



2024

SCOTTISH BORDERS COUNCIL DELIVERY PROGRAMME

BACKGROUND DOCUMENT

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DELIVERY PROGRAMME

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1. INTRODUCTION

- 1.1 The purpose of the Delivery Programme is to set out how Scottish Borders Council proposes to implement the adopted Scottish Borders Local Development Plan 2024 (LDP). It is part of the project management toolkit, helping to focus development planning resources on delivery as well as plan-making. It is instrumental to achieving an outcomes focussed approach to development planning.
- 1.2 The Delivery Programme sets out, where possible:
- The identification of LDP proposals which require implementation and monitoring
 - The key actions required to deliver policies and proposals
 - A progress update for each of the proposals
 - A timescale for when it is anticipated the identified action will be carried out, and
 - The parties who will take the lead on the delivery of the identified action
- 1.3 It is acknowledged that a range of stakeholders will need to be involved, alongside the planning authority, to enable the delivery of the sites within the adopted LDP. The Delivery Programme will be updated every two years and will monitor progress and identify any actions required.
- 1.4 The delivery of the Plan can be achieved within the following stages:
- Enabling and facilitating development of the identified site proposals
 - Targeting of resources towards identified priorities and infrastructure
 - Monitoring and implementing the policy context of the Plan through development management decisions, negotiations and the preparation of relevant Supplementary Planning Guidance and Planning Briefs
- 1.5 The Planning Policy & GIS Team will continue to work with other departments within the Council including Economic Development and Estates to promote allocated sites within the LDP. This will be communicated through the Scottish Borders Council website and regular stakeholder meetings with the aim to increase public awareness and developer interest.

Development of the Delivery Programme

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

Contents of the Delivery Programme

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

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

Abbreviations and Acronyms

1.8 Where identified lead partners and participants have been included within the document, the abbreviations and acronyms listed below are used.

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

2. KEY STRATEGIC PROJECTS AND MAJOR INFRASTRUCTURE PROPOSALS

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

TABLE 1: KEY STRATEGIC PROJECTS AND MAJOR INFRASTRUCTURE PROPOSALS

PROJECT	DESCRIPTION/ REQUIREMENT/ PROGRESS	TIMESCALE	LEAD PARTNER/ PARTICIPANTS
EDUCATION			
Primary School Provision	The School Estate continues to be reviewed on an ongoing basis and plans for each cluster are being developed for the short, medium and long term.	Ongoing	SBC
Earlston Primary School	New Primary School currently under construction with an anticipated completion of Summer 2025.	Ongoing	SBC
Eyemouth Primary School	The Council are progressing plans to replace Eyemouth Primary School. The design is being progressed and the project is contained within the Capital Plan.	Ongoing	SBC
High School Review	Plans to replace High Schools in Peebles, Galashiels and Hawick are progressing. A planning application is currently under consideration for Hawick and construction is ongoing with Galashiels and Peebles. Options for Selkirk will be considered as part of the strategy being developed for each cluster.	Ongoing	SBC
TRANSPORT INFRASTRUCTURE			
Peebles Bridge	Proposal for second bridge crossing to reduce traffic flow and alleviate congestion in the town centre and on the current bridge. This would allow the opportunity for development to the south of Peebles. Longer term development in the town will be required to contribute towards a second river crossing based on projected costs. At this point in time there is no definitive date as to when the new bridge might be constructed and a feasibility study must be prepared in advance. In this interim period development sites need to contribute towards improving traffic management in and around the town centre and/or towards the funding of transport appraisal work for the town.	Unknown	SBC, SG
Dualling of A1 (T)	Aspirational dualling of part of A1 to improve links to the north and south.	Unknown	SG, SBC, SEStran

	There is policy support for the dualling of the A1 within Policy IS4.		
Extending Borders railway to Carlisle	Aspirational longer term link through the Scottish Borders to Carlisle. There is funding for a feasibility study into the extension of the Borders Railway, as part of the Borderlands Growth Deal. There is policy support for the extension of the Borders Railway Line to Carlisle.	Unknown	Network Rail, SG, Scotrail, SBC
A7 (T) Selkirk Bypass	Aspirational bypass on eastern side of Selkirk to ease congestion and improve traffic flows. There is policy support for the Selkirk bypass within Policy IS4.	Unknown	SG, SBC, SEStran
Dalatho Bridge, Peebles	Requirement for another bridge crossing linking Kingsland Square to Dalatho Street to be brought forward with future planning applications. This bridge is required in order to allow allocations to the north of the settlement.	Unknown	SBC
Lowood Bridge supplement/replace	Aspirational replacement/supplement bridge to ease traffic congestion. Further work is required into the feasibility of the bridge. There is policy support for a replacement/supplement Lowood Bridge.	Unknown	SBC
MAIN ROAD IMPROVEMENTS			
A68 (T)	General road improvements.	Unknown	SG, AMEY, SBC
A72	General road improvements.	Ongoing	SBC
A697	General road improvements.	Ongoing	SBC
A698	General road improvements.	Ongoing	SBC
A699	General road improvements.	Ongoing	SBC
A701	General road improvements.	Ongoing	SBC
A702	General road improvements.	Ongoing	SG, AMEY, SBC
A703	General road improvements.	Ongoing	SBC
A6105	General road improvements.	Ongoing	SBC

A7 (T)	General road improvements.	Ongoing	SBC, AMEY
Improvements to Weak Bridges	Works to strengthen and remove/limit restriction.	Ongoing	SBC
FLOODING IMPLEMENTATION PROGRAMME			
Hawick Flood Protection Scheme (Short/Medium Term 2 – 5 years)	The scheme is currently under construction and is due for completion in December 2024.	Due for completion December 2024.	SBC, SG, SEPA
<p>Note: Flood risk is now managed in a risk based, plan-led approach. Scotland has been split into 14 local plan districts. Each lead local authority has developed a Local Flood Risk Management Plan based on the Flood Risk Management Plan developed by SEPA; Scottish Borders Council are the lead local authority for the Tweed catchment. This will determine how flood risk is managed in the 2022-28 flood risk management planning cycle. Scottish Borders Council will deliver the following Flood Studies during this cycle – Jedburgh Flood Study, Bonchester Bridge Flood Study, Burnmouth Coastal Study, Eyemouth Bay & Beach Sediment Movement Study and various Surface Water Management Plans. SBC are also currently delivering the Berwickshire Coastal Change Adaption Plan and finalising the Gala Water Natural Flood Management Flood Study. Construction of new flood protection schemes at Newcastleton and Peebles are on hold until a funding mechanism is agreed at a national level for Cycle 2 schemes.</p>			
WATER/WASTE WATER			
Growth projects and upgrades within various settlements.	Ensure water and waste water infrastructure upgrades are carried out to allow delivery of allocated sites.	Ongoing	SW, SEPA
GREEN NETWORKS			
Central Borders (Galashiels – Selkirk – Earlston – Melrose – Newtown St Boswells – St Boswells) and Peebles area	The Strategic Green Network spans from Peebles through the Central Borders area. It focuses on an area which is made up of various components which attract and encourage participation from the greatest number of people.	Unknown	SBC, Sustrans

3. KEY AREAS FOR CO-ORDINATED ACTION WITHIN SETTLEMENTS

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

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

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

4. DEVELOPMENT OF ALLOCATED SITES WITHIN THE LOCAL DEVELOPMENT PLAN

- 4.1 To ensure development of allocated sites within the Plan (referred to in tables as LDP2), a range of constraints may need to be addressed and mitigated. Table 3 identifies where more significant site constraints need to be considered or resolved such as flood risk, educational capacity issues and infrastructure constraints. It should be noted that Table 3 only includes the following allocated sites:
- Housing – where the site capacity is greater than 10 units
 - Redevelopment – sites with a site area greater than 0.5 hectares
 - Mixed use – all mixed-use sites
 - Business and industrial use – where the site remains undeveloped
- 4.2 There may be other minor constraints which may also need to be addressed but these are generally less onerous to resolve than those identified in Table 3. These are included within the site requirements in the settlement profiles in Volume 2 of the LDP. The lead partner/participants for each proposal are identified in bold.
- 4.3 For each of the sites within Table 3, an update on site progress has been provided. These notes contain information including, extant planning consent and progress on the site. The progress on each housing allocation is based on discussions with the Development Management Team, information held within the most recent Housing Land Audit (HLA) 2022 and the Council's Strategic Housing Investment Plan (SHIP). The progress on each business and industrial allocation is based on the information held within the 2023 Employment Land Audit (ELA). It should be noted that where a site has been fully developed, it is not included within Table 3.
- 4.4 For all allocations within the adopted LDP, with an indicative housing capacity, Table 3 shows the expected delivery timescale for these sites, broken down into short, medium and long term timeframes (red/amber/green). The Delivery Programme covers a 10 year period, and the timeframes for the categories are outlined below:
- Short Term: 1-3 years
 - Medium Term: 4-6 years
 - Long Term: 7-10 years

For the avoidance of doubt, housing sites have been categorised (red/amber/green), in accordance with when development is likely to commence on the site. Where development of a site is expected to span over more than one timeframe, the site will be categorised when the first housing unit is expected to

be delivered. It should be noted that housing sites have only been categorised as (short/medium/long) term, where there is an indicative capacity in the adopted LDP.

- 4.5 Following the completion of the LDP Examination in July 2023, any sites meeting the criteria detailed in paragraph 1.4 have been included in Table 3.
- 4.6 NHS Borders are a key consultee within the Local Development Plan process. As part of the consultation process, NHS Borders have submitted comments on a number of policies and settlements within the Plan. NHS Borders have stated that they recognise that identification of sites within the Development Plan does not necessarily mean that these sites will be developed or developed to the density identified. Long-term planning of health service delivery to best meet the needs of the population of the Borders requires early involvement and a coordinated approach. They also stated that they would welcome the opportunity to work closely and at an early stage with the Council on the planning and development of housing sites.
- 4.7 Regular meetings are held with both Scottish Water and SEPA to discuss site and settlement issues. Where comments have been received, these have been incorporated within the site requirements in the LDP. Some settlements within the Scottish Borders have water and wastewater capacity issues which are being prioritised and addressed through Scottish Water's Growth Capital Expenditure Programme.

