

Archived: 27 January 2021 17:52:28

From: [REDACTED]

Sent: Mon, 25 Jan 2021 12:35:39 +0000ARC

To:

Cc: [REDACTED]

Subject: Proposed Local Plan Representations

Sensitivity: Normal

[REDACTED]

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CAUTION: External Email

Dear Sir/ Madam,

I hope you are well.

Please find attached the representation for two sites within Oxton (Oxton East and Oxton West) in response to the Local Development Plan 2 Consultations.

If you have any questions with regards to the attached, please do not hesitate to get in touch.

Best wishes,

[REDACTED]

[REDACTED]

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21<sup>st</sup> January 2021

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

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

**MR MICHAEL RIDGEWAY, [REDACTED] - Site Reference AOXT0010**

Dear Sir/ Madam,

**Introduction**

We write on behalf of Michael Ridgeway and in relation to the above site. This representation is accompanied by a location plan and that can be found within Appendix 1.

We wish to support the site's allocation within the Proposed Local Plan for at least 30 dwellings (Site reference AOXT0010). It is considered there could be capacity to extend the site further 0.5ha to align with the settlement's boundary to the west. Depending on style and orientation it is considered could accommodate some 40 dwellings.

It is considered that the subject site represents a strong residential opportunity where new homes are in high demand.

Our analysis that the housing land supply set by the current Local Development Plan is not being met. Many historical sites being brought forward with little or additional new allocations to meet future LDP2 requirements which will run to 2026.

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.

**Site details**

The site is located on land between Justice Park and Netherhowden Farm. It extends to approximately 2.08ha and is agricultural land. The site is on the edge of the Oxton



Settlement Boundary and is close to existing infrastructure and utilities. In the previous plan period, a single site has been allocated for Oxtan and now in process of being built out. This site represents a strong opportunity to provide the sufficient housing numbers for the expansion of the settlement within the next LDP and one that can be delivered within a short time period. The site will be accessed from the road connecting Station Road and the A68 with the village also served by public transport and local services.

### Local Development Plan 2, Proposed Plan, Deanfoot Road North

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 onto 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
AOXT0010	Deanfoot Road North	2.1	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Archaeology evaluation/mitigation may be required</li> <li>• In order to achieve a suitable access into the site, the existing farm buildings onsite may have to be redeveloped with some demolished</li> <li>• Woodland planting along the eastern boundary would help to provide containment to the development from the east and separation from the farm buildings immediately to the east. The landscaping will help to assist in enhancing and enclosing the site</li> <li>• Footway and street lighting will be required from the site along the minor road to link with Station Road (Main Street)</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 which links Justice Park and the possibility of a further pedestrian/cycle linkage, in the interests of connectivity and integration of the existing street network</li> <li>• Transport Statement is required for any development</li> <li>• Investigation and mitigation of potential contamination on site</li> <li>• Mitigation to ensure no likely significant effect on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Water Impact Assessment will be required in respect of Water Treatment Works, to investigate the water network capacity</li> <li>• Surface water to be managed through the use of Sustainable Urban Drainage Systems.</li> </ul>			

#### Opportunity

The site represents a natural extension to the Oxtan development boundary being located between the Justice Park residential estate and Nether Howden Farm. The allocated site is 2.1ha with a capacity of at least 30 dwellings. The proposed extension to the south will increase the site area to 2.5 ha which is thought to bring the overall capacity up to approximately 40 dwellings, making efficient use of the land whilst maximising the sites potential for residential development. It is deemed the site is a logical extension to Oxtan and represent an infill opportunity, bringing the site boundary



to be in line with the existing settlement boundary to the west.

In terms of access arrangements, the site has adequate frontage within the ownership suitable for vehicular access and the exact location will be determined at application stage.

The proposed extension to the allocated site also seeks to include a pedestrian link from the west of the site as illustrated on the accompanying plan leading onto the loan and enabling a walking circuit around the village.

Oxton is a popular village to live mainly due to its countryside setting and excellent public transport links to both Edinburgh and the central Borders via the A68. It is important that land allocations are made in sustainable and sought after locations and the subject site meets that criteria

There are no major potential constraints associated with the site and no contamination issues. The site is relatively flat and is naturally screened from the A68. The site is not at a risk of flooding and is on the edge of the urban settlement and therefore is in close proximity to existing infrastructure and utilities. A modest increase in the local population will again service and safeguard the local primary school.

