

**Scottish Borders Council  
Local Development Plan 2024  
Environmental Report Post-Adoption Statement**

**To:** SEA.gateway@scotland.gsi.gov.uk

**A post-adoption SEA statement is attached for the PPS entitled:**

Scottish Borders Local Development Plan 2024

**The Responsible Authority is:**

Scottish Borders Council

**Contact Name-** Trish Connolly

**Job Title-** Planning Officer

**Contact Address-** Scottish Borders Council  
Council Headquarters  
Newtown St Boswells  
Melrose  
TD6 OSA

**Contact Tel No-** 01835 825010

**Contact email-** localplan@scotborders.gov.uk

**Date:**

23/01/2025

## **Contents**

1 Introduction

2 Key Facts

3 Strategic Environmental Process

4 How Environmental Considerations have been Integrated/Taken into Account or Reasons for not

Appendix A: Extract of Council Report 28 Sept 2023

Appendix B: Direction Letter

## 1. Introduction

This document (referred to here as the post-adoption SEA statement) has been prepared in accordance with Section 18 of the Environmental Assessment (Scotland) Act 2005

### Availability of Documents

#### **WEBSITE**

The full PPS as adopted, along with the Environmental Report and post-adoption SEA statement are available on the Responsible Authority's website at:

<https://www.scotborders.gov.uk/site/>

#### **OFFICE ADDRESS**

The PPS, as adopted along with the Environmental Report and post-adoption SEA statement may also be inspected free of charge (or a copy obtained for a reasonable charge) at the address below:

#### **Contact Details:**

Scottish Borders Council  
Council Headquarters  
Newtown St Boswells  
Melrose  
TD6 OSA

Tel: 01835 825010

## 2. The Key Facts

<b>Responsible Authority</b>	Scottish Borders Council
<b>Title</b>	Local Development Plan 2024
<b>Purpose</b>	The purpose of the LDP is to set the spatial planning strategy for the period until 2032/2033.
<b>What prompted the PPS</b>	The Planning etc. (Scotland) Act 2006.
<b>Subject</b>	The LDP is a planning policy document in which the contents will be used to determine planning applications.
<b>Period covered</b>	2024 - 2029
<b>Frequency of updates</b>	The Local Development Plan is reviewed in line with the requirements of the Planning Act, at least every five years, thereafter it will be at least every 10 years.
<b>Area covered by the PPS</b>	The LDP covers the entire Scottish Borders Council area 4743km <sup>2</sup>
<b>Purpose of the Plan/ plan objectives</b>	<ul style="list-style-type: none"><li>• Set out a clear spatial strategy for the Council area</li><li>• Allocate land to meet the needs and the requirements set out in National Planning Framework 4</li><li>• Provide a clear basis for determining planning applications.</li></ul>

### 3. Strategic Environmental Assessment process

3.1 The Scottish Borders Local Development Plan 2024 has been subject to a process of Strategic Environmental Assessment (SEA), as required under the Environmental Assessment (Scotland) Act 2005.

The following activities have been undertaken to produce the Environmental Report and Addendum:

Local Development Plan:

- Consultation with the Scottish Environment Protection Agency, NatureScot (formerly Scottish Natural Heritage) and the Scottish Ministers (Historic Environment Scotland) regarding the scope and level of detail appropriate for the Environmental Report.
  
- The preparation of an Environmental Report that assesses the likely significant effects on the environment of the draft plan which included consideration of:
  - i. the baseline data relating to the current state of the environment;
  - ii. links between the plan and other relevant policies, plans, programmes and environmental objectives;
  - iii. existing environmental problems affecting the plan;
  - iv. the plan's likely significant effects on the environment (positive and negative);
  - v. the mitigation measures envisaged;
  - vi. an outline of the reasons for selecting the alternatives chosen;
  - vii. monitoring measures to ensure that any unforeseen environmental effects will be identified allowing for appropriate remedial action to be taken.
  
- A twelve week consultation period on the Environmental Report (that ran alongside the Proposed Local Development Plan) followed by an analysis of all comments and any recommended changes.
  
- Taking into account the Environmental Report and the results in making final decisions regarding the plan.
  
- Committing to monitoring the significant environmental effects of the implementation of the plan, to identify any unforeseen adverse significant environmental effects and to enable appropriate remedial action.

#### 4. How Environmental Considerations have been Integrated/Taken into Account or Reasons for not

Table 1 Integration of Environmental considerations into the Local Development Plan		
Environmental Considerations and Findings from Environmental Report	Integrated into Plan Yes/No	How Integrated/Taken into Account or Reasons for not being taken into account
<p>Air - To protect current air quality and provide opportunities for public transport:</p> <ul style="list-style-type: none"> <li>➤ Reduce the need to travel</li> <li>➤ Promote accessibility by sustainable transport nodes</li> <li>➤ Provide for digital connectivity.</li> </ul>	Yes	<p>Policy PMD1: Sustainability list criteria including preservation of air and water quality; the encouragement of walking, cycling, and public transport in preference to the private car; the support to community services and facilities; to be assessed when determining planning applications and preparing development briefs.</p> <p>Policy PMD2: Quality Standards states that proposals must demonstrate that the current carbon dioxide emissions reduction target has been met with at least half of this target met through the use of low or zero carbon technology; and provide digital connectivity and associated infrastructure; that new developments provide linkages with adjoining built up areas including public transport connections and provision for buses, and new paths and cycleways, linking where possible to the existing path network; and that development sites need to be able to promote travel by sustainable travel modes in locations which maximise the extent to which travel demands are met first through walking, then cycling, then public transport and finally through use of private cars.</p> <p>Policy ED6: Digital Connectivity states that the Council will support proposals which lead to the expansion and improvement of the electronic communications network in the Borders, provided it can be achieved without any unacceptable detrimental impact on the natural and built environment. This includes delivery of core infrastructure for telecommunications, broadband and other future digital infrastructure.</p> <p>Policy EP16: Air Quality aims to protect air quality and minimise development impact.</p>

		<p>Policy IS4: Transport Development and Infrastructure supports transport infrastructure that promotes sustainable travel; facilitates the development of allocated sites in ways which promote sustainable travel; enables the sustainable movement of goods, particularly by rail; has no unacceptable adverse impact on the occupiers of adjacent land by virtue of noise, smell and noise pollution.</p> <p>Policy IS5: Protection of Access Routes seeks to protect and keep open any route with access rights.</p>
<p>Biodiversity, Flora and Fauna - To protect and enhance biodiversity and habitats in Scottish Borders:</p> <ul style="list-style-type: none"> <li>➤ Protect/enhance international, national and local Conservation Areas</li> <li>➤ Protect/enhance greenspace</li> <li>➤ Protect/enhance Borders Green Network.</li> </ul>	<p>Yes</p>	<p>Policy PMD1: Sustainability list criteria including habitats and species to be assessed when determining planning applications and preparing development briefs.</p> <p>The LDP which allocates specific sites and continues this aim with policies PMD2: Quality Standards; EP1: International Nature Conservation Sites and Protected Species; EP2: National Nature Conservation and Protected Species; and EP3: Local Biodiversity and Geodiversity. These seek to safeguard and enhance habitats and species through careful development control. Major applications and sites identified with important habitats/species may be subject to an Environmental Impact Assessment.</p> <p>Policies PMD2, EP11 and EP12 will also assist in enhancing and protecting the greenspace network.</p> <p>Policy EP13: Trees, Woodland and Hedgerows seeks to give protection to the woodland resource and in turn, to the character and amenity of settlements and the countryside, maintain habitats and provide an important recreational asset. The policy seeks to protect and enhance the whole resource, not only individual trees that might be protected by a Tree Preservation Order; safeguarded by a condition on a planning permission; or</p>

		located within a Conservation Area.
<p>Climatic Factors - To reduce greenhouse gas emissions, reduce energy consumption and promote climate change adaption:</p> <ul style="list-style-type: none"> <li>➤ Promote use of renewable energy, where appropriate</li> <li>➤ Consider impacts of climate change on the water resource.</li> </ul>	Yes	<p>Policy PMD1: Sustainability list criteria including the encouragement of walking, cycling and public transport in preference to the private car to be assessed when determining planning applications and preparing development briefs.</p> <p>Policy PMD2: Quality Standards also seeks that new developments provide linkages with adjoining built up areas including public transport connections and provision for buses, and new paths and cycleways, linking where possible to the existing path network. The policy aims to help tackle the causes and impacts of climate change, reduce resource use and moderate the impact of development on the environment.</p> <p>Policy ED9: Renewable Energy Development seeks to encourage, promote and facilitate all forms of renewable energy development onshore and offshore.</p> <p>Policy EP15: Development Affecting the Water Environment seeks to protect and improve the quality of the water environment and requires developers to consider how their proposals might generate potentially adverse impacts and to build in measures that will minimise any such impacts and enhance and restore the water environment.</p> <p>Policy EP16: Air Quality aims to protect air quality and minimise development impact.</p> <p>Policy IS8: Flooding intends to discourage development from taking place in areas which are, or may become, subject to flood risk.</p> <p>Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage seeks to achieve satisfactory disposal of sewage and to maintain</p>



		and improve standards of public health and in terms of Sustainable Urban Drainage, the policy aims to address the pollution and flooding problems that stem from the direct discharge of surface water into watercourses.
<p>Cultural Heritage - To safeguard and enhance the built and historic environment:</p> <ul style="list-style-type: none"> <li>➤ Protect designated historic/cultural sites, areas and landscapes</li> <li>➤ Provide opportunities for greater access to/understanding of the historic environment.</li> </ul>	Yes	<p>Policy PMD1: Sustainability list criteria including the protection of built and cultural resources to be assessed when determining planning applications and preparing development briefs.</p> <p>Policy PMD2: Quality Standards seeks to ensure that all new development is of a high quality and respects the environment in which it is contained.</p> <p>Policy EP7: Listed Buildings aims to protect works from spoiling their character; Policy EP8: Historic Environment Assets and Scheduled Monuments aims to give the historic environment assets strong protection from damaging development, Policy EP9: Conservation Areas aims to preserve or enhance the character or appearance of conservation areas and Policy EP10: Gardens and Designed Landscapes aims to protect the character of Gardens and Designed Landscapes from development that would adversely affect their special character.</p>
<p>Landscape and Townscape - To protect and enhance the landscape and townscape in the Borders:</p> <ul style="list-style-type: none"> <li>➤ Monitor relevant Supplementary Planning Guidance designed to protect the Borders landscape.</li> </ul>	Yes	<p>Policy PMD1: Sustainability list criteria including landscape to be assessed when determining planning applications and preparing development briefs.</p> <p>Policy PMD2: Quality Standards seeks to ensure that all new development is of a high quality and respects the environment in which it is contained.</p> <p>Policy EP4: National Scenic Areas aims to protect and enhance the scenic qualities of the Eildon and Leaderfoot, and the Upper Tweeddale National Scenic Areas.</p> <p>Policy EP5: Special Landscape Areas aims to ensure that the local areas of identified landscape quality are afforded adequate protection against</p>

		<p>inappropriate development and that potential maintenance and enhancement is provided.</p> <p>Policy EP6: Countryside Around Towns will have significant positive benefits on protecting the landscape around settlements in the core central Borders area.</p>
<p>Material Assets - To promote the sustainable use of natural resources and increase waste recycling:</p> <ul style="list-style-type: none"> <li>➤ Consider sustainable options for waste treatment.</li> </ul>	<p>Yes</p>	<p>Policy PMD1: Sustainability list criteria including the long-term sustainable use and management of land, the efficient use of energy and resources, particularly non-renewable resources, and the minimisation of waste, including wastewater and encouragement to its sustainable management to be assessed when determining planning applications and preparing development briefs.</p> <p>Policy PMD2: Quality Standards seeks to ensure that all new development is of a high quality in terms of layout, orientation, construction and energy supply, the developer has demonstrated that appropriate measures have been taken to maximise the efficient use of energy and resources, including use of renewable energy and resources, such as heat networks and the incorporation of sustainable construction techniques in accordance with supplementary planning guidance; it encourages minimal water usage for new developments, and it provides for appropriate internal and external provision for waste storage and presentation with, in all instances, separate provision for waste and recycling and, depending on the location, separate provision for composting facilities.</p> <p>Policy EP11: Protection of Greenspace aims to give protection to a wide range of defined types of greenspace and to prevent their piecemeal loss.</p> <p>Policy ED11: Safeguarding of Mineral Deposits aims to ensure that mineral deposits are not unnecessarily sterilised through inappropriate development.</p>

		Policy IS10: Waste Management Facilities aims to assist in the Government's vision for a zero-waste society.
<p>Population and Human Health - To improve the quality of life and human health for communities in the Borders:</p> <ul style="list-style-type: none"> <li>➤ Provide access to greenspace and to proposed green network</li> <li>➤ Provide for digital connectivity</li> <li>➤ Provide access to employment and services.</li> </ul>	Yes	<p>Policy PMD1: Sustainability list criteria including the encouragement of walking, cycling, and public transport in preference to the private car; the support to community services and facilities; to be assessed when determining planning applications and preparing development briefs.</p> <p>Policy PMD2: Quality Standards states that proposals must demonstrate that new developments provide linkages with adjoining built up areas including public transport connections and provision for buses, and new paths and cycleways, linking where possible to the existing path network; and that development sites need to be able to promote travel by sustainable travel modes in locations which maximise the extent to which travel demands are met first through walking, then cycling, then public transport and finally through use of private cars.</p> <p>Policy EP11: Protection of Greenspace aims to give protection to a wide range of defined types of greenspace and to prevent their piecemeal loss.</p> <p>Policy EP12: Green Networks will also assist in enhancing and protecting the greenspace network.</p> <p>Policies ED1: Protection of Business and Industrial Land seeks to ensure that adequate supplies of business and industrial land are retained for business and industrial use and are not diluted by a proliferation of other uses.</p> <p>Policy ED6: Digital Connectivity states that the Council will support proposals which lead to the expansion and improvement of the electronic communications network in the Borders, provided it can be achieved without any unacceptable detrimental impact on the natural and built environment. This includes delivery of core infrastructure for telecommunications,</p>