TABLE 3: DEVELOPMENT OF ALLOCATED SITES

BERWICKSHIRE HOUSING MARKET AREA

Settlement	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
Ayton	Lawfield	AAYTO003	20	Housing	<ul style="list-style-type: none"> • Developer contribution towards Eyemouth High School. • A Flood Risk Assessment will be required to inform the site layout, design and mitigation. <p>Progress: Planning consent for 50 units (18/01804/FUL), which covers both this allocation (AAYTO003) and the adjacent allocation (AY1A).</p>		Developer, SEPA
Chirside	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Comrades Park East	MCHIR001	60	Mixed Use	<ul style="list-style-type: none"> • Developer contribution towards Berwickshire High School and Chirside Primary School. <p>Progress: The site is allocated for mixed use development, with 3ha for housing and 3ha for a retail opportunity. Planning consent for 57 units granted (18/00147/FUL) within the western portion of the site, which is partially complete. The site with planning consent is included within the SHIP (2025-2030) for 57 affordable units.</p>		Developer
	Southfield	zEL1	N/A	Business and Industrial	<ul style="list-style-type: none"> • N/A <p>Progress: The site remains undeveloped and is contained within the employment land supply, within the Council’s Employment Land Audit.</p>	N/A	-

Cockburnspath	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Dunglass Park	BCO4B	45	Housing	<ul style="list-style-type: none"> Developer contribution towards Eyemouth High School. <p>Progress: No progress on the site to date.</p>		Developer
	Burnwood	BC010B	30	Housing	<ul style="list-style-type: none"> A Flood Risk Assessment will be required to inform the site layout, design and mitigation. Developer contribution towards Eyemouth High School. <p>Progress: No progress on the site to date.</p>		Developer, SEPA
Coldingham	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Bogangreen	BCL2B	36	Housing	<ul style="list-style-type: none"> Developer contribution towards Eyemouth High School. Potential requirement for a Flood Risk Assessment to inform the site layout, design and mitigation. <p>Progress: A Planning Brief has been produced for this site, which shall be updated to consider the need for flood risk assessment and the investigation of whether culverted watercourses are present within the site. Full planning consent granted in March 2024 for erection of 20 dwellinghouses (22/01872/FUL) and two full planning applications (22/01003/FUL and 22/01005/FUL) for 21 and 29 dwellinghouses respectively pending consideration. The site is also included within the SHIP (2025-2030).</p>		Developer, SEPA

Coldstream	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Hillview North (Phase 1)	ACOLD011	100	Housing	<ul style="list-style-type: none"> Investigation will be required to assess the potential flood risk within the site and mitigation where required. Investigate the need for diversion of water mains in the eastern part of the adjacent site (SCOLD002). Developer contribution towards Berwickshire High School. <p>Progress: It is intended that a Planning Brief is produced for this site alongside (ACOLD014). No progress on the site to date.</p>		Developer, SEPA, SW
	Hillview North (Phase 2)	ACOLD014	100	Housing	<ul style="list-style-type: none"> Investigation will be required to assess the potential flood risk within the site and mitigation where required. A Drainage Impact Assessment and a Water Impact Assessment will be required. Developer contribution towards Berwickshire High School. <p>Progress: It is intended that a Planning Brief is produced for this site alongside (ACOLD011).</p>		Developer, SEPA, SW
	West Paddock	BCS5B	60	Housing	<ul style="list-style-type: none"> A Drainage Impact Assessment will be required. Developer contribution towards Berwickshire High School. <p>Progress: A Planning Brief has been produced for this site. The site has planning consent and is currently under construction.</p>		Developer, SW
	Lennel Mount North	BCOLD001	N/A	Business and Industrial	<ul style="list-style-type: none"> N/A 	N/A	-

					<p>Progress: It is intended that a Planning Brief is produced for this site alongside (ACOLD011 & ACOLD014). Works commenced on site to implement full planning consent granted for erection of 3 industrial units within the north eastern portion of the site (23/00484/FUL). Full planning consent granted for siting of storage container within southern part of site (24/00486/FUL) in June 2024. The site is contained within the employment land supply, within the Council's ELA.</p>		
	Duns Road	zRO17	N/A	Redevelopment	<ul style="list-style-type: none"> Investigation of possible contamination. <p>Progress: Planning application pending consideration (24/00807/FUL) for 59 affordable units. The site is included within the SHIP (2025-2030) for 59 affordable units, with a view for completion in 2027.</p>	N/A	Developer, SBC
Duns	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Berrywell East	BD12B	64	Housing	<ul style="list-style-type: none"> Developer contribution towards Berwickshire High School and Duns Primary School. <p>Progress: A Planning Brief has been produced for this site. No planning consent on the site.</p>		Developer
	Langton Edge	BD200	20	Housing	<ul style="list-style-type: none"> A Flood Risk Assessment will be required. Developer contribution towards Berwickshire High School and Duns Primary School. <p>Progress: A Planning Brief has been produced for this site.</p>		Developer, SEPA
	Bridgend II	BD20B	58	Housing	<ul style="list-style-type: none"> Developer contribution towards Berwickshire High School and Duns Primary School. 		Developer

					<p>Progress: The site has planning consent for residential development, with development currently underway. The HLA 2022 anticipates completion by 2025.</p>		
	Todlaw Playing Fields	ADUNS010	30	Housing	<ul style="list-style-type: none"> • Developer contribution towards Berwickshire High School and Duns Primary School. <p>Progress: A Planning Brief has been produced for this site. Planning consent granted (17/01710/FUL) for extra care housing and the site is under construction.</p>		Developer
	South of Earlsmeadow (Phase 1)	ADUNS023	60	Housing	<ul style="list-style-type: none"> • Investigation will be required to assess the potential flood risk within the site and mitigation where required. • Developer contribution towards Berwickshire High School and Duns Primary School. <p>Progress: No update.</p>		Developer, SEPA
	Duns Primary School	RDUNS002	45	Redevelopment	<ul style="list-style-type: none"> • A Drainage Impact Assessment will be required. • Developer contribution towards Berwickshire High School and Duns Primary School. <p>Progress: A Planning Brief has been produced for this site. The site is currently being marketed by SBC. The site is included within the SHIP (2025-2030) for 35 affordable units, with a view for completion in 2028. Full planning consent granted for conversion of former school to 4 dwelling units in June 2022.</p>		Developer, SBC, SEPA, SW
	Disused Chicken Hatchery, Clockmill	RDUNS003	20	Redevelopment	<ul style="list-style-type: none"> • Developer contribution towards Berwickshire High School and Duns Primary School. • Investigation will be required to assess the potential flood risk within the site and mitigation where required. 		Developer, SEPA

					Progress: No update.		
	Peelrig Farm	zEL8	N/A	Business and Industrial	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required. • Consideration of whether there are culverted watercourses within or adjacent to the site is required to inform the site layout, design and mitigation. <p>Progress: The site remains undeveloped and is contained within the employment land supply, within the Council's Employment Land Audit.</p>	N/A	Developer, SEPA
Eyemouth	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Acredale Farm Cottages	BEY2B	244	Housing	<ul style="list-style-type: none"> • A Drainage Impact Assessment will be required. • Developer contribution towards Eyemouth High School and Eyemouth Primary School. <p>Progress: Planning Brief has been produced for this site. Part of the site has been built out. Phases 4, 5 and 6 of development are included within the SHIP (2025-2030), with the view to completing phase 4 in 2028/29.</p>		Developer, SW
	Gunsgreenhill	BEY15B	66	Housing	<ul style="list-style-type: none"> • A Drainage Impact Assessment will be required. • Developer contribution towards Eyemouth High School and Eyemouth Primary School. <p>Progress: A Planning Brief has been produced for this site. No update.</p>		Developer, SW
	Gunsgreenhill Site B	AEYEM007	120	Housing	<ul style="list-style-type: none"> • Investigation will be required to assess the potential flood risk within the site and mitigation where required. • A Drainage Impact Assessment will be required. 		Developer, SEPA, SW

					<ul style="list-style-type: none"> • Developer contribution towards Eyemouth High School and Eyemouth Primary School. <p>Progress: A Planning Brief has been produced for this site. No update.</p>		
	Gunsgreenhill Site C	AEYEM006	12	Housing	<ul style="list-style-type: none"> • Investigation will be required to assess the potential flood risk within the site and mitigation where required. • A Drainage Impact Assessment will be required. • Developer contribution towards Eyemouth High School and Eyemouth Primary School. <p>Progress: A Planning Brief has been produced for this site. No update.</p>		Developer, SEPA, SW
	Gunsgreen Mixed Use	MEYEM001	N/A	Mixed Use	<ul style="list-style-type: none"> • Investigation will be required to assess the potential flood risk within the site and mitigation where required. • Developer contribution towards Eyemouth High School and Eyemouth Primary School. <p>Progress: A Planning Brief has been produced for this site. Planning consent (17/01451/FUL) on part of the site for a helicopter access facility which has recently lapsed. No further update on the remainder of the site.</p>	N/A	Developer, SEPA
	Former Eyemouth High School	REYEM002	90	Redevelopment	<ul style="list-style-type: none"> • Investigation will be required regarding an underground water tank within the site. • A Drainage Impact Assessment will be required. • Developer contribution towards Eyemouth High School and Eyemouth Primary School. <p>Progress: A Planning Brief has been produced for this site. The site is included within the SHIP (2025-2030) for 36 extra care flats. No further update.</p>		Developer, SBC, SW

	Hawk's Ness	zEL6	N/A	Business and Industrial	<ul style="list-style-type: none"> • N/A <p>Progress: Part of the site has been developed. The remaining undeveloped land is contained within the employment land supply, within the Council's Employment Land Audit.</p>	N/A	-
	Gunsgreenhill	BEYEM001	N/A	Business and Industrial	<ul style="list-style-type: none"> • N/A <p>Progress: A Planning Brief has been produced for this site. The site remains undeveloped and is contained within the employment land supply, within the Council's Employment Land Audit.</p>	N/A	-
	Former Town Hall	REYEM007	N/A	Redevelopment	<ul style="list-style-type: none"> • A Flood Risk Assessment is required. • Developer contribution towards Eye. <p>Progress: No update.</p>	N/A	Developer, SEPA
Gavinton	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	West Gavinton	BGA1	45	Housing	<ul style="list-style-type: none"> • Developer contribution towards Berwickshire High School and Duns Primary School. <p>Progress: A planning brief has been produced for the site. The site is included within the SHIP (2025-2030). No further update.</p>		Developer
Gordon	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Larger Glebe	BGO9D	18	Housing	<ul style="list-style-type: none"> • Developer contribution towards Earlston High School. <p>Progress: No update.</p>		Developer

	Land at Eden Road	AGORD004	25	Housing	<ul style="list-style-type: none"> • Developer contribution towards Earlston High School. • Early engagement is required with Scottish Water, in respect of the wastewater treatment works. <p>Progress: No update.</p>		Developer, SW
Greenlaw	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Marchmont Road	BG200	25	Housing	<ul style="list-style-type: none"> • Early discussions with Scottish Water and SEPA are encouraged. • Developer contributions required towards Berwickshire High School. <p>Progress: A planning brief has been produced for the site. No further update.</p>		Developer, SEPA, SW
	North of Edinburgh Road	AGREE004	15	Housing	<ul style="list-style-type: none"> • Developer contributions required towards Berwickshire High School. <p>Progress: The site is included within the SHIP (2025-2030). No further update.</p>		Developer
	Marchmont Road II	AGREE006	60	Housing	<ul style="list-style-type: none"> • Developer contributions required towards Berwickshire High School. <p>Progress: No update.</p>		Developer
	Poultry Farm	AGREE009	38	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment is required and consideration must be given to any surface water runoff. • Early engagement is required with Scottish Water, to ascertain whether a Drainage Impact Assessment is required, in respect of the waste water treatment works. 		Developer, SEPA, SW, SBC

					<ul style="list-style-type: none"> • A Water Impact Assessment is required, in respect of the water treatment works. • Potential contamination on the site to be investigated and mitigated, where required. • Developer contributions required towards Berwickshire High School. <p>Progress: Planning permission in principle granted for five dwellinghouses on the site (19/00870/PPP), however no detailed planning application has been submitted to date.</p>		
	Former Extension to Duns Road Industrial Estate	MGREE003	N/A	Mixed Use	<ul style="list-style-type: none"> • Developer contributions required towards Berwickshire High School. <p>Progress: PPP application (19/00809/PPP) pending decision for erection of 4 dwellinghouses. Full planning application (19/00810/FUL) pending consideration for plot layout for 4 dwellinghouses.</p>	N/A	Developer
	Land South of Edinburgh Road	BGREE005	N/A	Business and Industrial	<ul style="list-style-type: none"> • Consideration must be given to surface water runoff and any flood risk. • Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment and Water Impact Assessment are required, in respect of WWTW and WTW. <p>Progress: No update.</p>	N/A	Developer, SEPA, SW
Hutton	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Rosebank	BHU2B	11	Housing	<ul style="list-style-type: none"> • Developer contributions towards Berwickshire High School and Chirnside Primary School. <p>Progress: No update.</p>		Developer