The site is well contained with built form on three sides and will not have a major impact on the local road network and is highly accessible from the A68. It will be intended that a landscape buffer would be provided to the south and act as a defensible edge.

### Proposed Recommendations and Modifications

<p><b>Recommendation:</b></p>
<p><b>We support the allocation for residential development at Deanfoot Road North (ref: A0XTO010) however believe the site boundary should be extended to the south to be in line with the existing settlement boundary enabling the site to be development to its optimum capacity in delivering residential accommodation in a desirable, sustainable location.</b></p> <p>We believe on behalf of Mr. M Ridgway that the site represents a natural and sustainable location for additional residential dwellings and should be extended to the south and included with the settlement boundary for Oxton.</p> <p>We kindly request that the allocated site is extended to accommodate additional residential dwellings and included within the settlement boundary for Oxton.</p>
<p><b>Proposed Modification:</b></p>
<p><b><i>Oxton Settlement Profile - Housing Table</i></b></p> <p>To include the site to the South West of Oxton within the Oxton Settlement Boundary and allocated for residential development as follows:</p>

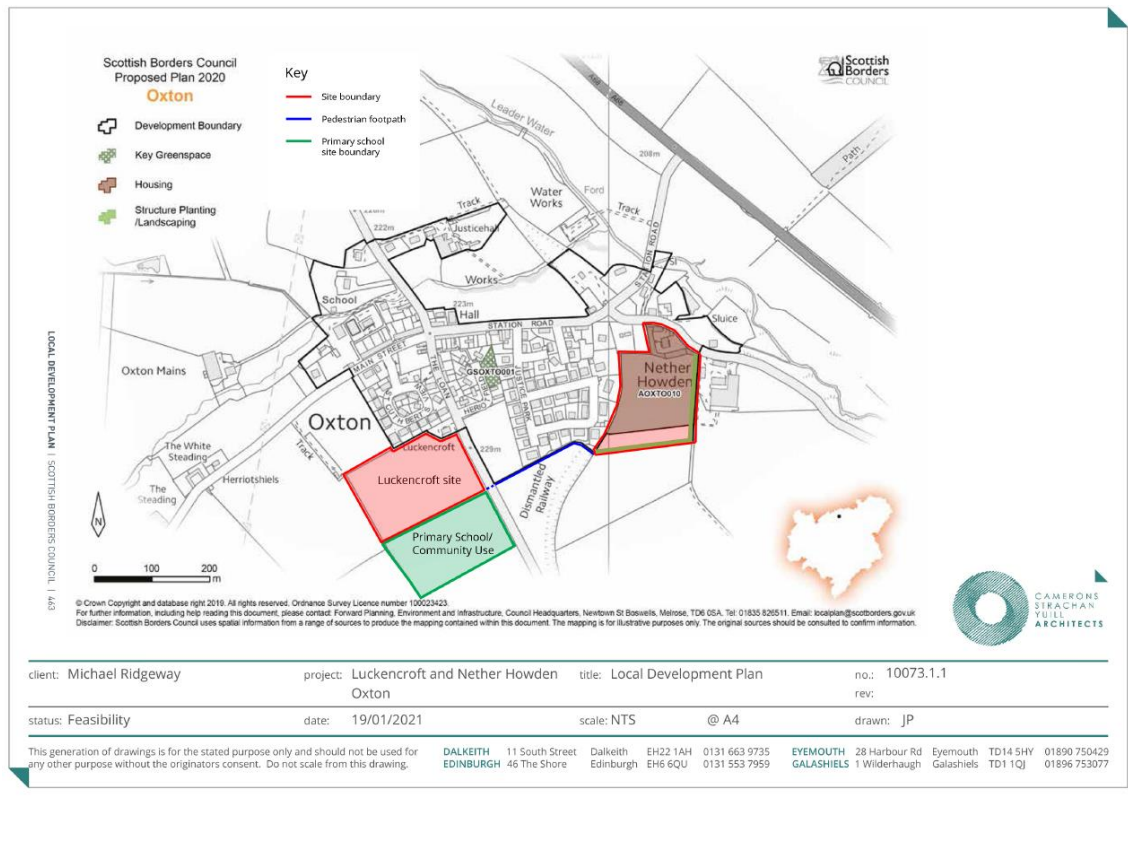


## Housing

Site Reference	Site Name	Site Size (ha)	Indicative Site Capacity
<b>A0XTO010</b>	Deanfoot Road North	2.5	40

