yes	4	2 Development already initiated on-site and completions recorded	
RL565	Steading and land at Cleuchhead Farm	8	Yes	0	No detail provided by Planning Authority; presumption that 4 completions can be recorded within 5 years	
RL612	Redundant steading buildings north-east of Highridgehall Cottages	7	Yes	0	No detail provided by Planning Authority; presumption that 7 completions can be recorded within 5 years	
RL658	Tythehouse Farm	5	Yes	0	No detail provided by Planning Authority; presumption that 5 completions can be recorded within 5 years	
EL77	AMAXT002 Meadowbank, Maxton	5	No	0	No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
EMX1	AMAXT001 East Maxton	10	No	0	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	Mertoun Estate likely to be landowner not developer.

EM55	EM32B Dingleton Hospital, Melrose	274	Yes	210	50	Development already initiated on-site and completions recorded	Planning Application 18/01385/FUL has not yet been approved as of 01/2021
EM62	EM4B The Croft	25	No	0	25	No extant planning permission on-site	
RM21	RMO6B Renwick Gardens, Morebattle	9	No	0	8	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	
RM24	AMORE001 West Renwick Gardens, Morebattle	20	No	0	10	No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
ENS13	ANEWS005 The Orchard, Newstead	6	No	0	6	No extant planning permission on-site	Planning Application 19/01138/FUL (4 no. units) has not yet been approved as of 01/2021
ENT21	ENT15B Sergeants Park II, Newtown St Boswells	57	Yes	53	4	Development already initiated on-site and completions recorded	
ENT22	MNEWT001 RO Auction Mart, Newtown St Boswells	220	No	0	0	Planning Authority has not included within the effective supply	
ENT25	ANEWT005 Newtown expansion area, Newtown St Boswells	900	Yes	0	99	Site is deliverable	
ENT8	ENT4B Melrose Road, Newtown St Boswells	68	Yes	0	30	Site is deliverable	Two previous on-site grants of Planning Permission in Principle 05/00057/OUT & 06/01304/OUT neither were followed by a subsequent application and both appear to have lapsed.
EL187	ASELK006 Philiphaugh Steading, Selkirk	32	No	0	10	No extant planning permission on-site	Planning Application 19/00074/FUL (13 no. units) has not yet been approved as of 01/2021
ESE118	ESE2 Kerr's Land, Selkirk	24	No	0	24	No extant planning permission on-site	
ESE125	ASELK021 Philiphaugh North, Selkirk	20	No	0	0	Planning Authority accepts site is not deliverable	
ESE126	RSELK002 St Mary's Church, Selkirk	21	No	0	11	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	Planning Application 05/00341/FUL was withdrawn in 02/2016; Planning Application 20/01563/FUL (proposing a single dwelling) remains under consideration by the Planning Authority as of 01/2021.
ESE134	MSELK002 Heather Mill, Selkirk	75	No	0	40	not deliverable at current time.	
ESE41	The Priory, Ettrick Road, , Selkirk	15	Yes	9	6	Development already initiated on-site and completions recorded	
ESE45	[The Former] Station Hotel, Selkirk	13	Yes	12	1	Development already initiated on-site and completions recorded	
ESE52	ASELK033 Philiphaugh Road, Selkirk	30	No	0	20	not deliverable at current time.	
ESE54	ESE10B Linglie Road, Selkirk	30	No	0	30	dwelling are not deliverable at current time.	Planning Permission in Principle 10/01344/PPP was granted on 18/09/2018; therefore consent remains extant as of 01/2021.
ESE60	RSELK001 Forest Mill, Selkirk	30	Yes	0	12	approved development has been initiated.	Planning Permission 07/01458/FUL approved 12 no. dwelling not 16 no.; Planning Permission 12/01375/FUL was granted on 02/07/2018 and remains extant, however nine conditions which prohibit development initiation prior to discharge were attached to planning permission and remain to be satisfied.
ESE73	121-123 High Street, Selkirk	10	Yes	0	10	development has been initiated	
ESE94	Linglie Mill (part of BSELK001), Selkirk	11	Yes	9	2	Development already initiated on-site and completions recorded	

RS4	RSP3B Adjacent to Railway Line, Sprouston	18	No	0	18	Planning Permission 06/02183/FUL approved on 24/12/2008 and development was initiated in 2008; however no house construction has commenced since 2008 and site appears to be constrained and undeliverable.	Planning Authority to confirm ability of developer to start construction to establish deliverability.
RS5	RSP2B East and south of Sprouston Church, Sprouston	18	No	0	18	Unclear whether planning permission was initiated prior to expiry; Planning Authority to confirm to establish deliverability.	
EGL220	MTWEE002 Lowood	300	No	0	80	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
RKI27	RY4B Morebattle Road, Yetholm	18	No	0	6	No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
RKI6	Blunty's Mill, Yetholm	7	Yes	4	3	Development already initiated on-site and completions recorded	
RT1	RY1B Wauchope Hall, Yetholm	7	No	0	3	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	
CENTRAL BORDERS EFFECTIVE SUPPLY					970		
SBC CLAIMED EFFECTIVE SUPPLY					1788		
DISCREPENCY					818		

