

**Proposed Scottish Borders Local Development Plan Examination  
Report to Scottish Borders Council – 5 July 2023  
Recommendations by Issue Number**

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<b>Issue 001 - Foreword and Chapter 1: Introduction</b>	Modify the local development plan by: <ol style="list-style-type: none"> <li>1. Replacing the words “the low carbon agenda” with “net zero greenhouse gas emissions by 2045” in the first sentence of the third paragraph of the Foreword (proposed plan page 5).</li> <li>2. Replacing the words “low carbon economy” with “net zero economy” in the third sentence of paragraph 1.3 in Chapter 1: Introduction (proposed plan page 7).</li> </ol>	9
<b>Issue 002 - Chapter 2: The Changing Context and Meeting the Challenges for the Scottish Borders</b>	Modify the local development plan by: <ol style="list-style-type: none"> <li>1. replacing the heading “Coronavirus” with “Coronavirus and Green Recovery” on proposed plan page 13.</li> <li>2. adding “...and in addressing the climate emergency” after the word “recovery” in the second sentence of paragraph 2.8 on proposed plan page 13.</li> <li>3. adding “...including ease of access to schools.” at the end of the final sentence of paragraph 2.9 on proposed plan page 13.</li> <li>4. adding “housing” to the second sentence of paragraph 2.13 on proposed plan page 3 so that it reads “...for incorporating the housing needs...”.</li> <li>5. removing “...although in some instances there are some constraints to be resolved” from the third line of paragraph 2.17 on proposed plan page 14.</li> <li>6. adding the new sentence “On 25 September 2020, Scottish Borders Council declared a climate emergency, and through its climate change route map (CCRM) is seeking to ensure that it can help achieve the national target for Scotland of net zero greenhouse gas emissions by 2045.” at the beginning of paragraph 2.18 on proposed plan page 14.</li> <li>7. replacing the words “a low carbon future” with the words: “net zero greenhouse gas emissions by 2045” in the second sentence of paragraph 2.18 on proposed plan page 14.</li> </ol>	20

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<b>Issue 003 - Chapter 3: Policy Background</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. deleting the headings “National Planning Policy” and “Regional Planning Policy” on proposed plan page 15.</li> <li>2. replacing Chapter 3 paragraphs 3.1 to 3.7 on proposed plan pages 15 and 16 as follows: <p>“3.1 National Planning Framework 4 (NPF4) became part of the statutory development plan in February 2023. It identifies national development which should be accommodated within LDPs and also sets out national planning policies. The development plan should be read as a whole.</p> <p>3.2 The LDP was prepared during the era of strategic development plans in Scotland. Following the rejection of proposed SESplan 2 strategic development plan, SESplan 1 (2013) remained the strategic development plan until it ceased to be part of the development plan in February 2023. Consequently, the requirement for the LDP to comply with a strategic development plan no longer applies.”</p> </li> </ol>	31
<b>Issue 004 - Chapter 4: Vision, Aims and Spatial Strategy</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. amending the first sentence in paragraph 4.2 on proposed plan page 19 to read: <p>“The LDP provides opportunities for economic growth (including the green economy/recovery) and job creation.”</p> </li> <li>2. deleting the words “...as identified in HNDA2...” in paragraph 4.3 on proposed plan page 20.</li> <li>3. replacing the whole of paragraph 4.7 on proposed plan page 20 with the following text: <p>“On 25 September 2020, Scottish Borders Council declared a climate emergency, and through its climate change route map (CCRM) is seeking to ensure that it plays its part in achieving the national target for Scotland of net zero greenhouse gas emissions by 2045, in step with the national climate change plan (updated in December 2020). The council continues to promote and investigate ways to address climate change issues and adaptation in order to seek a net zero emissions economy. There is a continuing need to reduce private vehicular travel and greenhouse gas emissions as well as energy consumption and waste arisings; and to support renewable energy opportunities where possible. Heat mapping must be</p> </li> </ol>	50

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>investigated and developed in order to explore opportunities for supply and demand of renewable energy, and new buildings must be designed to be resilient to the effects of climate change.”</p> <p>4. moving the section entitled “Sustainability and climate change” (revised paragraph 4.7 above) to sit above the section entitled “Growing our economy” (currently paragraph 4.2).</p> <p>5. replacing the fourth bullet in the paragraph 4.8 “sustainability” list on proposed plan page 21 with the following text:</p> <p>“Deliver climate change mitigation while ensuring climate change adaptation.”</p>	
<p><b>Issue 005 - Chapter 5: Growing Our Economy</b></p>	<p>Modify the local development plan by:</p> <p>1. adding the following clause to the penultimate sentence of paragraph 5.1 on proposed plan page 23, after the words “Scottish Borders”:</p> <p>“...and recognising the economic benefit that renewable energy development can bring”.</p> <p>2. replacing the last two sentences of paragraph 5.10 on proposed plan page 25 with:</p> <p>“The creation of a new South of Scotland Enterprise Agency covering Dumfries and Galloway and the Scottish Borders offers a once in a generation opportunity to drive inclusive economic growth, skills and innovation across the region. The new agency will be a key part of Team South of Scotland, working to deliver the agreed Regional Economic Strategy.”</p>	<p>64</p>
<p><b>Issue 006 - Chapter 6: Planning for Housing and Appendix 2: Meeting the Housing Land Requirement</b></p>	<p>Modify the local development plan by:</p> <p>1. replacing proposed plan Chapter 6 paragraphs 6.1 to 6.4 and Tables 3 and 4 on pages 27 and 28 as follows:</p> <p>“BACKGROUND</p> <p>6.1 National Planning Framework 4 (NPF4) sets out a minimum all tenure housing land requirement (MATHLR) of 4,800 over the plan period of ten years (480 per year on average). The council adopts this figure as its local housing land requirement (LHLR) for the ten years 2023/24 to 2032/33 and there is</p>	<p>104</p>

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO														
	<p>sufficient housing land planned for to meet that requirement. Appendix 2 provides further context to the local housing land requirement, contributions to the requirement and the monitoring of housing land supply. The LDP will seek to encourage and facilitate increased levels of development activity and housing completions, particularly in respect of affordable housing.</p> <p>6.2 The Council produces an annual Housing Land Audit (HLA) in order to monitor housing completions and housing land supply. The most recent 2021 HLA recorded 298 completions in the years 2020/21. The average rate of completions for the past five years was 288 units per year. Table 3 below shows the historical completion rate between 2016/17 and 2020/21.</p> <p>TABLE 3: HISTORICAL COMPLETIONS (2016/17 to 2020/21)</p> <table border="1" data-bbox="488 619 1653 694"> <thead> <tr> <th>AUDIT PERIOD</th> <th>2016/17</th> <th>2017/18</th> <th>2018/19</th> <th>2019/20</th> <th>2020/21</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td><b>Completions</b></td> <td>250</td> <td>222</td> <td>345</td> <td>324</td> <td>298</td> <td>1,439</td> </tr> </tbody> </table> <p><b>Source:</b> Housing Land Audit 2021”</p> <p>2. amending the first sentence of paragraph 6.6 on proposed plan page 28 to read:  “The Council’s Local Housing Strategy 2017-2022...”</p> <p>3. amending the final sentence of paragraph 6.8 on proposed plan page 28 to read:  “As a result of this and the local development plan examination, a total of eight sites have not been carried forward into this LDP, and the mixed-use site (MGREE001) is now a business and industrial allocation.”</p> <p>4. replacing paragraph 6.9 on proposed plan page 28 with the following:  “Thirteen new allocations with an indicative capacity are included within the LDP, comprising twelve housing sites and one mixed use site. It should be noted that (AGREE009) was included within the 2021 HLA established housing land supply, as a windfall site. Therefore, the indicative site capacity for 38 units cannot be counted in the new allocations being taken forward, to avoid double counting the site. The new sites provide a total indicative capacity of 482 units (excluding AGREE009). This will provide additional</p>	AUDIT PERIOD	2016/17	2017/18	2018/19	2019/20	2020/21	Total	<b>Completions</b>	250	222	345	324	298	1,439	
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	<p>flexibility to the sites being carried over from the previous plan and ensure that the LDP provides a range of sites in terms of size, tenures and density throughout the whole of the Scottish Borders. The LDP also identifies potential longer-term sites which could be brought forward if required within the LDP period, subject to addressing any constraints.”</p> <p>5. replacing the words “The sites included in the proposed plan...” in the first sentence of paragraph 6.10 on proposed plan page 28 with the words “The sites included within the LDP...”</p> <p>6. replacing the words “...included within the proposed plan.” in the third sentence of paragraph 6.10 on proposed plan page 28 with the words “... included within the LDP.”</p> <p>7. replacing the proposed plan Appendix 2 title “Meeting the Housing Land Requirement” with “Meeting the Local Housing Land Requirement”.</p> <p>8. amending the first sentence of Appendix 2 paragraph 1.1 on proposed plan page 194 by adding the word “local” between the words “...the” and “housing land requirement...” to read:</p> <p>“... background context to the local housing land requirement and provisions...”</p> <p>9. replacing Appendix 2 paragraphs 1.2 to 1.4 on proposed plan page 194 as follows:</p> <p>“1.2 This appendix sets out the local housing land requirement for the Scottish Borders and housing land supply.</p> <p>1.3 NPF4 Annex E sets out a minimum all tenure housing land requirement (MATHLR) for Scottish Borders of 4,800 over the ten-year plan period (480 per year on average). This was informed by Housing Need &amp; Demand Assessment 3 (HNDA3), which covers Scottish Borders. It also contains a flexibility of 30% above the need and demand for new homes on the most optimistic modelled scenario.</p> <p>1.4 The above MATHLR figure is not a cap on how much housing land the LDP should plan for. The amount of land that the LDP does plan for is called the local housing land requirement (LHLR).”</p> <p>10. deleting the red text heading “part A: HOUSING LAND WITHIN THE LDP” on proposed plan</p>	

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	<p>page 194.</p> <p>11. replacing Appendix 2 paragraphs 2.1 and 2.2 on proposed plan page 194 as follows:</p> <p>“2.1 The MIR was prepared based upon what was then termed housing land requirement (HLR) from proposed SESplan 2 (2016). However, when proposed SESplan 2 was rejected by Scottish Ministers, SESplan 1 (2013) and its supplementary guidance remained part of the development plan.</p> <p>2.2 However, in February 2023 NPF4 was adopted by Scottish Ministers and became part of the statutory development plan. At the same time SESplan 1 and its supplementary guidance ceased to be part of the development plan and there was no longer a requirement for the LDP to be consistent with them. The proposed plan local housing land requirement therefore reflects NPF4.”</p> <p>12. replacing the entirety of Appendix 2 sections 3 to 6 (including all titles, all paragraphs and all tables) on proposed plan pages 195 to 200 as follows:</p> <p>“3. LOCAL HOUSING LAND REQUIREMENT</p> <p>3.1 As outlined above, NPF4 has now become part of the statutory development plan and it sets out a MATHLR of 4,800 over the ten-year plan period. The council has adopted this as the LHLR on account of it being based on the most optimistic scenario modelled by HNDA3 and incorporating a 30% margin of flexibility on top of that.</p> <p>TABLE 1: LOCAL HOUSING LAND REQUIREMENT (2023/24 – 2032/33)</p> <table border="1" data-bbox="488 1098 1624 1177"> <tr> <td data-bbox="488 1098 1301 1137">LOCAL HOUSING LAND REQUIREMENT</td> <td data-bbox="1301 1098 1624 1137">2023/24 to 2032/33</td> </tr> <tr> <td data-bbox="488 1137 1301 1177"><b>LHLR for the Scottish Borders (2023/24 to 2032/33)</b></td> <td data-bbox="1301 1137 1624 1177">4,800</td> </tr> </table> <p>4. HOUSING LAND SUPPLY CONTRIBUTIONS TO MEET THE LOCAL HOUSING LAND REQUIREMENT</p> <p>4.1 The most significant part of meeting the local housing land requirement, has been identified through previous LDP allocations, planning permissions and through estimates for future windfall approvals.</p>	LOCAL HOUSING LAND REQUIREMENT	2023/24 to 2032/33	<b>LHLR for the Scottish Borders (2023/24 to 2032/33)</b>	4,800	
LOCAL HOUSING LAND REQUIREMENT	2023/24 to 2032/33					
<b>LHLR for the Scottish Borders (2023/24 to 2032/33)</b>	4,800					