## Oxton Settlement Profile - Settlement Map

Include the extended site at Deanfoot Road North in the in the Settlement Map for housing development as per below:



## Conclusion

We support this allocation within the proposed local plan however believe the site boundary should be extended to the south to be in line with the existing settlement boundary enabling the site to be development to its optimum capacity in delivering residential accommodation in a desirable, infill location. It is thought to represent a natural extension to the development boundary and one which will be contained between Justice Park and Nether Howden Farm thus not breaking the existing outer limit of Oxton.

# F E R G U S O N P L A N N I N G



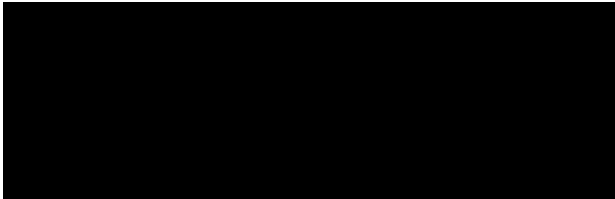
In addition, the site is located within a sustainable location. It is within walking distance of the bus stop that provides regular bus services to Edinburgh and the central Borders via the A68 and to the village centre.

It is considered the redline extension can accommodate at least 40 houses on site which will be deliverable in full within the Local Plan Lifespan between 2021-2026 with a build ratio of approximately 10 dwellings per annum. There is market demand for housing in Oxtan and due to the unconstrained nature of the subject site it is attractive to developers. Neighbouring new builds were built and sold speedily.

We stress the importance of allocating housing in the Scottish Borders where there is a strong demand to live. Due to its strategic location, there is a strong demand to live in Oxtan and thus we hope that the expansion of this allocated site is considered.

Should you wish to discuss any aspect of this representation in greater detail then please do not hesitate to contact [REDACTED]

Yours Sincerely



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Company Registration Number: 614302 (Registered in Scotland)

## Appendix 1: Site Location Plan



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### Borders Housing Land Supply Summary

	<b>SBC claimed supply</b>	<b>Audited effective supply</b>	<b>Discrepancy</b>
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
<b>TOTALS</b>	<b>3086</b>	<b>1758</b>	<b>1328</b>



**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	No detail provided by Planning Authority; presumption that 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
BR15	BR6 Rear of Primary School, Reston	16	Yes	1	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 5 likely to be deliverable	Planning Authority assertion of 15 no. new dwellings is unfounded; Planning Application 07/00477/FUL withdrawn in 06/2015.
BR27	MREST001 Auction Mart, Reston	100	No	0	No planning permission granted as of 01/2021; site not 20 deliverable	Planning Application 08/01531/FUL remains live however conditions attached to any consent and site clearance prevent assessment that the site is 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

<b>BERWICKSHIRE EFFECTIVE SUPPLY</b>	480
<b>SBC CLAIMED EFFECTIVE SUPPLY</b>	781
<b>DISCREPENCY</b>	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. No detail provided by Planning Authority; presumption that	
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.	
<b>CENTRAL BORDERS EFFECTIVE SUPPLY</b>					970		
<b>SBC CLAIMED EFFECTIVE SUPPLY</b>					1788		
<b>DISCREPENCY</b>					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 Block to the North	5	Yes	3	2	Development already initiated on-site and completions recorded.	
TL315	Steading buildings north of Glenormiston House	6	Yes	3	3	Development already initiated on-site and completions recorded.	
TL328		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	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	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	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	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	Planning Authority accepts site is not deliverable.	0	
TWL24	TWL8B & AWEST009 Robinsland Steading, West Linton	94 Yes	78	Development already initiated on-site and completions recorded.	16	
<b>NORTH BORDERS EFFECTIVE SUPPLY</b>					279	
<b>SBC CLAIMED EFFECTIVE SUPPLY</b>					482	
<b>DISCREPENCY</b>					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.	
<b>SOUTH BORDERS EFFECTIVE SUPPLY</b>						29
<b>SBC CLAIMED EFFECTIVE SUPPLY</b>						35
<b>DISCREPENCY</b>						6