Leitholm	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Main Street	BLE2B	25	Housing	<ul style="list-style-type: none"> Developer contributions towards Berwickshire High School. <p>Progress: No update.</p>		Developer
Reston	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	<i>Note: It is proposed that an overall Masterplan for Reston will be undertaken, incorporating the housing and mixed-use allocations, along with the proposals for the Reston Station.</i>						
	Reston Long Term 2	AREST004	38	Housing	<ul style="list-style-type: none"> A Flood Risk Assessment will be required and consideration should be given to whether there are any culverted/bridges within or nearby which may exacerbate flood risk. Investigation of the possibility for de-culverting should also be undertaken. Potential contamination on the site to be investigated and mitigation, where required. Developer contributions towards Eyemouth High School and Reston Primary School. <p>Progress: A planning brief has been produced for the site. The site is included within the SHIP (2025-2030). No further update.</p>		Developer, SEPA, SBC,
West Reston	BR5	20	Housing	<ul style="list-style-type: none"> Developer contributions towards Eyemouth High School and Reston Primary School. <p>Progress: The site is included within the SHIP (2025-2030). No further update.</p>		Developer	

	Rear of Primary School	BR6	16	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required to inform the site layout, design and mitigation. • Developer contributions towards Eyemouth High School and Reston Primary School. <p>Progress: Recent completion of 5 units along the northern boundary of the site (17/01555/FUL). The site is included within the SHIP (2025-2030). No further update on the remainder of the site.</p>		Developer, SEPA
	Auction Mart	MREST001	100	Mixed Use	<ul style="list-style-type: none"> • A Drainage Impact Assessment will be required. • Developer contributions towards Eyemouth High School and Reston Primary School. <p>Progress: A planning brief has been produced for the site. Planning application (08/01531/FUL) for the erection of 111 dwellinghouses on the site remains pending decision. No further update.</p>		Developer, SW
Swinton	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Well Field	BSW2B	25	Housing	<ul style="list-style-type: none"> • Developer contributions towards Berwickshire High School. <p>Progress: No update.</p>		Developer
	Land Adjacent to Swinton Primary School	MSWIN002	25	Mixed Use	<ul style="list-style-type: none"> • Developer contributions towards Berwickshire High School. <p>Progress: The site is partly developed, and the remainder of the site is currently under construction.</p>		Developer
Westruther	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants

	Land South West of Mansefield House	BWESR001	N/A	Business and Industrial	<ul style="list-style-type: none"> • A feasibility study, including a Flood Risk Assessment will be required to assess the potential for channel restoration and the risk from the small watercourse which is adjacent to the site. • Early engagement with Scottish Water, in respect of WWTW and WTW. • Potential contamination on the site to be investigated and mitigated, where required. <p>Progress: No further update.</p>	N/A	Developer, SEPA, SW
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CENTRAL (EAST) HOUSING MARKET AREA

Settlement	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
Earlston	East Turfford	AEARL010	40	Housing	<ul style="list-style-type: none"> A Flood Risk Assessment will be required Developer contributions required towards Earlston Primary School and Earlston High School. <p>Progress: A Masterplan is to be produced covering the whole area of Georgefield, including this site, AEARL011 and the longer-term mixed-use site SEARL006. No further update.</p>		Developer, SEPA
	Georgefield Site	AEARL011	120	Housing	<ul style="list-style-type: none"> A Flood Risk Assessment will be required Developer contributions required towards Earlston Primary School and Earlston High School. <p>Progress: A Masterplan is to be produced covering the whole area of Georgefield, including this site, AEARL010 and the longer-term mixed-use site SEARL006. No further update.</p>		Developer, SEPA
	Brownlie Yard	zRO12	N/A	Redevelopment	<ul style="list-style-type: none"> A Flood Risk Assessment may be required Potential contamination on the site, to be investigated and mitigated Developer contributions required towards Earlston Primary School and Earlston High School. <p>Progress: Site partly developed however site stalled several years ago and no further progress.</p>	N/A	Developer, SEPA, SBC
	Halcombe Fields	REARL001	N/A	Redevelopment	<ul style="list-style-type: none"> A Flood Risk Assessment will be required 	N/A	Developer, SEPA, SBC

					<ul style="list-style-type: none"> • Suitable access to the site would be determined by the proposed use and would require discussion with the Council's Roads Planning Team • Mitigation measures to be considered regarding the overhead power lines through part of the site. <p>Progress: No update.</p>		
	Townhead	BEARL002	N/A	Business and Industrial	<ul style="list-style-type: none"> • N/A <p>Progress: It is intended that a Planning Brief will be produced for this site.</p>	N/A	Developer
Ednam	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	West Mill	AEDNA002	12	Housing	<ul style="list-style-type: none"> • Developer contributions required to Kelso High School. <p>Progress: Recent application on site for 12 units (23/00367/FUL) currently pending decision.</p>		Developer
Heiton	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Heiton Mains	RHE2B	15	Housing	<ul style="list-style-type: none"> • Developer contributions required towards Kelso High School. <p>Progress: No update.</p>		Developer
	Ladyrig	RHE3B	20	Housing	<ul style="list-style-type: none"> • Developer contributions required towards Kelso High School. <p>Progress: The site is included within the SHIP (2025-2030). No further update.</p>		Developer

Jedburgh	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Wildcat Gate South	AJEDB005	20	Housing	<ul style="list-style-type: none"> A Drainage Impact Assessment will be required <p>Progress: A planning brief has been produced for this site. No further update.</p>		Developer, SW
	Queen Mary Building	AJEDB010	25	Housing	<ul style="list-style-type: none"> A Flood Risk Assessment will be required <p>Progress: A planning brief has been produced for this site. No further update.</p>		Developer, SEPA
	Oxnam Road	RJ14B	67	Housing	<ul style="list-style-type: none"> Access to be taken directly from existing access off Oakieknowe Road. Design and layout to be in character with existing on site development. <p>Progress: Site is partially completed. No further progress on the remainder of the site.</p>		Developer
	Lochend	RJ2B	43	Housing	<ul style="list-style-type: none"> A Drainage Impact Assessment will be required <p>Progress: A planning brief has been produced for this site. No further update.</p>		Developer, SW
	Howden Drive	RJ30B	80	Housing	<ul style="list-style-type: none"> A Drainage Impact Assessment will be required <p>Progress: Site is partially completed. No further progress on the remainder of the site.</p>		Developer, SW
	Annefield	RJ7B	40	Housing	<ul style="list-style-type: none"> A Drainage Impact Assessment will be required <p>Progress: A planning brief has been produced for this site. No further update.</p>		Developer, SW
	Land East of Howdenburn Court II	AJEDB018	20	Housing	<ul style="list-style-type: none"> Consideration to be given to surface water within the site Potential contamination to be investigated and mitigated. 		Developer, SEPA

					<p>Progress: This site was allocated as part of LDP2. No further update.</p>		
	Howdenburn Primary School	RJEDB003	N/A	Redevelopment	<ul style="list-style-type: none"> • Consideration to be given to surface water within the site • A Drainage Impact Assessment and Water Impact Assessment may be required • Any potential contamination on site to be investigated and mitigated • There is an existing outdoor sports facility within this site, and any development must take this into account <p>Progress: This site was allocated as part of LDP2. The site is also included within the SHIP (2025-2030). No further update.</p>	N/A	Developer, SEPA, SW
	Jedburgh Grammar School	RJEDB006	N/A	Redevelopment	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required and consideration must be given to surface runoff • Opportunities should be taken to de-culvert Meikle Cleugh as part of any development • Retention and conversion of the category 'C' Listed school building will be required • A Drainage Impact Assessment and Water Impact Assessment may be required • Any potential contamination on site to be investigated and mitigated <p>Progress: This site was allocated as part of LDP2. Recent consent for the demolition of part of the site. No further update.</p>	N/A	Developer, HES, SEPA, SW
	Wildcat Wood	BJEDB001	N/A	Business and Industrial	<ul style="list-style-type: none"> • N/A <p>Progress: The site is partly developed, and the remainder of the site is included within the employment land supply, within the Council's</p>	N/A	Developer, SBC

					Employment Land Audit. There is interest from local businesses in some of the remaining plots.		
Kelso	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Wallacenick 3	AKELS008	150	Housing	<ul style="list-style-type: none"> Developer contributions required towards Kelso High School. <p>Progress: A planning brief has been produced for this site. Outline planning consent granted and detailed AMC application is pending.</p>		Developer
	Broomlands North	AKELS009	80	Housing	<ul style="list-style-type: none"> Developer contributions required towards Kelso High School and Broomlands Primary School <p>Progress: The majority of the site is now developed with the remainder currently under construction.</p>		Developer
	Nethershot (Phase 1)	AKELS021	100	Housing	<ul style="list-style-type: none"> A Water Impact Assessment will be required Developer contributions required towards Kelso High School. <p>Progress: Part of the site has been developed with most of the remainder of the site under construction. No further update.</p>		Developer, SW
	Hendersyde (Phase 1)	AKELS022	120	Housing	<ul style="list-style-type: none"> The effect of pipelines through site to be considered including consultation with the Health and Safety Executive and Scottish Gas Networks A Water Impact Assessment would be required Developer contributions required towards Kelso High School and Broomlands Primary School. <p>Progress: A planning brief has been produced for this site. No further update.</p>		Developer, SW, HSE, Scottish Gas

	Rosebank 2	RKE12B	20	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Mitigation measures to be considered regarding overhead power lines through part of site and electricity sub-station • Developer contributions required towards Kelso High School and Broomlands Primary School. <p>Progress: No update.</p>		Developer, SEPA, Scottish Power
	Broomlands East	RKE1B	80	Housing	<ul style="list-style-type: none"> • Developer contributions required towards Kelso High School and Broomlands Primary School. <p>Progress: A planning brief has been produced for this site. The majority of the site is now developed with the remainder under construction.</p>		Developer
	Wallacenick 2	RKE15F	150	Housing	<ul style="list-style-type: none"> • Developer contributions required towards Kelso High School. <p>Progress: A planning brief has been produced for this site. Outline planning consent granted, a detailed AMC application is pending consideration.</p>		Developer
	Nethershot (Phase 2)	AKELS026	100	Housing	<ul style="list-style-type: none"> • Investigation and mitigation measures may be required in relation to surface water run-off within the site • A Water Impact Assessment may be required along with associated mitigation • Developer contributions required towards Kelso High School. <p>Progress: A planning brief will be produced for this site, along with future development phases at Nethershot. No further update.</p>		Developer, SEPA, SW
	Former Foundry	RKELS001	12	Redevelopment	<ul style="list-style-type: none"> • Potential contamination on the site to be investigated and mitigated • Developer contributions required towards Kelso High School. 		Developer, SW

					<p>Progress: Application on the site pending consideration for the erection of a Class 3 coffee shop with ancillary drive thru facility (23/01886/FUL).</p>		
Former Kelso High School	RKELS002	50	Redevelopment	<ul style="list-style-type: none"> Investigation and mitigation measures may be required in relation to surface water run-off within the site. Investigation and mitigation of potential contamination on site The presumption is for retention of the B-listed building. Any proposals for substantial or total demolition of the listed building will need to be in line with Historic Environment Policy for Scotland Developer contributions required towards Kelso High School. <p>Progress: Part of site is complete (34 extra care units) with consent for a further 47 units (19/01244/FUL).</p>		Developer, HES, SEPA	
Wooden Linn	BKELS003	N/A	Business and Industrial	<ul style="list-style-type: none"> A Flood Risk Assessment will be required Consideration to be given to the potential for culvert removal and channel restoration. <p>Progress: The site is undeveloped and is included within the employment land supply, within the Council's ELA.</p>	N/A	Developer, SEPA	
Extension to Pinnaclehill Industrial Estate	zEL206	N/A	Business and Industrial	<ul style="list-style-type: none"> Consideration must be given to the potential for culvert removal and channel restoration. <p>Progress: The majority of this site has been developed or is under construction. There are a small number of undeveloped plots within the site,</p>	N/A	Developer, SEPA	

					which are contained within the employment land supply in the Council's ELA.		
	Wooden Linn II	BKELS006	N/A	Business and Industrial	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Consideration must be given to surface water runoff • Caution must be exercised as there are two water mains on the access road to the west • Foul water from the site must be suitably planned <p>Progress: No further update.</p>	N/A	Developer, SEPA, SW, SBC
Morebattle	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	West Renwick Gardens	AMORE001	20	Housing	<ul style="list-style-type: none"> • Developer contributions required towards Kelso High School. <p>Progress: A planning brief has been produced for this site. No further update.</p>		Developer
	Extension to Croft Industrial Park	BMORE001	N/A	Business and Industrial	<ul style="list-style-type: none"> • N/A <p>Progress: The site is undeveloped and contained within the employment land supply, within the ELA. There has been a recent consent on the site 23/00553/FUL for a lorry storage yard.</p>	N/A	Developer
Sprouston	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Church Field	RSP2B	18	Housing	<ul style="list-style-type: none"> • Developer contributions required towards Kelso High School. <p>Progress: No update.</p>		Developer