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	<p>4.2 The baseline position takes account of the 2021 Housing Land Audit (HLA). Table 2 shows the updated housing land supply from that document broken down into; years 1 to 5, years 6 and 7, post year 7 and constrained sites.</p> <p>TABLE 2: ESTABLISHED HOUSING LAND SUPPLY (2021 HLA)</p> <table border="1" data-bbox="488 395 1352 627"> <thead> <tr> <th>HLA SUPPLY CATEGORY</th> <th>NUMBER OF UNITS</th> </tr> </thead> <tbody> <tr> <td>Years 1-5</td> <td>3,538</td> </tr> <tr> <td>Years 6 &amp; 7</td> <td>1,967</td> </tr> <tr> <td>Post Year 7</td> <td>1,945</td> </tr> <tr> <td>Constrained sites</td> <td>1,265</td> </tr> <tr> <td><b>Total</b></td> <td><b>8,715</b></td> </tr> </tbody> </table> <p>Source: Housing Land Audit 2021</p> <p>4.3 The approach used by the Council to undertake the 2021 HLA is in accordance with PAN 2/2010 which states under the marketability criteria, that the test to identify if a site is effective is whether 'the site, or a relevant part of it, can be developed in the period under consideration'. The 2021 HLA considers a site to be effective if there is a reasonable prospect that it could be developed within the 5-year period. In future, a delivery programme will set out a pipeline of deliverable housing land for the short term (1 to 3 years), medium term (4 to 6 years) and long term (7 to 10 years).</p> <p>4.4 The contributions by Scottish Borders to meet the LHLR outlined above, are set out in Table 3 below, based on the 2021 HLA. Table 3 shows the potential contribution to the requirement, which includes the existing established housing land supply (HLA 2021) and windfall assumption for years (2023/24 to 2032/33). It also includes estimated completions for the two monitoring years 2021/22 and 2022/23. These need to be considered because there is a time gap of those two years between the 2021 housing land audit (March 2021) and the base date of the plan (2023/24). The windfall assumptions apply for the ten years of the plan period from 2023/24 to 2032/33 only. That is because the completions estimates for the years 2021/22 and 2022/23 include windfall assumptions for those years already.</p>	HLA SUPPLY CATEGORY	NUMBER OF UNITS	Years 1-5	3,538	Years 6 & 7	1,967	Post Year 7	1,945	Constrained sites	1,265	<b>Total</b>	<b>8,715</b>	
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	<p data-bbox="470 177 1590 212">TABLE 3: CONTRIBUTIONS TO THE REQUIREMENT (2021/22 TO 2032/33)</p> <table border="1" data-bbox="488 247 1881 695"> <thead> <tr> <th></th> <th>2021/22 TO 2028/29</th> <th>2028/29 TO 2032/33</th> <th>ADDITIONAL POTENTIAL</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>Years 1-5</td> <td>3,538</td> <td></td> <td></td> <td>3,538</td> </tr> <tr> <td>Estimated completions for years 2021/22 and 2022/23</td> <td>-576</td> <td></td> <td></td> <td>-576</td> </tr> <tr> <td>Years 6 &amp; 7</td> <td>1,967</td> <td></td> <td></td> <td>1,967</td> </tr> <tr> <td>Post Year 7</td> <td></td> <td>1,945</td> <td></td> <td>1,945</td> </tr> <tr> <td>Constrained</td> <td></td> <td></td> <td>1,265</td> <td>1,265</td> </tr> <tr> <td>Windfall Assumption</td> <td>(102 x 7) 714</td> <td>(102 x 3) 306</td> <td></td> <td>1,020</td> </tr> <tr> <td><b>Total Potential</b></td> <td><b>5,643</b></td> <td><b>2,251</b></td> <td><b>1,265</b></td> <td><b>9,159</b></td> </tr> </tbody> </table> <p data-bbox="488 703 1422 738">Source: Housing Land Audit 2021 and windfall assumptions below</p> <p data-bbox="488 775 1966 882">4.5 In addition, demolition assumptions are based on 20 units per annum, which totals 240 units over the twelve years 2021/22 and 2032/33. This covers the ten years of the plan and the two years between its 2023/24 base date and the 2021 HLA (March 2021). This is outlined in Table 4 below.</p> <p data-bbox="488 922 851 954">TABLE 4: DEMOLITIONS</p> <table border="1" data-bbox="488 994 1630 1074"> <thead> <tr> <th></th> <th>2021/22 to 2032/33</th> </tr> </thead> <tbody> <tr> <td>Loss of supply due to demolitions (2021/22 to 2032/33)</td> <td>-240</td> </tr> </tbody> </table> <p data-bbox="488 1114 1966 1329">4.6 Table 5 outlines the total contributions to the local housing land requirement, which takes account of the following; elements of the established housing land supply (2021 HLA), estimated completions for the two years preceding the plan base date, windfall assumptions, assumed demolitions and allocations added/removed from LDP2. The table demonstrates that the total contributions to the housing land requirement is 9,272 units. Sections 5 &amp; 6 go into more detail in respect of units being removed and added from LDP2.</p>		2021/22 TO 2028/29	2028/29 TO 2032/33	ADDITIONAL POTENTIAL	TOTAL	Years 1-5	3,538			3,538	Estimated completions for years 2021/22 and 2022/23	-576			-576	Years 6 & 7	1,967			1,967	Post Year 7		1,945		1,945	Constrained			1,265	1,265	Windfall Assumption	(102 x 7) 714	(102 x 3) 306		1,020	<b>Total Potential</b>	<b>5,643</b>	<b>2,251</b>	<b>1,265</b>	<b>9,159</b>		2021/22 to 2032/33	Loss of supply due to demolitions (2021/22 to 2032/33)	-240	
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	<p>TABLE 5: CONTRIBUTIONS TO THE HOUSING LAND REQUIREMENT</p> <table border="1" data-bbox="488 245 1561 580"> <thead> <tr> <th>CONTRIBUTIONS TO THE REQUIREMENT</th> <th>2021/22 to 2032/33</th> </tr> </thead> <tbody> <tr> <td>Potential Supply (HLA 2021)</td> <td>8,715</td> </tr> <tr> <td>Estimated completions (2021/22 and 2022/23)</td> <td>-576</td> </tr> <tr> <td>Windfall Assumption (ten years of the plan period)</td> <td>1,020</td> </tr> <tr> <td>Demolitions (2021/22 to 2032/33)</td> <td>-240</td> </tr> <tr> <td>Units being removed from LDP2</td> <td>-129</td> </tr> <tr> <td>Units being added to LDP2</td> <td>482</td> </tr> <tr> <td><b>Total</b></td> <td><b>9,272</b></td> </tr> </tbody> </table> <p>4.7 Table 6 below compares the local housing land requirement against the total contributions, as set out above. The table shows that the contributions meet the local housing land requirement and that the LDP2 provides additional flexibility overall.</p> <p>TABLE 6: HOUSING LAND REQUIREMENT VS CONTRIBUTIONS</p> <table border="1" data-bbox="488 839 1464 1007"> <thead> <tr> <th>REQUIREMENT VS CONTRIBUTIONS</th> <th></th> </tr> </thead> <tbody> <tr> <td>Local Housing Land Requirement (2023/24 to 2032/33)</td> <td>4,800</td> </tr> <tr> <td>Contributions to the Requirement</td> <td>9,272</td> </tr> <tr> <td>Total surplus</td> <td>+4,472</td> </tr> </tbody> </table> <p>WINDFALL SITES</p> <p>4.8 In addition to the allocated housing sites throughout the Plan period, some of the demand for new housing will be met through windfall sites. Windfall sites are sites which have not been identified for housing through the Plan preparation process. They are generally small, infill sites, although large windfall sites can occasionally come forward. The number of completions on windfall sites is shown below in Table 7. It should be noted that windfall development makes a substantial contribution to the housing land supply within the Borders area, given its rural character and the relatively low level of development activity on larger sites. Over the past 5 years the average number of completions on windfall sites was 102 units. The ten-year average is 107 per year. Of the total completions since 2012</p>	CONTRIBUTIONS TO THE REQUIREMENT	2021/22 to 2032/33	Potential Supply (HLA 2021)	8,715	Estimated completions (2021/22 and 2022/23)	-576	Windfall Assumption (ten years of the plan period)	1,020	Demolitions (2021/22 to 2032/33)	-240	Units being removed from LDP2	-129	Units being added to LDP2	482	<b>Total</b>	<b>9,272</b>	REQUIREMENT VS CONTRIBUTIONS		Local Housing Land Requirement (2023/24 to 2032/33)	4,800	Contributions to the Requirement	9,272	Total surplus	+4,472	
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	<p>between 76 and 143 units have been on windfall sites. It is anticipated that 1,020 units will be developed on windfall sites in the Scottish Borders during the period 2023/24 and 2032/33 based on the more cautious five-year average.</p> <p>TABLE 7: WINDFALL COMPLETIONS (2012 TO 2021 HLA)</p> <table border="1" data-bbox="488 395 1966 898"> <thead> <tr> <th></th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> <th>10 Year Average</th> </tr> </thead> <tbody> <tr> <td>Total number of completions</td> <td>266</td> <td>306</td> <td>288</td> <td>272</td> <td>373</td> <td>250</td> <td>222</td> <td>345</td> <td>324</td> <td>298</td> <td>294</td> </tr> <tr> <td>Number of completions on windfall sites</td> <td>143</td> <td>133</td> <td>104</td> <td>101</td> <td>76</td> <td>121</td> <td>84</td> <td>115</td> <td>96</td> <td>92</td> <td>107</td> </tr> <tr> <td>% of completions from windfall sites</td> <td>54%</td> <td>43%</td> <td>36%</td> <td>37%</td> <td>20%</td> <td>48%</td> <td>38%</td> <td>33%</td> <td>30%</td> <td>31%</td> <td>37%</td> </tr> </tbody> </table> <p>COMPLETIONS</p> <p>4.9 Table 8 shows the number of completions in the Scottish Borders from the 2017 to 2021 HLA period. The total number of completions in the past five years has peaked at 345 in 2019, with completions lower in the following two years. The lower level of completions across the Borders since the recession is a result of stalled sites, lack of developer and mortgage finance. Overall, the average rate of completions over the previous five years was 288 units per year.</p>		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	10 Year Average	Total number of completions	266	306	288	272	373	250	222	345	324	298	294	Number of completions on windfall sites	143	133	104	101	76	121	84	115	96	92	107	% of completions from windfall sites	54%	43%	36%	37%	20%	48%	38%	33%	30%	31%	37%	
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NEW ALLOCATIONS WITHIN THE PLAN</p> <p data-bbox="483 513 1975 695">5.1 The LDP2 includes a number of new allocations for housing and mixed use, which have indicative site capacities. Table 9 outlines the additional sites included within the LDP2. All of the sites are allocated for housing, with the exception of one mixed use allocation in Innerleithen. The new sites provide additional flexibility within the LDP and have been through a detailed site assessment process. The table outlines that 482 additional units are being brought forward as part of the LDP2.</p> <p data-bbox="483 737 1576 769">TABLE 9: NEW SITES ALLOCATED IN THE LOCAL DEVELOPMENT PLAN</p> <table border="1" data-bbox="483 807 1904 1396"> <thead> <tr> <th data-bbox="483 807 730 884">SETTLEMENT</th> <th data-bbox="739 807 940 884">SITE CODE</th> <th data-bbox="949 807 1330 884">SITE NAME</th> <th data-bbox="1339 807 1621 884">PROPOSED USE</th> <th data-bbox="1630 807 1904 884">INDICATIVE SITE CAPACITY</th> </tr> </thead> <tbody> <tr> <td data-bbox="483 890 730 922">Coldstream</td> <td data-bbox="739 890 940 922">ACOLD014</td> <td data-bbox="949 890 1330 922">Hillview North (Phase 2)</td> <td data-bbox="1339 890 1621 922">Housing</td> <td data-bbox="1630 890 1904 922">100</td> </tr> <tr> <td data-bbox="483 928 730 960">Eddleston</td> <td data-bbox="739 928 940 960">AEDDL010</td> <td data-bbox="949 928 1330 960">Land South of Cemetery</td> <td data-bbox="1339 928 1621 960">Housing</td> <td data-bbox="1630 928 1904 960">30</td> </tr> <tr> <td data-bbox="483 967 730 999">Gordon</td> <td data-bbox="739 967 940 999">AGORD004</td> <td data-bbox="949 967 1330 999">Land at Eden Road</td> <td data-bbox="1339 967 1621 999">Housing</td> <td data-bbox="1630 967 1904 999">25</td> </tr> <tr> <td data-bbox="483 1005 730 1037">Grantshouse</td> <td data-bbox="739 1005 940 1037">AGRAN004</td> <td data-bbox="949 1005 1330 1037">Land North of Mansefield</td> <td data-bbox="1339 1005 1621 1037">Housing</td> <td data-bbox="1630 1005 1904 1037">8</td> </tr> <tr> <td data-bbox="483 1043 730 1075">Greenlaw</td> <td data-bbox="739 1043 940 1075">AGREE009</td> <td data-bbox="949 1043 1330 1075">Poultry Farm</td> <td data-bbox="1339 1043 1621 1075">Housing</td> <td data-bbox="1630 1043 1904 1075">38*</td> </tr> <tr> <td data-bbox="483 1082 730 1114">Hawick</td> <td data-bbox="739 1082 940 1114">AHAWI027</td> <td data-bbox="949 1082 1330 1114">Burnfoot (Phase 1)</td> <td data-bbox="1339 1082 1621 1114">Housing</td> <td data-bbox="1630 1082 1904 1114">60</td> </tr> <tr> <td data-bbox="483 1120 730 1203">Innerleithen</td> <td data-bbox="739 1120 940 1203">MINNE003</td> <td data-bbox="949 1120 1330 1203">Land West of Innerleithen</td> <td data-bbox="1339 1120 1621 1203">Mixed Use</td> <td data-bbox="1630 1120 1904 1203">50</td> </tr> <tr> <td data-bbox="483 1209 730 1286">Jedburgh</td> <td data-bbox="739 1209 940 1286">AJEDB018</td> <td data-bbox="949 1209 1330 1286">Land East of Howdenburn Court II</td> <td data-bbox="1339 1209 1621 1286">Housing</td> <td data-bbox="1630 1209 1904 1286">20</td> </tr> <tr> <td data-bbox="483 1292 730 1324">Melrose</td> <td data-bbox="739 1292 940 1324">AMELR013</td> <td data-bbox="949 1292 1330 1324">Harmony Hall Gardens</td> <td data-bbox="1339 1292 1621 1324">Housing</td> <td data-bbox="1630 1292 1904 1324">5</td> </tr> <tr> <td data-bbox="483 1331 730 1396">Peebles</td> <td data-bbox="739 1331 940 1396">APEEB056</td> <td data-bbox="949 1331 1330 1396">Land South of Chapelhill Farm</td> <td data-bbox="1339 1331 1621 1396">Housing</td> <td data-bbox="1630 1331 1904 1396">150</td> </tr> </tbody> </table>		2017	2018	2019	2020	2021	5 Year Average	Total number of completions	250	222	345	324	298	288	SETTLEMENT	SITE CODE	SITE NAME	PROPOSED USE	INDICATIVE SITE CAPACITY	Coldstream	ACOLD014	Hillview North (Phase 2)	Housing	100	Eddleston	AEDDL010	Land South of Cemetery	Housing	30	Gordon	AGORD004	Land at Eden Road	Housing	25	Grantshouse	AGRAN004	Land North of Mansefield	Housing	8	Greenlaw	AGREE009	Poultry Farm	Housing	38*	Hawick	AHAWI027	Burnfoot (Phase 1)	Housing	60	Innerleithen	MINNE003	Land West of Innerleithen	Mixed Use	50	Jedburgh	AJEDB018	Land East of Howdenburn Court II	Housing	20	Melrose	AMELR013	Harmony Hall Gardens	Housing	5	Peebles	APEEB056	Land South of Chapelhill Farm	Housing	150	
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	Selkirk	ASELK040	Philiphaugh Mill	Housing	19																																													
	Westruther	AWESR002	Edgar Road	Housing	10																																													
	<b>TOTAL</b>				<b>482*</b>																																													
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<p>5.2 It should be noted that the housing site (AGREE009) is included within the 2021 HLA established housing land supply, as a windfall development for 38 units. Therefore, the indicative site capacity for site AGREE009 cannot be counted as part of the new allocations being taken forward within the LDP, to avoid double counting.</p>																																																		
<p>6. REMOVAL OF SITES WITHIN THE PLAN</p>																																																		
<p>6.1 There are nine sites from the previous local development plan (2016) that are removed from this LDP, totalling 129 units. Table 10 outlines the housing, mixed use and redevelopment allocations which have been removed and are not being carried forward into the Plan. It should be noted that the allocation (MGREE001) is being taken forward as a business and industrial allocation within the Plan.</p>																																																		
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	Yarrowford	EY5B	Minchmoor Road East	Housing	5	
	Total				<b>129</b>	
	<p>13. deleting the red text heading “PART B: MONITORING THE EFFECTIVE SUPPLY” on proposed plan page 201.</p> <p>14. deleting the entirety of section 8 (all titles, text and tables) on proposed plan pages 201 and 202.</p>					
<b>Issue 007 - Chapter 7: Supporting Our Town Centres</b>	<p>Modify the local development plan by:</p> <p>1. Deleting paragraph 7.7 on proposed plan page 31.</p>				115	
<b>Issue 008 - Chapter 8: Delivering Sustainability and Climate Change Agenda</b>	<p>Modify the local development plan by:</p> <p>1. replacing paragraphs 8.1 to 8.4 on proposed plan pages 33 to 34 with the following six paragraphs:</p> <p>“8.1 National Planning Framework 4 (NPF4) states that “the global climate emergency means that we need to reduce greenhouse gas emissions and adapt to the future impacts of climate change”. It identifies six overarching spatial principles which will play a key role in delivering the United Nations’ Sustainable Development Goals. Part of the NPF4 national spatial strategy is that “Scotland’s future places will be net zero, nature-positive places that are designed to reduce emissions and adapt to the impacts of climate change, whilst protecting, recovering and restoring our environment”. NPF4 Policy 1 gives significant weight to the global climate and nature crises and Policy 2 will ensure that emissions from new development are minimised as far as possible.</p> <p>8.2 The Climate Change (Scotland) Act 2009 requires all public bodies to contribute to the achievement of the emissions reduction targets in the Act, and to deliver the Government’s climate change action programme. More recently, the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 has set a legally binding target for Scotland of net zero emissions of greenhouse gases by 2045; with interim targets of 75% by 2030; and 90% by 2040. While these targets are to be achieved through coordinated actions taken across all sectors involving the public and private sectors, individuals as well as organisations, planning has an important role in all cases.</p> <p>8.3 The update to the Climate Change Plan (December 2020) states at paragraph 2.5.2 that: “planning is a key delivery mechanism for many of the policies within this climate change plan update, across all</p>				150	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>sectors. By making the right choices about where and what development should take place in the future, planning can help to reduce emissions whilst improving the wellbeing of communities and the quality and resilience of places across Scotland". The need to mitigate the causes of climate change and the need to adapt to its short- and long-term impacts should be taken into account in all decisions within the planning process. The generation of energy from renewable sources and low carbon technologies can help reduce dependence on fossil fuels and reduce the output of harmful emissions.</p> <p>8.4 NPF4 is supportive of promoting renewable energy and also identifies the need to support other key sustainability principles of social, economic and environmental considerations. It seeks to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Developments should be designed so that their use and layout help reduce the need to travel by car and should include clear and direct links to public transport nodes, where possible. These matters will continue to be embedded into LDP policy when assessing new development proposals. The Council will continue to promote key strategic walking, cycling and recreational routes. The draft Borders Transport Study 2018 identifies a series of transport corridor options which will be considered and developed further. The Council is promoting the installation and use of electric vehicle charging points.</p> <p>8.5 On 25 September 2020, Scottish Borders Council declared a climate emergency. In order to set out a clear plan of action to reduce emissions of greenhouse gases within our region, the council approved its Climate Change Route Map on 17 June 2021. This sets a strategic direction for the council and its partners and communities in the region, to move forward to a net zero emissions economy by 2045, in line with the national target set by the Scottish Government. The Climate Change Route Map defines a holistic approach - a whole Borders collaborative approach – to the achievement of the council's net zero emissions target, within which the generation of renewable energy in place of the burning of fossil fuels, will play a leading and significant role.</p> <p>8.6 In August 2019, the council committed to implementing the United Nations' Sustainable Development Goals. The council is formally committed to embedding sustainable development in its strategies, policies and service delivery and has set up a Sustainable Development Committee to oversee this process. By doing so, the council is ensuring that it has a clear, coherent, and overarching ethical framework for its activities. This brings benefits to its organisation and supports its efforts to optimise outcomes. The council's commitment to sustainable development is manifest in its pledge to drive and monitor the</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>implementation of the United Nations' Sustainable Development Goals as they relate to local government. Such a commitment recognises the increasing urgency that we live and use resources in ways which do not compromise the quality of life for future generations.”</p> <ol style="list-style-type: none"> <li>2. deleting the final sentence from paragraph 8.5 on proposed plan page 34.</li> <li>3. deleting paragraphs 8.7 and 8.8 and the two inserted images on proposed plan page 35.</li> <li>4. replacing paragraph 8.13 on proposed plan page 36 with:   “8.13 NPF4 states that we will need to respond to a growing nature crisis, and to work together to enable development that addresses the social and economic legacy of the coronavirus pandemic, the cost crisis and longstanding inequality. NPF4 Policies 3 and 4 protect biodiversity and natural assets, which in turn play a crucial role in carbon reduction.”</li> </ol>	
<b>Issue 009 - Placemaking and Design Policies – PMD1 to PMD5</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. replacing the bullet pointed list in paragraph 1.3 on proposed plan page 41 with the following list: <ul style="list-style-type: none"> <li>• Healthy,</li> <li>• Pleasant,</li> <li>• Connected,</li> <li>• Distinctive,</li> <li>• Sustainable, and</li> <li>• Adaptable</li> </ul> </li> <li>2. replacing “Distinctive, Safe &amp; Pleasant, Easy to move around, Welcoming, Adaptable, and Resource efficient” in the third paragraph under the heading “Transportation Standards” on proposed plan page 210 with “Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable”.</li> <li>3. adding a new paragraph between existing paragraphs 1.6 and 1.7 on proposed plan page 42 and consequential paragraph numbering as follows:</li> </ol>	183