22<sup>nd</sup> January 2021

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

## **Representations to Local Development Plan 2 (Period 2021-2026)- Proposed Plan Consultation**

**Mr. Michael Ridgeway, Oxton (South West)- Ref: MOXTO001**

Dear Sir/ Madam,

### **Introduction**

We write on behalf of Michael Ridgeway and in relation to the above consultation. This representation relates to his site in Oxton (South West) and is accompanied by a location plan (as shown in the Appendix 1). The site has a potential capacity for at least 25 dwellings and can help to assist with the housing requirements within the next local development plan period. We note the site has not been allocated for housing development within the proposed local plan despite promoting the site within the Call for Site's and Main Issues Report consultation

It is understood that the local primary school and village hall is restricted and with related parking issues and the like. The applicant is willing to explore a form of mix use allocation on this site should this be worthy of investigation. In short the use of the land for residential and community/business related uses.

Our analysis that the housing land supply set by the current Local Development Plan is not being met. Many historical sites being brought forward with little or additional new allocations to meet future LDP2 requirements which will run to 2026.

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.

### **Site Details**

The site is located on land south west of Oxton Village. It extends to approximately 1.28ha and is agricultural land. The site adjoins the Oxton Settlement Boundary and is therefore close to existing infrastructure and utilities. A single site has been allocated



and in process of being built out. The site represents an opportunity to provide the sufficient housing numbers for the expansion of the settlement within the next LDP. The site will be accessed from the Loan and all land required for the access is within the owners control.

It is considered the site represents a natural rounding off of the development boundary to the south west of Oxtan.

### Main Issues Report Consultation Response September 2020

The Main Issues Report Consultation Response was published in September 2020. Following the promoting the site within the call for sites consultation 2017 (Ref: MOXTO001), it is was considered by the LPA that the Site would not be allocated within the Proposed Local Plan. The full response can be found below:

*“Following a full site assessment it is considered that site MOXTO001 is not appropriate for allocation. This is a large site which is being proposed as a mixed use site to potentially incorporate housing, a school and community facilities. The Roads Planning Team are not supportive of the site unless solutions can be found to overcome the issues they have identified. The main issues that the Roads Planning Team have identified are:*

*“There is a difference in level between this site and the public road (Main Street), but a main access into the site should be achievable at the south westerly end of the road frontage close to the existing track. There is potential for direct access from the existing public road (Main Street) to individual dwellings if the accesses can be dug in at suitable gradients. .... For good street connectivity, a secondary access will be required onto The Loan and I have concerns over this prospect.*

*The Loan leading to the site often has extensive lengths of parking on the street which forces single file traffic over significant lengths all the way from the junction with the Main Street/Station Road and round the horizontal curve in the road. This already causes issues with traffic flow. A solution to this would be fundamental to gaining my support for the development of this site. One solution would be to widen the carriageway on the west side of the initial length of The Loan to facilitate on-street parking and two-way traffic flow past the parked cars. This would require a retaining structure, would impact on an embankment and hedging adjacent to the road and would appear to affect third party land.*

*Furthermore, junction visibility where The Loan joins Main Street/Station Road is restricted due to the close proximity of the corner building on the east side combined with the alignment of the Main Street/Station Road. There are no obvious solutions to these concerns and additional traffic would exacerbate the situation. That said, the visibility restrictions appear to control traffic speeds to acceptable levels for the situation. ...”*

*In addition, there is a hazard pipeline running through the site and a Health and Safety Executive (HSE) PADHI+ assessment has been carried out via the HSE website for the*





north-western part of the site). The outcome of this stated: HSE's Advice: Advise Against. The assessment indicates that the risk of harm to people at the proposed development site is such that HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case.

In conclusion, due to the reasons mentioned above it is not considered appropriate to include this site within the Proposed Plan.”

### Opportunity

The site represents a natural “rounding-off” of the Oxton development boundary to the south west. The allocation would not result in the settlement being protracted further west or south of the existing boundary and thus represents a logical and natural expansion. Existing and new boundary treatment would be put in place as part of this. Oxton is a popular village to live mainly due to its countryside setting and excellent public transport links to both Edinburgh and the central Borders via the A68. It is important that land allocations are made in sustainable and sought after locations.