		<p>broadband and other future digital infrastructure.</p> <p>Policy ED7: Business, Tourism and Leisure Development in the Countryside aims to allow for appropriate employment generating development in the countryside whilst protecting the environment and to ensure that business, tourism, and leisure related developments are appropriate to their location.</p> <p>Policy IS5: Protection of Access Routes seeks to protect and keep open any route with access rights.</p>
<p>Soil - To protect the quality of soil in the Scottish Borders:</p> <ul style="list-style-type: none"> <li>➤ Protect soil quality</li> <li>➤ Protect the carbon rich soil and peat resource</li> <li>➤ Address contaminated land.</li> </ul>	Yes	<p>Policy PMD1: Sustainability list criteria including the long-term sustainable use and management of land to be assessed when determining planning applications and preparing development briefs.</p> <p>Policy ED5: Regeneration aims to encourage redevelopment of brownfield sites, both allocated and non-allocated, for a variety of uses including housing, employment or retailing which will support the opportunity of bringing such land back into productive use and to enhance the surrounding environment.</p> <p>Policy ED10: Protection of Prime Quality Agricultural Land and Carbon Rich Soils seeks to prevent the permanent loss of prime quality agricultural land and carbon rich soils.</p> <p>Policy IS13: Contaminated and Unstable Land aims to allow for development on land where contamination is known or suspected but in a manner that ensures the redevelopment of such sites is made possible without unacceptable risks to human health and the wider environment. The policy also covers development on unstable land arising from mining activities, which affects part of the Scottish Borders.</p>
Water - To protect and		Policy PMD1: Sustainability list criteria including the preservation of water

<p>enhance the quality of the water environment:</p> <ul style="list-style-type: none"> <li>➤ Protect quality of the River Tweed and other watercourses</li> <li>➤ Identify areas of expansion away from flooding areas</li> <li>➤ Provide strategic flooding work.</li> </ul>		<p>quality to be assessed when determining planning applications and preparing development briefs.</p> <p>Policy PMD2: Quality Standards seeks to ensure that all new development is of a high quality in that it provides for Sustainable Urban Drainage Systems in the context of overall provision of green infrastructure where appropriate and their after-care, accessibility, maintenance and adoption, and that it encourages minimal water usage for new developments.</p> <p>Policy EP1: International Nature Conservation Sites and Protected Species aims to give designated or proposed European Sites, Ramsar sites and sites where there is the likely presence of European Protected Species (EPS) protection from potentially adverse development. This includes the River Tweed SAC/SSSI.</p> <p>Policy EP2: National Nature Conservation Sites and Protected Species aims to protect nationally important nature conservation sites and protected species. This includes the River Tweed SAC/SSSI.</p> <p>Policy EP15: Development Affecting the Water Environment aims to protect the water resource and to ensure that developers consider the impact of their proposals and build in measures to minimise impacts and enhance and restore the water environment.</p> <p>Policy IS8: Flooding aims to discourage development from taking place in areas which are or may become, subject to flood risk.</p> <p>Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage seeks to achieve satisfactory disposal of sewage and to maintain and improve standards of public health and in terms of Sustainable Urban Drainage, the policy aims to address the pollution and flooding problems that stem from the direct discharge of surface water into watercourses.</p>
--	--	---

## 5. Consultation Responses to the Local Development Plan

Table 2: Summary of consultation responses to Addendum to the Environmental Report		
Consultee/ Respondent	Summary of Comments	How the comment was taken into account in making the decision to adopt the LDP
Historic Environment Scotland	<p><b>AGALA029: Netherbarns</b></p> <p>HES states that before the close of the Proposed Plan consultation, they became aware that an additional 'summary map' of proposed site AGALA029: Netherbarns had been added to the online Proposed Plan consultation materials. They state that they were not directly informed by the Council of this additional consultation document. The summary map shows the site boundary, proposed additional planting locations, housing development areas and internal access route layout. Whilst they have accepted the principle of development of up to 45 units on this site, they continue to consider that, as they stated in their response to the Main Issues Report consultation, any development should be subject to the robust application of the site requirements and development of a site masterplan. They would expect the masterplanning process to consider how various factors including building scale, location within the landscape, layout, materials, character, number and type of housing units can mitigate potential effects, and to provide a framework for detailed proposals which comply with local and national historic environment policy. Their views on a masterplan, and any application for this site, will be dependent on the level to which potential effects have been mitigated. They would expect HES to have early involvement and consultation in the masterplanning process.</p> <p>HES state that future discussions on the masterplanning of the site, which will be vital to ensuring that potential significant negative effects on the historic environment are effectively mitigated, should not be constrained by inclusion within the adopted Plan of any additional detail which has not been subject to early and effective consultation. They would expect such a consultation to include the opportunity for them to make a site visit to Abbotsford House to assess potential impacts on the Category A listed house and the Inventory Designed Landscape. Due to the late publication of the summary map, and lack of notification to stakeholders, there has been insufficient opportunity for consultees, including HES, to fully consider and take an</p>	<p>The Council uploaded an additional summary map showing the relationship between the proposed housing allocation at Netherbarns and Abbotsford House. The Council noted on the Website that: "Due to many queries received and misunderstandings regarding the Netherbarns proposal, a summary map showing its relationship to Abbotsford House is available to view". This is not a new map but a simple summary map which confirmed the location of the proposed houses, the land to remain undeveloped, the distance from Abbotsford House to both the existing and proposed houses and proposed new landscaping. The map used the information provided by the landowner submitted at the MIR Consultation Stage, named 'Landscape and Development Framework' dated 7 August 2017. This map was not intended to become part of the Proposed Plan but rather additional information available to view online for any interested party. The Council note the comments from HES in respect to masterplanning for the site and can confirm that the Council will be very happy and agreeable to HES being involved in the masterplan process should the site be allocated with the new adopted Local Development Plan.</p>

	<p>informed view on the layout proposed in the summary map. In view of this, they consider that the summary map should not form part of the adopted Plan, however in the event that the site is allocated in the adopted Plan, they would welcome the opportunity to comment on the summary map as part of the subsequent masterplanning process.</p> <p><b>Part 2: Environmental Report Addendum</b> HES state that In their response to the Environmental Report at Main Issues Report stage, they recommended that some site assessment findings should be amended in relation to historic environment effects, and they welcome that the Council have amended the Addendum findings accordingly.</p> <p><b>ASELK042 Philiphaugh Steading 1</b> HES states that they were unable to locate the environmental assessment for this new site. They consider that there is potential for negative effects on the Inventory Battle of Philliphaugh, and that the site requirements should include specific measure to mitigate this.</p> <p>None of the comments contained in this letter constitute a legal interpretation of the requirements of the Environmental Assessment (Scotland) Act 2005. They are intended rather as helpful advice, as part of our commitment to capacity building in SEA.</p>	<p>Support noted.</p> <p>Site ASELK042 is a reduced site (ASELK006) currently allocated within the Adopted Local Development Plan</p> <p>Comments noted.</p>
<p>NatureScot</p>	<p>NatureScot note that their previous advice has been taken into account in the revised Environmental Report.</p> <p><b>Environmental Report and Appendices</b> Table 1 provides a useful summary of the changes between the previous and amended Environmental Reports. This provides a very clear snapshot and we found it helpful in directing our attention to relevant parts of the report. NatureScot commend this simple approach as good practice in situations when an addendum or revision of the original Environmental Report is required.</p> <p>NatureScot agree with the role of Habitats Regulations Appraisal (HRA) in synergistic effects (paragraph 1.52) and consider that this seems a reasonable application of the HRA to help with completing the SEA. As with Table 1, this is a good practice example of using environmental assessment effectively.</p>	<p>Comments noted.</p> <p>Support noted.</p> <p>Support noted</p>

	<p>Paragraph 1.55 sets out a very clear explanation of how the Environmental Report and monitoring influence each other. We consider that if followed, Scottish Borders should have a very robust approach to environmental assessment and monitoring in future with an improved / maintained environment as a result.</p> <p>Appendix 2 – relevant plans, programmes and strategies The list of relevant plans, programmes and strategies in Appendix 2 should refer to the Habitats Regulations. At present, Appendix 2 includes the Habitats Directives but following EU Exit we now rely on the Habitats Regulations to maintain protection of European sites. NatureScot website provides some background context to this: <a href="https://www.nature.scot/eu-exit-brexite-information">https://www.nature.scot/eu-exit-brexite-information</a></p> <p>Appendix 6 – policy assessment The assessment of PMD2 Quality Standards identifies a positive outcome for Biodiversity due to access to greenspace, which gives scope for improvement of existing habitats. NatureScot agree with this conclusion but suggest that these positive effects are also likely due to the policy increasing the integration of greenspace with its surroundings, thereby offering the opportunity to reinforce and extend networks that will benefit biodiversity.</p> <p>NatureScot state that they had expressed concern earlier in the plan preparation process regarding the impact of removing reference to non-allocated sites in ED5 Regeneration. That change does not appear to have happened and they therefore consider that the assessment of the effects of the policy is reasonable.</p> <p>The assessment of ED6 Digital Connectivity appears to rely on prevention of unnecessary development. The reasoning is not explicit but seems attributable to the overall reduction of travel that is possible through improvements to digital infrastructure leading to reduced pressure for development of business space and related supporting transport and other infrastructure. While this does in part rely on behaviour change and employers supporting people working remotely, NatureScot agree that improved digital connectivity could have positive environmental effects.</p> <p>Assessment of EP1 International Nature</p>	<p>Support noted.</p> <p>Comments noted. Appendix 2 has been updated to include reference to the Conservation (Natural Habitats, &amp;c.) Regulations 1994.</p> <p>Support noted. Additional text added to Appendix 6, the assessment of Policy PMD2 as suggested.</p> <p>Comments noted.</p> <p>Support noted.</p> <p>Comments noted.</p>
--	---	--



	<p>Conservation Sites and Protected Species identifies positive benefits for climatic factors and landscape. While this policy is not intended to specifically achieve these ends due to the nature of the sites and species it deals with, NatureScot agree that the measures required to protect them will have further beneficial effects on other topics. A similar effect is true for EP2 National Nature Conservation Sites and Protected Species and EP3 Local Biodiversity Sites and Local Geodiversity Sites.</p> <p>On a similar note, NatureScot state that they wonder if the assessment of EP4 National Scenic Areas should be more broadly positive. The control of development aimed at maintaining qualities of NSAs will also benefit other topics such as biodiversity, population and human health and so on.</p> <p>It may be worth considering whether these beneficial effects should be included in monitoring measures for EP4.</p> <p>The assessment of IS18 Cemetery Provision could be more positive on impacts for Biodiversity and Landscape. In general, cemeteries tend to form part of accessible greenspace that is also valuable for wildlife and by their nature cemeteries will generally fit with existing landform and character.</p> <p>Appendix 8 – detailed assessment of sites Where relevant to their remit NatureScot have provided comments on sites in their representations on the Proposed Plan.</p> <p>Appendix 8(b) – detailed assessment of sites not included in Proposed Plan As these sites are not to be allocated NatureScot have made no comment on them in this response or in their representations on the Proposed Plan. NatureScot agree with the approach taken to these sites and can provide further advice if they are to be allocated in future, including as a result of examination of the Proposed Plan.</p> <p>Appendix 9 – environmental issues, monitoring and mitigation NatureScot agree with the assessment and the mitigation /monitoring measures.</p>	<p>Comments noted. Appendix 6 in relation Policy EP4 has been updated as suggested.</p> <p>Comments noted. Appendix 6 in relation Policy IS18 has been updated as suggested.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Support noted.</p>
<p>Scottish Water</p>	<p>The Consultee requests an update to the Baseline Table 8 (page 33) in respect to Peebles Drinking Water as follows: Scottish Water has instigated a growth project at</p>	<p>Comment accepted. Table 8 has been updated as suggested.</p>

	our water works and has planned for future growth.	
B Dominic Ashmole	<p>The Contributor states that the Strategic Environmental Assessment (Climatic Factors, p67) states: “the world average GHG footprint is 16.34” as compared to 17.02 tCO<sub>2</sub>eq/capita in Scottish Borders. Intuitively it does not seem believable our per-capita footprint is only marginally above global average, given we live in a high-consuming, minority-world nation. A European Commission publication (<a href="https://edgar.jrc.ec.europa.eu/overview.php?v=booklet2020">https://edgar.jrc.ec.europa.eu/overview.php?v=booklet2020</a>) in contrast states that global per capita emissions in 2019 were 4.93 tCO<sub>2</sub>/capita/yr, implying our footprint is actually &gt;3 times global average. If so, the figures in the SEA risk giving a very misleading impression and are unlikely to motivate Borderers to support the major changes/sacrifices required in meeting the Paris climate goals. Global/historical climate justice is coming into sharp focus as the climate emergency unfolds; accurate public information and understanding is essential.</p>	<p>It should be noted that the Climate Change Scotland Act 2009 was amended in 2019 by the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, increasing the ambition of Scotland’s emissions reduction targets to net zero by 2045. This is ahead of many other countries including the UK whose target is to reach net zero by 2050. The SEA has been carried in accordance with the Environmental Assessment (Scotland) Act 2005, and it is considered it is correct in its conclusions. It is acknowledged that climate change agenda is a fast evolving topic and it is inevitable that further legislation and guidance from a range of sources will be produced in due course and the Council will address these accordingly.</p>

## 6. Reasons for choosing the Local Development Plan Strategy

- 6.1 The production of the Local Development Plan (LDP) is a legislative requirement of the Planning Etc (Scotland) Act 2006 and there is therefore no alternative to producing the plan. The Scottish Borders LDP sets out the spatial strategy for the Plan area. Local context also contributed to the content of the LDP and this was informed by a Main Issues Report (MIR). Whilst the content of the LDP largely remained, minor modifications have been made to the Plan following the formal examination and the SEA process. The LDP will have positive impacts on the environment as it contains policies and proposals requiring environmental considerations to be taken into account, when making decisions on planning applications.
- 6.2 The MIR was prepared in 2018 after a period of engagement and consultation with members of the public and stakeholders. As part of this early engagement process a “Call for sites” was undertaken providing an early opportunity to identify potential sites for development as part of the new LDP. Identifying development sites early in the process enabled the Council to consider these as it prepared the LDP. Sites submitted were then assessed and those identified as preferred, alternative and rejected were assessed within the Environmental Report. The environmental assessment was then consulted on alongside the MIR.
- 6.3 The MIR was consulted on for a period of 12 weeks that ran from 8 November 2018 to 31 January 2019. The MIR set out a series of options – preferred and alternative in relation to the main issues set out in the MIR; these were in relation to:
- Growing our Economy
  - Planning for Housing
  - Supporting our Town Centres
  - Delivering Sustainability and Climate Change Agenda
  - Regeneration.
- 6.4 The MIR was supported by the Monitoring Statement and the Environmental Report. The Monitoring Statement reviewed the performance of the Scottish Borders Local Development Plan 2016 as well as setting out the overview in relation to population, population structure, household projections and economic activity.
- 6.5 The Proposed LDP was published online and the representation period ran for a period of 12 weeks commencing on 2 November 2020. The Proposed LDP incorporated the findings from the consultation into the MIR, the Environmental Report and the Addendum.
- 6.6 The Proposed LDP was published in two volumes, volume 1 primarily setting out the strategy and policies, whilst volume 2 contained the settlement profiles and settlement maps. The key themes in terms of policies were:
- Place Making and Design
  - Economic Development
  - Housing Development
  - Environmental Promotion and Protection
  - Infrastructure and Standards.