NORTHERN

Site No.	Site Name	No. of units	Deliverable?	N. U. D.	O. U. D.	Comment	Context and Constraints
TB1	Broughton Green, Broughton	31	Yes		6	6 Development already initiated on-site and completions recorded.	
TB10	TB200 Dreva Road, Broughton	10	No		0	No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
TB7	Greenmantle Hotel, Broughton	10	Yes		7	3 Development already initiated on-site and completions recorded.	
TB9	TB10B Springwell Brae, Broughton	10	No		0	10 No extant planning permission on-site.	Planning Application 19/01532/FUL (proposing 11 no. units) is still under consideration by the Planning Authority.
TC1	Land north-east of Stanin Stane, Cardrona	7	Yes		4	2 Development already initiated on-site and completions recorded.	
TC2	MCARD006 North of Horsburgh Bridge, Cardrona	25	Yes		0	15 Planning Permission 14/00666/FUL approved development and conditions have been discharged	Planning Permission 14/00666/FUL approved 20 no. units on-site
TL243	MCARD007 Land adjacent to Station House, Cardrona	17	Yes		0	17 Site is deliverable.	
TL239	ADOLP003 South of Sandy Hill, Dolphinton	5	Yes		0	5 Planning Permission 20/01382/PPP has not yet been granted but the Applicant (represented by FP) had undertaken work to obtain Approval of Matters Specified in the Conditions of Planning Permission in Principle 16/00364/PPP prior to its expiry on 03/05/2020 which can be drawn upon in the coming months to secure timely Approval of Conditioned Matters.	Work undertaken by the Applicant to deliver approved dwellings without delay include detailed discussions with both water and electricity statutory undertakers.
TE11	AEDDL002 North of Belfield, Eddleston	35	No		0	11 No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
TE12	Land south west and south east of Bowbank Cottages, Eddleston	15	No		0	10 No extant planning permission on-site.	Planning Permission in Principle 17/00767/PPP was approved on 18/10/2018 and appears to have lapsed on 17/10/2020.
TE8	TE6B Burnside, Eddleston	30	No		0	0 Planning Authority accepts site is not deliverable.	
EF1	AFOUN005 South Fountainhall	6	No		0	6 No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
TI142	MINNE001 Caerlee Mill, Innerleithen	44	Yes		0	44 Development already initiated on-site, approved dwellings have been completed, and first occupants have moved in.	
TI37	Clough Mills, Innerleithen	90	Yes		89	1 Development already initiated on-site and completions recorded.	
TI54	Land adjacent to St James RC Church, Traquair Road, Innerleithen	12	Yes		0	12 Planning Permission 16/00572/FUL approved on 22/12/2016 and development has been initiated.	

TI76	TI3B Peebles Road, Innerleithen	5	Yes	0	4	Planning Permission has been granted and conditions have been discharged	
TI77	TI200 Kirklands/Willowbank, Innerleithen	55	No	0	10	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	
TI88	AINNE004 Kirklands/Willowbank II, Innerleithen	150	No	0	0	Planning Authority accepts site is not deliverable.	
ELA11	RLAUD002 Burnmill, Lauder	5	No	0	3	No planning permission granted as of 01/2021 and no evidence of developer involvement.	
ELA48	ALAUD001 West Allanbank, Lauder	100	No	0	20	No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
ELA50	ELA12B Wynhead II, Lauder Farm Buildings, Crookston Home Farm	30	Yes	0	30	Planning Permission 18/00792/FUL approved on 05/04/2019 and development has been initiated.	
EL248	Farm	7	Yes	5	1	Development already initiated on-site and completions recorded.	
TL288	Steading Buildings Kingside Steading south of Farmhouse, Thornylee Farm	10	Yes	0	4	Site is deliverable.	
TL294		5	Yes	4	1	Development already initiated on-site and completions recorded.	
TL300	Steading Buildings Rutherford Cottage and Stable	5	Yes	3	2	Development already initiated on-site and completions recorded.	
TL315	Block to the North Steading buildings north of	6	Yes	3	3	Development already initiated on-site and completions recorded.	
TL328	Glenormiston House	10	Yes	4	6	Development already initiated on-site and completions recorded.	
TL346	Steading buildings, Rachan Mill Farm	5	Yes	0	4	No detail provided by Planning Authority; presumption that completions can be recorded within 5 years	
EO16	Station Yard (part of AOXTO001), Oxton	11	Yes	0	11	Planning Permission 15/01456/FUL approved on 30/10/2017 and development has been initiated.	
TP110	TP200 Violet Bank Field, Peebles	53	Yes	52	1	Development already initiated on-site and completions recorded.	
TP120	RPEEB003 Tweedbridge Court, Peebles	50	Yes	0	22	Planning Permission 19/01471/FUL approved development and conditions have been discharged	Planning Permission 19/01471/FUL approves 22 no. units
TP134	Craigerne Coach House, Peebles	6	Yes	5	1	Development already initiated on-site and completions recorded.	
TP137	APEEB021 South of South Park, Peebles	50	Yes	0	50	Planning Permission 18/01026/FUL approved on 23/05/2019 and development has been initiated.	Planning Permission 18/01026/FUL approves 71 no. units
TP138	MPEEB006 & APEEB044 Rosetta Road, Peebles	130	No	0	20	No extant planning permission on-site.	Planning Application 13/00444/PPP is still under consideration by the Planning Authority.
TP139	Kingsmeadows Mansion House Holiday, Peebles	24	Yes	12	8	Development already initiated on-site and completions recorded.	