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“The council supports the development of heat networks and the efficient use of renewables and will develop further work on heat mapping. Policy PMD2 will operate in conjunction with National Planning Framework (NPF4) Policy 19: Heating and Cooling.”</p> <p>4. replacing proposed Policy PMD2 criterion a) on proposed plan page 42 with:</p> <p>“a) in terms of layout, orientation, construction and energy supply, the developer has demonstrated that appropriate measures have been taken to maximise the efficient use of energy and resources, including use of renewable energy and resources, such as heat networks (as detailed in NPF4 Policy 19) and the incorporation of sustainable construction techniques in accordance with supplementary planning guidance. Proposals must demonstrate that the current carbon dioxide emissions reduction target has been met with at least half of this target met through the use of low or zero carbon technology.”</p> <p>5. deleting the first criterion c) of Policy PMD4 on proposed plan page 47 which reads “c) there is a shortfall identified by Scottish Borders Council through the housing land audit with regard to the provision of an effective 5 year housing land supply, OR”.</p>	
<p><b>Issue 010 - Economic Development Policies – ED1, ED3 to ED5, ED7, ED8 &amp; ED10</b></p>	<p>Modify the local development plan by:</p> <p>1. replacing “South of Scotland Economic Partnership (SOSEP)” with “South of Scotland Enterprise Agency” in paragraph 1.4 on proposed plan page 52.</p> <p>2. adding “Policy IS8: Flooding” to the list of key policies on proposed plan page 56 to which Policy ED1: Protection of Business and Industrial Land should be cross-referenced.</p> <p>3. replacing the first paragraph (before the list of considerations) in the out of town centre development section of Policy ED3: Town Centres and Shopping Development on proposed plan page 61 with:</p> <p>“Retail proposals in out of centre locations will be assessed in accordance with NPF4 Policy 28. The Council will have regard to the following considerations, where relevant, in assessing applications for out of centre development other than retail proposals:”</p> <p>4. replacing the first sentence of the fourth paragraph of Policy ED4: Core Activity Areas in Town Centres on proposed plan page 63 with:</p>	<p>208</p>