6.7 The Proposed LDP also contained a series maps, these maps identified specific areas of land to which the policies included in the LDP applied.

6.8 The representation period for the Proposed LDP ended 25 January 2021 and 1043 individuals, companies or organisations submitted representations to the Proposed LDP. These representations made reference to either a single issue or multiple issues. The Council agreed at their meeting 10 March 2022 to submit all representations to the Examination for consideration by independent Scottish Government Appointed Persons (Reporters). The Examination Report was published on 5 July 2023. The Reporters considered 76 separate issues and determined that there were no necessary modifications on 42 of these issues.

6.9 Appendix A (Extract of Council Report 28 Sept 2023) summarises the Scottish Government's Reporters Modifications to the LDP and how they have been taken into account. Whilst the Reporters largely supported the Strategy, Policies and Proposals, a number of modifications were recommended some of which are considered to be minor modifications. The key recommendations in relation to modifications introduced by the reporter were:

- Deletion of criteria (c), within Policy PMD4: Development Adjoining Development Boundaries that relates to monitoring the effective five-year housing land supply
- Rewording of Policy ED9 Renewable Energy Developments and IS8 Flooding to align with NPF4
- Removal of Figure ED12a, within Policy ED12 Mineral Extraction in respect of the Areas of Search for Minerals. Policy text updated to align with NPF4
- The removal of six housing sites from the Plan - ADARN005, Darnick; EGL43 and AGALA029, Galashiels; AOXT0010, Oxton; EC2, Clovenfords; and EY5B, Yarrowford
- Designation of Key Greenspace GSDARN002, Darnick.

6.10 In relation to the policies reworded by the Examination Reporter, these were reassessed as part of the Updated Addendum to the Environmental Report, as too were the Area Assessments for Darnick, Galashiels and Oxton. Whilst the Addendum to the Environmental Report was updated, it was found that the changes recommended by the Reporter would not result in significant negative impacts. Therefore, there was no requirement to change the conclusions of the assessment in the Environmental Report.

6.11 The Council notified the Scottish Government of its intention to adopt the proposed LDP (as modified) on 13<sup>th</sup> December 2023. However, in their letter of 20<sup>th</sup> March 2024, the Scottish Government stated that: "*Scottish Ministers have decided that the proposed plan as notified is unsatisfactory and hereby direct, under section 20(5) of the Town and Country Planning (Scotland) Act 19971, that Scottish Borders Council consider modifying the proposed Scottish Borders Council Local Development Plan 2 as indicated in the Annex to this Direction*". A copy of that letter along with its Annex are set out in Appendix B of this document.

6.12 In respect to the modifications set out in the Scottish Governments' Direction, it was found that that these changes would not result in significant negative impacts. As a result, there was no requirement to change the conclusions of the assessment in the Environmental Report. Subsequently, the Council confirmed to modify the Plan as directed.

6.13 Overall it is considered that the approach selected in the Adopted Scottish Borders LDP balances the environmental, social and economic pressures and the LDP was formally adopted by Scottish Borders Council on 22 August 2024.

## 7. Measures to monitor significant environmental impacts from Local Development Plan

7.1 Any plan should be monitored for the environmental outcomes, helping to identify the need for future corrective actions and its compliance with the SEA objectives. This can be integrated into the regular plan cycle or any plan revisions. Existing monitoring arrangements can therefore be used to obtain the required information. This can be from the plan in question or from other plans being undertaken within the council.

7.2 The majority of monitoring for the SEA objectives is already undertaken by the Council or by other government bodies or agencies. Any new identified data can be incorporated into the monitoring arrangements for the Local Development Plan. This allows SEA monitoring to be incorporated into the existing performance monitoring.

7.3 A Monitoring Statement was undertaken alongside the review of the Plan and was published alongside the Main Issues Report in 2018. This report incorporates many of the monitoring needs identified within this Strategic Environment Assessment.

7.4 Table 3 below shows the environmental issues identified along with the mitigation, monitoring agency/strategy and timescale for monitoring:

Issue/impact identified in Environmental Report	Mitigation measure	Underpinning PPS to be monitored	Method and timescale
<p>Air - To protect current air quality and provide opportunities for public transport:</p> <ul style="list-style-type: none"> <li>➤ Reduce the need to travel</li> <li>➤ Promote accessibility by sustainable transport nodes</li> <li>➤ Provide for digital connectivity.</li> </ul>	<p>Locating housing/employment sites near public transport and key services to discourage car usage.</p> <p>Adherence to relevant LDP policies.</p>	<p>Local Development Plan (LDP) housing/employment sites.</p> <p>LDP Policy PMD2 will assist in that it sets out criteria in terms of sustainability and accessibility and encourages the production of travel plans.</p> <p>LDP Policy ED6 will assist by encouraging and improving digital connectivity in the Scottish Borders</p>	<p>Sites are assessed for the sustainability of the site based on proximity to key services and public transport.</p> <p>These policies are updated in line with national planning requirements.</p>

<p>Biodiversity, Flora and Fauna - To protect and enhance biodiversity and habitats in Scottish Borders:</p> <ul style="list-style-type: none"> <li>➤ Protect/enhance international, national and local Conservation Areas</li> <li>➤ Protect/enhance greenspace</li> <li>➤ Protect/enhance Borders Green Network.</li> </ul>	<p>Adherence to relevant LDP policies.</p>	<p>LDP Policies EP1, EP2, EP3 and PMD1 aims to address local biodiversity and retain natural features or habitats important to biodiversity of the area respectively. Also, Scottish Borders Local Biodiversity Action Plan 2018-2028 and SPG on Biodiversity. Policies EP11 Protection of Greenspace and EP12 Green Networks seek to protect greenspaces within Development Boundaries and promote and support developments that enhance Green Networks.</p>	<p>These policies are updated in line with national planning requirements.</p>
<p>Climatic Factors - To reduce greenhouse gas emissions, reduce energy consumption and promote climate change adaption:</p> <ul style="list-style-type: none"> <li>➤ Promote use of renewable energy, where appropriate</li> <li>➤ Consider impacts of climate change on the water resource.</li> </ul>	<p>Adherence to relevant LDP policies.</p>	<p>LDP housing/employment sites.</p> <p>LDP policy PMD1 aims to encourage economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. Whilst policy PMD2 will assist in that it sets out criteria in terms of sustainability. Policy ED6 Digital connectivity encourages the improvement of digital connectivity in the Scottish Borders as it is recognised that improved connectivity can reduce the need to</p>	<p>Sites are assessed for the sustainability of the site based on location and orientation.</p> <p>These policies are updated in line with national planning requirements.</p>

		<p>travel.</p> <p>Policy ED9 Renewable Energy Development promotes and supports renewable energy to facilitate the transition to a low carbon economy.</p> <p>Policy EP15 Development Affecting the Water Environment is aimed at ensuring that development does not adversely affect any of the complex components that comprise the water environment.</p> <p>Policy IS8 Flooding states that Development proposals will be considered against NPF4 Policy 22 which seeks to ensure that water resources are used efficiently and sustainably.</p> <p>Policy IS9 Waste Water Treatment Standards and Sustainable Urban Drainage aims to achieve satisfactory disposal of sewage and to maintain and improve standards of public health.</p> <p>SPG on Renewable Energy.</p> <p>SPG on Sustainable Urban Drainage Systems.</p>	
--	--	---	--



<p>Cultural Heritage - To safeguard and enhance the built and historic environment:</p> <ul style="list-style-type: none"> <li>➤ Protect designated historic/cultural sites, areas and landscapes</li> <li>➤ Provide opportunities for greater access to/understanding of the historic environment.</li> </ul>	<p>Housing/employment site proposals designated ensuring minimal damage and identify enhancements.</p> <p>Adherence to relevant LDP policies.</p>	<p>Local Development Plan housing/employment sites.</p> <p>LDP Policy PMD2 will assist in that it sets out criteria in terms of it sets out criteria in respect to placemaking and design.</p> <p>Policy EP7 Listed Buildings aims to protect Listed Buildings from works that would spoil their historic and architectural interest.</p> <p>Policy EP8 Historic Environment Assets and Scheduled Monuments aims to give historic environment assets strong protection from any potentially damaging development.</p> <p>Policy EP9 Conservation Areas aims to preserve or enhance the character or appearance of Conservation Areas.</p> <p>Policy EP10 Gardens and Designed Landscapes aims to protect the character of Gardens and Designed Landscapes from development that would adversely affect their special character.</p>	<p>Sites are assessed for their potential integration into the settlement. Heritage and Design Officers will be consulted on proposed sites.</p> <p>These policies are updated in line with national planning requirements.</p>
--	---	---	---

<p>Landscape and Townscape -To protect and enhance the landscape and townscape in the Borders:</p> <ul style="list-style-type: none"> <li>➤ Monitor relevant Supplementary Planning Guidance designed to protect the Borders landscape.</li> </ul>	<p>Housing/employment site proposals designated ensuring minimal damage and identify enhancements</p> <p>Adherence to relevant LDP policies.</p>	<p>Development and Landscape Capacity Studies 2007/2008 undertaken as background survey for their application in the designation of Local Development Plan housing /employment sites. Western Rural Growth Area: Development Options Study (2018) undertaken to identify and assess options for housing and employment land that centred in the Tweeddale area.</p> <p>LDP Policy PMD2 will assist in that it sets out criteria in terms of it sets out criteria in respect to placemaking and design. Policy EP4 National Scenic Areas aims to protect and enhance the scenic qualities of the National Scenic Areas (NSA) within the Scottish Borders by influencing the nature of development both within and outwith the sites where the development affects the setting and context of the NSA within the wider landscape. Policy EP5 Special Landscape Areas aims to ensure that local areas of identified landscape quality, known as Special Landscape Areas (SLA) are</p>	<p>Areas are assessed in the Local Development Plan for their suitability.</p> <p>These policies are updated in line with national planning requirements.</p>
--	--	--	---

		<p>afforded adequate protection against inappropriate development and that potential maintenance and enhancement of the SLA is provided for.</p> <p>SPG on Local Landscape Designations.</p> <p>SPG on Landscape and Development.</p>	
<p>Material Assets - To promote the sustainable use of natural resources and increase waste recycling:</p> <ul style="list-style-type: none"> <li>➤ Consider sustainable options for waste treatment.</li> </ul>	<p>Adherence to relevant LDP policies.</p>	<p>Local Development Plan policy PMD2 will assist in that it sets out criteria in terms of sustainability and seeks provision for waste storage and separate provision for waste and recycling, including composting, depending on location.</p> <p>SPG on Waste Management.</p>	<p>Sites are assessed for the sustainability of the site based on location.</p> <p>This policy is updated in line with national planning requirements.</p>
<p>Population and Human Health - To improve the quality of life and human health for communities in the Borders:</p> <ul style="list-style-type: none"> <li>➤ Provide access to greenspace and to proposed green network</li> <li>➤ Provide for digital connectivity</li> <li>➤ Provide access to employment and services.</li> </ul>	<p>Adherence to relevant LDP policies.</p> <p>Housing site/employment proposals designated ensuring the prevention of settlement coalescence and the protection of mineral deposits</p>	<p>Local Development Plan Policies PMD2, EP11 and EP12 will also assist in enhancing and protecting the greenspace network. Policy ED1 Protection of Business and Industrial Land aims to maintain a supply of business and industrial land allocations. Policy ED6 will assist by encouraging and improving digital connectivity in the Scottish Borders. The SPG on Greenspace and forthcoming SPG's on Greenspace and Green Networks will</p>	<p>These policies are updated in line with national planning requirements.</p> <p>Sites will not be located in areas protected by Policy EP3 Countryside Around Towns and ED11 Safeguarding of Mineral Deposits.</p>

		also assist in enhancing and protecting the Greenspace resource.	
<p>Soil - To protect the quality of soil in the Scottish Borders:</p> <ul style="list-style-type: none"> <li>➤ Protect soil quality</li> <li>➤ Protect the carbon rich soil and peat resource</li> <li>➤ Address contaminated land.</li> </ul>	<p>Development of brownfield sites within settlements to reduce the need for greenfield sites.</p> <p>Adherence to relevant LDP policies.</p>	<p>Vacant and derelict land survey.</p> <p>LDP Policy ED10 Protection of Prime Quality Agricultural Land and Carbon Rich Soils seeks to prevent the permanent loss of prime quality agricultural land and carbon rich soils. Policy IS13 Contaminated and Unstable Land aims to allow for development on land where contamination is known or suspected but in a manner that ensures the redevelopment of such sites is made possible without unacceptable risks to human health and the wider environment.</p>	<p>Undertaken annually. This should support the future identification of potential brownfield sites for the Local Development Plan Land Use Allocations.</p> <p>These policies are updated in line with national planning requirements.</p>
<p>Water - To protect and enhance the quality of the water environment:</p> <ul style="list-style-type: none"> <li>➤ Protect quality of the River Tweed and other watercourses</li> <li>➤ Identify areas of expansion away from flooding areas</li> <li>➤ Provide strategic</li> </ul>	<p>Locating housing/employment sites outwith flood risk areas.</p> <p>Minimal number of housing/employment sites designated in close proximity to River Tweed.</p>	<p>Local Development Plan housing/employment sites. SEPA site conditions.</p> <p>Local Development Plan housing/employment sites. NatureScot site condition</p>	<p>Sites are assessed to ensure that they are not located within areas at flood risk.</p> <p>Sites are assessed to ensure that they are not designated</p>

<p>flooding work.</p>	<p>Adherence to relevant LDP policies.</p>	<p>monitoring.</p> <p>Policy EP15 Development Affecting the Water Environment is aimed at ensuring that development does not adversely affect any of the complex components that comprise the water environment. Policy IS8 Flooding states that Development proposals will be considered against NPF4 Policy 22 which seeks to ensure that water resources are used efficiently and sustainably.</p>	<p>where there could be a potential likely significant effect on the River Tweed SAC/SSSI.</p> <p>These policies are updated in line with national planning requirements.</p>
-----------------------	--	---	---

## 8. Conclusions

- 8.1 This statement demonstrates that the likely environmental impacts of the Local Development Plan aims and objectives have been assessed through the Environmental Report and adjustments have been made to the plans including to site allocations based on the findings of the environmental assessment.
- 8.2 Findings from the assessment have fed into the LDP especially in the allocation of housing and employment sites. This is particularly the case with regards to representations made about potential flooding, with the result of some sites being discounted and others having site requirements regarding flooding added.
- 8.3 The monitoring statement for Local Development Plan policies as part of a wider monitoring programme will help ensure that the plans effects are kept in check.