TP147	MPEEB007 March Street Mills, Peebles	70 No	0	No planning permission granted as of 01/2021; on-site units are not deliverable at current time.	30	Planning Application 17/00063/PPP refused and appeal dismissed 08/04/2019
TP91	APEEB031 George Place, Peebles	36 No	0	20 No extant planning permission on-site.	20	Application for Approval of Matters Specified in Conditions 06/02258/REM was refused in 07/2008; no other applications made; Planning Permission in Principle 04/01653/OUT appears to have lapsed.
ESO22	Burnside Way (part of ASTOW022), Stow	18 Yes	8	10 Development already initiated on-site and completions recorded.	10	Planning Permission 07/00150/FUL was approved in 07/2008 and appears to have now lapsed
ESO31	MSTOW001 Royal Hotel, Stow	11 No	0	5 No extant planning permission on-site.	5	
ESO37	Land north of 28 Lauder Road, Stow	6 No	0	Two conditions which prohibit development initiation prior to discharge were attached to planning permission and remain to be satisfied; approved 4 dwellings are not deliverable at current time.	4	Planning Permission 16/01461/PPP approved on 18/02/2019
ESO38	ASTOW027 Stagehall II, Stow	12 No	0	6 No extant planning permission on-site.	6	Planning Application 20/01053/FUL is still under consideration by the Planning Authority.
TW29	TW200 Caberston Farmland, Walkerburn	30 No	0	No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	10	
TW32	AWALK005 Caberston Farmland II, Walkerburn	100 No	0	0 Planning Authority accepts site is not deliverable.	0	
TWL24	TWL8B & AWEST009 Robinsland Steading, West Linton	94 Yes	78	16 Development already initiated on-site and completions recorded.	16	
NORTH BORDERS EFFECTIVE SUPPLY					279	
SBC CLAIMED EFFECTIVE SUPPLY					482	
DISCREPENCY					203	

SOUTHERN

Site Name	No. of units	Deliverable?	N. U. D.	O. U. D.	Comment	Context and Constraints
AETTR002 Hopehouse East, Ettrick	5	No		0	No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
AETTR004 Hopehouse North East, Ettrick	5	No		0	No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
AETTR003 Hopehouse West, Ettrick	5	Yes		1	3 Development already initiated on-site and completions recorded.	
Yarrow Feus, Yarrow	5	Yes		2	3 Development already initiated on-site and completions recorded.	
Land north west of Woodburn Farm	7	Yes		0	No detail provided by Planning Authority; presumption that 5 completions can be recorded within 5 years	
RNE2B South of Holmhead, Newcastleton	5	Yes		0	2 Site is deliverable.	
Land south west of the Police Station, Newcastleton	7	Yes		0	Planning Permission 15/00658/FUL approved on 02/10/2015 and 7 development has been initiated.	
MNEWC001 Caravan Site, Newcastleton	20	Yes		1	8 Development already initiated on-site and completions recorded.	
AROBEO03 Site adjacent to Kirk'oer, Roberton	5			0	No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
AROBEO01 Roberton West	5	No		0	0 Planning Authority accepts site is not deliverable.	
EY5B Minchmoor Road East, Yarrowford	5	Yes		0	1 Site is deliverable.	
SOUTH BORDERS EFFECTIVE SUPPLY						29
SBC CLAIMED EFFECTIVE SUPPLY						35
DISCREPENCY						6