There are no major constraints associated with the site. The site is not at a risk of flooding and is on the edge of the urban settlement and therefore is in close proximity to existing infrastructure and utilities.

It is noted that there is an existing Gas Pipeline running through the site and it would be intended that a 10-meter set off distance will be provided. Appendix 3 to this report provides a map extract from the HSE.

The site will not have a major impact on the local road network and is highly accessible from the A68. It is within walking distance of the village shop and primary school and next to open space which can be further utilised. It is also proposed to provide a pedestrian link to the east of the site for alternative connections to the wider village.

The housing audit review within Appendix 2 to this report 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.

### Proposed Recommendations and Modifications

**Recommendation:**

**That the site at Land to the South West of Oxton is allocated for residential development along with the potential for community/ school use and is included within the Settlement boundary for Oxton given due to its sustainable location.**

We believe on behalf of Mr. M Ridgway that the site represents a natural and sustainable location for residential dwellings and community use and included with the settlement boundary for Oxton.

We kindly request that the site is allocated for residential development with community



use and to be included within the settlement boundary for Oxton.

**Proposed Modification:**

***Oxton Settlement Profile - Housing Table***

To include the site to the South West of Oxton within the Oxton Settlement Boundary and allocated for residential development as follows:

**Housing**

Site Reference	Site Name	Site Size (ha)	Indicative Capacity	Site
MOXTO001	Oxton South West	2.6	25	