**APPENDIX A: Extract of Council Report 28 Sept 2023**

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

**Contents**

ISSUES.....	5
Issue 001 - Foreword and Chapter 1: Introduction.....	5
Issue 002 - Chapter 2: The Changing Context and Meeting the Challenges for the Scottish Borders .....	5
Issue 003 - Chapter 3: Policy Background.....	6
Issue 004 - Chapter 4: Vision, Aims and Spatial Strategy.....	6
Issue 005 - Chapter 5: Growing Our Economy .....	7
Issue 006 - Chapter 6: Planning for Housing and Appendix 2: Meeting the Housing Land Requirement .....	7
Issue 007 - Chapter 7: Supporting Our Town Centres .....	17
Issue 008 - Chapter 8: Delivering Sustainability and Climate Change Agenda.....	17
Issue 009 - Placemaking and Design Policies – PMD1 to PMD5.....	19
Issue 010 - Economic Development Policies – ED1, ED3 to ED5, ED7, ED8 & ED10 .....	20
Issue 011 - Economic Development Policies: Policy ED9: Renewable Energy Development.....	22
Issue 012 - Economic Development Policies – ED11 & ED12.....	24
Issue 013 - Housing Development Policies – HD1 to HD6 .....	25
Issue 014 - Environmental Promotion and Protection Policies – EP1 to EP6 .....	25
Issue 015 - Environmental Promotion and Protection Policies – EP7 to EP17 .....	27
Issue 016 - Infrastructure and Standards Policies – IS2, IS4, IS7 to IS10, IS13, IS14, IS17 & Policy Maps.....	30
Issue 017 - Appendix 3 Planning Guidance and Standards.....	32
Issue 018 - Ancrum.....	32
Issue 019 - Ashkirk .....	32
Issue 020 - Birgham.....	32

Issue 021 - Broughton.....	32
Issue 022 - Cardrona .....	32
Issue 023 - Cockburnspath .....	32
Issue 024 - Coldingham .....	32
Issue 025 - Coldstream .....	32
Issue 026 - Darnick .....	32
Issue 027 - Dolphinton .....	32
Issue 028 - Earlston .....	32
Issue 029 - Ednam.....	33
Issue 030 - Eildon .....	33
Issue 031 - Eshiels.....	33
Issue 032 - Eyemouth .....	33
Issue 033 - Foulden .....	33
Issue 034 – Galashiels.....	33
Issue 035 - AGALA029 – Netherbarns.....	34
Issue 036 - Gattonside .....	35
Issue 037 - Gavinton.....	35
Issue 038 - Gordon .....	35
Issue 039 - Greenlaw .....	35
Issue 040 - Hawick.....	35
Issue 041 - Heaton.....	36
Issue 042 - Innerleithen .....	36
Issue 043 - Jedburgh .....	36
Issue 044 - Kelso .....	36
Issue 045 - Lamancha .....	37



Issue 046 - Lanton .....	37
Issue 047 - Lauder .....	37
Issue 048 - Leitholm.....	37
Issue 049 - Lilliesleaf .....	37
Issue 050 - Maxton .....	37
Issue 051 - Melrose .....	37
Issue 052 - Minto .....	37
Issue 053 - Morebattle .....	37
Issue 054 - Newstead .....	37
Issue 055 - Newtown St Boswells .....	37
Issue 056 - Nisbet.....	38
Issue 057 - Oxnam.....	38
Issue 058 - Oxton.....	38
Issue 059 - Peebles (Existing Allocations and Retail Sites) .....	38
Issue 060 - Peebles (New Allocation and Proposals) .....	38
Issue 061 - Peebles (Longer Term Development and Business and Industrial Land).....	38
Issue 062 - Peebles (Settlement Profile and Map).....	38
Issue 063 - Preston.....	39
Issue 064 - Reston.....	39
Issue 065 - Selkirk .....	40
Issue 066 - Sprouston.....	40
Issue 067 - St Boswells.....	41
Issue 068 - Stow .....	41
Issue 069 - Swinton .....	41
Issue 070 - Tweedbank.....	41

Issue 071 - Westruther.....	42
Issue 072 - West Linton .....	42
Issue 073 - Yetholm .....	43
Issue 074 - Response to submission made by SEPA .....	43
Issue 075 - Local Biodiversity Sites .....	54
Issue 076 - General and Miscellaneous.....	54

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

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

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

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO														
	<p>sufficient housing land planned for to meet that requirement. Appendix 2 provides further context to the local housing land requirement, contributions to the requirement and the monitoring of housing land supply. The LDP will seek to encourage and facilitate increased levels of development activity and housing completions, particularly in respect of affordable housing.</p> <p>6.2 The Council produces an annual Housing Land Audit (HLA) in order to monitor housing completions and housing land supply. The most recent 2021 HLA recorded 298 completions in the years 2020/21. The average rate of completions for the past five years was 288 units per year. Table 3 below shows the historical completion rate between 2016/17 and 2020/21.</p> <p>TABLE 3: HISTORICAL COMPLETIONS (2016/17 to 2020/21)</p> <table border="1" data-bbox="488 619 1653 694"> <thead> <tr> <th>AUDIT PERIOD</th> <th>2016/17</th> <th>2017/18</th> <th>2018/19</th> <th>2019/20</th> <th>2020/21</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td><b>Completions</b></td> <td>250</td> <td>222</td> <td>345</td> <td>324</td> <td>298</td> <td>1,439</td> </tr> </tbody> </table> <p><b>Source:</b> Housing Land Audit 2021”</p> <p>2. amending the first sentence of paragraph 6.6 on proposed plan page 28 to read:</p> <p>“The Council’s Local Housing Strategy 2017-2022...”</p> <p>3. amending the final sentence of paragraph 6.8 on proposed plan page 28 to read:</p> <p>“As a result of this and the local development plan examination, a total of eight sites have not been carried forward into this LDP, and the mixed-use site (MGREE001) is now a business and industrial allocation.”</p> <p>4. replacing paragraph 6.9 on proposed plan page 28 with the following:</p> <p>“Thirteen new allocations with an indicative capacity are included within the LDP, comprising twelve housing sites and one mixed use site. It should be noted that (AGREE009) was included within the 2021 HLA established housing land supply, as a windfall site. Therefore, the indicative site capacity for 38 units cannot be counted in the new allocations being taken forward, to avoid double counting the site. The new sites provide a total indicative capacity of 482 units (excluding AGREE009). This will provide additional</p>	AUDIT PERIOD	2016/17	2017/18	2018/19	2019/20	2020/21	Total	<b>Completions</b>	250	222	345	324	298	1,439	
AUDIT PERIOD	2016/17	2017/18	2018/19	2019/20	2020/21	Total										
<b>Completions</b>	250	222	345	324	298	1,439										

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>flexibility to the sites being carried over from the previous plan and ensure that the LDP provides a range of sites in terms of size, tenures and density throughout the whole of the Scottish Borders. The LDP also identifies potential longer-term sites which could be brought forward if required within the LDP period, subject to addressing any constraints.”</p> <p>5. replacing the words “The sites included in the proposed plan...” in the first sentence of paragraph 6.10 on proposed plan page 28 with the words “The sites included within the LDP...”</p> <p>6. replacing the words “...included within the proposed plan.” in the third sentence of paragraph 6.10 on proposed plan page 28 with the words “... included within the LDP.”</p> <p>7. replacing the proposed plan Appendix 2 title “Meeting the Housing Land Requirement” with “Meeting the Local Housing Land Requirement”.</p> <p>8. amending the first sentence of Appendix 2 paragraph 1.1 on proposed plan page 194 by adding the word “local” between the words “...the” and “housing land requirement...” to read:  “... background context to the local housing land requirement and provisions...”</p> <p>9. replacing Appendix 2 paragraphs 1.2 to 1.4 on proposed plan page 194 as follows:  “1.2 This appendix sets out the local housing land requirement for the Scottish Borders and housing land supply.  1.3 NPF4 Annex E sets out a minimum all tenure housing land requirement (MATHLR) for Scottish Borders of 4,800 over the ten-year plan period (480 per year on average). This was informed by Housing Need &amp; Demand Assessment 3 (HNDA3), which covers Scottish Borders. It also contains a flexibility of 30% above the need and demand for new homes on the most optimistic modelled scenario.  1.4 The above MATHLR figure is not a cap on how much housing land the LDP should plan for. The amount of land that the LDP does plan for is called the local housing land requirement (LHLR).”</p> <p>10. deleting the red text heading “part A: HOUSING LAND WITHIN THE LDP” on proposed plan</p>	

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



ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO												
	<p>4.2 The baseline position takes account of the 2021 Housing Land Audit (HLA). Table 2 shows the updated housing land supply from that document broken down into; years 1 to 5, years 6 and 7, post year 7 and constrained sites.</p> <p>TABLE 2: ESTABLISHED HOUSING LAND SUPPLY (2021 HLA)</p> <table border="1" data-bbox="488 395 1352 627"> <thead> <tr> <th data-bbox="488 395 1010 432">HLA SUPPLY CATEGORY</th> <th data-bbox="1010 395 1352 432">NUMBER OF UNITS</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 432 1010 469">Years 1-5</td> <td data-bbox="1010 432 1352 469">3,538</td> </tr> <tr> <td data-bbox="488 469 1010 505">Years 6 &amp; 7</td> <td data-bbox="1010 469 1352 505">1,967</td> </tr> <tr> <td data-bbox="488 505 1010 542">Post Year 7</td> <td data-bbox="1010 505 1352 542">1,945</td> </tr> <tr> <td data-bbox="488 542 1010 579">Constrained sites</td> <td data-bbox="1010 542 1352 579">1,265</td> </tr> <tr> <td data-bbox="488 579 1010 627"><b>Total</b></td> <td data-bbox="1010 579 1352 627"><b>8,715</b></td> </tr> </tbody> </table> <p data-bbox="488 627 963 663">Source: Housing Land Audit 2021</p> <p>4.3 The approach used by the Council to undertake the 2021 HLA is in accordance with PAN 2/2010 which states under the marketability criteria, that the test to identify if a site is effective is whether 'the site, or a relevant part of it, can be developed in the period under consideration'. The 2021 HLA considers a site to be effective if there is a reasonable prospect that it could be developed within the 5-year period. In future, a delivery programme will set out a pipeline of deliverable housing land for the short term (1 to 3 years), medium term (4 to 6 years) and long term (7 to 10 years).</p> <p>4.4 The contributions by Scottish Borders to meet the LHLR outlined above, are set out in Table 3 below, based on the 2021 HLA. Table 3 shows the potential contribution to the requirement, which includes the existing established housing land supply (HLA 2021) and windfall assumption for years (2023/24 to 2032/33). It also includes estimated completions for the two monitoring years 2021/22 and 2022/23. These need to be considered because there is a time gap of those two years between the 2021 housing land audit (March 2021) and the base date of the plan (2023/24). The windfall assumptions apply for the ten years of the plan period from 2023/24 to 2032/33 only. That is because the completions estimates for the years 2021/22 and 2022/23 include windfall assumptions for those years already.</p>	HLA SUPPLY CATEGORY	NUMBER OF UNITS	Years 1-5	3,538	Years 6 & 7	1,967	Post Year 7	1,945	Constrained sites	1,265	<b>Total</b>	<b>8,715</b>	
HLA SUPPLY CATEGORY	NUMBER OF UNITS													
Years 1-5	3,538													
Years 6 & 7	1,967													
Post Year 7	1,945													
Constrained sites	1,265													
<b>Total</b>	<b>8,715</b>													

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO																																												
	<p data-bbox="472 172 1989 215">TABLE 3: CONTRIBUTIONS TO THE REQUIREMENT (2021/22 TO 2032/33)</p> <table border="1" data-bbox="472 247 1881 694"> <thead> <tr> <th></th> <th>2021/22 TO 2028/29</th> <th>2028/29 TO 2032/33</th> <th>ADDITIONAL POTENTIAL</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>Years 1-5</td> <td>3,538</td> <td></td> <td></td> <td>3,538</td> </tr> <tr> <td>Estimated completions for years 2021/22 and 2022/23</td> <td>-576</td> <td></td> <td></td> <td>-576</td> </tr> <tr> <td>Years 6 &amp; 7</td> <td>1,967</td> <td></td> <td></td> <td>1,967</td> </tr> <tr> <td>Post Year 7</td> <td></td> <td>1,945</td> <td></td> <td>1,945</td> </tr> <tr> <td>Constrained</td> <td></td> <td></td> <td>1,265</td> <td>1,265</td> </tr> <tr> <td>Windfall Assumption</td> <td>(102 x 7) 714</td> <td>(102 x 3) 306</td> <td></td> <td>1,020</td> </tr> <tr> <td><b>Total Potential</b></td> <td><b>5,643</b></td> <td><b>2,251</b></td> <td><b>1,265</b></td> <td><b>9,159</b></td> </tr> </tbody> </table> <p data-bbox="472 699 1989 742">Source: Housing Land Audit 2021 and windfall assumptions below</p> <p data-bbox="472 774 1989 885">4.5 In addition, demolition assumptions are based on 20 units per annum, which totals 240 units over the twelve years 2021/22 and 2032/33. This covers the ten years of the plan and the two years between its 2023/24 base date and the 2021 HLA (March 2021). This is outlined in Table 4 below.</p> <p data-bbox="472 917 1989 957">TABLE 4: DEMOLITIONS</p> <table border="1" data-bbox="472 989 1635 1077"> <thead> <tr> <th></th> <th>2021/22 to 2032/33</th> </tr> </thead> <tbody> <tr> <td>Loss of supply due to demolitions (2021/22 to 2032/33)</td> <td>-240</td> </tr> </tbody> </table> <p data-bbox="472 1109 1989 1332">4.6 Table 5 outlines the total contributions to the local housing land requirement, which takes account of the following; elements of the established housing land supply (2021 HLA), estimated completions for the two years preceding the plan base date, windfall assumptions, assumed demolitions and allocations added/removed from LDP2. The table demonstrates that the total contributions to the housing land requirement is 9,272 units. Sections 5 &amp; 6 go into more detail in respect of units being removed and added from LDP2.</p>		2021/22 TO 2028/29	2028/29 TO 2032/33	ADDITIONAL POTENTIAL	TOTAL	Years 1-5	3,538			3,538	Estimated completions for years 2021/22 and 2022/23	-576			-576	Years 6 & 7	1,967			1,967	Post Year 7		1,945		1,945	Constrained			1,265	1,265	Windfall Assumption	(102 x 7) 714	(102 x 3) 306		1,020	<b>Total Potential</b>	<b>5,643</b>	<b>2,251</b>	<b>1,265</b>	<b>9,159</b>		2021/22 to 2032/33	Loss of supply due to demolitions (2021/22 to 2032/33)	-240	
	2021/22 TO 2028/29	2028/29 TO 2032/33	ADDITIONAL POTENTIAL	TOTAL																																										
Years 1-5	3,538			3,538																																										
Estimated completions for years 2021/22 and 2022/23	-576			-576																																										
Years 6 & 7	1,967			1,967																																										
Post Year 7		1,945		1,945																																										
Constrained			1,265	1,265																																										
Windfall Assumption	(102 x 7) 714	(102 x 3) 306		1,020																																										
<b>Total Potential</b>	<b>5,643</b>	<b>2,251</b>	<b>1,265</b>	<b>9,159</b>																																										
	2021/22 to 2032/33																																													
Loss of supply due to demolitions (2021/22 to 2032/33)	-240																																													