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“Community and cultural facilities could be supported in certain circumstances, where it can be demonstrated that the proposal would make a positive contribution to the vitality and viability of the town centre.”</p> <p>5. replacing paragraph 1.4 on proposed plan page 65 with:</p> <p>“South of Scotland Enterprise (SOSE) will continue this place-based approach to drive the local economy of the Scottish Borders and the South of Scotland with the aim of enhancing the area to be more attractive to businesses, investors, visitors and residents.”</p> <p>6. replacing criterion a) in the second part of Policy ED7: Business, Tourism and Leisure Development in the Countryside on proposed plan page 69 with:</p> <p>“a) the development must respect the environment and the amenity and character of the surrounding area.”</p> <p>7. adding “Policy IS8 Flooding” to the list of key policies on proposed plan page 70 to which Policy ED7: Business, Tourism and Leisure Development in the Countryside should be cross-referenced.</p> <p>8. adding “Policy PMD2 Quality Standards” to the list of key policies on proposed plan page 73 to which Policy ED8: Caravan and Camping Sites should be cross-referenced.</p> <p>9. adding the following new second sentence to paragraph 1.3 on proposed plan page 79:</p> <p>“Further information on what constitutes “land of lesser quality that is culturally or locally important for primary use” in the context of the Scottish Borders will be provided in Supplementary Planning Guidance.”</p> <p>10. replacing the first paragraph of Policy ED10: Protection of Prime Quality Agricultural Land and Carbon Rich Soils on proposed plan page 81 with:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“Development, except proposals for renewable energy development, which results in the permanent loss of prime agricultural land, land of lesser quality that is culturally or locally important for primary use, or significant carbon rich soil reserves, particularly peat, will not be permitted, unless:”</p> <p>11. inserting the following new penultimate paragraph into Policy ED10: Protection of Prime Quality Agricultural Land and Carbon Rich Soils on proposed plan page 81:</p> <p>“Proposals for mineral extraction on prime agricultural land or land of lesser quality that is culturally or locally important for primary use will be permitted where there is secure provision for restoration and the layout and design of the proposal minimises the amount of protected land that is required.</p>	
<p><b>Issue 011 - Economic Development Policies: Policy ED9: Renewable Energy Development</b></p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. replacing paragraphs 1.1 - 1.2 on proposed plan page 74 with: <p>“1.1 NPF4 seeks to encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage. It encourages local development plans to realise their area’s full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development. Information on the legislative and national policy context for addressing the climate crisis is provided in Chapter 8: Delivering Sustainability and Climate Change Agenda.</p> <p>1.2 In responding to the climate emergency, the council’s Climate Change Route Map (2021) defines a holistic approach - a whole Borders collaborative approach – to the achievement of the council’s net zero emissions target, within which the generation of renewable energy in place of the burning of fossil fuels, will play a leading and significant role. Scottish Borders Council is proactive in supporting a diverse range of renewable energy types.”</p> </li> <li>2. deleting the second sentence of paragraph 1.3 on proposed plan page 74.</li> <li>3. deleting the final sentence of paragraph 1.4 on proposed plan page 74</li> </ol>	<p>242</p>

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	<p>4. adding the following two new sentences to the end of paragraph 1.4 on proposed plan page 74:</p> <p>“The context for Policy ED9 is provided in NPF4 including Policy 11. This supports the principle of renewables in tackling the climate emergency and sets out the balance of considerations that should apply. This support would not extend to National Scenic Areas within Scottish Borders.”</p> <p>5. deleting paragraphs 1.5 and 1.6 on proposed plan page 75.</p> <p>6. replacing paragraphs 1.7 to 1.11 on proposed plan page 75 with the following two paragraphs:</p> <p>“Following adoption of this Local Development Plan, the council intends that the Supplementary Guidance on Renewable Energy 2018 will become Supplementary Planning Guidance. As a result, it will no longer have development plan status. This document incorporates the Ironside Farrar “Update of Wind Energy Landscape Capacity and Cumulative Impact Study” (November 2016). In December 2013, the council prepared separate Supplementary Planning Guidance entitled “Landscape and Visual Guidance for Single and Groups of 2 or 3 Wind Turbines in Berwickshire”.</p> <p>The above guidance may be used to assist in the assessment of renewable energy proposals. However, as the national policy context within which these were prepared has now been superseded, some aspects of the guidance will no longer be applicable. These documents will be of less relevance on matters where there are inconsistencies with NPF4 and the adopted Local Development Plan.”</p> <p>7. replacing the wording of Policy ED9: Renewable Energy Development on proposed plan page 76 with:</p> <p>“Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported. These include:</p> <ul style="list-style-type: none"> <li>i. wind farms including repowering, extending, expanding and extending the life of existing wind farms;</li> <li>ii. enabling works, such as grid transmission and distribution infrastructure;</li> <li>iii. energy storage, such as battery storage and pumped storage hydro;</li> <li>iv. small scale renewable energy generation technology;</li> <li>v. solar arrays;</li> </ul>	

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	<p>vi. proposals associated with negative emissions technologies and carbon capture; and vii. proposals including co-location of these technologies.</p> <p>Development proposals will be assessed in accordance with NPF4 Policy 11 paragraphs b) to f) and other relevant provisions of NPF4.</p> <p>Waste to energy schemes involving human, farm and domestic waste will be assessed against Policy IS10 Waste Management Facilities.”</p>	
<p><b>Issue 012 - Economic Development Policies – ED11 &amp; ED12</b></p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. replacing the first sentence of Policy ED11: Safeguarding of Mineral Deposits on proposed plan page 82 with: <p>“The council will not grant planning permission for development that will sterilise mineral deposits of economic value unless:”</p> </li> <li>2. deleting the words “and coal” from the title on proposed plan page 83 and policy heading on proposed plan page 85 to read: <p>“Policy ED12 Mineral Extraction”</p> </li> <li>3. replacing paragraph 1.1 on proposed plan page 83 with the following: <p>“1.1 In addition to safeguarding important workable mineral resources and taking steps to ensure these are not sterilised by other types of development, NPF4 states that the local development plan should support a landbank of construction aggregates of at least 10 years at all times in the relevant market areas. It should also promote sustainable resource management and ensure that communities and the environment are protected from the impacts of mineral extraction. Consequently, a balance must be struck between these needs. The aim of Policy ED12 is to ensure that mineral working is carried out with minimal adverse impact on the environment and with appropriate restoration measures following extraction. Further information in relation to supporting a landbank of construction aggregates, of at least 10 years at all times in relevant market areas, will be provided in future supplementary planning guidance on minerals. The policy criteria relate to land both within and outwith the Scottish Borders.”</p> </li> </ol>	<p>266</p>



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	<p>4. deleting Figure ED12a Areas of Search for Minerals on proposed plan page 84 and reference to it in paragraph 1.1 proposed plan page 83.</p> <p>5. replacing the wording of Policy ED12 on proposed plan page 85 with:</p> <p>“Proposals for the extraction of minerals will be assessed in accordance with NPF4 Policy 33 paragraph d) and other relevant provisions of NPF4.</p> <p>There will be a presumption against peat extraction likely to have an adverse effect on peatland and/or carbon rich soils within class 1 and 2 peatland areas.”</p>	
<p><b>Issue 013 - Housing Development Policies – HD1 to HD6</b></p>	<p>Modify the local development plan by:</p> <p>1. deleting supporting paragraphs 1.2 and 1.3 on proposed plan page 88.</p> <p>2. deleting the words “...in accordance with SPP...” from supporting paragraph 1.7 on proposed plan page 88.</p>	<p>294</p>
<p><b>Issue 014 - Environmental Promotion and Protection Policies – EP1 to EP6</b></p>	<p>Modify the local development plan by:</p> <p>1. replacing the third paragraph of Policy EP1 on proposed plan page 105 with the following text:</p> <p>“Development proposals that are likely to have an adverse effect on species protected by legislation will only be supported where the proposal meets the relevant statutory tests. If there is reasonable evidence to suggest that a protected species is present on a site or may be affected by a proposed development, steps must be taken to establish its presence. The level of protection required by legislation must be factored into the planning and design of development, and potential impacts must be fully considered prior to the determination of any application.”</p> <p>2. replacing references throughout Policy EP1 on proposed plan pages 104-106, to “Natura Sites” with “European Sites”, to “Habitats Directive” with “Habitats Regulations”, and to “Birds Directive” with “Habitats Regulations.</p> <p>3. replacing the text of Policy EP2 on proposed plan page 107 with the following:</p>	<p>326</p>