	Teasel Bank	RSP3B	18	Housing	<ul style="list-style-type: none"> Developer contributions required towards Kelso High School. <p>Progress: No update.</p>		Developer
St Boswells	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Extension to Charlesfield	zEL19	N/A	Business and Industrial	<ul style="list-style-type: none"> Consideration must be given to public transport provision, pedestrian connectivity with St Boswells and the suitability of the existing junction with the A68 which will require discussions with Transport Scotland. <p>Progress: Part of site is developed and in use. There have been recent applications on the remainder of the site however it remains undeveloped, This area is included within the employment land supply, within the ELA.</p>	N/A	Developer, Transport Scotland
Yetholm	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Morebattle Road	RY4B	18	Housing	<ul style="list-style-type: none"> Developer contributions required towards Kelso High School. <p>Progress: No update.</p>		Developer
	Land North West of Deanfield Place	BYETH001	N/A	Business and Industrial	<ul style="list-style-type: none"> Consideration must be given to the presence of foul and surface sewers within site. <p>Progress: No further update.</p>	N/A	Developer, SW

CENTRAL (WEST) HOUSING MARKET AREA

Settlement	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
Ashkirk	Cransfield	EA200	12	Housing	<ul style="list-style-type: none"> • N/A <p>Progress: No update.</p>		-
Clovenfords	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Clovenfords West	EC6	60	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • A Drainage Impact Assessment and a Water Impact Assessment will be required • Investigation and mitigation of potential contamination on site • Developer contributions required towards Clovenfords Primary School and Galashiels Academy. <p>Progress: No update.</p>		Developer, SEPA, SW
Denholm	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Denholm Hall Farm East	ADENH001	40	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • A Drainage Impact Assessment will be required • Developer contribution required towards Denholm Primary School. <p>Progress: There is a planning brief for this site (June 2013). No further update.</p>		Developer, SEPA, SW

	Denholm Hall Farm	RD4B	10	Housing	There is an extant planning consent for 19 dwellinghouses on this site (15/01202/FUL). This perpetuated the original planning permission 07/01300/FUL, and has been lawfully implemented (Certificate of Lawful Proposed Use 23/01181/CLPU).		Developer, SEPA, SW
Galashiels	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Mossilee	EGL19B	120	Housing	<ul style="list-style-type: none"> Consider the potential for culvert removal and channel restoration Developer contributions required towards Balmoral Primary School and Galashiels Academy. <p>Progress: No update.</p>		Developer, SEPA
	Buckholm Corner	EGL17B	60	Housing	<ul style="list-style-type: none"> Flood risk from Buckholm Burn to be addressed Consider the potential for culvert removal and channel restoration Developer contributions required towards Glendinning Primary School and Galashiels Academy. <p>Progress: A planning brief has been produced for this site. There are two planning consents on the site and works have commenced. The site is included within the SHIP (2025-2030) with 24 units to be completed in 2025/26.</p>		Developer, SW, SEPA
	Buckholm North	EGL41	180	Housing	<ul style="list-style-type: none"> Flood risk from Buckholm Burn to be addressed Consider the potential for culvert removal and channel restoration 		Developer, SW, SEPA

					<ul style="list-style-type: none"> • Developer contributions required towards Glendinning Primary School and Galashiels Academy. <p>Progress: A planning brief has been produced for this site. No further update.</p>		
	South Crotchetknowe	EGL16B	11	Housing	<ul style="list-style-type: none"> • Developer contributions required towards Langlee Primary School and Galashiels Academy. <p>Progress: No update.</p>		Developer
	Crotchetknowe	EGL13B	75	Housing	<ul style="list-style-type: none"> • A Drainage Impact Assessment will be required • Developer contributions required towards Langlee Primary School and Galashiels Academy. <p>Progress: A planning brief has been produced for the site. The site is included within the SHIP (2025-2030). No further update.</p>		Developer, SW
	Forest Hill	EGL42	50	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Developer contributions required towards Balmoral Primary School and Galashiels Academy. <p>Progress: A planning brief has been produced for the site. No further update.</p>		Developer, SEPA
	North Ryehaugh	EGL200	20	Housing	<ul style="list-style-type: none"> • Developer contributions required towards Glendinning Primary School and Galashiels Academy. <p>Progress: No update.</p>		Developer
	Easter Langlee Expansion Area	AGALAO24	450	Housing	<ul style="list-style-type: none"> • A Drainage Impact Assessment is required 		Developer, SW

					<ul style="list-style-type: none"> • Developer contributions required towards Langlee Primary School and Galashiels Academy. <p>Progress: A planning brief and masterplan have been produced for this site. The site has planning consent for over 500 units and work is considerably underway. Active developer on site at present, completion is likely by 2025.</p>		
South of Coopersknowe	MGALA002	N/A	Mixed Use	<ul style="list-style-type: none"> • Potential contaminated land from agricultural activity should be investigated and mitigated. <p>Progress: The site is included within the SHIP (2025-2030). No further update.</p>	N/A	Developer	
Winston Road	MGALA003	N/A	Mixed Use	<ul style="list-style-type: none"> • N/A <p>Progress: No update.</p>	N/A	-	
Plumtreehall Brae	zRO4	N/A	Redevelopment	<ul style="list-style-type: none"> • A Flood Risk Assessment may be required • Improvements to access to the A7 required • The character and setting of the Category B Listed Bristol Mill must be safeguarded. <p>Progress: No update.</p>	N/A	Developer, SEPA, HES, SBC	
Roxburgh Street	zRO6	N/A	Redevelopment	<ul style="list-style-type: none"> • A Flood Risk Assessment may be required • The Category B Listed former Glasite Chapel and Botany Mill and Category C Listed Morrison and Murray Engineering Works and their setting must be protected and retained. <p>Progress: Part of the site is included within the SHIP (2025-2030). No further update.</p>	N/A	Developer, HES, SEPA	
Heriot-Watt Halls of Residence	zRO24	N/A	Redevelopment	<ul style="list-style-type: none"> • Developer contributions towards St Peters Primary School and Galashiels Academy. 	N/A	-	

					Progress: No update.		
	Melrose Road	zRO202	N/A	Redevelopment	<ul style="list-style-type: none"> • Presumption in favour of retaining the listed building, boundary walls, railing and gate piers • A Drainage Impact Assessment is required • Developer contributions towards Langlee Primary School and Galashiels Academy. <p>Progress: A planning brief has been produced for this site. Full planning consent granted in September 2023 (23/00391/FUL) for the erection of a block of residential flats comprising 46 units with access, landscaping and associated works. Demolition has recently commenced on site. Completion expected in 2026.</p>	N/A	Developer, HES, SW
	Huddersfield Street/ Hill Street	zCR2	N/A	Redevelopment	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Consideration to be given to surface water runoff • Possible contamination issues to be addressed • Developer contributions towards Primary and Galashiels Academy. <p>Progress: A planning brief has been undertaken for this site. No further update.</p>	N/A	Developer, SW
	Stirling Street	zCR3	N/A	Redevelopment	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Consideration to be given to surface water runoff • Possible contamination issues to be addressed • Promotion of a range of uses to reinforce the vitality and viability of the town centre whilst being linked to the Galashiels Transport Interchange. 	N/A	Developer, SW, SEPA

					<p>Progress: A planning brief has been undertaken for this site. No further update.</p>		
	Galafoot	BGALA002	N/A	Business and Industrial	<ul style="list-style-type: none"> • Potential contamination from the former gas works should be investigated and mitigated • Any implications in respect of the consultation zone associated with the Dewarton/Selkirk major accident hazard pipeline must be assessed • A Flood Risk Assessment will be required. <p>Progress: The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available beyond five years and is partially serviced.</p>	N/A	Developer, HSE, SEPA
	Land at Winston Road I	BGALA006	N/A	Business and Industrial	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Surface water mitigation required • Potential contamination to be investigated and mitigated • Health and Safety Executive consultation required in respect of underground gas pipeline • Odour from the nearby Sewage Treatment Works to be mitigated • A Water Impact Assessment is required. <p>Progress: No update.</p>	N/A	Developer, HSE, SEPA, SW
Gattonside	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	St Aidans	AGATT007	40	Housing	<ul style="list-style-type: none"> • The B listed Gattonside House and its setting must be retained • Developer contributions for Earlston High School and Melrose Primary School. 		Developer, HES

					<p>Progress: Previous planning consent lapsed (09/01043/FUL). Full planning application (18/01661/FUL) pending decision to extend the commencement time period of the aforesaid approval for the change of use of Gattonside House to 15 flats and the erection of 44 dwellinghouses/flats.</p>		
Hawick	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Summerfield 1	RHA12B	40	Housing	<ul style="list-style-type: none"> • Consideration to be given to the National Grid gas main within the southern part of the site • 33kv cables run through the central part of the site and other high voltage cables along the eastern boundary • A Drainage Impact Assessment will be required. <p>Progress: There is a joint planning brief for this site and RHA13B. No further update.</p>		Developer, HSE, National Grid, Scottish Power, SW
	Summerfield 2	RHA13B	60	Housing	<ul style="list-style-type: none"> • Consideration to be given to the National Grid gas main within southern part of the site • 33kv cables run through the central part of the site and other high voltage cables along the eastern boundary • A Drainage Impact Assessment will be required. <p>Progress: There is a joint planning brief for this site and RHA12B. No further update.</p>		Developer, HSE, National Grid, Scottish Power, SW

	Stirches 2	RHA25B	40	Housing	<ul style="list-style-type: none"> • Consideration to be given to the high voltage underground cable and the National Grid gas main within the southern part of the site • A Drainage Impact Assessment will be required. <p>Progress: A Planning Brief has been produced for this site. In 2020, a Proposal of Application Notice (20/00527/PAN) was submitted in relation to a proposed mixed-use development however, no subsequent planning application has been made. The site is included in the SHIP (2025-2030) for extra-care housing.</p>		Developer, HSE, National Grid, SW
	Crumhaughill	RHA24A	20	Housing	<ul style="list-style-type: none"> • Consideration to be given to the Scottish Power cable which crosses the site from north-west to south-east • A Flood Risk Assessment will be required • A Drainage Impact Assessment will be required. <p>Progress: A Planning Brief has been produced for this site. No further update.</p>		Developer, Scottish Power, SEPA, SW
	Leaburn 2	RHA21B	40	Housing	<ul style="list-style-type: none"> • N/A <p>Progress: Recent consents issued for three single dwellinghouses on the site. Remainder of site undeveloped.</p>		-
	Gala Law/ Guthrie Drive	RHA27B	90	Housing	<ul style="list-style-type: none"> • A Drainage Impact Assessment will be required <p>Progress: There is a joint planning brief for this site and AHAWI013. No further update.</p>		Developer, SW
	Guthrie Drive	AHAWI006	100	Housing	<ul style="list-style-type: none"> • Undergrounding of overhead transmission lines to be considered. 		Developer, Scottish Power