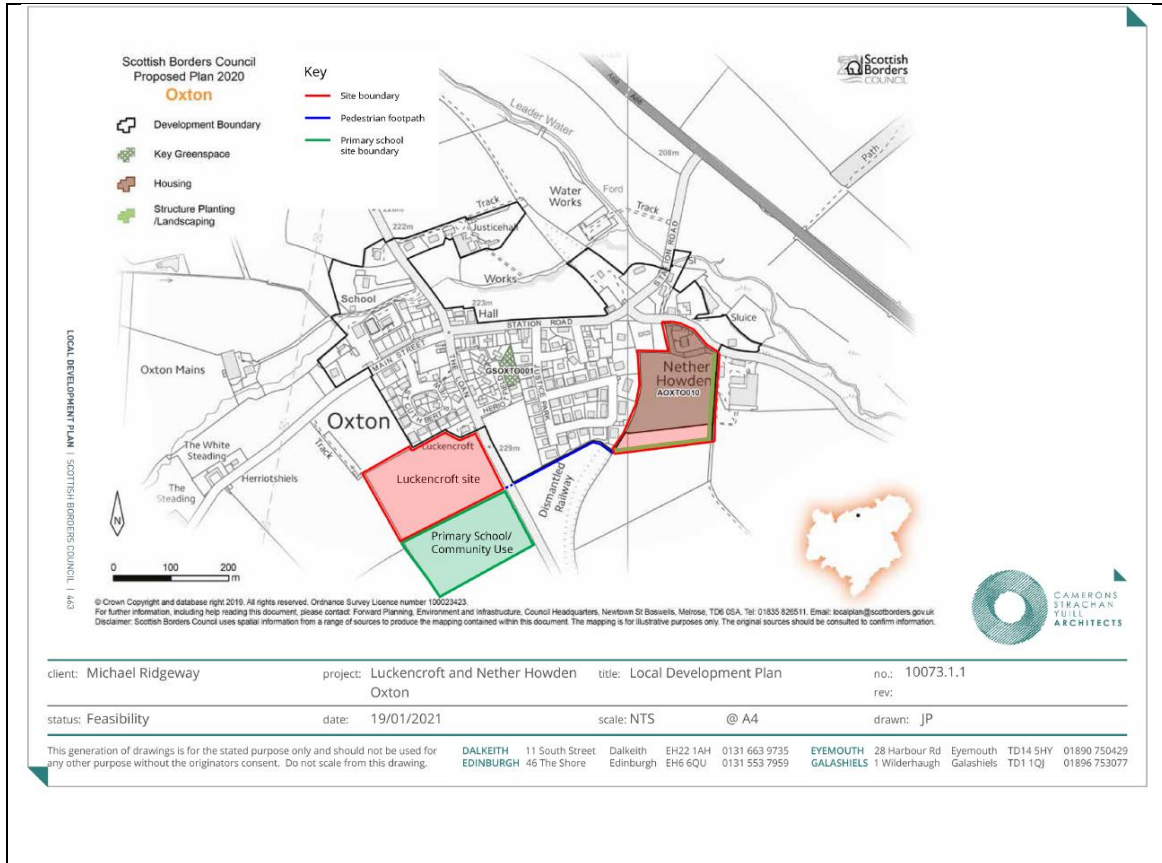
***School/ Community Use***

Site Reference	Site Name	Site Size (ha)	Indicative Capacity	Site
MOXTO001	Oxton South West	2.1	TBC	

***Oxton Settlement Profile - Settlement Map***

Include the site to the South West of Oxton in the in the Settlement Map for housing development and provision of school or community uses as per below:

# FERGUSON PLANNING



## Conclusion

We believe that this site should be allocated for at least 25 houses along with school or community use within the Local Development Plan 2021-2026. The site is deliverable in full within the Local Plan lifespan. There is market demand for housing in Oxton and due to the unconstrained nature of the subject site it is an attractive prospect to the developer.

The site is located within a sustainable location. It is within walking distance of the bus stop that provides regular bus services to Edinburgh and the central Borders via the A68 and within walking distance of the village shops and services.

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 natural rounding off of the development boundary to the south west of Oxton.

We stress the importance of allocating housing in the Scottish Borders where there is a strong demand to live. Due to its strategic location there is a strong demand to live in Oxton and thus we kindly request that the site be allocated.

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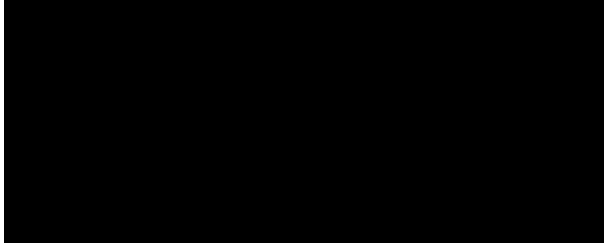
Company Registration Number: 614302 (Registered in Scotland)

# F E R G U S O N P L A N N I N G



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

Yours Sincerely



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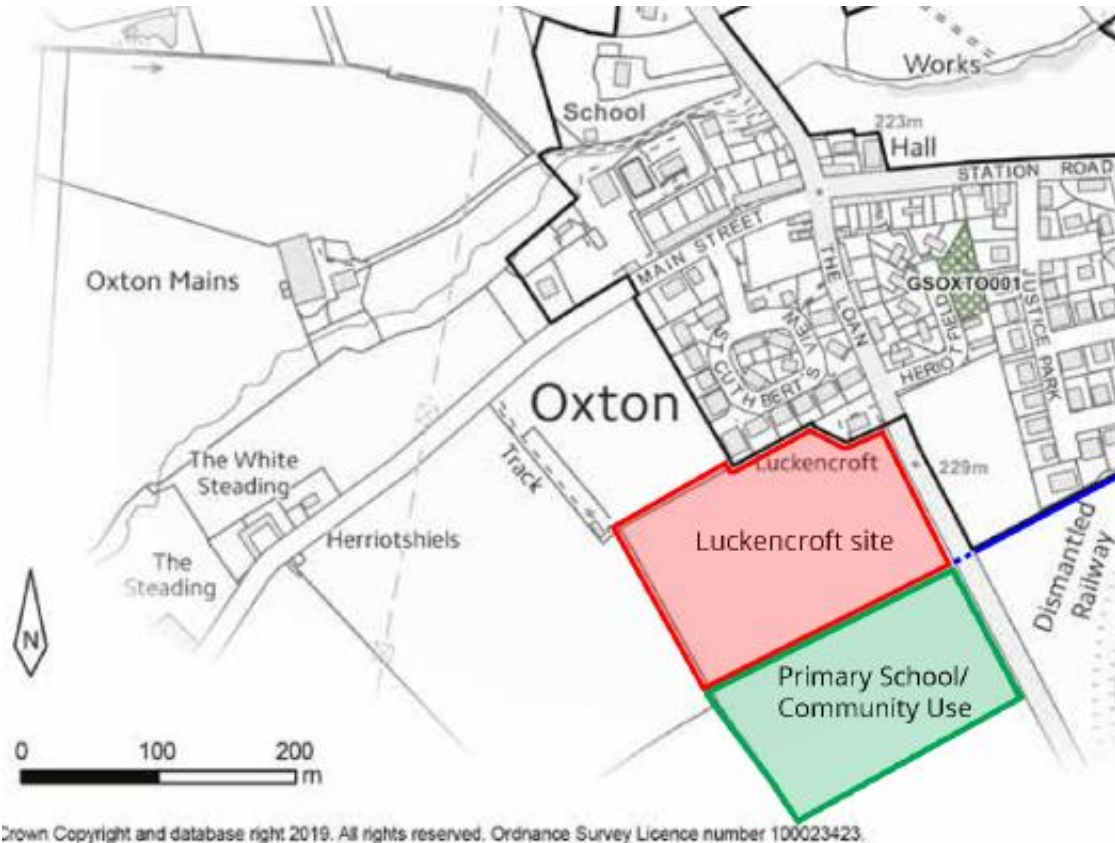
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## Appendix 1: Site Location Plan