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO																								
	<p>TABLE 5: CONTRIBUTIONS TO THE HOUSING LAND REQUIREMENT</p> <table border="1" data-bbox="488 248 1561 582"> <thead> <tr> <th>CONTRIBUTIONS TO THE REQUIREMENT</th> <th>2021/22 to 2032/33</th> </tr> </thead> <tbody> <tr> <td>Potential Supply (HLA 2021)</td> <td>8,715</td> </tr> <tr> <td>Estimated completions (2021/22 and 2022/23)</td> <td>-576</td> </tr> <tr> <td>Windfall Assumption (ten years of the plan period)</td> <td>1,020</td> </tr> <tr> <td>Demolitions (2021/22 to 2032/33)</td> <td>-240</td> </tr> <tr> <td>Units being removed from LDP2</td> <td>-129</td> </tr> <tr> <td>Units being added to LDP2</td> <td>482</td> </tr> <tr> <td><b>Total</b></td> <td><b>9,272</b></td> </tr> </tbody> </table> <p>4.7 Table 6 below compares the local housing land requirement against the total contributions, as set out above. The table shows that the contributions meet the local housing land requirement and that the LDP2 provides additional flexibility overall.</p> <p>TABLE 6: HOUSING LAND REQUIREMENT VS CONTRIBUTIONS</p> <table border="1" data-bbox="488 839 1464 1007"> <thead> <tr> <th>REQUIREMENT VS CONTRIBUTIONS</th> <th></th> </tr> </thead> <tbody> <tr> <td>Local Housing Land Requirement (2023/24 to 2032/33)</td> <td>4,800</td> </tr> <tr> <td>Contributions to the Requirement</td> <td>9,272</td> </tr> <tr> <td>Total surplus</td> <td>+4,472</td> </tr> </tbody> </table> <p>WINDFALL SITES</p> <p>4.8 In addition to the allocated housing sites throughout the Plan period, some of the demand for new housing will be met through windfall sites. Windfall sites are sites which have not been identified for housing through the Plan preparation process. They are generally small, infill sites, although large windfall sites can occasionally come forward. The number of completions on windfall sites is shown below in Table 7. It should be noted that windfall development makes a substantial contribution to the housing land supply within the Borders area, given its rural character and the relatively low level of development activity on larger sites. Over the past 5 years the average number of completions on windfall sites was 102 units. The ten-year average is 107 per year. Of the total completions since 2012</p>	CONTRIBUTIONS TO THE REQUIREMENT	2021/22 to 2032/33	Potential Supply (HLA 2021)	8,715	Estimated completions (2021/22 and 2022/23)	-576	Windfall Assumption (ten years of the plan period)	1,020	Demolitions (2021/22 to 2032/33)	-240	Units being removed from LDP2	-129	Units being added to LDP2	482	<b>Total</b>	<b>9,272</b>	REQUIREMENT VS CONTRIBUTIONS		Local Housing Land Requirement (2023/24 to 2032/33)	4,800	Contributions to the Requirement	9,272	Total surplus	+4,472	
CONTRIBUTIONS TO THE REQUIREMENT	2021/22 to 2032/33																									
Potential Supply (HLA 2021)	8,715																									
Estimated completions (2021/22 and 2022/23)	-576																									
Windfall Assumption (ten years of the plan period)	1,020																									
Demolitions (2021/22 to 2032/33)	-240																									
Units being removed from LDP2	-129																									
Units being added to LDP2	482																									
<b>Total</b>	<b>9,272</b>																									
REQUIREMENT VS CONTRIBUTIONS																										
Local Housing Land Requirement (2023/24 to 2032/33)	4,800																									
Contributions to the Requirement	9,272																									
Total surplus	+4,472																									

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO																																																
	<p>between 76 and 143 units have been on windfall sites. It is anticipated that 1,020 units will be developed on windfall sites in the Scottish Borders during the period 2023/24 and 2032/33 based on the more cautious five-year average.</p> <p>TABLE 7: WINDFALL COMPLETIONS (2012 TO 2021 HLA)</p> <table border="1" data-bbox="488 395 1966 898"> <thead> <tr> <th></th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> <th>10 Year Average</th> </tr> </thead> <tbody> <tr> <td>Total number of completions</td> <td>266</td> <td>306</td> <td>288</td> <td>272</td> <td>373</td> <td>250</td> <td>222</td> <td>345</td> <td>324</td> <td>298</td> <td>294</td> </tr> <tr> <td>Number of completions on windfall sites</td> <td>143</td> <td>133</td> <td>104</td> <td>101</td> <td>76</td> <td>121</td> <td>84</td> <td>115</td> <td>96</td> <td>92</td> <td>107</td> </tr> <tr> <td>% of completions from windfall sites</td> <td>54%</td> <td>43%</td> <td>36%</td> <td>37%</td> <td>20%</td> <td>48%</td> <td>38%</td> <td>33%</td> <td>30%</td> <td>31%</td> <td>37%</td> </tr> </tbody> </table> <p>COMPLETIONS</p> <p>4.9 Table 8 shows the number of completions in the Scottish Borders from the 2017 to 2021 HLA period. The total number of completions in the past five years has peaked at 345 in 2019, with completions lower in the following two years. The lower level of completions across the Borders since the recession is a result of stalled sites, lack of developer and mortgage finance. Overall, the average rate of completions over the previous five years was 288 units per year.</p>		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	10 Year Average	Total number of completions	266	306	288	272	373	250	222	345	324	298	294	Number of completions on windfall sites	143	133	104	101	76	121	84	115	96	92	107	% of completions from windfall sites	54%	43%	36%	37%	20%	48%	38%	33%	30%	31%	37%	
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	10 Year Average																																							
Total number of completions	266	306	288	272	373	250	222	345	324	298	294																																							
Number of completions on windfall sites	143	133	104	101	76	121	84	115	96	92	107																																							
% of completions from windfall sites	54%	43%	36%	37%	20%	48%	38%	33%	30%	31%	37%																																							

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO																																																																					
	<p data-bbox="483 177 1167 209">TABLE 8: COMPLETIONS (2017 TO 2021 HLA)</p> <table border="1" data-bbox="501 245 1856 399"> <thead> <tr> <th data-bbox="501 245 835 320"></th> <th data-bbox="835 245 1039 320">2017</th> <th data-bbox="1039 245 1189 320">2018</th> <th data-bbox="1189 245 1335 320">2019</th> <th data-bbox="1335 245 1480 320">2020</th> <th data-bbox="1480 245 1626 320">2021</th> <th data-bbox="1626 245 1856 320">5 Year Average</th> </tr> </thead> <tbody> <tr> <td data-bbox="501 320 835 399">Total number of completions</td> <td data-bbox="835 320 1039 399">250</td> <td data-bbox="1039 320 1189 399">222</td> <td data-bbox="1189 320 1335 399">345</td> <td data-bbox="1335 320 1480 399">324</td> <td data-bbox="1480 320 1626 399">298</td> <td data-bbox="1626 320 1856 399">288</td> </tr> </tbody> </table> <p data-bbox="483 440 1120 472">5. NEW ALLOCATIONS WITHIN THE PLAN</p> <p data-bbox="483 513 1973 695">5.1 The LDP2 includes a number of new allocations for housing and mixed use, which have indicative site capacities. Table 9 outlines the additional sites included within the LDP2. All of the sites are allocated for housing, with the exception of one mixed use allocation in Innerleithen. The new sites provide additional flexibility within the LDP and have been through a detailed site assessment process. The table outlines that 482 additional units are being brought forward as part of the LDP2.</p> <p data-bbox="483 737 1576 769">TABLE 9: NEW SITES ALLOCATED IN THE LOCAL DEVELOPMENT PLAN</p> <table border="1" data-bbox="483 805 1906 1402"> <thead> <tr> <th data-bbox="483 805 734 880">SETTLEMENT</th> <th data-bbox="734 805 943 880">SITE CODE</th> <th data-bbox="943 805 1335 880">SITE NAME</th> <th data-bbox="1335 805 1626 880">PROPOSED USE</th> <th data-bbox="1626 805 1906 880">INDICATIVE SITE CAPACITY</th> </tr> </thead> <tbody> <tr> <td data-bbox="483 880 734 920">Coldstream</td> <td data-bbox="734 880 943 920">ACOLD014</td> <td data-bbox="943 880 1335 920">Hillview North (Phase 2)</td> <td data-bbox="1335 880 1626 920">Housing</td> <td data-bbox="1626 880 1906 920">100</td> </tr> <tr> <td data-bbox="483 920 734 960">Eddleston</td> <td data-bbox="734 920 943 960">AEDDL010</td> <td data-bbox="943 920 1335 960">Land South of Cemetery</td> <td data-bbox="1335 920 1626 960">Housing</td> <td data-bbox="1626 920 1906 960">30</td> </tr> <tr> <td data-bbox="483 960 734 1000">Gordon</td> <td data-bbox="734 960 943 1000">AGORD004</td> <td data-bbox="943 960 1335 1000">Land at Eden Road</td> <td data-bbox="1335 960 1626 1000">Housing</td> <td data-bbox="1626 960 1906 1000">25</td> </tr> <tr> <td data-bbox="483 1000 734 1040">Grantshouse</td> <td data-bbox="734 1000 943 1040">AGRAN004</td> <td data-bbox="943 1000 1335 1040">Land North of Mansefield</td> <td data-bbox="1335 1000 1626 1040">Housing</td> <td data-bbox="1626 1000 1906 1040">8</td> </tr> <tr> <td data-bbox="483 1040 734 1080">Greenlaw</td> <td data-bbox="734 1040 943 1080">AGREE009</td> <td data-bbox="943 1040 1335 1080">Poultry Farm</td> <td data-bbox="1335 1040 1626 1080">Housing</td> <td data-bbox="1626 1040 1906 1080">38*</td> </tr> <tr> <td data-bbox="483 1080 734 1120">Hawick</td> <td data-bbox="734 1080 943 1120">AHAWI027</td> <td data-bbox="943 1080 1335 1120">Burnfoot (Phase 1)</td> <td data-bbox="1335 1080 1626 1120">Housing</td> <td data-bbox="1626 1080 1906 1120">60</td> </tr> <tr> <td data-bbox="483 1120 734 1203">Innerleithen</td> <td data-bbox="734 1120 943 1203">MINNE003</td> <td data-bbox="943 1120 1335 1203">Land West of Innerleithen</td> <td data-bbox="1335 1120 1626 1203">Mixed Use</td> <td data-bbox="1626 1120 1906 1203">50</td> </tr> <tr> <td data-bbox="483 1203 734 1286">Jedburgh</td> <td data-bbox="734 1203 943 1286">AJEDB018</td> <td data-bbox="943 1203 1335 1286">Land East of Howdenburn Court II</td> <td data-bbox="1335 1203 1626 1286">Housing</td> <td data-bbox="1626 1203 1906 1286">20</td> </tr> <tr> <td data-bbox="483 1286 734 1326">Melrose</td> <td data-bbox="734 1286 943 1326">AMELR013</td> <td data-bbox="943 1286 1335 1326">Harmony Hall Gardens</td> <td data-bbox="1335 1286 1626 1326">Housing</td> <td data-bbox="1626 1286 1906 1326">5</td> </tr> <tr> <td data-bbox="483 1326 734 1402">Peebles</td> <td data-bbox="734 1326 943 1402">APEEB056</td> <td data-bbox="943 1326 1335 1402">Land South of Chapelhill Farm</td> <td data-bbox="1335 1326 1626 1402">Housing</td> <td data-bbox="1626 1326 1906 1402">150</td> </tr> </tbody> </table>		2017	2018	2019	2020	2021	5 Year Average	Total number of completions	250	222	345	324	298	288	SETTLEMENT	SITE CODE	SITE NAME	PROPOSED USE	INDICATIVE SITE CAPACITY	Coldstream	ACOLD014	Hillview North (Phase 2)	Housing	100	Eddleston	AEDDL010	Land South of Cemetery	Housing	30	Gordon	AGORD004	Land at Eden Road	Housing	25	Grantshouse	AGRAN004	Land North of Mansefield	Housing	8	Greenlaw	AGREE009	Poultry Farm	Housing	38*	Hawick	AHAWI027	Burnfoot (Phase 1)	Housing	60	Innerleithen	MINNE003	Land West of Innerleithen	Mixed Use	50	Jedburgh	AJEDB018	Land East of Howdenburn Court II	Housing	20	Melrose	AMELR013	Harmony Hall Gardens	Housing	5	Peebles	APEEB056	Land South of Chapelhill Farm	Housing	150	
	2017	2018	2019	2020	2021	5 Year Average																																																																	
Total number of completions	250	222	345	324	298	288																																																																	
SETTLEMENT	SITE CODE	SITE NAME	PROPOSED USE	INDICATIVE SITE CAPACITY																																																																			
Coldstream	ACOLD014	Hillview North (Phase 2)	Housing	100																																																																			
Eddleston	AEDDL010	Land South of Cemetery	Housing	30																																																																			
Gordon	AGORD004	Land at Eden Road	Housing	25																																																																			
Grantshouse	AGRAN004	Land North of Mansefield	Housing	8																																																																			
Greenlaw	AGREE009	Poultry Farm	Housing	38*																																																																			
Hawick	AHAWI027	Burnfoot (Phase 1)	Housing	60																																																																			
Innerleithen	MINNE003	Land West of Innerleithen	Mixed Use	50																																																																			
Jedburgh	AJEDB018	Land East of Howdenburn Court II	Housing	20																																																																			
Melrose	AMELR013	Harmony Hall Gardens	Housing	5																																																																			
Peebles	APEEB056	Land South of Chapelhill Farm	Housing	150																																																																			