					Progress: No update.		
	Gala Law	AHAWI013	100	Housing	<ul style="list-style-type: none"> • Overhead high voltage electricity cables to be addressed / rerouted underground • A Drainage Impact Assessment will be required. <p>Progress: There is a joint planning brief for this site and RHA27B. No further update.</p>		Developer, SW, Scottish Power
	Burnfoot (Phase 1)	AHAWI027	60	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment is required to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the southwest • Potential contamination on the site should be investigated and mitigated. <p>Progress: This site has now been taken forward as an allocated housing site in LDP2 (having previously been identified as a longer term housing site within the previous LDP). A planning brief will be prepared, addressing the principles of 'Designing Streets'.</p>		Developer, SEPA
	Gala Law	MHAWI001	N/A	Mixed Use	<ul style="list-style-type: none"> • N/A <p>Progress: No update. This site with a new (slightly reduced) site boundary, has been taken forward as part of the LDP2. The removed area is now allocated for Business and Industrial use (BHAWI003 - Gala Law II).</p>	N/A	-
	Commercial Road	zRO8	N/A	Redevelopment	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • A Drainage Impact Assessment will be required • A primary substation is located in the centre of the allocation, relocation of this and the 	N/A	Developer, SEPA, Scottish Power, SW

					<p>provision of a suitable alternative would need to be provided by the developer</p> <ul style="list-style-type: none"> • Two secondary substations are also located within the site. Early discussions with Scottish Water and SEPA are encouraged. <p>Progress: The planning consent for the erection of a Class 1 retail store and restaurant with drive thru and takeaway facilities (19/00509/FUL) has not been implemented on the site and has therefore lapsed.</p>		
	Slitrig Crescent	RHAWI001	N/A	Redevelopment	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Contamination assessment required due to the relation to the former Waverley Railway and appropriate mitigation measures to be carried out thereafter. <p>Progress: Some site clearance and maintenance of buildings has occurred on site, however there is no planning consent for the site.</p>	N/A	Developer, SEPA
	Cottage Hospital	RHAWI010	N/A	Redevelopment	<ul style="list-style-type: none"> • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter. <p>Progress: Following the loss of the Listed Building on site, any proposed redevelopment will require a new planning application.</p>	N/A	Developer
	Former Peter Scott Building	RHAWI017	N/A	Redevelopment	<ul style="list-style-type: none"> • The submission of a Flood Risk Assessment would be required • Any development must be sympathetic to the character and setting of this C Listed Building and Hawick Conservation Area. 	N/A	Developer, HES, SEPA

					<ul style="list-style-type: none"> • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter. <p>Progress: Alterations and a change of use to the weaving shed building in the southwest of this site have been completed. An access road and car parking area are also substantially complete. Pending planning application (21/00480/FUL) to change the use of a workshop to form five flats with associated access road and car parking in the southeast of the site. The main building of the former Peter Scott premises is not the subject of any current planning applications or consents.</p>		
Gala Law Business and Industrial Land Proposal	zEL60	N/A	Business and Industrial	<ul style="list-style-type: none"> • N/A <p>Progress: The site is undeveloped and is included within the employment land supply, within the ELA.</p>	N/A	-	
North West Burnfoot	BHAWI001	N/A	Business and Industrial	<ul style="list-style-type: none"> • N/A <p>Progress: It is intended that a planning brief will be produced for this site. The site remains undeveloped and is contained within the employment land supply, within the ELA.</p>	N/A	-	
Gala Law North	BHAWI002	N/A	Business and Industrial	<ul style="list-style-type: none"> • There are potential issues with contaminated land on the site and this should be further investigated. • Temporary consent has been given for the siting of a portacabin and storage container in relation to a car sales business on an area of land in the east of the site. • There is a current planning application (24/00845/FUL) for the erection of a motor 	N/A	Developer	

					<p>vehicle workshop which is currently pending consideration.</p> <p>Progress: It is intended that a planning brief will be produced for this site. The site is included within the employment land supply, within the ELA.</p>		
	Gala Law II	BHAWI003	N/A	Business and Industrial	<ul style="list-style-type: none"> • Consideration is required to be given to surface water and water environment considerations • Potential contamination to be investigated and mitigated • Water and Drainage Impact Assessments may be required • A water main runs through the middle of the site. <p>Progress: Some temporary uses in recent years in connection with the Hawick Flood Protection works, appear to have now ceased. No further update.</p>	N/A	Developer, SW, SEPA
	Land to South of Burnhead	BHAWI004	N/A	Business and Industrial	<ul style="list-style-type: none"> • Surface water flooding issues and water environment considerations will require to be addressed • Burnhead Tower, a Category B Listed tower house, lies to the northeast of the site. Mitigation measures must ensure there is no impact upon the setting of the tower house • An existing water main runs through the site • A Drainage Impact Assessment may be required. <p>Progress: A planning brief will be produced for this site. No further update.</p>	N/A	Developer, HES, SEPA, SW

Lilliesleaf	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	West of St Dunstans	ALILL003	15	Housing	<ul style="list-style-type: none"> • N/A <p>Progress: A planning brief has been produced for the site. No further update.</p>		Developer
Melrose	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Dingleton Hospital	EM32B	230	Housing	<ul style="list-style-type: none"> • Developer contributions for Earlston High School and Melrose Primary School. <p>Progress: Planning consent granted on site and the site is substantially developed.</p>		Developer
	The Croft	EM4B	25	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment and Drainage Impact Assessment may be required • Consideration to be given to the potential for culvert removal and channel restoration • Developer contributions for Earlston High School and Melrose Primary School. <p>Progress: A planning brief has been produced for this site. Full planning consent granted for erection of 28 dwellinghouses with associated parking, roads and landscaping (18/01385/FUL). The site is included within the SHIP (2025-2030).</p>		Developer, SEPA, SW
Newtown St Boswells	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants

	Melrose Road	ENT4B	68	Housing	<ul style="list-style-type: none"> • Developer contributions for Earlston High School and Newtown St Boswells Primary School • Requirement for pedestrian link, with a footbridge over Sprouston Burn, to the south of the site providing a connection to Sprouston Road. <p>Progress: Full planning application pending consideration for residential development comprising 97 dwellinghouses with access, parking and associated infrastructure (24/00040/FUL). The site is included within the SHIP (2025-2030) for 28 units with a view for completion by 2027/28.</p>		Developer
	Newtown Expansion Area	ANEWT005	900	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment is recommended • Developer contributions for Earlston High School and Newtown St Boswells Primary School • Access from A68 (including new roundabout) and road/transport network within the settlement • Provision of school and nursery to serve the local catchment area. <p>Progress: This allocation is for an expansion to Newtown St Boswells, with an indicative capacity for 900 units. An outline planning application was approved in July 2022 (09/01005/OUT). A full planning application for the erection of 63 dwellinghouses on land to the north of Sergeants Park was approved in January 2019 (18/00486/FUL) and development is now complete.</p>		Developer, SEPA, Transport Scotland, SBC

					A full planning application (14/01153/FUL) for the erection of 40 dwellinghouses on land to the east of Milestone Garden and Leisure Ltd was approved in 2016 with a further planning application approved in September 2020 (19/00570/FUL) to extend the commencement. These consents have now expired. Part of the site is included within the SHIP (2025-2030).		
	Auction Mart	MNEWT001	220	Mixed Use	<ul style="list-style-type: none"> • A Drainage Impact Assessment will be required • Consideration to be given to the impact of run-off within the site • Developer contributions for Earlston High School and Newtown St Boswells Primary School. <p>Progress: A planning brief has been produced for the site. A planning permission in principle application (19/00210/PPP) is pending decision for the redevelopment of the site. The site is included within the SHIP (2025-2030).</p>		Developer, SEPA, SW
	Mills	zRO23	N/A	Redevelopment	<ul style="list-style-type: none"> • Potential contamination to be investigated and mitigated. <p>Progress: A development framework has been produced for this site. No further update.</p>	N/A	Developer
	Depot	zRO21	N/A	Redevelopment	<ul style="list-style-type: none"> • Contamination assessment required with appropriate mitigation. <p>Progress: No update.</p>	N/A	Developer
	Tweed Horizons Expansion	BNEWT001	N/A	Business and Industrial	<ul style="list-style-type: none"> • Development of the site should include a new access from the A68 and may require to be supported by a new roundabout on the A68 	N/A	Developer, SW, Transport

					<ul style="list-style-type: none"> • A Flood Risk Assessment is recommended. The assessment should include consideration of the potential for culvert removal and channel restoration. <p>Progress: A planning brief will be produced for this site. The site remains undeveloped and is included within the employment land supply, as part of the ELA. The site is available in one to five years and is partially serviced.</p>		Scotland, SEPA
Selkirk	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Linglie Road	ESE10B	30	Housing	<ul style="list-style-type: none"> • Development is to be restricted to the area, about 0.75ha, at the west end of the site that is outwith the functional flood plain and not at risk from a 1 in 200 year event • Remainder of the site is to be used for prevention of flood risk and a holistic consideration of site landscape • Consider the potential for culvert removal and channel restoration. <p>Progress: The development is included within the SHIP (2025-2030) for 26 units with a view for completion by 2026/27.</p>		Developer, SEPA
	Kerr's Land	ESE2	24	Housing	<ul style="list-style-type: none"> • N/A <p>Progress: Full planning application (19/00074/FUL) for the erection of 13 dwellinghouses granted. Development has commenced on site.</p>		Developer
	Philiphaugh Steading	ASELK042	32	Housing	<ul style="list-style-type: none"> • Part of the site is at flood risk during the 1 in 200 year flood event. A flood risk 		Developer, SEPA

					<p>assessment is required to inform site layout, design and mitigation.</p> <ul style="list-style-type: none"> • No built development should take place on the functional flood plain; this area should be safeguarded as open space. <p>Progress: No update.</p>		
	Philiphaugh North	ASELK021	20	Housing	<ul style="list-style-type: none"> • Consider the potential for culvert removal and channel restoration. <p>Progress: No update.</p>		Developer, SEPA
	Angles Field	ASELK033	30	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required. <p>Progress: The site is included within the SHIP (2025-2030). No update.</p>		Developer, SEPA
	Philiphaugh Mill	ASELK040	19	Housing	<ul style="list-style-type: none"> • Potential contamination to be investigated and mitigated • Existing mill lade adjacent to site requires to be protected to maintain flow and protect water quality • Some widening of the Ettrickhaugh Road will be required to mitigate the increase in traffic movements • Access to the site will require a new bridge over the Ettrickhaugh Burn • Development must not have a negative impact upon the setting of the historic battlefield (Battle of Philiphaugh) • Contact with Scottish Water in respect of water treatment works local network issues. <p>Progress: No update.</p>		Developer, HES, SEPA, SW
	Heather Mill	MSELK002	75	Mixed Use	<ul style="list-style-type: none"> • Potential contamination on the site should be investigated and mitigated 		Developer, HES, SEPA