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	<p>“Development proposals which are likely to have a significant adverse effect, either directly or indirectly, on a Site of Special Scientific Interest (SSSI), a National Nature Reserve (NNR), or nationally protected habitats or species will not be permitted unless:</p> <p>(a) the objectives of the designation and the overall integrity of the site will not be compromised, or</p> <p>(b) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.</p> <p>If there is evidence to suggest that a legally protected species is on site or may be affected by proposed development, steps must be taken to establish its presence. The level of protection afforded by legislation must be factored into the planning and design of the development. Any impacts will be fully considered in determination of the application.</p> <p>The developer will be required to detail mitigation, either on-site or off-site, of any damage that may be caused by development permissible under the exception criteria.”</p> <p>4. replacing the text of Policy EP4 on proposed plan page 112 with the following:</p> <p>“Development that may affect National Scenic Areas (NSAs) will only be permitted where:</p> <p>(a) the objectives of the designation and the overall integrity of the NSA will not be compromised; or</p> <p>(b) any significant adverse effects on the qualities for which the NSA has been designated are clearly outweighed by social, environmental or economic benefits of national importance.”</p> <p>5. replacing the wording of Policy EP5: Special Landscape Areas on proposed plan page 114 as follows:</p> <p>“In assessing proposals for development that may affect Special Landscape Areas, the council will seek to safeguard landscape quality, as identified in its Statement of Importance for the relevant Special Landscape Areas. Proposals that have a significant adverse impact will only be permitted where the landscape impact is clearly outweighed by social, environmental or economic benefits of national or local importance.”</p> <p>6. replacing the first sentence of Policy EP6: Countryside Around Towns on proposed plan page 118 with the following text:</p>	

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	<p>“Within the areas defined as Countryside around Towns, proposals (except for renewable energy development) will only be considered for approval if they meet the following considerations:”</p> <p>and adding the following paragraph after criteria a) to e):</p> <p>“Proposals for renewable energy development, including proposals for wind energy development, will be permitted if they accord with the objectives and requirements of Policy ED9 on renewable energy development.”</p> <p>7. adding an annotation to the legends on the Policy Maps on proposed plan pages 182 to 187 as follows:</p> <p>“See appendices to Technical Note 4: Local Biodiversity Sites, for the location and boundaries of Local Biodiversity Site designations. See appendices to Technical Note 5: Local Geodiversity Sites, for the locations and boundaries of Local Geodiversity Site designations.”</p>	
<p><b>Issue 015 - Environmental Promotion and Protection Policies – EP7 to EP17</b></p>	<p>Modify the local development plan by:</p> <p>1. adding the following sentence to the start of paragraph 1.5 of Policy EP7: Listed Buildings, on proposed plan page 119:</p> <p>“Design Statements are required for all applications for listed building consents and for all applications affecting the setting of listed buildings.”</p> <p>2. replacing the fourth and fifth paragraphs in Policy EP7: Listed Buildings, on proposed plan page 120, with the following text:</p> <p>“Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects, and provide a sound basis for managing the impacts of change. Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.”</p>	<p>360</p>

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	<p>“Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.”</p> <p>3. adding the following sentences as paragraph 1.10 in the introductory text to Policy EP8: Historic Assets and Scheduled Monuments, on proposed plan page 122:</p> <p>“1.10 Any works directly affecting a designated Scheduled Monument require Scheduled Monument Consent (SMC), which is obtained from Historic Environment Scotland. Advice on the SMC process and requirements should be sought at an early stage from the Heritage Directorate, Historic Environment Scotland.”</p> <p>4. adding the following text to Figure EP8a of Policy EP8, on proposed plan page 123, together with any appropriate links:</p> <p>“This map can be viewed electronically, and information about the exact location and form of such designations is available, or can be made available, to applicants, and can also be accessed via the online resources provided by Historic Environment Scotland.”</p> <p>5. replacing the text following the title “[A], National Archaeological Sites” of Policy EP8: Historic Environment Assets and Scheduled Monuments, on proposed plan page 124, with the following text:</p> <p>“Development proposals affecting scheduled monuments will only be supported where:</p> <ul style="list-style-type: none"> <li>(a) direct impacts on the scheduled monument are avoided;</li> <li>(b) significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or</li> <li>(c) exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.” <p>6. replacing the last sentence of Policy EP8: Historic Environment Assets and Scheduled Monuments, on proposed plan page 124, with the following sentence:</p> <p>“Any proposal that will adversely affect a historic environment asset or the integrity of its setting must include a reasoned account of what mitigation is or is not possible, together with a mitigation strategy where appropriate.”</p> </li></ul>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>7. adding a fifth criterion to Policy EP14: Coastline, on proposed plan page 140, as follows:</p> <p>“(e) the proposal is appropriate under the National Marine Plan and under the Regional Marine Plan, when prepared.”</p> <p>8. replacing the third sentence in paragraph 1.1 of Policy EP16: Air Quality, on proposed plan page 143, with the following text:</p> <p>“The council has not identified any locations where national air quality objectives are unlikely to be met and therefore has not declared any Air Quality Management Areas. Other aspects of air quality are controlled by bodies including SEPA and the council’s environmental health team and by an expectation that landowners/land managers will comply with the Muirburn Code.”</p> <p>9. replacing the second sentence of paragraph 1.2 in Policy EP16: Air Quality, on proposed plan page 143, with the following sentence:</p> <p>“It applies to visible pollutants and to invisible gases such as CO<sub>2</sub> which are known to cause harmful climate change.”</p> <p>10. replacing the first sentence of Policy EP16: Air Quality, on proposed plan page 144, with the following sentence:</p> <p>“Development proposals that individually or cumulatively could adversely affect the quality of air in a locality to a level that could potentially harm human health and wellbeing, or the integrity of the natural environment, or lead to unacceptable levels of greenhouse gas emissions, must be accompanied by provisions that the council is satisfied will minimise such impacts to an acceptable degree.”</p> <p>11. replacing the title of EP17 on proposed plan page 145 to read “Non-Commercial Food Growing and Community Growing Spaces”</p> <p>12. replacing the first two paragraphs of Policy EP17 on proposed plan page 146 to read:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“The Council will support development that safeguards and enhances the quality of an existing non-commercial food growing area. Development that results in the loss of any non-commercial food growing area, where no satisfactory alternative location has been identified, will not be supported.”</p> <p>“The Council will support development for new or extended non-commercial food growing areas that meet community needs, provided the following requirements are met: ...”</p>	
<p><b>Issue 016 - Infrastructure and Standards Policies – IS2, IS4, IS7 to IS10, IS13, IS14, IS17 &amp; Policy Maps</b></p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. adding to Policy IS2: Developer Contributions criterion c) on proposed plan page 151 the words “...and transport infrastructure providers”, after the existing wording “subsidy to public transport operators”.</li> <li>2. replacing the supporting paragraphs 1.2 and 1.3 on proposed plan page 161 with the following: <p>“1.2 NPF4 sets out Scotland's long-term plan to manage flood risk. Specifically, the intent of NPF4 Policy 22: Flood Risk and Water Management is “To strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding”. Policy IS8 should be read to operate in conjunction with NPF4 Policy 22: Flood Risk and Water Management. The Council has a desire to move towards more sustainable solutions within the implementation of flood protection schemes. The Council will co-ordinate with key stakeholders to ensure the most sustainable mitigation methods are taken forward and contribute to research and demonstration projects that seek to establish the effectiveness of natural flood management and blue green infrastructure measures.</p> <p>1.3 The technical requirements of a Flood Risk Assessment (FRA) can range from the provision of detailed topographical information to demonstrate the relative level of the development site in relation to the river, sea, canal or other hazard, to technically detailed hydrological and one- or two-dimensional hydraulic modelling to investigate the risk to the development or its impact elsewhere. SEPA’s current guidance should be referred to for further information.”</p> </li> <li>3. replacing the first sentence of supporting paragraph 1.5 on proposed plan page 161 with the following:</li> </ol>	<p>392</p>

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	<p>“The implementation of flood protection schemes runs within flood risk management’s six-year cycles, the most recent cycle having been 2016-2022.”</p> <p>4. replacing the contents of Policy IS8: Flooding on proposed plan, page 162, with the following text:</p> <p>“a) Development proposals will be considered using National Planning Framework 4 Policy 22: Flood Risk and Water Management.</p> <p>b) Developers will be required to provide, including if necessary at planning permission in principle stage:</p> <p>i. a competent flood risk assessment, including all sources of flooding, and taking account of climate change, using the most up to date guidance; and</p> <p>ii. a report of the measures that are proposed to mitigate the flood risk.</p> <p>c) The information used to assess the acceptability of development will include:</p> <p>i. information and advice from consultation with the Council’s Flood Risk and Coastal Management Team and the Scottish Environment Protection Agency;</p> <p>ii. flood risk maps provided by the Scottish Environment Protection Agency and/or developed by Scottish Borders Council which indicate the extent of the flood plain;</p> <p>iii. historical records and flood studies/assessments held by the Council and other agencies;</p> <p>iv. Scottish Environment Protection Agency’s current guidance.”</p> <p>5. replacing criterion b) of the first paragraph in Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage on proposed plan page 164 to read:</p> <p>“b) negotiating developer contributions with Scottish Water to upgrade the existing sewerage network and/or increasing capacity at the waste water treatment works, other than for residential developments or for the domestic element of non-residential developments, or failing that:”</p> <p>6. replacing the second sentence in the first paragraph of Policy IS10: Waste Management Facilities on proposed plan page 166 with:</p>	

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	"Proposals that would prejudice the operation of these waste facilities (for example, ensuring that the allocation of land does not compromise waste handling operations) will not normally be supported."	
<b>Issue 017 - Appendix 3 Planning Guidance and Standards</b>	No modifications.	401
<b>Issue 018 - Ancrum</b>	No modifications.	404
<b>Issue 019 - Ashkirk</b>	No modifications.	410
<b>Issue 020 - Birgham</b>	No modifications.	414
<b>Issue 021 - Broughton</b>	No modifications.	420
<b>Issue 022 - Cardrona</b>	No modifications.	431
<b>Issue 023 - Cockburnspath</b>	No modifications.	435
<b>Issue 024 - Coldingham</b>	No modifications.	441
<b>Issue 025 - Coldstream</b>	No modifications.	452
<b>Issue 026 - Darnick</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. deleting the second sentence of the "Preferred Areas for Future Expansion" section on proposed plan page 287 ("There is potential in the longer term to expand the village to the west of Darnlee").</li> <li>2. adding the following new entry to the "Key Greenspace" table on proposed plan page 288:  "Site Reference: GSDARN002  Site Name: Darnick Community Woodland 2  Site Size: (Council to insert area in hectares)"</li> <li>3. amending the Darnick settlement map on proposed plan page 289 to show site GSDARN002 as a key greenspace and realign the settlement development boundary to include this site (as shown on the Darnick Map in core document CD119).</li> <li>4. deleting allocation ADARN005 from the "development and safeguarding proposals" table on page 288 and from the Darnick settlement map on proposed plan page 289.</li> </ol>	479
<b>Issue 027 - Dolphinton</b>	No modifications.	483
<b>Issue 028 - Earlston</b>	Modify the local development plan by:	493