ISSUES	REPORTER'S RECOMMENDATIONS					REPORT PAGE NO																																												
	Reston	AREST005	Land East of West Reston	Housing	5																																													
	Selkirk	ASELK040	Philiphaugh Mill	Housing	19																																													
	Westruther	AWESR002	Edgar Road	Housing	10																																													
	<b>TOTAL</b>				<b>482*</b>																																													
	<p>*AGREE009 cannot be counted in the total additional units above. The units are already included within the 2021 HLA as a windfall approval.</p> <p>5.2 It should be noted that the housing site (AGREE009) is included within the 2021 HLA established housing land supply, as a windfall development for 38 units. Therefore, the indicative site capacity for site AGREE009 cannot be counted as part of the new allocations being taken forward within the LDP, to avoid double counting.</p> <p>6. REMOVAL OF SITES WITHIN THE PLAN</p> <p>6.1 There are nine sites from the previous local development plan (2016) that are removed from this LDP, totalling 129 units. Table 10 outlines the housing, mixed use and redevelopment allocations which have been removed and are not being carried forward into the Plan. It should be noted that the allocation (MGREE001) is being taken forward as a business and industrial allocation within the Plan.</p> <p>TABLE 10: SITES TO BE REMOVED FROM LDP2</p> <table border="1" data-bbox="483 1002 1921 1407"> <thead> <tr> <th data-bbox="483 1002 730 1077">SETTLEMENT</th> <th data-bbox="730 1002 936 1077">SITE CODE</th> <th data-bbox="936 1002 1323 1077">SITE NAME</th> <th data-bbox="1323 1002 1641 1077">PROPOSED USE</th> <th data-bbox="1641 1002 1921 1077">INDICATIVE SITE CAPACITY</th> </tr> </thead> <tbody> <tr> <td data-bbox="483 1077 730 1118">Chesters</td> <td data-bbox="730 1077 936 1118">RC2B</td> <td data-bbox="936 1077 1323 1118">Roundabout Farm</td> <td data-bbox="1323 1077 1641 1118">Housing</td> <td data-bbox="1641 1077 1921 1118">5</td> </tr> <tr> <td data-bbox="483 1118 730 1160">Clovenfords</td> <td data-bbox="730 1118 936 1160">EC2</td> <td data-bbox="936 1118 1323 1160">Caddonhaugh</td> <td data-bbox="1323 1118 1641 1160">Housing</td> <td data-bbox="1641 1118 1921 1160">6</td> </tr> <tr> <td data-bbox="483 1160 730 1201">Earlston</td> <td data-bbox="730 1160 936 1201">EEA12B</td> <td data-bbox="936 1160 1323 1201">Earlston Glebe</td> <td data-bbox="1323 1160 1641 1201">Housing</td> <td data-bbox="1641 1160 1921 1201">25</td> </tr> <tr> <td data-bbox="483 1201 730 1243">Eyemouth</td> <td data-bbox="730 1201 936 1243">BEY1</td> <td data-bbox="936 1201 1323 1243">Barefoots</td> <td data-bbox="1323 1201 1641 1243">Housing</td> <td data-bbox="1641 1201 1921 1243">20</td> </tr> <tr> <td data-bbox="483 1243 730 1284">Galashiels</td> <td data-bbox="730 1243 936 1284">EGL43</td> <td data-bbox="936 1243 1323 1284">Balmoral Avenue</td> <td data-bbox="1323 1243 1641 1284">Housing</td> <td data-bbox="1641 1243 1921 1284">10</td> </tr> <tr> <td data-bbox="483 1284 730 1326">Greenlaw</td> <td data-bbox="730 1284 936 1326">MGREE001</td> <td data-bbox="936 1284 1323 1326">South of Edinburgh Road</td> <td data-bbox="1323 1284 1641 1326">Mixed Use</td> <td data-bbox="1641 1284 1921 1326">6</td> </tr> <tr> <td data-bbox="483 1326 730 1367">Lilliesleaf</td> <td data-bbox="730 1326 936 1367">EL16B</td> <td data-bbox="936 1326 1323 1367">Mueslie Drive</td> <td data-bbox="1323 1326 1641 1367">Housing</td> <td data-bbox="1641 1326 1921 1367">7</td> </tr> <tr> <td data-bbox="483 1367 730 1407">Preston</td> <td data-bbox="730 1367 936 1407">zRO16</td> <td data-bbox="936 1367 1323 1407">Preston Farm</td> <td data-bbox="1323 1367 1641 1407">Redevelopment</td> <td data-bbox="1641 1367 1921 1407">45</td> </tr> </tbody> </table>						SETTLEMENT	SITE CODE	SITE NAME	PROPOSED USE	INDICATIVE SITE CAPACITY	Chesters	RC2B	Roundabout Farm	Housing	5	Clovenfords	EC2	Caddonhaugh	Housing	6	Earlston	EEA12B	Earlston Glebe	Housing	25	Eyemouth	BEY1	Barefoots	Housing	20	Galashiels	EGL43	Balmoral Avenue	Housing	10	Greenlaw	MGREE001	South of Edinburgh Road	Mixed Use	6	Lilliesleaf	EL16B	Mueslie Drive	Housing	7	Preston	zRO16	Preston Farm	Redevelopment
SETTLEMENT	SITE CODE	SITE NAME	PROPOSED USE	INDICATIVE SITE CAPACITY																																														
Chesters	RC2B	Roundabout Farm	Housing	5																																														
Clovenfords	EC2	Caddonhaugh	Housing	6																																														
Earlston	EEA12B	Earlston Glebe	Housing	25																																														
Eyemouth	BEY1	Barefoots	Housing	20																																														
Galashiels	EGL43	Balmoral Avenue	Housing	10																																														
Greenlaw	MGREE001	South of Edinburgh Road	Mixed Use	6																																														
Lilliesleaf	EL16B	Mueslie Drive	Housing	7																																														
Preston	zRO16	Preston Farm	Redevelopment	45																																														

ISSUES	REPORTER'S RECOMMENDATIONS				REPORT PAGE NO	
	Yarrowford	EY5B	Minchmoor Road East	Housing	5	
	Total				129	
	<p>13. deleting the red text heading "PART B: MONITORING THE EFFECTIVE SUPPLY" on proposed plan page 201.</p> <p>14. deleting the entirety of section 8 (all titles, text and tables) on proposed plan pages 201 and 202.</p>					
<b>Issue 007 - Chapter 7: Supporting Our Town Centres</b>	<p>Modify the local development plan by:</p> <p>1. Deleting paragraph 7.7 on proposed plan page 31.</p>				115	
<b>Issue 008 - Chapter 8: Delivering Sustainability and Climate Change Agenda</b>	<p>Modify the local development plan by:</p> <p>1. replacing paragraphs 8.1 to 8.4 on proposed plan pages 33 to 34 with the following six paragraphs:</p> <p>"8.1 National Planning Framework 4 (NPF4) states that "the global climate emergency means that we need to reduce greenhouse gas emissions and adapt to the future impacts of climate change". It identifies six overarching spatial principles which will play a key role in delivering the United Nations' Sustainable Development Goals. Part of the NPF4 national spatial strategy is that "Scotland's future places will be net zero, nature-positive places that are designed to reduce emissions and adapt to the impacts of climate change, whilst protecting, recovering and restoring our environment". NPF4 Policy 1 gives significant weight to the global climate and nature crises and Policy 2 will ensure that emissions from new development are minimised as far as possible.</p> <p>8.2 The Climate Change (Scotland) Act 2009 requires all public bodies to contribute to the achievement of the emissions reduction targets in the Act, and to deliver the Government's climate change action programme. More recently, the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 has set a legally binding target for Scotland of net zero emissions of greenhouse gases by 2045; with interim targets of 75% by 2030; and 90% by 2040. While these targets are to be achieved through coordinated actions taken across all sectors involving the public and private sectors, individuals as well as organisations, planning has an important role in all cases.</p> <p>8.3 The update to the Climate Change Plan (December 2020) states at paragraph 2.5.2 that: "planning is a key delivery mechanism for many of the policies within this climate change plan update, across all</p>				150	

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



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

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

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

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“Development, except proposals for renewable energy development, which results in the permanent loss of prime agricultural land, land of lesser quality that is culturally or locally important for primary use, or significant carbon rich soil reserves, particularly peat, will not be permitted, unless:”</p> <p>11. inserting the following new penultimate paragraph into Policy ED10: Protection of Prime Quality Agricultural Land and Carbon Rich Soils on proposed plan page 81:</p> <p>“Proposals for mineral extraction on prime agricultural land or land of lesser quality that is culturally or locally important for primary use will be permitted where there is secure provision for restoration and the layout and design of the proposal minimises the amount of protected land that is required.</p>	
<p><b>Issue 011 - Economic Development Policies: Policy ED9: Renewable Energy Development</b></p>	<p>Modify the local development plan by:</p> <p>1. replacing paragraphs 1.1 - 1.2 on proposed plan page 74 with:</p> <p>“1.1 NPF4 seeks to encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage. It encourages local development plans to realise their area’s full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development. Information on the legislative and national policy context for addressing the climate crisis is provided in Chapter 8: Delivering Sustainability and Climate Change Agenda.</p> <p>1.2 In responding to the climate emergency, the council’s Climate Change Route Map (2021) defines a holistic approach - a whole Borders collaborative approach – to the achievement of the council’s net zero emissions target, within which the generation of renewable energy in place of the burning of fossil fuels, will play a leading and significant role. Scottish Borders Council is proactive in supporting a diverse range of renewable energy types.”</p> <p>2. deleting the second sentence of paragraph 1.3 on proposed plan page 74.</p> <p>3. deleting the final sentence of paragraph 1.4 on proposed plan page 74</p>	<p>242</p>

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

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>vi. proposals associated with negative emissions technologies and carbon capture; and vii. proposals including co-location of these technologies.</p> <p>Development proposals will be assessed in accordance with NPF4 Policy 11 paragraphs b) to f) and other relevant provisions of NPF4.</p> <p>Waste to energy schemes involving human, farm and domestic waste will be assessed against Policy IS10 Waste Management Facilities.”</p>	
<p><b>Issue 012 - Economic Development Policies – ED11 &amp; ED12</b></p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. replacing the first sentence of Policy ED11: Safeguarding of Mineral Deposits on proposed plan page 82 with: <p>“The council will not grant planning permission for development that will sterilise mineral deposits of economic value unless:”</p> </li> <li>2. deleting the words “and coal” from the title on proposed plan page 83 and policy heading on proposed plan page 85 to read: <p>“Policy ED12 Mineral Extraction”</p> </li> <li>3. replacing paragraph 1.1 on proposed plan page 83 with the following: <p>“1.1 In addition to safeguarding important workable mineral resources and taking steps to ensure these are not sterilised by other types of development, NPF4 states that the local development plan should support a landbank of construction aggregates of at least 10 years at all times in the relevant market areas. It should also promote sustainable resource management and ensure that communities and the environment are protected from the impacts of mineral extraction. Consequently, a balance must be struck between these needs. The aim of Policy ED12 is to ensure that mineral working is carried out with minimal adverse impact on the environment and with appropriate restoration measures following extraction. Further information in relation to supporting a landbank of construction aggregates, of at least 10 years at all times in relevant market areas, will be provided in future supplementary planning guidance on minerals. The policy criteria relate to land both within and outwith the Scottish Borders.”</p> </li> </ol>	<p>266</p>

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>4. deleting Figure ED12a Areas of Search for Minerals on proposed plan page 84 and reference to it in paragraph 1.1 proposed plan page 83.</p> <p>5. replacing the wording of Policy ED12 on proposed plan page 85 with:</p> <p>“Proposals for the extraction of minerals will be assessed in accordance with NPF4 Policy 33 paragraph d) and other relevant provisions of NPF4.</p> <p>There will be a presumption against peat extraction likely to have an adverse effect on peatland and/or carbon rich soils within class 1 and 2 peatland areas.”</p>	
<p><b>Issue 013 - Housing Development Policies – HD1 to HD6</b></p>	<p>Modify the local development plan by:</p> <p>1. deleting supporting paragraphs 1.2 and 1.3 on proposed plan page 88.</p> <p>2. deleting the words “...in accordance with SPP...” from supporting paragraph 1.7 on proposed plan page 88.</p>	<p>294</p>
<p><b>Issue 014 - Environmental Promotion and Protection Policies – EP1 to EP6</b></p>	<p>Modify the local development plan by:</p> <p>1. replacing the third paragraph of Policy EP1 on proposed plan page 105 with the following text:</p> <p>“Development proposals that are likely to have an adverse effect on species protected by legislation will only be supported where the proposal meets the relevant statutory tests. If there is reasonable evidence to suggest that a protected species is present on a site or may be affected by a proposed development, steps must be taken to establish its presence. The level of protection required by legislation must be factored into the planning and design of development, and potential impacts must be fully considered prior to the determination of any application.”</p> <p>2. replacing references throughout Policy EP1 on proposed plan pages 104-106, to “Natura Sites” with “European Sites”, to “Habitats Directive” with “Habitats Regulations”, and to “Birds Directive” with “Habitats Regulations.</p> <p>3. replacing the text of Policy EP2 on proposed plan page 107 with the following:</p>	<p>326</p>

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“Development proposals which are likely to have a significant adverse effect, either directly or indirectly, on a Site of Special Scientific Interest (SSSI), a National Nature Reserve (NNR), or nationally protected habitats or species will not be permitted unless:</p> <p>(a) the objectives of the designation and the overall integrity of the site will not be compromised, or</p> <p>(b) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.</p> <p>If there is evidence to suggest that a legally protected species is on site or may be affected by proposed development, steps must be taken to establish its presence. The level of protection afforded by legislation must be factored into the planning and design of the development. Any impacts will be fully considered in determination of the application.</p> <p>The developer will be required to detail mitigation, either on-site or off-site, of any damage that may be caused by development permissible under the exception criteria.”</p> <p>4. replacing the text of Policy EP4 on proposed plan page 112 with the following:</p> <p>“Development that may affect National Scenic Areas (NSAs) will only be permitted where:</p> <p>(a) the objectives of the designation and the overall integrity of the NSA will not be compromised; or</p> <p>(b) any significant adverse effects on the qualities for which the NSA has been designated are clearly outweighed by social, environmental or economic benefits of national importance.”</p> <p>5. replacing the wording of Policy EP5: Special Landscape Areas on proposed plan page 114 as follows:</p> <p>“In assessing proposals for development that may affect Special Landscape Areas, the council will seek to safeguard landscape quality, as identified in its Statement of Importance for the relevant Special Landscape Areas. Proposals that have a significant adverse impact will only be permitted where the landscape impact is clearly outweighed by social, environmental or economic benefits of national or local importance.”</p> <p>6. replacing the first sentence of Policy EP6: Countryside Around Towns on proposed plan page 118 with the following text:</p>	



ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“Within the areas defined as Countryside around Towns, proposals (except for renewable energy development) will only be considered for approval if they meet the following considerations:”</p> <p>and adding the following paragraph after criteria a) to e):</p> <p>“Proposals for renewable energy development, including proposals for wind energy development, will be permitted if they accord with the objectives and requirements of Policy ED9 on renewable energy development.”</p> <p>7. adding an annotation to the legends on the Policy Maps on proposed plan pages 182 to 187 as follows:</p> <p>“See appendices to Technical Note 4: Local Biodiversity Sites, for the location and boundaries of Local Biodiversity Site designations. See appendices to Technical Note 5: Local Geodiversity Sites, for the locations and boundaries of Local Geodiversity Site designations.”</p>	
<p><b>Issue 015 - Environmental Promotion and Protection Policies – EP7 to EP17</b></p>	<p>Modify the local development plan by:</p> <p>1. adding the following sentence to the start of paragraph 1.5 of Policy EP7: Listed Buildings, on proposed plan page 119:</p> <p>“Design Statements are required for all applications for listed building consents and for all applications affecting the setting of listed buildings.”</p> <p>2. replacing the fourth and fifth paragraphs in Policy EP7: Listed Buildings, on proposed plan page 120, with the following text:</p> <p>“Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects, and provide a sound basis for managing the impacts of change. Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.”</p>	<p>360</p>

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.”</p> <p>3. adding the following sentences as paragraph 1.10 in the introductory text to Policy EP8: Historic Assets and Scheduled Monuments, on proposed plan page 122:</p> <p>“1.10 Any works directly affecting a designated Scheduled Monument require Scheduled Monument Consent (SMC), which is obtained from Historic Environment Scotland. Advice on the SMC process and requirements should be sought at an early stage from the Heritage Directorate, Historic Environment Scotland.”</p> <p>4. adding the following text to Figure EP8a of Policy EP8, on proposed plan page 123, together with any appropriate links:</p> <p>“This map can be viewed electronically, and information about the exact location and form of such designations is available, or can be made available, to applicants, and can also be accessed via the online resources provided by Historic Environment Scotland.”</p> <p>5. replacing the text following the title “[A], National Archaeological Sites” of Policy EP8: Historic Environment Assets and Scheduled Monuments, on proposed plan page 124, with the following text:</p> <p>“Development proposals affecting scheduled monuments will only be supported where:</p> <ul style="list-style-type: none"> <li>(a) direct impacts on the scheduled monument are avoided;</li> <li>(b) significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or</li> <li>(c) exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.” <p>6. replacing the last sentence of Policy EP8: Historic Environment Assets and Scheduled Monuments, on proposed plan page 124, with the following sentence:</p> <p>“Any proposal that will adversely affect a historic environment asset or the integrity of its setting must include a reasoned account of what mitigation is or is not possible, together with a mitigation strategy where appropriate.”</p> </li></ul>	

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

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

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“The implementation of flood protection schemes runs within flood risk management’s six-year cycles, the most recent cycle having been 2016-2022.”</p> <p>4. replacing the contents of Policy IS8: Flooding on proposed plan, page 162, with the following text:</p> <p>“a) Development proposals will be considered using National Planning Framework 4 Policy 22: Flood Risk and Water Management.</p> <p>b) Developers will be required to provide, including if necessary at planning permission in principle stage:</p> <p>i. a competent flood risk assessment, including all sources of flooding, and taking account of climate change, using the most up to date guidance; and</p> <p>ii. a report of the measures that are proposed to mitigate the flood risk.</p> <p>c) The information used to assess the acceptability of development will include:</p> <p>i. information and advice from consultation with the Council’s Flood Risk and Coastal Management Team and the Scottish Environment Protection Agency;</p> <p>ii. flood risk maps provided by the Scottish Environment Protection Agency and/or developed by Scottish Borders Council which indicate the extent of the flood plain;</p> <p>iii. historical records and flood studies/assessments held by the Council and other agencies;</p> <p>iv. Scottish Environment Protection Agency’s current guidance.”</p> <p>5. replacing criterion b) of the first paragraph in Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage on proposed plan page 164 to read:</p> <p>“b) negotiating developer contributions with Scottish Water to upgrade the existing sewerage network and/or increasing capacity at the waste water treatment works, other than for residential developments or for the domestic element of non-residential developments, or failing that:”</p> <p>6. replacing the second sentence in the first paragraph of Policy IS10: Waste Management Facilities on proposed plan page 166 with:</p>	

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

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

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>- align with the western and southwestern edge of the A7 public road.  - incorporate the narrow strip of land immediately to the southwest of the A7 which currently falls between allocations EGL200 and EGL32B Ryehaugh.</p> <p>Consequential changes to the Galashiels settlement boundary would also be required.</p> <p>5. deleting allocation EGL43 Balmoral Avenue from the proposals table on proposed plan page 345 and the Galashiels settlement map (proposed plan pages 352 and 353) and also amending the Galashiels development boundary on the settlement map to exclude the land shown as EGL43 in the proposed plan.</p> <p>6. replacing the first sentence of the site requirements section for sites SGALA005 and SGALA016 Hollybush Valley on proposed plan page 348 with:</p> <p>“The Hollybush areas will be subject to further assessment prior to being considered for inclusion as firm proposals in a future local development plan. If allocated, a Masterplan will be required to ensure a coherent and holistic approach to future development.”</p> <p>7. deleting the words “new road through the Policies on Balmoral Avenue side;” from the first bullet point of the site requirements section for sites SGALA005 and SGALA016 Hollybush Valley on proposed plan page 348.</p> <p>8. adding the following bullet point to the list of site requirements for allocation zRO6 Roxburgh Street on proposed plan page 349:</p> <p>“The potential for a foot/cycle path along the mill lade should be explored, consistent with the Galashiels Masterplan Regeneration Framework.”</p>	
<p><b>Issue 035 - AGALA029 – Netherbarns</b></p>	<p>Modify the local development plan by:</p> <p>1. deleting allocation AGALA029 Netherbarns from the table on proposed plan page 345 of the Galashiels settlement profile and from the Galashiels settlement map (proposed plan pages 352-353).</p>	<p>649</p>



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

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

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

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

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>1. inserting the word “former” between the words “steeple of the” and “Eastgate Church” on the third line of the third paragraph on proposed plan page 466.</p> <p>2. replacing the second sentence of the first paragraph on proposed plan page 467 with “Tweed Green, Ninian’s Haugh, Hay Lodge Park, Victoria Park and Whitestone Park are significant green spaces bordering The Tweed.”.</p> <p>3. amending the settlement boundary of Peebles on proposed plan page 476 to include site reference SBPEE002 as shown on the map for Issue 062 on document CD119 page 40.</p>	
<b>Issue 063 - Preston</b>	No modifications.	932
<b>Issue 064 - Reston</b>	<p>Modify the local development plan by:</p> <p>1. replacing the first sentence of paragraph 2 under Placemaking Considerations (proposed plan page 482) with the following:</p> <p>“Reston Railway Station on the East Coast Main Line opened in May 2022, replacing an earlier station which closed in 1964.”</p> <p>2. deleting the second sentence in the fourth paragraph under Placemaking Considerations (proposed plan page 482) and adding the following final sentence:</p> <p>“However, with the completion of the railway station development, it should be noted that parts of the brief are now out-of-date.”</p> <p>3. changing the start of the first sentence in the fifth paragraph under Placemaking Considerations (proposed plan page 482) to read:</p> <p>“As a result of the recent opening of the railway station within the village, ...”</p> <p>4. deleting the heading “Key Infrastructure Considerations” and the sentence below it (proposed plan page 482).</p>	940

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

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<b>Issue 067 - St Boswells</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. replacing the third bullet point in the list of site requirements for allocation zEL19 on proposed plan page 514 with:  "Structure planting will be required on the southern, western and eastern boundaries to provide setting for development and screening from the A68. A management scheme for planting is also required."</li> <li>2. deleting the fourth bullet point in the list of site requirements for allocation zEL19 on proposed plan page 514.</li> <li>3. on the St Boswells settlement map on proposed plan page 515, extending the green "landscaping" line along the eastern boundary of site zEL19 (as shown on the map for Issue 067 in core document CD119).</li> </ol>	961
<b>Issue 068 - Stow</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. replacing the first bullet point in the site requirements section for housing allocation ASTOW022 on page 519 with:  "Vehicular and pedestrian access from Craigend Road. Traffic and pedestrian access issues to be assessed and mitigated include pinch points in the road, on street parking, carriageway width and footway provision."</li> </ol>	967
<b>Issue 069 - Swinton</b>	No modifications.	972
<b>Issue 070 - Tweedbank</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. replacing the last sentence in the fifth paragraph of the "Placemaking Considerations" section on proposed plan page 527 with:  "A masterplan, produced in 2017, sets out some initial ideas which have been developed further through supplementary planning guidance and a design guide, approved in June 2021."</li> <li>2. replacing the first bullet point in the list of site requirements for allocation MTWEE002 on proposed plan page 529 with:</li> </ol>	989

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



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

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

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

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“A flood risk assessment is required to assess the risk from the Turfford Burn and small tributaries which flows through the site. The flood risk assessment will inform the site design along with possible mitigation and resilience measures. Surface water runoff from the nearby hills may be an issue.”</p> <p>18. adding a new site requirement for site TE6B, Eddleston, on proposed plan page 317 to read:</p> <p>“A flood risk assessment is required to assess the risk from the Longcote Burn and small watercourse which flows along the eastern perimeter. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage.”</p> <p>19. adding a new site requirement for site AETTR003, Etrick (Hopehouse), on proposed plan page 327 to read:</p> <p>“A flood risk assessment will be required to assess the flood risk from the Etrick Water, Hopehouse Burn and small watercourse which flows along the western perimeter. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage.”</p> <p>20. modifying the site requirements for site BEY2B, Eyemouth, on proposed plan page 332 to read:</p> <p>“Refer to approved planning brief, which shall be updated to require a flood risk assessment to assess the risk from the North Burn.”</p> <p>21. modifying the site requirements for site AEYEM006, Eyemouth, on proposed plan page 332 to read:</p> <p>“Refer to approved planning brief, which shall be updated to require a flood risk assessment, or at very minimum topographic information, to assess the risk from the small watercourses which flow through and on the boundary of the site.”</p> <p>22. modifying the site requirements for site AEYEM007, Eyemouth on proposed plan page 332 to read:</p>	

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

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“A flood risk assessment is required to assess flood risk from the Gala Water, the mill lade or the small watercourse, and design and layout of the site should mitigate flood risk on the site.”</p> <p>29. modifying the second site requirement for site RGALA001, Galashiels, on proposed plan page 349 to read:</p> <p>“Flood risk assessment is required.”</p> <p>30. adding a new site requirement to site zED2, Galashiels, on proposed plan page 350 to read:</p> <p>“Flood risk assessment required which assesses risk from the Gala Water to inform area, type and finished floor levels of development.”</p> <p>31. modifying site requirement one for site AGREE009, Greenlaw, on proposed plan page 366 to read:</p> <p>“A flood risk assessment is required to assess the risk from the Blackadder Water and small watercourse along the eastern boundary. Consideration should be given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.”</p> <p>32. modifying site requirement two for site zEL50, Hawick, on proposed plan page 376 to read:</p> <p>“A flood risk assessment is required to assess the risk from the River Teviot and small watercourse which flows along the boundary of the site, which may be culverted in parts, and to inform the area of redevelopment, type of development, and finished floor levels. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage.”</p> <p>33. modifying site requirement two for site zEL62, Hawick, on proposed plan page 376 to read:</p> <p>“A flood risk assessment is required to assess the risk from the River Teviot and mill lade which flows through the site, which may be culverted in parts, and to inform the area of redevelopment, type of development, and finished floor levels. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage.”</p>	

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

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“A flood risk assessment will be required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Flood resilient and resistant materials should be used.”</p> <p>41. adding a new site requirement for site zEL34, Jedburgh, on proposed plan page 401 to read:</p> <p>“A flood risk assessment will be required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Flood resilient and resistant materials should be used.”</p> <p>42. adding a new site requirement for site zEL35, Jedburgh, on proposed plan page 401 to read:</p> <p>“A flood risk assessment will be required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Flood resilient and resistant materials should be used.”</p> <p>43. adding a new site requirement for site zEL37, Jedburgh, on proposed plan page 401 to read:</p> <p>“A flood risk assessment will be required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Flood resilient and resistant materials should be used.”</p> <p>44. adding a new site requirement for site BKELS005, Kelso, on proposed plan page 412 to read:</p> <p>“A small watercourse/drain is located within the site and is culverted partially through the development site. A flood risk assessment is required to assess the risk of flooding.”</p> <p>45. adding a new site requirement for site zEL206, Kelso, on proposed plan page 412 to read:</p> <p>“A flood risk assessment is required as a small watercourse flows along the southern site boundary and the low lying part of the site may be subject to surface water flooding.”</p> <p>46. adding a new site requirement to site BLAUD002, Lauder, on proposed plan page 420 to read:</p>	



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

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

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

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

**APPENDIX B: Direction Letter**

E: [developmentplans@gov.scot](mailto:developmentplans@gov.scot)

Deborah Armstrong  
Lead Officer (Planning Policy & GIS)  
Scottish Borders Council

By email:  
[Deborah.Armstrong@scotborders.gov.uk](mailto:Deborah.Armstrong@scotborders.gov.uk)

---

Our ref: A47780706  
20<sup>th</sup> March 2024

Dear Debbie,

**Town and Country Planning (Scotland) Act 1997  
Notice of Intention to Adopt – Scottish Borders Council Local Development  
Plan 2 (as modified)**

I refer to your correspondence of 13<sup>th</sup> December 2023, regarding Scottish Borders Council's intention to adopt the proposed Scottish Borders Council Local Development Plan 2 (as modified).

Scottish Ministers have decided that the proposed plan as notified is unsatisfactory and hereby direct, under section 20(5) of the Town and Country Planning (Scotland) Act 1997<sup>1</sup>, that Scottish Borders Council consider modifying the proposed Scottish Borders Council Local Development Plan 2 as indicated in the Annex to this Direction.

This Direction is considered necessary to:

- Ensure the LDP takes account of the adoption of National Planning Framework 4 (NPF4) and that this replaces National Planning Framework 3 and Scottish Planning Policy.
- Ensure the LDP takes account of the strategic development plan, SESplan (2013) no longer being part of the development plan.

---

<sup>1</sup> Section 20 is continued in effect to enable the constitution of local development plans in respect of which notice of the proposed local development plan was published in a local newspaper in accordance with regulation 12(2)(a) of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008(1) before 12 February 2023 by regulation 4 of the Planning (Scotland) Act 2019 (Commencement No. 12 and Saving and Transitional Provisions) Regulations 2023 (SSI 2023/10).

Section 20(6)<sup>1</sup> provides (subject to any further direction under section 20) that your authority may not adopt the Scottish Borders Council LDP2 unless you satisfy Scottish Ministers that you have made the modifications necessary to conform with this direction, or the Scottish Ministers withdraw it.

I would be grateful if you would therefore confirm that your authority will modify the plan.

