2012

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN
MAIN ISSUES REPORT

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FOREWORD

The Scottish Borders is an excellent place in which to live and work. We want this to continue, and the Local Development Plan can help by guiding growth to the right locations and by keeping development away from the wrong places. It is a legal document and is prepared according to legislation. The process has two key stages- the Main Issues Report, and the Proposed Plan.

The publication of this Main Issues Report is the first key stage in the preparation of the Local Development Plan. The Main Issues Report presents a basis for the discussion of the new Local Development Plan.

The Scottish Borders has an up to date planning framework with the Structure Plan having been approved by Scottish Ministers in 2009, and the Local Plan being adopted by the Council in 2011.

With the advent of the new Planning Act, the Scottish Borders is a key partner in the preparation of the Strategic Development Plan for the South East of Scotland (SESplan). The recently produced SESplan Proposed Plan provides the strategic framework for the Local Development Plan. Because the Structure Plan is of such recent vintage its core strategic principles with respect to the Borders have been incorporated into the SESplan Proposed Plan. Similarly, it is anticipated that there will be substantial continuity from the recently adopted Local Plan in the new Local Development Plan.

Change is constant however, and there is a continued need to keep the planning framework up to date. This Main Issues Report sets out a number of key issues for your consideration including the future vision for the area, proposals for housing, employment and redevelopment, the future for our town centres, the protection of key green spaces and the promotion of green networks, and climate change.

As part of the consultation process we will be running a number of open house surgeries across the region, and these will be advertised on the Council website. I would encourage you to attend and discuss any matters of interest with us. It will also be important for us to receive your response to the consultation so that the next stage of the Plan (the 'Proposed Plan stage') is developed against a background of understanding the issues as they are viewed by the wider community.

Councillor Carolyn Riddell-Carre
Executive Member for Planning

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN
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1. INTRODUCTION

1.1 The Development Plan for the Scottish Borders Council area currently consists of the Consolidated Structure Plan and Local Plan. These plans are now being updated in line with the most recent planning legislation. High level strategic guidance will be provided by the Strategic Development Plan for Edinburgh and the South East of Scotland (SESplan). SESplan is at the Proposed Plan stage, and provides the primary context for the Main Issues Report (MIR) of the Local Development Plan (LDP) for the Scottish Borders.

1.2 This MIR provides the basis for public consultation on the Scottish Borders LDP. It sets out a description of the 'new' land use issues facing the area and, puts forward preferred options to deal with the issues along with any realistic alternatives. These new issues are relatively limited because the current Development Plan is up to date.

1.3 An important new aspect in the preparation of new local development plans is the requirement to prepare an accompanying Action Programme that will set out the roadmap towards delivery of the proposals within the LDP. The Action Programme will be prepared alongside the Proposed Plan and will be constantly monitored by the Council and will be updated at least every two years to reflect progress.

1.4 The MIR has been prepared in the light of the 2010 Monitoring Report which identified a number of potential issues related to the implementation of policy. In addition, an Environmental Report has been developed alongside the MIR to identify and remove or mitigate any substantive adverse implications for the environment.

1.5 The MIR will be available for consultation for a 12 week period during which time there will be a number of events to publicise and explain the content, and to encourage public response.

1.6 Following consultation there will be a report to Council to consider the public response and to agree the Proposed Plan. The Proposed Plan will set out the policies and proposals for the area in a format more recognisable as a local plan. The Proposed Plan will then be subject to formal representations prior to their consideration through a formal Examination process lead by Scottish Government Reporters. Thereafter the LDP will proceed towards formal adoption.

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2. THE CHANGING CONTEXT FOR THE LOCAL DEVELOPMENT PLAN

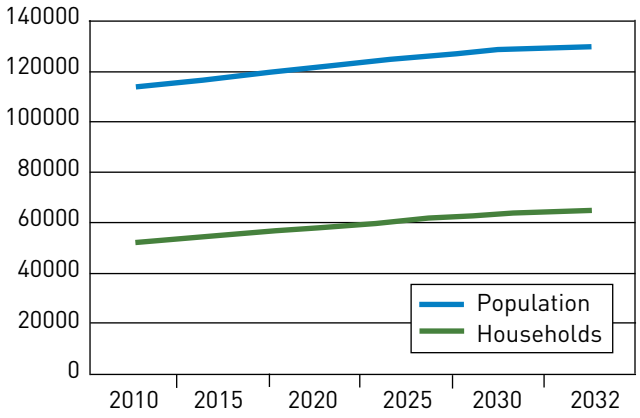
DEMOGRAPHIC AND HOUSEHOLD CHANGE

2.1 The population in the Scottish Borders was over 112,000 in 2010, within the 6th largest local authority by area in Scotland. Over two thirds of the area is classed as accessible rural by the Government, with just under one third being remote rural.