					<ul style="list-style-type: none"> Any development on the site should address the risk of any potential surface water ponding behind flood defences The setting of the Battle of Philiphaugh Battlefield should be considered as part of the site design. <p>Progress: The site is included within the SHIP (2025-2030) for 60 units with a view for completion by 2028/29. No further update.</p>		
	Riverside 2	zEL11	N/A	Business and Industrial	<ul style="list-style-type: none"> A flood risk assessment is required. <p>Progress: The site remains undeveloped and is included within the employment land supply, as part of the ELA.</p>	N/A	Developer, SEPA
	Riverside 5	BSELK002	N/A	Business and Industrial	<ul style="list-style-type: none"> N/A <p>Progress: The site remains undeveloped and is included within the employment land supply, as part of the ELA.</p>	N/A	Developer
	Riverside 6	zEL15	N/A	Business and Industrial	<ul style="list-style-type: none"> A flood risk assessment is required The A Listed Ettrick Mill and its setting must be retained. <p>Progress: The site remains undeveloped and is included within the employment land supply, as part of the ELA.</p>	N/A	Developer, SEPA, HES
Tweedbank	Site Name	Site Code	Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
<p><i>The railway terminal for the Borders Railway is located at Tweedbank and the village is therefore seen as an appropriate location for growth. The Blueprint for the Borders Railway seeks to ensure economic development opportunities are maximised along the railway corridor. The LDP seeks to promote these opportunities. The allocated site for mixed use development at Lowood (MTWEE002) provides an opportunity for a range of uses with excellent development opportunities given its attractive setting, its proximity to the railway station and its location within an area with an</i></p>							

<p><i>established housing market demand. A Masterplan, produced in 2017, sets out some initial ideas which are developed further within Supplementary Planning Guidance and a Design Guide approved in 2021. The Central Borders Innovation Park is one of the most successful business and industrial areas in the Scottish Borders. It is well located in terms of roads and footway access and is ideally placed to capitalise on the opportunities brought by the Borders Railway. Supplementary Guidance and a Simplified Planning Zone seek to enable development at this location.</i></p>						
Lowood	MTWEE002	300	Mixed Use	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Marketing strategy being undertaken • Possibility of de-culverting should be investigated • Potential need for Environmental Impact Assessment • Potential contamination to be investigated and mitigated • A Drainage Impact Assessment will be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. An upgrade would be required, the developer would need to meet the 5 growth criteria • Contact with Scottish Water in respect of water treatment work local network issues • A Transport Appraisal is required. There will need to be at least two vehicular access points into the site. The appraisal would be required to determine any potential cumulative impact on the sites, and would identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7 • Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement Lowood Bridge 		<p>Developer, SEPA, SW, SBC</p>

				<ul style="list-style-type: none"> • Developer contributions required for Tweedbank Primary School and Galashiels Academy • An extension to the primary school would potentially be required. <p>Progress: This is a mixed use allocation which will incorporate housing and business land. Supplementary Planning Guidance and a Design Guide was approved in June 2021. The site is identified within the SHIP (2025-2030).</p>		
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NORTHERN HOUSING MARKET AREA

Settlement	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
Cardrona	North of Horsburgh Bridge	MCARD006	25	Mixed Use	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Water supply and waste water treatment capacity to be addressed • Developer contributions to address capacity issues at Peebles High School and Priorsford Primary School. <p>Progress: There are various consents on the site. Development on the residential part of the site has commenced. No further progress on the remainder of the site.</p>		Developer, SW, SEPA
Eddleston	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Burnside	TE6B	30	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Consider the potential for culvert removal and channel restoration • Developer contributions to address capacity issues at Peebles High School. <p>Progress: A planning brief has been produced for this site. Planning application for the erection of 26 dwellinghouses (23/01715/FUL) approved at Committee (consent not issued due to requirement of a legal agreement). No further update.</p>		Developer, SW, SEPA
	North of Belfield	AEDDL002	35	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required 		Developer, SW, SEPA

					<ul style="list-style-type: none"> • Developer contributions to address capacity issues at Peebles High School. <p>Progress: No update.</p>		
	Land South of Cemetery	AEDDL010	30	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required, to assess the potential flood risk from the Eddleston Water • Drainage Impact Assessment required, in respect of WWTW • Water Impact Assessment required, in respect of WTW • Developer contributions to address capacity issues at Peebles High School. <p>Progress: No further update.</p>		Developer, SW, SEPA
Eshiels	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/ Medium/ Long Term	Lead Partner/ Participants
	Land at Eshiels	BESHI001	N/A	Business and Industrial	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required, to assess the risk from the Linn Burn and any small watercourse which flows through and adjacent to the site • Feasibility study will be required to investigate the potential for channel restoration • There is no public sewer within the vicinity. Explore the opportunity to provide satisfactory sewerage provision • New junction onto the A72 would be required • Drainage Impact Assessment required • Water Impact Assessment required • Potential contamination on the site. <p>Progress: No further update.</p>	N/A	Developer, SW, SEPA, SBC

Innerleithen	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Kirklands/Willowbank	TI200	55	Housing	<ul style="list-style-type: none"> • Developer contributions towards St Ronan’s Primary School and Peebles High School • There are pressures on health service accommodation which may require further upgrade. <p>Progress: A planning brief has been undertaken for this site. No further update.</p>		Developer, NHS
	Kirklands/Willowbank II	AINNE004	150	Housing	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Vehicular access via site TI200 and possible new junction required to the B709 • Developer contributions towards St Ronan’s Primary School and Peebles High School • There are pressures on health service accommodation which may require further upgrade. <p>Progress: It is intended that a planning brief will be produced for this site. No further update.</p>		Developer, NHS, SEPA
	Traquair Road East	zEL16	N/A	Business and Industrial	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required to inform the site layout, design and mitigation, and consideration should be given to the potential for channel restoration. <p>Progress: The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available immediately and is partially serviced.</p>	N/A	Developer, SEPA
	Caerlee Mill	MINNE001	35	Mixed Use	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Developer contributions towards St Ronan’s Primary School and Peebles High School 		Developer, SW, SEPA, NHS

					<ul style="list-style-type: none"> • A Water Impact Assessment will be required • Potential contamination on the site should be investigated and mitigated • There are pressures on health service accommodation which may require further upgrade. <p>Progress: A planning brief has been undertaken for this site. Planning consent granted for 44 units on the southern part of the site, excluding the mill building. It should be noted that the site must accommodate a mix of uses including housing, employment and/or commercial. Residential development works approved on site have been completed.</p>		
	Land West of Innerleithen	MINNE003	50	Mixed Use	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Developer contributions towards St Ronan's Primary School and Peebles High School • Early discussions with Scottish Water in respect of Waste Water Treatment Works and Water Treatment Works capacities and the possibility for DIA and WIA • There are pressures on health service accommodation which may require further upgrade. <p>Progress: A planning brief will be produced for this site. This site must incorporate a mix of uses including housing and employment. It should be noted that the area in the north east corner is to be safeguarded for potential future expansion of the health centre. There is an area identified within the LDP2 for business use on the site.</p>		Developer, SW, SEPA, NHS

Lauder	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	West Allanbank	ALAUD001	100	Housing	<ul style="list-style-type: none"> • Flood risk from watercourse to the west to be addressed • Developer contributions for Lauder Primary School and Earlston High School • Hazard pipeline exclusion zones in the west of the site should be evaluated and mitigated. <p>Progress: Planning application (22/01734/FUL) for 110 units pending decision.</p>		Developer, SW, SEPA, HSE
	North Lauder Industrial Estate	BLAUD002	N/A	Business and Industrial	<ul style="list-style-type: none"> • Planning Brief has been produced for the site; and • Access road formed. <p>Progress: The site is partially developed and is contained within the employment land supply, within the ELA. The site is available immediately and is serviced.</p>	N/A	-
	Burnmill	RLAUD002	5	Redevelopment	<ul style="list-style-type: none"> • A flood risk assessment of the northern part of the site required • Evaluation and mitigation of potentially contaminated land from the former gasworks and mill • Developer contributions for Lauder Primary School and Earlston High School. <p>Progress: No update.</p>		Developer, SEPA
Peebles	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants

	George Place	APEEB031	36	Housing	<ul style="list-style-type: none"> • Possible on site contamination to be investigated • A Flood Risk Assessment will be required • Developer contributions to address capacity issues at Kingsland Primary School and Peebles High School. <p>Progress: No update.</p>		Developer, SW, SEPA
	South Park	zEL204	N/A	Business and Industrial	<ul style="list-style-type: none"> • Contributions may be required for upgrades to water and waste water works. <p>Progress: The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available within one to five years and is not serviced.</p>	N/A	Developer, SW
	Rosetta Road	APEEB044	100	Housing	<ul style="list-style-type: none"> • New bridge to be formed over Eddleston Water • Developer contributions to address capacity issues at Kingsland Primary School and Peebles High School. <p>Progress: It should be noted that Rosetta Caravan Park is still operational. No further update.</p>		Developer, SW
	Rosetta Road	MPEEB006	30	Mixed Use	<ul style="list-style-type: none"> • New bridge to be formed over Eddleston Water • Developer contributions to address capacity issues at Kingsland Primary School and Peebles High School • Flood Risk Assessment will be required • Water Impact Assessment may be required • Investigation and mitigation of potential contamination on site. <p>Progress: It should be noted that Rosetta Caravan Park is still operational. No further update.</p>		Developer, SW, SEPA

	March Street Mill	MPEEB007	70	Mixed Use	<ul style="list-style-type: none"> • Developer contributions to address capacity issues at Kingsland Primary School and Peebles High School • Water Impact Assessment may be required • Potential contamination on site to be investigated and mitigated • In advance of the development being occupied, connection to waste water drainage to the public sewer will be required <p>Two areas of the site have been identified within LDP2 for Business Use.</p> <p>Progress: It should be noted that the site must provide a mix of uses including housing, employment, and potentially commercial and community use.</p> <p>Two planning applications are pending decision on the site, 23/00884/FUL for commercial and residential development (50 units) and 24/00181/FUL for residential development of 12 units.</p>		Developer, SW
	Land South of Chapelhill Farm	APEEB056	150	Housing	<ul style="list-style-type: none"> • New bridge to be formed over Eddleston Water • A Flood Risk Assessment will be required • Developer contributions to address capacity issues at Kingsland Primary School and Peebles High School • Early discussions with Scottish Water, to ascertain whether a Drainage Impact Assessment and Water Impact Assessment is required, in respect of WWTW and WTW. <p>Progress: It is intended that a planning brief will be produced for this site. No further update.</p>		Developer, SW, SEPA

Stow	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Royal Hotel	MSTOW001	11	Mixed Use	<ul style="list-style-type: none"> A Flood Risk Assessment will be required. <p>Progress: A planning brief was produced for this site. No update.</p>		Developer, SEPA
	Stagehall II	ASTOW027	12	Housing	<ul style="list-style-type: none"> A Flood Risk Assessment may be required Surface water runoff from the surrounding area will be required to be considered during the design stage and mitigation put in place. <p>Progress: No update.</p>		Developer, SEPA
Walkerburn	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions	Timescale Short/Medium/Long Term	Lead Partner/Participants
	Caberston Farm Land	TW200	30	Housing	<ul style="list-style-type: none"> A Flood Risk Assessment will be required Developer contributions to address capacity issues at Peebles High School. <p>Progress: It is intended that a planning brief will be produced for this site. No further update.</p>		Developer, SEPA
	Caberston Farm Land II	AWALK005	100	Housing	<ul style="list-style-type: none"> A Flood Risk Assessment will be required Developer contributions to address capacity issues at Peebles High School. <p>Progress: It is intended that a planning brief will be produced for this site. No further update.</p>		Developer, SEPA
	Caberston Farm/ Old Mill Site	zR200	N/A	Redevelopment	<ul style="list-style-type: none"> A Flood Risk Assessment will be required Developer contributions to address capacity issues at Peebles High School. 	N/A	Developer, SEPA

					Progress: It is intended that a planning brief will be produced for this site.		
West Linton	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions	Timescale Short/ Medium/ Long Term	Lead Partner/ Participants
	Deanfoot Road	zEL18	N/A	Business and Industrial	<ul style="list-style-type: none"> Contributions may be required for upgrades to waste water treatment and local water network. <p>Progress: The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available in one to five years and is not serviced.</p>	N/A	Developer, SW