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	1. amending the boundary of site zEL57 on the settlement plan for Earlston (proposed plan page 310-311) to exclude land within the curtilage of Nether Willows, as indicated in the plan submitted by Jim Cullen, contributor 078.	
<b>Issue 029 - Ednam</b>	No modifications.	498
<b>Issue 030 - Eildon</b>	No modifications.	501
<b>Issue 031 - Eshiels</b>	<p>Modify the local development plan by:</p> <p>1. adding a new site requirement to proposed plan page 324 for site BESH1001 as follows:</p> <p>“It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for the site.”</p>	527
<b>Issue 032 - Eyemouth</b>	No modifications.	538
<b>Issue 033 - Foulden</b>	No modifications.	540
<b>Issue 034 – Galashiels</b>	<p>Modify the local development plan by:</p> <p>1. replacing the fourth bullet point in the site requirements section for allocation BGALA006 Land at Winston Road on proposed plan page 346 with:</p> <p>“Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (SAC) in line with the Habitats Regulation Appraisal, which seeks to prevent any adverse effects on the site integrity of the River Tweed SAC.”</p> <p>2. amending the site boundary of allocation EGL16B South Crotchetknowe on the Galashiels settlement map to remove the western part of the site (the area shown in blue on proposed plan page 16 of core document CD119).</p> <p>3. amending the allocation summary for site EGL16B on proposed plan page 344 to change the site size to 1.1 hectares and the indicative site capacity to 11 and delete the fifth bullet point in the list of site requirements.</p> <p>4. amending the boundary of allocation EGL200 North Ryehaugh on the Galashiels settlement map on proposed plan pages 352 and 353 to:</p> <p>- incorporate the section of disused road to the north and west of the existing site boundary.</p>	602

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	<p>- align with the western and southwestern edge of the A7 public road.  - incorporate the narrow strip of land immediately to the southwest of the A7 which currently falls between allocations EGL200 and EGL32B Ryehaugh.</p> <p>Consequential changes to the Galashiels settlement boundary would also be required.</p> <p>5. deleting allocation EGL43 Balmoral Avenue from the proposals table on proposed plan page 345 and the Galashiels settlement map (proposed plan pages 352 and 353) and also amending the Galashiels development boundary on the settlement map to exclude the land shown as EGL43 in the proposed plan.</p> <p>6. replacing the first sentence of the site requirements section for sites SGALA005 and SGALA016 Hollybush Valley on proposed plan page 348 with:</p> <p>“The Hollybush areas will be subject to further assessment prior to being considered for inclusion as firm proposals in a future local development plan. If allocated, a Masterplan will be required to ensure a coherent and holistic approach to future development.”</p> <p>7. deleting the words “new road through the Policies on Balmoral Avenue side;” from the first bullet point of the site requirements section for sites SGALA005 and SGALA016 Hollybush Valley on proposed plan page 348.</p> <p>8. adding the following bullet point to the list of site requirements for allocation zRO6 Roxburgh Street on proposed plan page 349:</p> <p>“The potential for a foot/cycle path along the mill lade should be explored, consistent with the Galashiels Masterplan Regeneration Framework.”</p>	
<p><b>Issue 035 - AGALA029 – Netherbarns</b></p>	<p>Modify the local development plan by:</p> <p>1. deleting allocation AGALA029 Netherbarns from the table on proposed plan page 345 of the Galashiels settlement profile and from the Galashiels settlement map (proposed plan pages 352-353).</p>	<p>649</p>

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	<p>2. amending the Galashiels development boundary on the settlement map to exclude the land covered by allocation AGALA029 in the proposed plan.</p> <p>3. amending Figure EP6a Countryside Around Towns on proposed plan page 117 to include the land covered by allocation AGALA029 in the proposed plan within the Countryside Around Towns designation (green shading).</p>	
<b>Issue 036 - Gattonside</b>	<p>Modify the local development plan by:</p> <p>1. adding the following sentence to the end of the fourth bullet point in the list of site requirements for allocation AGATT007 (St Aidens) on proposed plan page 355:</p> <p>“A tree survey will be required to identify trees to be removed and retained and no trees shall be removed without the written approval of the Planning Authority.”</p>	667
<b>Issue 037 - Gavinton</b>	No modifications.	671
<b>Issue 038 - Gordon</b>	No modifications.	674
<b>Issue 039 - Greenlaw</b>	No modifications.	680
<b>Issue 040 - Hawick</b>	<p>Modify the local development plan by:</p> <p>1. replacing the first bullet in the AHAWI027 site requirements on proposed plan page 373 with:</p> <p>“It is intended that a single joint planning brief will be produced for this site and sites BHAWI001 and BHAWI004, in the form of supplementary planning guidance, to include the principles of ‘Designing Streets’.”</p> <p>2. replacing the first bullet in the BHAWI001 site requirements on proposed plan page 374 with:</p> <p>“It is intended that a single joint planning brief will be produced for this site and site AHAWI027 and BHAWI004, in the form of supplementary planning guidance, to include the principles of ‘Designing Streets’.”</p> <p>3. replacing the third bullet in the BHAWI001 site requirements on proposed plan page 374 with:</p>	736

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	<p>“A firm landscape screen to be formed along the western and northern boundaries of the site, involving new tree planting and hedgerow enhancements”.</p> <p>4. replacing the current wording “a 30 mph speed limit may be required” in the ninth bullet of the BHAWI001 site requirements on proposed plan page 374, with the new wording “a lower speed restriction may be required”.</p> <p>5. inserting two additional bullets to the site requirements for site BHAWI004 on proposed plan page 375 stating:</p> <p>“A firm landscaped screen is to be formed on the northern edge of the site and a landscaped boundary along its eastern side.</p> <p>A comprehensive transport appraisal is to be undertaken, which should include analysis of the site’s cumulative impact on the trunk road network and any requisite mitigation to resolve such impacts.”</p> <p>6. replacing the second bullet in the BHAWI004 site requirements on proposed plan page 375 with:</p> <p>“It is intended that a single joint planning brief will be produced for this site and sites BHAWI001 and AHAWI027, in the form of supplementary planning guidance, to include the principles of ‘Designing Streets’.”</p>	
<b>Issue 041 - Heaton</b>	No modifications.	739
<b>Issue 042 - Innerleithen</b>	No modifications.	757
<b>Issue 043 - Jedburgh</b>	No modifications.	765
<b>Issue 044 - Kelso</b>	<p>Modify the local development plan by:</p> <p>1. adding the following new fourth paragraph at the end of the ‘Changing Context’ section of the Kelso Settlement Profile on page 407:</p> <p>“There is local interest in providing further parking within the Town Centre. This issue has been discussed previously and it was considered by the Roads Network team that Kelso had sufficient parking within the town centre. However, it was agreed this issue would be monitored by the Roads Network Team and reviewed. The process involved would be to identify the need for more parking, finding an</p>	776

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	appropriate site and setting aside finance for implementation. This would be done outwith the LDP process."	
<b>Issue 045 - Lamanca</b>	No modifications.	781
<b>Issue 046 - Lanton</b>	No modifications.	783
<b>Issue 047 - Lauder</b>	No modifications.	786
<b>Issue 048 - Leitholm</b>	No modifications.	789
<b>Issue 049 - Lilliesleaf</b>	No modifications.	793
<b>Issue 050 - Maxton</b>	No modifications.	795
<b>Issue 051 - Melrose</b>	<p>Modify the local development plan by:</p> <p>1. amending the first sentence of the eighth bullet point in the list of site requirements for allocation AMELR013 on proposed plan page 433 to read:</p> <p>"A single access to the site should be provided which results in the least disruption to the existing stone wall along the southern boundary of the site."</p> <p>2. replacing the second and ninth bullet points in the list of site requirements for allocation AMELR013 on proposed plan page 433 with the following single bullet point:</p> <p>"The existing boundary stone wall and trees/hedges within and on the boundaries of the site to be retained and protected, where possible. No trees are to be removed without the prior agreement of the planning authority."</p>	816
<b>Issue 052 - Minto</b>	<p>Modify the local development plan by:</p> <p>1. revising the development boundary of Minto, on proposed plan page 439, to include the garden of Dean Cottage (SBMIN001) at the southwest end of the village, as shown on page 32 of document CD119: Settlement Maps.</p>	818
<b>Issue 053 - Morebattle</b>	No modifications.	825
<b>Issue 054 - Newstead</b>	No modifications.	827
<b>Issue 055 - Newtown St Boswells</b>	<p>Modify the local development plan by:</p> <p>1. adding the following sentence to the end of the third paragraph in the "Placemaking Considerations" section on proposed plan page 452:</p>	835

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“Account must be taken of the former railway line running through the settlement and the need to safeguard this under Policy IS4: Transport Development and Infrastructure.”</p>	
<p><b>Issue 056 - Nisbet</b></p>	<p>No modifications.</p>	<p>839</p>
<p><b>Issue 057 - Oxnam</b></p>	<p>No modifications.</p>	<p>842</p>
<p><b>Issue 058 - Oxton</b></p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. removing allocation AOXTO010 from the plan, including removal of the references on proposed plan pages 461 and 462, and amendments to the settlement plan on page 463, including amendment of the settlement boundary.</li> <li>2. adding the following sentence to the end of the paragraph headed “Preferred Areas for Future Expansion” (proposed plan page 461):</li> </ol> <p>“There is a desire within the community for a new primary school and it is considered that the new local place plan process will offer the opportunity for the community to get involved in considering, for example, a possible site for a new school as well as other village opportunities and enhancements, and their input would be welcomed.”</p>	<p>860</p>
<p><b>Issue 059 - Peebles (Existing Allocations and Retail Sites)</b></p>	<p>No modifications.</p>	<p>874</p>
<p><b>Issue 060 - Peebles (New Allocation and Proposals)</b></p>	<p>No modifications.</p>	<p>895</p>
<p><b>Issue 061 - Peebles (Longer Term Development and Business and Industrial Land)</b></p>	<p>No modifications.</p>	<p>915</p>
<p><b>Issue 062 - Peebles (Settlement Profile and Map)</b></p>	<p>Modify the local development plan by:</p>	<p>929</p>