### Borders Housing Land Supply Summary

	<b>SBC claimed supply</b>	<b>Audited effective supply</b>	<b>Discrepancy</b>
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
<b>TOTALS</b>	<b>3086</b>	<b>1758</b>	<b>1328</b>

**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	No detail provided by Planning Authority; presumption that 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

<b>BERWICKSHIRE EFFECTIVE SUPPLY</b>	480
<b>SBC CLAIMED EFFECTIVE SUPPLY</b>	781
<b>DISCREPENCY</b>	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.	
EC16	EC2 Caddonhaugh, Clovenfords	6	No		0	3 Unclear whether planning permission was initiated prior to expiry; Planning Authority to confirm to establish deliverability.	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.
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	
RHA173	RHAWI001 Slitrig Crescent, Hawick	70	No	0	10	No extant planning permission on-site	Planning Application 14/00372/PPP withdrawn in 12/2014; Planning Permission in Principle 08/01405/OUT appears to have lapsed
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.	
RK127	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.	
RK16	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.	
<b>CENTRAL BORDERS EFFECTIVE SUPPLY</b>					970		
<b>SBC CLAIMED EFFECTIVE SUPPLY</b>					1788		
<b>DISCREPENCY</b>					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 Block to the North	5	Yes	3	2	Development already initiated on-site and completions recorded.	
TL315	Steading buildings north of Glenormiston House	6	Yes	3	3	Development already initiated on-site and completions recorded.	
TL328		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 Burnside Way (part of ASTOW022), Stow	36 No	0	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		18 Yes	8	Development already initiated on-site and completions recorded.	10	
ESO31	MSTOW001 Royal Hotel, Stow	11 No	0	No extant planning permission on-site.	5	Planning Permission 07/00150/FUL was approved in 07/2008 and appears to have now lapsed
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	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	Planning Authority accepts site is not deliverable.	0	
TWL24	TWL8B & AWEST009 Robinsland Steading, West Linton	94 Yes	78	Development already initiated on-site and completions recorded.	16	
<b>NORTH BORDERS EFFECTIVE SUPPLY</b>					279	
<b>SBC CLAIMED EFFECTIVE SUPPLY</b>					482	
<b>DISCREPENCY</b>					203	

**SOUTHERN**

<b>Site Name</b>	<b>No. of units</b>	<b>Deliverable?</b>	<b>N. U. D.</b>	<b>O. U. D.</b>	<b>Comment</b>	<b>Context and Constraints</b>
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.	
AROB003 Site adjacent to Kirk'oer, Robertson	5			0	No planning permission granted as of 01/2021; no evidence of developer involvement; and SBC has not identified owner.	
AROB001 Robertson West	5	No		0	0 Planning Authority accepts site is not deliverable.	
EY5B Minchmoor Road East, Yarrowford	5	Yes		0	1 Site is deliverable.	
<b>SOUTH BORDERS EFFECTIVE SUPPLY</b>						29
<b>SBC CLAIMED EFFECTIVE SUPPLY</b>						35
<b>DISCREPENCY</b>						6