SOUTHERN HOUSING MARKET AREA

Settlement	Site Name	Site Code	LDP Site Capacity	Proposed Use	Main Actions/Progress	Timescale Short/ Medium/ Long Term	Lead Partner/ Participants
Newcastleton	Caravan site	MNEWC001	20	Mixed Use	<ul style="list-style-type: none"> A Flood Risk Assessment is recommended. <p>Progress: No update.</p>		Developer, SEPA

5. POLICY MONITORING

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

TABLE 4: POLICY MONITORING

Policy	Action	Timescale	Lead Partner/ Participants
<p>Placemaking and Design (PMD)</p> <p>Delivering sustainable development and ensuring high quality design for all development via good placemaking principles are key themes throughout the LDP. This policy section promotes low carbon technologies and economic growth whilst protecting the built and natural intrinsic qualities of the Scottish Borders. Good design is at the heart of sustainable communities. The Plan acknowledges that quality design is not just about the aesthetic improvement of the environment, but is as much about improved quality of life, equality of opportunity and economic growth.</p>			
<p>Policy PMD2 Quality Standards</p>	<ul style="list-style-type: none"> Placemaking and Design is a core element of the LDP, and the performance of the standards set out within this policy will continue to be monitored. There is Supplementary Planning Guidance (SPG) for Placemaking and Design (2010) and it is intended that this will be updated as part of the LDP2 Plan period. It is proposed that SPG on Sustainability and Climate Change will also be produced as part of the LDP2 Plan period. 	Ongoing	SBC
<p>Policy PMD3 Land Use Allocations</p>	<ul style="list-style-type: none"> Placemaking and Design is a core element of the LDP, and the delivery of allocations set out in this policy will continue to be monitored. There is Supplementary Planning Guidance (SPG) for Placemaking and Design (2010) and it is intended that this will be updated as part of the LDP2 Plan period. 	Ongoing	SBC

Economic Development (ED)			
<p>This policy section seeks to ensure the identification, safeguarding and delivery of a sufficient supply of business and industrial land taking account of market demands and existing infrastructure. As required by the Blueprint for the Border Railway opportunities are promoted along the railway corridor. Support is given to a wide range of renewable energy proposals within appropriate locations and criteria tests are laid down for considering a wide range of development types within rural areas. Support is given to a wide range of renewable energy proposals within appropriate locations and criteria tests are laid down for considering a wide range of development types within rural areas.</p>			
Policy ED1 Protection of Business and Industrial Land	<ul style="list-style-type: none"> Monitor the performance of the 'high amenity business sites' and 'business and industrial sites' and continue to monitor the land uptake and supply through the annual Employment Land Audit. 	Annual	SBC, SOSE, landowners
Policy ED3 Town Centres and Shopping Development	<ul style="list-style-type: none"> Continue to monitor the vitality and viability of town centres including annual footfall surveys, number of vacant units, length of vacancy and the mix of uses within town centres. 	Annual	SBC
Policy ED4 Core Activity Areas in Town Centres	<ul style="list-style-type: none"> Monitor the performance of the updated policy which allows more flexibility of the range of uses allowed within the Core Activity Areas. 	Annual	SBC
Policy ED5 Regeneration	<ul style="list-style-type: none"> Identify any issues regarding the development of allocated redevelopment sites and non-allocated brownfield sites. Continue to monitor redevelopment sites as part of the Scottish Vacant and Derelict Land Survey (SVDLS) annually. 	Ongoing	SBC
Policy ED6 Digital Connectivity	<ul style="list-style-type: none"> Monitor the effectiveness of this policy to promote and improve digital connectivity throughout the Borders. 	Ongoing	SBC
Policy ED9 Renewable Energy Development	<ul style="list-style-type: none"> It is intended that Supplementary Planning Guidance for Sustainability and Climate Change will be produced during the LDP2 Plan period. It is intended that the existing Supplementary Planning Guidance on Renewable Energy (2018) will also be updated. 	Ongoing	SBC, NatureScot, SEPA

Policy ED10 Protection of Prime Quality Agricultural Land and Carbon Rich Soils	<ul style="list-style-type: none"> Following the LDP Examination, the Reporter concluded that Supplementary Planning Guidance for Soils/Prime Quality Land, be produced during the LDP2 Plan period. 	Ongoing	SBC
Policy ED11 Safeguarding of Minerals Deposits	<ul style="list-style-type: none"> Following the LDP Examination, the Reporter concluded that Supplementary Planning Guidance for Minerals should be produced during the LDP2 Plan period, to support a landbank of construction aggregates of at least 10 years at all times in the relevant market areas. 	Ongoing	SBC, NatureScot
Policy ED12 Mineral Extraction	<ul style="list-style-type: none"> Following the LDP Examination, the Reporter concluded that Supplementary Planning Guidance for Minerals should be produced during the LDP2 Plan period, to support a landbank of construction aggregates of at least 10 years at all times in the relevant market areas. 	Ongoing	SBC, NatureScot
<p>Housing Development (HD)</p> <p>This section also lays down policy tests for determining planning applications for housing in the countryside, striking the balance between supporting proposals in rural areas where appropriate whilst also safeguarding the attractive Scottish Borders landscape.</p>			
Policy HD1 Affordable Housing Delivery	<ul style="list-style-type: none"> Ongoing monitoring of affordable housing completions and the delivery mechanism, against the affordable housing requirement. Continue to monitor the land supply and completions through the annual Housing Land Audit (HLA). There is existing Supplementary Planning Guidance on Affordable Housing which is updated as required. 	Ongoing HLA undertaken annually	SBC, landowners, developers, RSLs
Policy HD2 Housing in the Countryside	<ul style="list-style-type: none"> There is existing Supplementary Planning Guidance on Housing in the Countryside (2008) and this is proposed to be updated throughout the LDP2 period. Continue to monitor the approvals for housing in the countryside against Policy HD2 and the relevant SPG. 	Ongoing	SBC
Policy HD4 Further Housing Land Safeguarding	<ul style="list-style-type: none"> Continue to support a plan-led, place-based and infrastructure first approach, establishing longer term safeguarded areas identified in relation to settlements, while safeguarding particularly sensitive areas from development. 	Ongoing HLA undertaken annually	SBC, landowners, developers, RSLs
Policy HD6	<ul style="list-style-type: none"> Monitor the effectiveness of this new policy to ensure the provision of housing for particular needs throughout the Scottish Borders. 	Ongoing	SBC, RSLs

Housing for Particular Needs	<ul style="list-style-type: none"> There is existing Supplementary Planning Guidance on Affordable Housing which is updated as required. It is also intended to produce Supplementary Planning Guidance on Planning for Disabilities/Wheelchair Needs' as part of the LDP2 Plan period, to sit alongside Policy HD6. 		
<p>Environmental Promotion and Protection (EP)</p> <p>This policy section places an emphasis on placemaking and design in relation to new development. It confirms the various landscape, natural environment and nature conservation designations within the Scottish Borders and lays down a range of criteria tests to be applied to ensure their protection and/or any potential appropriate mitigation measures.</p>			
<p>Policy EP1 International Nature Conservation Sites and Protected Species</p>	<ul style="list-style-type: none"> Monitor planning applications & liaise with Development Management to ensure that appropriate conditions/controls are applied. There is adopted Supplementary Planning Guidance (SPG) for Biodiversity (2005) and adopted Supplementary Guidance (SG) for the Local Biodiversity Action Plan (2018). It is intended that an update to the SPG on Biodiversity will be undertaken as part of the LDP2 period. 	Ongoing	SBC, Scottish Government
<p>Policy EP2 National Nature Conservation Sites and Protected Species</p>	<ul style="list-style-type: none"> Monitor planning applications & liaise with Development Management to ensure that appropriate conditions/controls are applied. There is adopted Supplementary Planning Guidance (SPG) for Biodiversity (2005) and adopted Supplementary Guidance (SG) for the Local Biodiversity Action Plan (2018). It is intended that an update to the SPG on Biodiversity will be undertaken as part of the LDP2 period. 	Ongoing	SBC, Scottish Government
<p>Policy EP3 Local Biodiversity and Geodiversity</p>	<ul style="list-style-type: none"> There is adopted Supplementary Planning Guidance (SPG) for Biodiversity (2005) and adopted Supplementary Guidance (SG) for the Local Biodiversity Action Plan (2018). It is intended that an update to the SPG on Biodiversity will be undertaken as part of the LDP2 period. There is the potential that additional Local Biodiversity Sites could come forward as part of future SPG throughout the course of the LDP2 period. 	Ongoing	SBC
<p>Policy EP6 Countryside Around Towns</p>	<ul style="list-style-type: none"> Monitor the effectiveness of this policy within the decision making process, including the opportunity to allow for infill development within established building groups. 	Ongoing	SBC

	<ul style="list-style-type: none"> There is Supplementary Planning Guidance (SPG) on Countryside Around Towns and it is intended that this will be updated as part of the LDP2 plan period. 		
Policy EP7 Listed Buildings	<ul style="list-style-type: none"> Monitor planning applications and liaise with Development Management, Historic Environment Scotland as required, to ensure appropriate conditions and controls are applied. It is intended that Supplementary Planning Guidance (SPG) for Historic Environment will be produced as part of the LDP2 period. 	Ongoing	SBC, HES, landowner
Policy EP8 Historic Environment Assets and Scheduled Monuments	<ul style="list-style-type: none"> Monitor planning applications and liaise with Development Management, Historic Environment Scotland as required, to ensure appropriate conditions and controls are applied. It is intended that Supplementary Planning Guidance (SPG) for Historic Environment will be produced as part of the LDP2 period. 	Ongoing	SBC, HES, landowner
Policy EP11 Protection of Greenspace	<ul style="list-style-type: none"> Monitor how effective formal allocations of safeguarded green spaces are in practice. There is Supplementary Planning Guidance on Green Space (2009) and it is intended that this will be updated as part of the LDP2 period. 	Ongoing	SBC
Policy EP12 Green Networks	<ul style="list-style-type: none"> As part of Policy EP12, it is proposed that Supplementary Planning Guidance (SPG) is produced for Green Networks, which will support the delivery of green networks. 	Ongoing	SBC, developers, landowners
Policy EP13 Trees, Woodlands and Hedgerows	<ul style="list-style-type: none"> There is Supplementary Planning Guidance on Trees and Development (2008) and it is intended that this will be updated as part of the LDP2 Plan period. 	Ongoing	SBC
Policy EP17 Non-Commercial Food Growing and Community Growing Spaces	<ul style="list-style-type: none"> Monitor the effectiveness of this new policy which aims to support the development of new or extended food growing areas. 	Ongoing	SBC
<p>Infrastructure and Standards (IS)</p> <p>This policy section covers a wide range of requirements and standards which applications must address where relevant. It confirms, for example, road adoption standards, parking provision, infrastructure requirements and contamination issues to be addressed. Flood risk is a major constraint to be considered and the LDP has been prepared and consulted upon with relevant bodies to ensure no new development will be at flood risk or that flood risk is increased elsewhere. The LDP confirms a series of Flood Protection Schemes and studies.</p>			