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<ol style="list-style-type: none"> <li>1. inserting the word “former” between the words “steeple of the” and “Eastgate Church” on the third line of the third paragraph on proposed plan page 466.</li> <li>2. replacing the second sentence of the first paragraph on proposed plan page 467 with “Tweed Green, Ninian’s Haugh, Hay Lodge Park, Victoria Park and Whitestone Park are significant green spaces bordering The Tweed.”.</li> <li>3. amending the settlement boundary of Peebles on proposed plan page 476 to include site reference SBPEE002 as shown on the map for Issue 062 on document CD119 page 40.</li> </ol>	
<b>Issue 063 - Preston</b>	No modifications.	932
<b>Issue 064 - Reston</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. replacing the first sentence of paragraph 2 under Placemaking Considerations (proposed plan page 482) with the following:  “Reston Railway Station on the East Coast Main Line opened in May 2022, replacing an earlier station which closed in 1964.”</li> <li>2. deleting the second sentence in the fourth paragraph under Placemaking Considerations (proposed plan page 482) and adding the following final sentence:  "However, with the completion of the railway station development, it should be noted that parts of the brief are now out-of-date."</li> <li>3. changing the start of the first sentence in the fifth paragraph under Placemaking Considerations (proposed plan page 482) to read:  “As a result of the recent opening of the railway station within the village, ...”</li> <li>4. deleting the heading “Key Infrastructure Considerations” and the sentence below it (proposed plan page 482).</li> </ol>	940

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>5. replacing the first sentence under “Preferred Areas for Future Expansion” (proposed plan page 483) with: “There is likely to be longer term demand for housing in Reston, particularly now that the railway station has been re-instated.”</p> <p>6. replacing the third sentence under “Preferred Areas for Future Expansion” (proposed plan page 483) with: “The development brief for Reston Auction Mart provides guidance on the mixed-use allocation, as well as on the housing to the south of Reston.”</p> <p>7. for SREST001 (proposed plan page 484), changing the site size to 3.0 hectares and changing the Site Requirements to read: “Refer to the approved Reston Auction Mart Planning Brief, subject to the comment under Placemaking Considerations above.”</p> <p>8. changing the Site Requirements for MREST001 (proposed plan page 484) to read: “Refer to the approved Reston Auction Mart Planning Brief, subject to the comment under Placemaking Considerations above.”</p> <p>9. removing site zRS3 (Reston Station) from the list of Development and Safeguarding Proposals for the village (proposed plan page 485).</p> <p>10. deleting the settlement plan (proposed plan page 486) and substituting the plan contained in Appendix B provided with the council’s response to further information request 023, dated 2 March 2023.</p> <p>11. removing the areas of land occupied by a private dwellinghouse and a motor workshop with hardstanding from site BR5 in the substituted Reston settlement plan (proposed plan page 486).</p>	
<b>Issue 065 - Selkirk</b>	No modifications.	954
<b>Issue 066 - Sprouston</b>	No modifications.	957



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<b>Issue 067 - St Boswells</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>replacing the third bullet point in the list of site requirements for allocation zEL19 on proposed plan page 514 with:  "Structure planting will be required on the southern, western and eastern boundaries to provide setting for development and screening from the A68. A management scheme for planting is also required."</li> <li>deleting the fourth bullet point in the list of site requirements for allocation zEL19 on proposed plan page 514.</li> <li>on the St Boswells settlement map on proposed plan page 515, extending the green "landscaping" line along the eastern boundary of site zEL19 (as shown on the map for Issue 067 in core document CD119).</li> </ol>	961
<b>Issue 068 - Stow</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>replacing the first bullet point in the site requirements section for housing allocation ASTOW022 on page 519 with:  "Vehicular and pedestrian access from Craigend Road. Traffic and pedestrian access issues to be assessed and mitigated include pinch points in the road, on street parking, carriageway width and footway provision."</li> </ol>	967
<b>Issue 069 - Swinton</b>	No modifications.	972
<b>Issue 070 - Tweedbank</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>replacing the last sentence in the fifth paragraph of the "Placemaking Considerations" section on proposed plan page 527 with:  "A masterplan, produced in 2017, sets out some initial ideas which have been developed further through supplementary planning guidance and a design guide, approved in June 2021."</li> <li>replacing the first bullet point in the list of site requirements for allocation MTWEE002 on proposed plan page 529 with:</li> </ol>	989

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“This is a mixed use site which will incorporate a mixture of uses including housing and employment. Supplementary planning guidance and design guidance entitled ‘Tweedbank – Vision for Growth and Sustainability, a Community for the Future’ (June 2021) provides more detail and will be a material consideration in the determination of planning applications. A minimum of 2.3 hectares of high amenity business land to be provided in line with Policy ED1: Protection of Business and Industrial Land.”</p> <p>3. replacing the first sentence in the sixth bullet point of the list of site requirements for allocation MTWEE002 on proposed plan page 529 with:</p> <p>“A Flood Risk Assessment(s) will be required (where relevant) as parts of the site are at risk from a 1:200 year flood event from fluvial and surface water flooding.”</p> <p>4. replacing the seventh bullet point in the list of site requirements for allocation MTWEE002 on proposed plan page 529 with:</p> <p>“Mitigation is required to ensure no significant adverse effects on the integrity of the River Tweed SAC/SSSI. Built development should be pulled back from the banks of the River Tweed as shown indicatively on the “Establishing the Developable Areas” plan on page 31 of the Supplementary Planning Guidance (June 2021).”</p> <p>5. replacing the eighth and ninth bullet points in the list of site requirements for allocation MTWEE002 on proposed plan page 529 with the following single bullet point:</p> <p>“There is a significant tree and woodland structure on the site. Woodland and tree protection, new tree planting and compensatory planting to be guided by the ‘site’s natural assets’ map on page 30 of the Supplementary Planning Guidance (June 2021). Tree survey(s) to BS5837 to be undertaken to inform areas of development.”</p> <p>6. replacing the Tweedbank settlement map on proposed plan page 530 with the revised version entitled “Updated Settlement Map – Appendix A” submitted by the council in an email dated 3 March 2023 (CD216).</p>	
<b>Issue 071 - Westruther</b>	No modifications.	995
<b>Issue 072 - West Linton</b>	No modifications.	998

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
Issue 073 - Yetholm	No modifications.	1016
Issue 074 - Response to submission made by SEPA	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. adding a new site requirement to site AAYTO004, Ayton, on proposed plan page 242 to read:            "A flood risk assessment is required to assess the risk from the small watercourse adjacent to the site, which should be taken into consideration in the detailed design of the site."</li> <li>2. adding a new site requirement to site TB200, Broughton, on proposed plan page 253 to read:            "A flood risk assessment is required to assess the risk from the small watercourses which flow along the perimeter of the site, and for consideration to be given to whether there are any culverted watercourses within the site. Mitigation measures may be required during design stage."</li> <li>3. adding a new site requirement to site zEL43, Broughton, on proposed plan page 253 to read:            "A flood risk assessment is required to assess the risk from the Biggar Water and small watercourse which flows along the perimeter of the site."</li> <li>4. removing site EC2, Caddonhaugh, from proposed plan page 270 and from the Clovenfords map on proposed plan page 271. Any consequential modifications should also be made.</li> <li>5. modifying the site requirement for site BCL2B, Coldingham, on proposed plan page 276 to read:            "Refer to approved planning brief, which shall be updated to require a flood risk assessment to assess the risk from the Hill Burn and Bogan Burn and that consideration must be given to whether there are any culverted watercourses within the site."</li> <li>6. adding a new site requirement to site BCOLD001, Coldstream, on proposed plan page 281 to read:            "A flood risk assessment is required to investigate flood risk and it is recommended that contact should be made with the council's Flood Prevention Officer, for more information on surface water."</li> </ol>	1081

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>7. adding a new site requirement to site ACRAI001, Crailing, on proposed plan page 285 to read:</p> <p>“A flood risk assessment is required to assess the risk from the small watercourse which potentially is culverted within or adjacent to the site. Information should also be provided relating site levels to historic flood levels in the Teviot.”</p> <p>8. adding a site requirement to site BD200, Duns, on proposed plan page 298 to read:</p> <p>“Refer to planning brief, which shall be updated to consider the need for a flood risk assessment.”</p> <p>9. adding a site requirement to site zEL26, Duns, on proposed plan page 299 to read:</p> <p>“A flood risk assessment is required to assess the risk from the small watercourses which flow along the northern and western boundaries of the site. Consideration should be given to surface water flood risk and whether there are any culverted watercourses within/near the site and it is recommended that contact is made with the council’s Flood Officer.”</p> <p>10. modifying site requirement four for site ADUNS023, Duns on proposed plan page 299 to read:</p> <p>“A flood risk assessment is required to assess the risk from the small watercourse. Consideration should be given to any culverts and bridges which might exacerbate flood risk. There should be no built development over an active culvert. It is recommended that contact is made with the council’s Flood Officer, in respect of potential surface water flood risk.”</p> <p>11. adding a site requirement to site RDUNS003, Duns on proposed plan page 300 to read:</p> <p>“A flood risk assessment is required to assess the risk from the small watercourse which flows along the western and southern boundaries of the site. Consideration should be given to whether there are any culverted watercourses within/near the site.”</p> <p>12. modifying the third site requirement for site AEARL010, Earlston, on proposed plan page 305 to read:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“A flood risk assessment is required which assesses the risk from the Turfford Burn and small watercourse(s) near the site. The flood risk area should be landscaped as wetland with tree planting and recreational open space. This should serve as a central focal point between AEARL010 and AEARL011.”</p> <p>13. adding a new site requirement for site BEARL002, Earlston, on proposed plan page 306 to read:</p> <p>“A flood risk assessment is required to assess the risk from the small watercourses which flow along the boundary of the site. Surface water runoff from the nearby hills may be an issue and may require mitigation measures. Consideration should also be given to whether there are any culverted watercourses within/ near the site.”</p> <p>14. adding a new site requirement for site zEL56, Earlston, on proposed plan page 306 to read:</p> <p>“In the event of further proposed development or redevelopment, a flood risk assessment will be required.”</p> <p>15. modifying the third site requirement for site AEARL011, Earlston, on proposed plan page 306 to read:</p> <p>“A flood risk assessment is required which assesses the risk from the Turfford Burn and small watercourse(s) near the site. The flood risk area should be landscaped as wetland with tree planting and recreational open space. This should serve as a central focal point between AEARL010 and AEARL011.”</p> <p>16. modifying the fifth site requirement for site SEARL006, Earlston, on proposed plan page 307 to read:</p> <p>“A flood risk assessment is required which assesses the risk from the Turfford Burn and small tributaries which flow through the site. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. Consideration should be given to whether there are any culvert/bridges near the site.”</p> <p>17. modifying the site requirement three for site zRO12, Earlston, on proposed plan page 308 to read:</p>	