2.2 The Government projects that the population will increase by over 15 per cent to just below 130,000 by 2032.

2.3 In 2010 there were 52,000 households in the Borders. The Government projects that by 2032 this will have increased to 64,000, an increase of 23 %. Figure 1 shows the projections for population and households.

FIGURE 1
POPULATION AND HOUSEHOLD PROJECTIONS 2010-2032
Source: GROS



2.4 The Council has prepared an Update to its Housing Needs and Demand Assessment and this is viewed by the Scottish Government as being robust and credible. The Assessment identifies a continued need for affordable housing in the Scottish Borders amounting to some 100 houses per annum over the next 5 years.

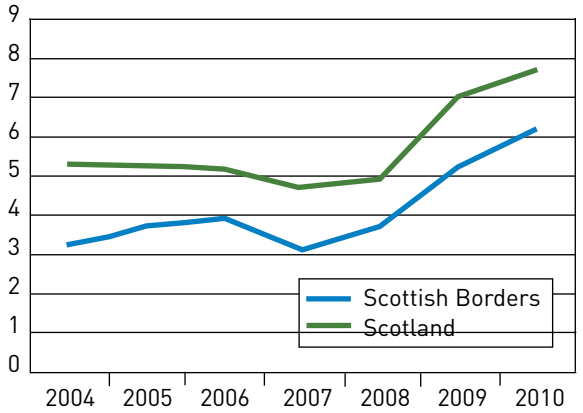
2.5 This Plan is focused on the period to 2024 which is ten years beyond the anticipated year of adoption. The combination of an up to date development plan with a generous supply of land for housing, and the current economic downturn means that the land requirement set by SESplan to deal with future housing need is modest.

ECONOMIC PROGRESS, TRANSPORT AND INFRASTRUCTURE

2.6 The economically active workforce in the Borders numbered 55,700 in 2010/11, with 41,300 being employees and 5,700 self-employed. The main employment sectors were health and social work, retail, construction, education, agriculture, textiles, tourism and public administration.

2.7 Unemployment declined steadily in the early part of the 21st century from 4 to 2 per cent, but rose back to previous higher levels from 2008 with the impact of the world banking crisis. The figures are compared with those for Scotland in Figure 2 below.

FIGURE 2
UNEMPLOYMENT 2004-2010
(% OF ECONOMICALLY ACTIVE)
Source: NOMIS



2.8 Wage levels for Scottish Borders residents are low, with the average weekly wage for full-time workers being £460 in 2010, 94 per cent of the Scottish average. This figure falls further to £418 for those employed in the Borders. At the same time, the Borders is less productive than the Scottish average which is one and a half times greater.

2.9 Recent studies have indicated that for most areas there is an adequate supply of business land and premises in the Borders. However, there are two areas where the current portfolio of land and premises should be augmented if possible. These are the Galashiels area in the Central Borders and the Peebles area in the Western Borders. The provision of high amenity business land in the Central Borders is seen to be an essential component in order to maximise the benefits of the Borders Railway.

2.10 The Borders continues to have a significant reliance upon traditional rural activities focused upon agriculture, forestry, fishing and minerals production. All of these industries have faced continuing challenges to their competitiveness with a consequential impact on the viability of the rural area.

2.11 Transport, and increasingly, digital connectivity are vital to the future development of the Borders. There is a need to continue to upgrade the main road network. The Borders Railway should begin operation in 2014 and give improved connection to Edinburgh. The potential for a better rail service for the Berwickshire communities with a rail halt at Reston has been the subject of further study. The South of Scotland Broadband project has been developing over a number of years and the high speed service is targeted for 2020.

2.12 The Council has undertaken a study into the retail capacity for the Scottish Borders. The main potential relates to the retail hub at Galashiels where there is thought to be greatest developer interest. In addition, there is small scale potential in towns such as Eyemouth. The continued prosperity of town centres is an important aspiration of the plan as it links to the need to reduce expenditure leakage out of the area and to other priorities such as employment, tourism, recreation and the built environment.

2.13 Infrastructure provision will be required to enable future development. Scottish Water is committed to the provision of water and waste water facilities to serve development identified in the Plan. There are strains in terms of current provision in relation to education facilities, however, this should be manageable in relation to the limited requirement for future housing development set through the SDP. Further extension to the national grid will be required to promote the potential for renewable energy production.