<p>Policy IS2 Developer Contributions & Policy IS3 Developer Contributions related to the Borders Railway</p>	<ul style="list-style-type: none"> • There is Supplementary Planning Guidance (SPG) on Development Contributions (2013), and it is intended that this will be updated throughout the LDP2 period. It should be noted that the developer contribution rates are annually indexed in line with RPI and BCIS rates. • Continue to monitor and update the types of developer contributions being sought. Continue to apply annual indexation to developer contributions for education and the Borders Railway. 	<p>Ongoing Indexation applied annually</p>	<p>SBC, developers, landowners</p>
<p>Policy IS4 Transport Development and Infrastructure</p>	<ul style="list-style-type: none"> • Preparation of Supplementary Planning Guidance (SPG) on Sustainability and Climate Change to accompany Policy IS4. The SPG is likely to cover a range of subjects taking on board the findings of the Council's 'Sustainable Development Committee'. This will include, for example, reference to the requirement for infrastructure to provide electric car charging points, either through electrical connections adjacent to/within private driveways, or through infrastructure for the installation of charging points within communal car parking areas. 	<p>Ongoing</p>	<p>SBC</p>
<p>Policy IS13 Contaminated and Unstable Land</p>	<ul style="list-style-type: none"> • Monitor planning applications and liaise with case officers and the Environmental Health Team to ensure the appropriate conditions/controls are applied. • Continue to monitor sites as part of the Scottish Vacant and Derelict Land Survey (SVDLS) annually. 	<p>Ongoing The SVDLS is undertaken annually</p>	<p>SBC</p>
<p>Policy IS18 Cemetery Provision</p>	<ul style="list-style-type: none"> • Monitor the effectiveness of this new policy to protect existing cemeteries and support the development of new cemeteries. 	<p>Ongoing</p>	<p>SBC</p>

6. SUPPLEMENTARY PLANNING GUIDANCE

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

TABLE 5: PREPARATION OF PROPOSED/ UPDATED SUPPLEMENTARY PLANNING GUIDANCE

TITLE OF SUPPLEMENTARY PLANNING GUIDANCE	REQUIREMENT FOR SUPPLEMENTARY PLANNING GUIDANCE	LEAD PARTNER/ PARTICIPANTS
Affordable Housing	A periodic update of existing Supplementary Planning Guidance.	SBC , RSLs
Biodiversity	An update of the existing Supplementary Planning Guidance.	SBC , NatureScot
Countryside Around Towns	Review of current Supplementary Planning Guidance adopted in 2011 to monitor its effectiveness in practice and make any necessary amendments arising from the LDP process.	SBC , NatureScot
Dark Skies	This new Supplementary Planning Guidance will identify and designate a Dark Sky area.	SBC , relevant Community Groups
Development Contributions	A periodic update of existing Supplementary Planning Guidance.	SBC
Green Networks	This new Supplementary Planning Guidance will provide guidance on green networks including routes identified in the LDP.	SBC , NatureScot
Greenspace	This Supplementary Planning Guidance will replace the existing Green Space Supplementary Planning Guidance.	SBC
Historic Environment	This new Supplementary Planning Guidance will offer guidance in respect of reconciling the accommodation of development with the appropriate conservation of the historic environment – including on how best to mitigate impacts on historic environment assets and their settings - and will be a material consideration in the determination of relevant planning applications.	SBC , HES
Soils	This new Supplementary Planning Guidance will include 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.	SBC

Landscape and Development	An update of the existing Supplementary Planning Guidance.	SBC, NatureScot
Local Biodiversity Sites	This new Supplementary Planning Guidance will focus on Local Biodiversity Sites and provide an opportunity to expand upon Policy EP3 and take forward additional Local Biodiversity Sites as part of the LDP.	SBC, NatureScot, The Wildlife Information Centre
Local Geodiversity Sites	This new Supplementary Planning Guidance will focus on Local Geodiversity Sites and provide an opportunity to expand upon Policy EP3.	SBC
Minerals	This new Supplementary Planning Guidance will set out how the Council will support a landbank of construction aggregates of at least 10 years at all times in the relevant market areas.	SBC, NatureScot
New Housing in the Borders Countryside	An update of the existing Supplementary Planning Guidance.	SBC
Placemaking and Design	The existing Supplementary Planning Guidance will be updated to incorporate privacy and sunlight standards and advice regarding alterations and extensions for householders.	SBC
Planning for Particular Needs Housing	This new Supplementary Planning Guidance will provide further guidance on a range of housing for particular needs including accessible and adapted housing; wheelchair/disabled housing; supported accommodation; extra care housing; student accommodation and gypsy/travellers and travelling show people.	SBC
Sustainability and Climate Change	This new Supplementary Planning Guidance will promote the positive role of sustainable development while providing guidance on climate mitigation and adaptation.	SBC
Trees and Development	An update of the existing Supplementary Planning Guidance.	SBC
Tweedbank – Vision for Growth and Sustainability, a Community for the Future (Lowood)	This Supplementary Planning Guidance and Development Vision was approved by the Council in Summer 2021 and sets out a vision and design guidance for the development of the mixed-use site at Lowood, Tweedbank.	SBC, LUC External Consultants

7. PLANNING BRIEFS

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

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

TABLE 6A - HOUSING SITES

SETTLEMENT	SITE CODE	SITE NAME	GENERAL COMMENTS	LEAD PARTNER/ PARTICIPANTS
Coldstream	ACOLD011 and ACOLD014	Hillview North (Phases 1 and 2)	A Planning Brief is to be produced for these two adjoining housing sites with a total capacity of 200 units. The Brief must address potential flood risk within the site, connectivity through BCOLD001 and new structure planting.	SBC
Hawick	AHAWI027	Burnfoot (Phase 1)	The Planning Brief for this housing allocation with an indicative capacity of 60 units should provide guidance on the design and layout of the site in line with the principles of 'Designing Streets'. There is a need to consider how the development of this housing site would interrelate with the proposed allocated Business and Industrial sites of BHAWI001 and BHAWI004.	SBC
Innerleithen	AINNE004	Kirklands/ Willowbank II	The Brief for this 7.8ha housing site must address site access, new woodland planting and flood risk within the site.	SBC

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

TABLE 6B - BUSINESS AND INDUSTRIAL SITES

SETTLEMENT	SITE CODE	SITE NAME	GENERAL COMMENTS	LEAD PARTNER/ PARTICIPANTS
Coldstream	BCOLD001	Lennel Mount	A Planning Brief is to be produced for the site (BCOLD001), alongside the housing allocations (ACOLD011 & ACOLD014).	SBC
Eshiels	BESHI001	Land at Eshiels	A Planning Brief is to be produced for the site. Development of this 4.9ha business and industrial site which is located off the A72 must include a new access, Flood risk Assessment, Transport Assessment.	SBC
Earlston	BEARL002	Townhead	Development of this 4.6ha business and industrial site which is located off the A6105 should ensure that the existing setting and entrance to village are not adversely impacted upon.	SBC
Hawick	BHAWI001, BHAWI002 and BHAWI004	North West Burnfoot, Gala Law North and Land to South of Burnhead	It was intended that a single Planning Brief should be produced to include these three business and industrial allocations. However, following the LDP2 Examination, the Reporter concluded that sites BHAWI001 and BHAWI004 should also be the subject	SBC

			of the same Planning Brief as Housing Site AHAWI027 Burnfoot (Phase 1) to ensure a holistic, integrated approach to the development of these sites. Therefore, it would be logical to include the four sites BHAWI001, BHAWI002, BHAWI004 and AHAWI027 within one planning brief.	
Newtown St Boswells	BNEWT001	Tweed Horizons Expansion	The Planning Brief for this strategic high amenity business and industrial site must include a new access from the A68, Flood Risk Assessment and identification and response to the landscape sensitivities of the site and the wider National Scenic Area.	SBC

TABLE 6C - MIXED USE SITES

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

TABLE 6D - REDEVELOPMENT SITES

SETTLEMENT	SITE CODE	SITE NAME	GENERAL COMMENTS	LEAD PARTNER/ PARTICIPANTS
Galashiels	RGALA002	Vacant buildings at Kirk Brae	Redevelopment of this site is currently underway and therefore a Planning Brief will no longer be required.	N/A
Galashiels	zRO6	Roxburgh Street	The Planning Brief for this redevelopment site must include a flood risk assessment, archaeological investigation, consideration of the character of the Conservation Area, and must seek to protect the character and setting of the listed buildings.	SBC

Walkerburn	zR200	Caberston Farm/ Old Mill Site	It is intended that the Planning Brief for this 1.9ha site should ensure retention and conversion of the historic buildings on the site however, this should not preclude an element of good quality modern build also taking place within the site.	SBC
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TABLE 6E - LONGER TERM SITES AND MASTERPLANS

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

			Gala Hill woodland. High quality design is required to create its own identity.	
Greenlaw	SGREE003 (Longer Term Housing)	Halliburton Road	A masterplan to be produced for this potential longer term housing site, to include vehicular access points, improvements to pedestrian access and landscaping.	SBC
Innerleithen	SINNE001 (Longer Term Housing)	Kirklands II	A masterplan to be produced for this potential longer term housing site, to include vehicular access points, enhancement of the existing woodland, cognisance of the River Tweed SAC, flood risk and landscaping.	SBC
Newtown St Boswells	ANEWT005 (Housing)	Newtown Expansion Area	A masterplan to be produced for this housing allocation (ANEWT005) which covers 58ha and has an indicative site capacity for 900 units. The masterplan exercise should be undertaken in consultation with local communities and be submitted as a supporting document to a planning application.	SBC, Developer
Kelso	SKELS004 (Longer Term Housing)	Nethershot	A Planning Brief for this potential longer term housing site should include development of earlier phases at Nethershot (AKELS026).	SBC
Kelso	SKELS005 (Longer Term Housing)	Hendersyde	A Planning Brief for this potential longer term housing site should take cognisance of earlier phases of development at Hendersyde (AKELS022). The effect of pipelines through the site must be considered.	SBC
Peebles	SPEEB003, SPEEB004 and SPEEB005 (Longer Term Housing and Mixed Use)	South West of Whitehaugh/ North West of Hogbridge/ Peebles East (South of the River)	A masterplan to be provided for both Longer Term Housing sites (SPEEB003 and SPEEB004). A Masterplan to be provided (SPEEB005) for this 32.3ha potential longer term mixed use site located to south east of Peebles must include provision for housing, employment, potential new school site and recreation ground. The site should also allow for the potential for tourism facilities.	SBC
Reston	N/A	Overall masterplan for the settlement	As a result of the forthcoming railway station within the village it is considered an overall masterplan should be prepared which gives consideration to addressing potential issues, opportunities, constraints and identifies appropriate land uses.	SBC

8. DEVELOPMENT MONITORING

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

TABLE 7: DEVELOPMENT MONITORING

TITLE	PURPOSE OF REPORT/SURVEY	FREQUENCY OF SURVEY/ AUDIT	LEAD PARTNER/ PARTICIPANTS
Monitoring Report	The main purpose of the Monitoring Report is to give consideration as to how effective planning policies have operated in practice since the LDP was adopted. It also examines a range of subjects and gives an evaluation on the progress of the policies and proposals within the LDP. The Report also helped inform the Main Issues Report.	Latest version produced 2018. <i>Note: This is no longer a statutory requirement.</i>	SBC
Housing Land Audit	Undertaken to identify and monitor the housing land supply to meet the requirements of NPF4 and to ensure there is sufficient housing land within the Scottish Borders. The audit period runs from 1 st April – 31 st March.	Undertaken annually.	SBC
Employment Land Audit	Produced to monitor the supply, take up and status of business and industrial land in the Scottish Borders. The audit assesses the range of sites and locations for businesses and identifies the availability and constraints for each site.	Undertaken annually.	SBC
Vacant and Derelict Land Survey	This survey establishes the extent of vacant and derelict land and the amount which has been brought back into use. The output of the survey is sent to the Scottish Government annually in September/ October.	Undertaken annually.	SBC
Village Services Audit	This audit identifies any changes in the provision of the key services/ facilities within villages.	Undertaken periodically. Last audit carried out in 2016.	SBC
Retail Survey	The retail survey monitors vacancy rates and the current uses within town centre ground floor units.	Undertaken biannually in June and December.	SBC
Urban Capacity Study	This study assesses the potential for development within the main settlements and can be viewed as a method for responding to local housing needs as an urban regeneration tool.	Undertaken periodically. Last	SBC

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