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	<p>“A flood risk assessment is required to assess the risk from the Turfford Burn and small tributaries which flows through the site. The flood risk assessment will inform the site design along with possible mitigation and resilience measures. Surface water runoff from the nearby hills may be an issue.”</p> <p>18. adding a new site requirement for site TE6B, Eddleston, on proposed plan page 317 to read:</p> <p>“A flood risk assessment is required to assess the risk from the Longcote Burn and small watercourse which flows along the eastern perimeter. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage.”</p> <p>19. adding a new site requirement for site AETTR003, Etrick (Hopehouse), on proposed plan page 327 to read:</p> <p>“A flood risk assessment will be required to assess the flood risk from the Etrick Water, Hopehouse Burn and small watercourse which flows along the western perimeter. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage.”</p> <p>20. modifying the site requirements for site BEY2B, Eyemouth, on proposed plan page 332 to read:</p> <p>“Refer to approved planning brief, which shall be updated to require a flood risk assessment to assess the risk from the North Burn.”</p> <p>21. modifying the site requirements for site AEYEM006, Eyemouth, on proposed plan page 332 to read:</p> <p>“Refer to approved planning brief, which shall be updated to require a flood risk assessment, or at very minimum topographic information, to assess the risk from the small watercourses which flow through and on the boundary of the site.”</p> <p>22. modifying the site requirements for site AEYEM007, Eyemouth on proposed plan page 332 to read:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“Refer to approved planning brief, which shall be updated to require a flood risk assessment or, at very minimum topographic information to assess the risk from the small watercourses which flow through the site.”</p> <p>23. modifying the site requirement one for site REYEM005, Eyemouth, on proposed plan page 334 to read:</p> <p>“Consideration of potential flood risk.”</p> <p>24. adding a new site requirement for site EGL19B, Galashiels, on proposed plan page 344 to read:</p> <p>“Investigation of surface water runoff required with potential mitigation measures during design stage.”</p> <p>25. modifying site requirement two for site EGL41, Galashiels, on proposed plan pages 344 and 345 to read:</p> <p>“Investigation of culverted watercourses and surface water flooding required. A culvert survey to be undertaken and submitted to determine the presence/location/condition.”</p> <p>26. modifying site requirement six for site BGALA002, Galashiels, on proposed plan page 346, to read:</p> <p>“A flood risk assessment is required to assess flood risk from the Gala Water and River Tweed to inform the area of redevelopment, type of development and finished floor levels. Surface water flooding issues require investigation.”</p> <p>27. adding a new sentence to the end of site requirement three for sites SGALA005 and SGALA016, Galashiels, on proposed plan page 348 to read:</p> <p>“Investigation into culverted watercourse required and a small watercourse adjacent to the site. Surface water flooding issues would require to be investigated.”</p> <p>28. modifying site requirement one for site zRO6, Galashiels, on proposed plan page 349 to read:</p>	

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	<p>“A flood risk assessment is required to assess flood risk from the Gala Water, the mill lade or the small watercourse, and design and layout of the site should mitigate flood risk on the site.”</p> <p>29. modifying the second site requirement for site RGALA001, Galashiels, on proposed plan page 349 to read:</p> <p>“Flood risk assessment is required.”</p> <p>30. adding a new site requirement to site zED2, Galashiels, on proposed plan page 350 to read:</p> <p>“Flood risk assessment required which assesses risk from the Gala Water to inform area, type and finished floor levels of development.”</p> <p>31. modifying site requirement one for site AGREE009, Greenlaw, on proposed plan page 366 to read:</p> <p>“A flood risk assessment is required to assess the risk from the Blackadder Water and small watercourse along the eastern boundary. Consideration should be given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.”</p> <p>32. modifying site requirement two for site zEL50, Hawick, on proposed plan page 376 to read:</p> <p>“A flood risk assessment is required to assess the risk from the River Teviot and small watercourse which flows along the boundary of the site, which may be culverted in parts, and to inform the area of redevelopment, type of development, and finished floor levels. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage.”</p> <p>33. modifying site requirement two for site zEL62, Hawick, on proposed plan page 376 to read:</p> <p>“A flood risk assessment is required to assess the risk from the River Teviot and mill lade which flows through the site, which may be culverted in parts, and to inform the area of redevelopment, type of development, and finished floor levels. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage.”</p>	



ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>34. modifying site requirement one for site RHAWI014, Hawick, on proposed plan page 378 to read:            "A flood risk assessment is required to inform the area of redevelopment, type of development, access/ egress, and finished floor levels."</p> <p>35. modifying site requirement two for site RHAWI015, Hawick, on proposed plan page 378 to read:            "A flood risk assessment is required to inform the area of redevelopment, type of development, access/egress, and finished floor levels. Investigation of potential lade structures beneath the site should be considered."</p> <p>36. modifying site requirement one for site RHAWI018, Hawick, on proposed plan page 379 to read:            "A flood risk assessment is required to assess the risk from the River Teviot. "</p> <p>37. adding a new site requirement for site RHAWI016, Hawick, on proposed plan page 379 to read:            "A flood risk assessment is required and design and layout of the site should mitigate flood risk."</p> <p>38. modifying the site requirement for site TI200, Innerleithen, on proposed plan page 391 to read:            "Refer to the approved planning brief, which shall be updated."</p> <p>39. modifying site requirement four for site RJ27D, Jedburgh on proposed plan page 400 to read:            "A small watercourse flows along the western site boundary and is culverted beneath Wildcatcleugh Road and should be assessed within any flood risk assessment. Consideration should be given to the potential for culvert removal and channel restoration."</p> <p>40. adding a new site requirement for site zEL33, Jedburgh, on proposed plan page 401 to read:</p>	

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	<p>“A flood risk assessment will be required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Flood resilient and resistant materials should be used.”</p> <p>41. adding a new site requirement for site zEL34, Jedburgh, on proposed plan page 401 to read:</p> <p>“A flood risk assessment will be required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Flood resilient and resistant materials should be used.”</p> <p>42. adding a new site requirement for site zEL35, Jedburgh, on proposed plan page 401 to read:</p> <p>“A flood risk assessment will be required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Flood resilient and resistant materials should be used.”</p> <p>43. adding a new site requirement for site zEL37, Jedburgh, on proposed plan page 401 to read:</p> <p>“A flood risk assessment will be required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Flood resilient and resistant materials should be used.”</p> <p>44. adding a new site requirement for site BKELS005, Kelso, on proposed plan page 412 to read:</p> <p>“A small watercourse/drain is located within the site and is culverted partially through the development site. A flood risk assessment is required to assess the risk of flooding.”</p> <p>45. adding a new site requirement for site zEL206, Kelso, on proposed plan page 412 to read:</p> <p>“A flood risk assessment is required as a small watercourse flows along the southern site boundary and the low lying part of the site may be subject to surface water flooding.”</p> <p>46. adding a new site requirement to site BLAUD002, Lauder, on proposed plan page 420 to read:</p>	

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	<p>“A flood risk assessment is required to assess the risk from all sources and ensure that development has a neutral impact on flood risk and does not affect the flood protection scheme.”</p> <p>47. adding a new site requirement to site RLAUD002, Lauder, on proposed plan page 420 to read:</p> <p>“A flood risk assessment is required to assess flood risk of the northern part of the site and to assess the risk of blockage of the culvert running below the road.”</p> <p>48. adding a new site requirement to site zEL61, Lauder, on proposed plan page 420 to read:</p> <p>“A flood risk assessment is required. There are two sources of flood risk. One from the flood protection scheme and the associated culvert and also the small unnamed watercourse which flows along the southern boundary of the site and is also culverted beneath the development site. SEPA is unsure whether the two culverts join beneath the site.”</p> <p>49. adding a new site requirement for site EN4TB, Newton St Boswells, on proposed plan page 453 to read:</p> <p>“A flood risk assessment is required to assess the flood risks from the Sprouston Burn and the parts of the site within the flood risk envelope.”</p> <p>50. modifying the final site requirement for site ANEWT005, Newtown St Boswells, on proposed plan page 454 to read:</p> <p>“A flood risk assessment may be required. Further investigation of culverts within the site and surface water run-off is required.”</p> <p>51. adding a new site requirement to site APEEB044, Peebles, on proposed plan page 468 to read:</p> <p>“A flood risk assessment is required to assess the risk from the Gill Burn and other small watercourses which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. The site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff.”</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>52. replacing site requirement seven for site BR6, Reston, on proposed plan 483 so that it reads:</p> <p>“A flood risk assessment is required to assess the flood risk from the small watercourse. Consideration should be given to the downstream culvert or structure which may exacerbate flood levels.”</p> <p>53. replacing the site requirements for site SREST001, Reston, on proposed plan page 484 so that it reads:</p> <p>“Refer to approved planning brief, which shall be updated to require a flood risk assessment to assess the flood risk from the small watercourse which is located within the site and another small watercourse may be culverted through the site. There should be no built development over an active culvert.”</p> <p>54. adding a new sentence to the end of site requirement two for site AREST004, Reston, on proposed plan page 484 to read:</p> <p>“Recommend that contact is made with the council’s Flood Officer.”</p> <p>55. replacing site requirement bullets five and six for site AROBE003, Robertson, on proposed plan page 488 with a single site requirement to read:</p> <p>“A flood risk assessment is required given that a watercourse may be culverted through the site. This should be investigated as part of any development proposal. Buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage.”</p> <p>56. modifying the site requirement bullet five for site ASELK042, Selkirk, on proposed plan page 496 to read:</p> <p>“A flood risk assessment will be required to assess risk from the Long Philip Burn. The earthworks which have been undertaken on site should be taken into account. Consideration will need to be given to bridges and culverts in this area. The site may be constrained due to flood risk. Surface runoff issues must be considered to ensure adequate mitigation is implemented.”</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>57. adding a new site requirement for site BSELK002, Selkirk, on proposed plan page 498 stating that:  “Surface water ponding should be discussed with the Flood Prevention Officer.”</p> <p>58. adding a new site requirement for site BSELK003, Selkirk, on proposed plan page 498 stating that:  “Surface water ponding should be discussed with the Flood Prevention Officer.”</p> <p>59. adding a new site requirement for site RSP3B, Sprouston, on proposed plan page 509 to read:  “A flood risk assessment will be required to assess the flood risk from the small watercourse in order to inform the design and finished floor levels. Any flooding issues should be investigated further and discussed with the Flood Prevention Officer.”</p> <p>60. modifying the second site requirement for site ASTOW022, Stow, on proposed plan page 519 to read:  “A flood risk assessment is required to assess the risk from the from the small watercourse which is located within the eastern part of the site, south of the Craigend Road. Consideration should be given to any upstream or downstream culverts or structures. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage.”</p> <p>61. modifying the second site requirement for site MSTOW001, Stow, on proposed plan page 520 to read:  “A flood risk assessment is required to assess the risk of flooding from the Crunzie Burn. Consideration should be given to any upstream and downstream bridges and structures which may exacerbate flood levels. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage.”</p> <p>62. modifying site requirement bullet four for site zR200, Walkerburn, on proposed plan page 533 to read:</p>	

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	<p>“A flood risk assessment is required to assess the risk of flooding from the Walker Burn which flows through the site. Consideration should be given to any upstream and downstream bridges and structures which may exacerbate flood levels. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage.”</p> <p>63. adding a new site requirement to site zEL18, West Linton, on proposed plan page 536 stating:</p> <p>“A flood risk assessment is required to assess the risk from the small watercourse which enters a culvert adjacent to the site will be required. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during the design stage.”</p> <p>64. adding a new site requirement for site zEL24, Whitsome, on proposed plan page 541 to read:</p> <p>“A flood risk assessment which assesses the flood risk from the small watercourse. Consideration should be given to the downstream culvert or structure which may exacerbate flood levels”.</p> <p>65. deleting site EY5B Minchmoor Road East from proposed plan page 543 and from the Yarrowford settlement map on proposed plan page 545. Any consequential modifications should also be made.</p>	
<p><b>Issue 075 - Local Biodiversity Sites</b></p>	<p>No modifications.</p>	<p>1127</p>
<p><b>Issue 076 - General and Miscellaneous</b></p>	<p>No modifications.</p>	<p>1142</p>