Yours sincerely

**Kate Houghton**  
**Planning, Architecture and Regeneration Division**

## ANNEX

### Table of modifications

Reference	Modification	Reason for modification
<b>Volume 1</b>		
Page 7, paragraph 1.1	<p>Delete: “The Development Plan for the Scottish Borders comprises of two component parts. The SESPlan Strategic Development Plan (SDP) and the Local Development Plan (LDP) set out in this document. The SDP covers Edinburgh and the South East of Scotland and provides high level strategic guidance, setting a context which the LDP must address.”</p> <p>Insert: “The Development Plan for the Scottish Borders comprises two component parts. National Planning Framework 4 (NPF4) and the Local Development Plan (LDP) set out in this document. NPF4 is the national spatial strategy for Scotland. It sets out Scottish Ministers’ spatial principles, regional priorities, national developments and national planning policy.”</p>	To reflect the changed context for the plan.
Page 11, paragraph 2.12	<p>Delete “Scottish Planning Policy (SPP) contains a section on ‘Specialist Housing Provision and other Specific Needs’. This requires planning authorities to prepare appropriate policies and consider specific site allocations to address any identified shortfalls in the Housing Need and Demand Assessment (HNDA) in respect of ‘specialist housing’.”</p> <p>Insert at beginning “NPF4 promotes the provision of a choice of tenures that meet the diverse housing needs of people and communities across Scotland. LDPs should take account of diverse needs and this is supported through the preparation of a Housing Need and Demand Assessment (HNDA) and consideration of ‘specialist housing’.”</p>	To reflect the changed context for the plan.
Page 12, paragraph 2.17	Remove following deleted text: “New housing allocations can put a strain on education provision in some school catchment areas. Given the relatively limited number of houses required within the LDP period for the	To reflect the changed context for the plan.



Reference	Modification	Reason for modification
	Scottish Borders as required within the SDP, it is not envisaged this should cause insurmountable issues and the officers..."	
Page 13, paragraph 3.1	Replace "national development" with "national developments"	To accurately reflect language of NPF4
Page 19, paragraph 4.9	Replace "The SDP requires" with "The SDP required"	To reflect the changed context for the plan.
Page 22, paragraph 5.5	Replace "As required by the SDP" with "As was required by the SDP"	To reflect the changed context for the plan.
Page 27, paragraph 7.1	Delete: "SPP encourages the improvement of town centres to create distinctive and successful places which are a focus for a mix of uses including retail, housing, leisure, entertainment, recreational, cultural entertainment and community facilities."	To reflect the changed context for the plan.
Page 27, paragraph 7.2	Replace "SESplan area" with "Edinburgh city region"	To reflect the changed context for the plan.
Page 33, paragraph 8.9	Delete "The SDP states LDPs will support proposals which encourage recycling and recovery of waste where these are in accordance with the Zero Waste Plan and take account of the environmental, Transport, economic and amenity factors. The Council will continue to promote waste treatment to meet the targets of the Zero Waste Plan." Insert "The Council will continue to promote waste treatment to meet the targets of the Zero Waste Plan, and in line with the policy intent of NPF4 to encourage, promote and facilitate development that is consistent with the waste hierarchy".	To reflect the changed context for the plan.
Page 38, PMD1, paragraph 1.3	Delete: "The aim is to achieve the right development in the right place in accordance with Scottish Planning Policy."	To reflect the changed context for the plan.
Page 45, PMD4, paragraph 1.4	Delete: "This policy is supported by Scottish Planning Policy (SPP) which states Local Development Plans should make provision for most new urban development to take place within, or in planned extensions to, existing settlements." Insert: "This policy supports implementation of the NPF4 spatial principle of compact urban growth."	To reflect the changed context for the plan.

Reference	Modification	Reason for modification
Page 47, PMD5, paragraph 1.4	Delete entire paragraph 1.4.	To reflect the changed context for the plan.
Page 56, ED3, paragraph 1.2	Delete: "Scottish Planning Policy (SPP) sets out national policy for town centres and requires that decision making is guided by a network of centres which will, depending on circumstances, include town centres, commercial centres and other local centres and may take the form of a hierarchy. The Strategic Development Plan does not identify any Strategic Town Centres within with Scottish Borders."	To reflect the changed context for the plan.
Page 56, ED3, paragraph 1.3	Delete: "This takes appropriate account of the preferred order of locations set out in the sequential approach within SPP."	To reflect the changed context for the plan.
Page 76, ED10, paragraph 1.1	<p>Delete: "Paragraph 80 of Scottish Planning Policy (SPP) states that development on prime quality agricultural land, or land of lesser quality that is locally important, should not be permitted except for a limited number of specific circumstances"</p> <p>Delete "Paragraph 205 of SPP states that where peat and other carbon rich soils are present applicants should assess the likely effects of development on carbon rich soil emissions. Where peatland is drained or disturbed there is a liable release of carbon dioxide into the atmosphere."</p> <p>Delete: "In order to take proper account of the terms of SPP, proposals for renewable energy development, including proposals for wind energy development, will be required to accord with the objectives and requirements of policy ED9 rather than meet the requirements of this policy."</p>	To reflect the changed context for the plan.
Page 79, ED11, paragraph 1.1	Delete: "Scottish Planning Policy confirms the important contribution minerals make to the economy, providing materials for construction, energy supply and other uses, and supporting employment. Consequently the Local Plan should safeguard mineral resources and facilitate their responsible use."	To reflect the changed context for the plan.

Reference	Modification	Reason for modification
	Insert at beginning of paragraph: "Minerals make an important contribution to the economy, providing materials for construction, energy supply and other uses, and supporting employment."	
Page 83	Delete: "The Council is required to maintain an effective 5 year housing land supply at all times which is monitored via the annual Housing Land Audit. Where a shortfall is identified within a particular housing market area within the period of the Plan, new developments will be directed to longer term safeguarded areas identified in settlement profiles which will be assessed against relevant LDP policies. Full impacts on house building and take up due to Covid 19 are difficult to accurately predict at this point in time."  Amend third paragraph as follows: "This section also lays down ..."	To reflect the changed context for the plan, and to read correctly following this modification.
Page 84, HD1, paragraph 1.5	Delete: "Decision making will be guided by the Council's SPG on Affordable Housing although, the level of contribution within a market site will generally be no more than 25% of the total number of houses."  Insert: "Decision making will be guided by the Council's SPG on Affordable Housing although, the level of contribution within a market site will be at least 25% of the total number of houses."	To align with NPF4.
Page 91, HD3, paragraph 1.2	Delete: "1.2 The Scottish Government's Scottish Planning Policy (SPP) states the need for high quality layout in housing developments in order to protect residential amenity."  Amend numbering: "1.3" becomes "1.2".	To reflect the changed context for the plan.
Page 93, HD4	Delete: "This policy is intended to assist the Council to maintain the five year effective housing land supply at all times, while safeguarding particularly sensitive areas from development. The housing land audit process will be used to monitor the need for any additional land release. Where a shortfall is identified within the Local Development Plan area, new development will be directed to the	To reflect the changed context for the plan.

Reference	Modification	Reason for modification
	<p>longer term safeguarded areas identified in relation to settlements. These safeguarded areas are shown on the Settlement Profiles in Volume 2. Any proposals that come forward in these areas will be assessed against the policies in the approved Development Plans.”</p> <p>Insert: “This policy is intended 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. The safeguarded areas are shown on the Settlement Profiles in Volume 2. These are additional to the land supply identified by this plan. Any proposals that come forward in these areas will be assessed against the policies in the adopted Development Plan.”</p>	
Page 93, HD4	<p>Delete: “The areas indicated in the Settlement Profiles for longer term expansion and protection shall be safeguarded accordingly. Any proposals coming forward for housing development within these longer term expansion areas in advance of the identification of a shortfall in the effective housing land supply will be treated as premature.”</p> <p>Insert in place: “The areas indicated in the Settlement Profiles for longer term expansion and protection shall be safeguarded accordingly. Any proposals coming forward for housing development within these longer term expansion areas will be assessed against the policies of the development plan.”</p>	To reflect the changed context for the plan.
Page 94, HD5, paragraph 1.1	<p>Delete: “Scottish Planning Policy requires local authorities to consider the need for specialist provision, that includes care and nursing homes.”</p> <p>Insert: “NPF4 supports meeting the diverse housing needs of people and communities across Scotland.”</p>	SPP no longer To reflect the changed context for the plan.
Page 96, HD6,	Delete: “1.2 Scottish Planning Policy (SPP) requires Local Authorities to identify a generous supply of land for each housing	To reflect the changed context for the plan.

Reference	Modification	Reason for modification
<p>paragraphs 1.2 and 1.3</p>	<p>market area, to meet the housing land requirement across all tenures, maintaining a five year effective housing land supply at all times. The housing land requirement was informed by the Housing Need and Demand Assessment 2 (HNDA), which was considered to be 'robust and credible' by the Scottish Government in March 2015."</p> <p>Delete at beginning of 1.3: "The HNDA considered"</p> <p>Insert at beginning of 1.3: "The Housing Need and Demand Assessment (HNDA) process considers"</p> <p>Consequential amendment of paragraph numbering: "1.3" becomes "1.2", and "1.4" becomes "1.3".</p>	
<p>Page 101, EP1</p>	<p>Delete: "Scottish Planning Policy"</p>	<p>To reflect the changed context for the plan.</p>
<p>Page 104, EP2</p>	<p>Delete: "Scottish Planning Policy"</p>	<p>To reflect the changed context for the plan.</p>
<p>Page 116, EP7, paragraph 1.3</p>	<p>Delete: "Scottish Planning Policy supports this principle where it can be the only means of retaining a Listed Building."</p>	<p>To reflect the changed context for the plan.</p>
<p>Page 117, EP7</p>	<p>Delete: "Scottish Planning Policy"</p>	<p>To reflect the changed context for the plan.</p>
<p>Page 121, EP8</p>	<p>Delete: "Scottish Planning Policy"</p>	<p>To reflect the changed context for the plan.</p>
<p>Page 122, EP9, paragraph 1.4</p>	<p>Delete: "The relevant national guidance is Scottish Planning Policy, Historic Environment Policy for Scotland and Managing Change in the Historic Environment guidance note series which aim to conserve the historic environment. PAN 68 'Design Statements' and PAN 71 'Conservation Area Management' are also relevant."</p> <p>Insert "NPF4 Policy 7 sets out the national planning policy for Conservation Areas. Other relevant national guidance is contained in Historic Environment Policy for Scotland and</p>	<p>To reflect the changed context for the plan.</p>

Reference	Modification	Reason for modification
	Managing Change in the Historic Environment guidance note series which aim to conserve the historic environment. PAN 68 'Design Statements' and PAN 71 'Conservation Area Management' are also relevant."	
Page 123, EP9	Delete: "Scottish Planning Policy"	To reflect the changed context for the plan.
Page 126, EP10	Delete: "Scottish Planning Policy"	To reflect the changed context for the plan.
Page 130, EP12, paragraph 1.3	Second sentence, insert: "were" as follows: "Therefore the networks identified within the LDP focus primarily on the Strategic Development Areas as <b>were</b> set out in the SESplan and the 11 main population centres/settlements within the Borders."	To reflect the changed context for the plan.
Page 130, EP12, paragraph 1.5	Delete: "These identified networks also complement the development strategy set out within the SESplan."	To reflect the changed context for the plan.
Page 136, EP14, paragraph 1.2	Delete entire paragraph 1.2. Renumber subsequent paragraphs, so that "1.3" becomes "1.2", "1.4" becomes "1.3", and "1.5" becomes "1.4".	To reflect the changed context for the plan.
Page 136, EP14, paragraph 1.3 (as is)	Delete: "...and that it is not necessary to identify other areas suitable or unsuitable for development".	To reflect previous modification to EP14 1.2.
Page 137, EP14	Delete: "Scottish Planning Policy and"	
Page 142, EP17, paragraph 1.1	Delete: "National Planning Framework 3 recognises that land for food production within towns and cities is becoming increasingly important. Scottish Planning Policy states that planning authorities should protect, enhance and promote green infrastructure, including open space and green networks, as an integral component of successful placemaking."  Insert: "NPF4 states that LDPs should create healthier places, for example through land for community food growing and allotments."	To reflect the changed context for the plan.
Pages 163 and 164, IS10 paragraphs 1.5, 1.6 and 1.7	Delete: "1.5 Scottish Planning Policy (SPP) indicates that regard should be had to the annual update of required capacity for source segregated recyclables and unsorted waste, mindful of the need to achieve the all-Scotland	To reflect the changed context for the plan.

Reference	Modification	Reason for modification
	<p>operational capacity, and it includes a reference to the 10 year rolling landfill capacity required. It also indicates that the planning system should support the provision of a network of infrastructure to allow Scotland's waste and secondary resources to be managed in one of the nearest appropriate installations, by means of the most appropriate methods and technologies."</p> <p>Delete "1.6 Furthermore, SPP explains: that while a significant shortfall of waste management infrastructure exists, emphasis should be placed on need over proximity; that the achievement of a sustainable strategy may involve waste crossing planning boundaries; that, as the national network of installations becomes more fully developed, there will be scope for giving greater weight to proximity and that the national capacity figure for source segregated recyclables and unsorted waste is not a cap and can represent an opportunity for economic growth."</p> <p>Delete "1.7 All proposals for waste management facilities should show how they contribute towards delivering both the national annual waste management capacity required and an adequate and integrated network of waste management facilities."</p>	
Pages 163 and 164	Rename "1.8" as "1.5" and "1.9" as "1.6" and "1.10" as "1.7".	Consequential to above modifications.
Page 206, Transportation standards	<p>Delete: "Scottish Planning Policy (SPP) and PAN 75 promote the integration of land use and planning to assist in reducing the need to travel and to create favourable conditions for greater use of sustainable transport modes."</p> <p>Insert in place: "NPF4 seeks investment in transport infrastructure that supports connectivity and reflects place-based approaches and local living; more, better, safer and more inclusive active and sustainable travel opportunities, and; developments in locations which support sustainable travel."</p>	To reflect the changed context for the plan.

Reference	Modification	Reason for modification
Page 206, Parking provision	<p>Delete: "Scottish Planning Policy (SPP) defines maximum car parking standards for retail and business developments. It also stipulates minimum parking standards for disabled people. The Council generally supports The SEStran Parking Standards, other than for housing, which sets common standards for the partnership area that aim to provide cross regional consistency."</p> <p>Insert: "The Council generally supported The SEStran (2015) Parking Standards, other than for housing, which set common standards for the partnership area that aimed to provide cross regional consistency."</p>	To reflect the changed context for the plan.
<b>Volume 2</b>		
Page 369, Changing Context, second paragraph	Delete: "in accordance with SESplan policy"	To reflect the changed context for the plan.
Page 400, RJEDB003, fourth bullet point	Delete: "in line with Scottish Planning Policy".	To reflect the changed context for the plan.