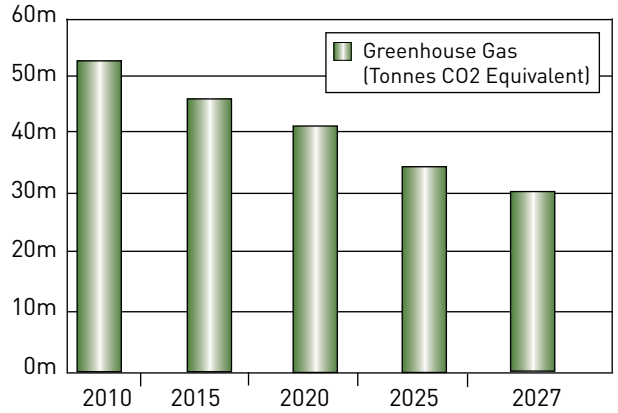
SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

2.14 The primary focus of the development plan process is to ensure that the right type of development takes place in the right place, and conversely, that development does not take place in the wrong place. The Scottish Borders is a very attractive place in which to live and work and this puts a clear responsibility on the Council to maintain the intrinsic qualities of the area whilst promoting the economic stability and growth essential to the future viability of the area. The Council therefore puts a strong emphasis on placemaking and design in relation to new development and also identifies those areas which would benefit from regeneration.

2.15 The Scottish Borders has a number of policies relating to the natural and built environment. This helps to direct potentially adverse development away from locations whose intrinsic value might be affected, but also acts as a signpost to direct resources towards the improved management of these areas. The Council has undertaken recent work to identify Special Landscape Areas and important open space and green space and it is proposed to integrate this into the LDP. The Council is also looking to adopt an ecosystem approach to the identification of important sites for biodiversity, and this will help to build resilience to climate change in the Borders.

2.16 Greenhouse gas has an influence on climate change. Reduction targets are set out in the Climate Change (Scotland) Act 2009, and the LDP is expected to take any consequences arising from greenhouse gases into account. The targets are for a 42% reduction in greenhouse gas emissions by 2020, and for 80% by 2050. The targets set for the period up to 2027 are shown in Figure 3 below.

FIGURE 3
SCOTTISH CLIMATE CHANGE TARGETS 2011
(Tonnes, CO2 Equivalent)
Source: Scottish Government



2.17 However, the Scottish Borders is a largely rural area with significant remoteness. Reflecting this, it has a high number of households that have access to a car, with one third having access to two or more cars. Consequently the rate of petrol or diesel consumption per head is some 46 per cent higher than the Scottish average (2006 figures). The continued economic resilience of the Scottish Borders will continue to depend on transport and haulage using motorised transport. However, the promotion of development in sustainable locations will support the public transport network and contribute to climate change objectives.

2.18 There is an increased emphasis on climate change adaptation by the Government. In particular, this relates to the need to plan to avoid flood risk. To further this process the Council has undertaken a strategic flood risk assessment to identify those areas at potential flood risk and those upstream areas that might contribute to the mitigation of flooding.

2.19 Encouraging renewable energy is seen to be a key part of the Government response to climate change, and this supports the emphasis towards a low carbon economy. In the Scottish Borders the main thrust has been through the provision of on-shore wind farms. More recently, off shore wind energy has been marketed by the Scottish Government, and there are other smaller scale energy production sources including solar energy using, for example, photo voltaic panels and hydro schemes. The MIR takes into account the potential adverse impacts arising from commercial renewable energy production on matters such as landscape, biodiversity, air quality, water quality and soils in bringing together its policy approach.

THE SESplan FRAMEWORK

2.20 The LDP must be consistent with the Strategic Development Plan for the area. This is provided by SESplan which has produced its Proposed Plan setting out the broad strategic context. The SESplan Proposed Plan is seen to be a continuation of the current Structure Plans currently in force within the SESplan area in Fife, Edinburgh and Lothians and the Scottish Borders. The Structure Plan for the Borders was approved in 2009, and this was then taken forward into the Local Plan adopted in 2011.

2.21 The SESplan Proposed Plan recognises the key role that the provision of infrastructure plays in the delivery of planned development.

2.22 As part of the spatial approach, the SESplan Proposed Plan identifies 5 sub-regional areas which include 13 strategic development areas (SDA). The Borders area is covered as follows:

- East Coast: Eastern Borders SDA
- Midlothian/Borders: Central Borders SDA; Western Borders SDA.

2.23 The SDAs for the Borders can be seen to replicate the spatial development strategy set out in the Scottish Borders Structure Plan which identifies primary development hubs in Central Borders, Eastern Borders and Western Borders (see Figure 4 on page 11).

FIGURE 4 **SESplan SPATIAL STRATEGY - EXTRACT FROM SESplan PROPOSED PLAN**
Source: SESplan

The Spatial Strategy

The Spatial Strategy sets a framework for the SESplan area to take forward the Vision and Aims of the Proposed Plan. Figure 1 shows the 13 Strategic Development Areas (SDAs) which have been identified as the main focus for future growth. These are located within 5 Sub Regional Areas (Regional Core, East Coast, Midlothian / Borders, Fife Forth and West Lothian). The Strategy sets out locational priorities for development up to 2024.

Committed
Number of housing units already committed in previous development plans.

Proposed Housing 2009 - 2024
Number of additional housing units allocated in the SDP.

Strategic Employment Land
Employment land allocated in previous development plans.

Proposed Employment Land
Additional employment land allocated in the SDP.

FIFE FORTH

(7) NORTH DUNFERMLINE
(8) ORE / UPPER LEVEN VALLEY

6,700 | 1,800 | 411ha

GROWTH AND DEVELOPMENT

Additional development to be focussed in the North Dunfermline and Ore / Upper Leven Valley areas with development of Rosyth for international container business and other port related activities. Further development of Fife Energy Park will be supported.

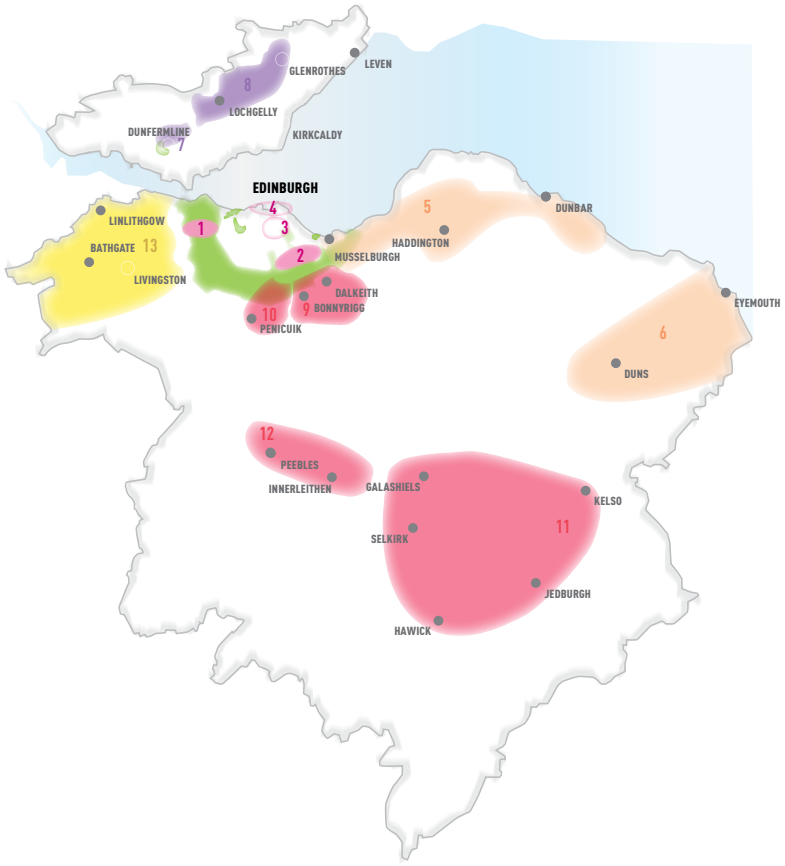
WEST LOTHIAN

(13) WEST LOTHIAN

22,300 | 1,750 | 123ha

GROWTH AND DEVELOPMENT

Emphasis on the implementation of existing committed developments for which the completion of new transport and other infrastructure is required.



KEY

- SESPLAN BOUNDARY
- SUB REGIONAL AREA
- 1-13 STRATEGIC DEVELOPMENT AREAS
- STRATEGIC TOWNS
- GREEN BELT

REGIONAL CORE

(1) WEST EDINBURGH
(2) SOUTH EAST EDINBURGH
(3) EDINBURGH CITY CENTRE
(4) EDINBURGH WATERFRONT

41,100 | 3,450 | 247ha | 20ha (Proposed)

GROWTH AND DEVELOPMENT

Emphasis on maintaining and developing its established role as the Regional Core and the Capital City, with a focus on development in the City Centre, and at West Edinburgh, the Waterfront and South East Edinburgh.

EAST COAST

(5) EAST LOTHIAN
(6) EASTERN BORDERS

8,400 | 800 | 76ha

GROWTH AND DEVELOPMENT

Emphasis on focussing on the A1 and East Coast Main Line, promotion of modest additional growth of existing settlements to accommodate further growth; primary development locations being Eyemouth, Duns and Reston and a new settlement at Blindwells.

MIDLOTHIAN / BORDERS

(9) A7 / A68 / BORDERS RAIL CORRIDOR (MIDLOTHIAN)
(10) A701 CORRIDOR (MIDLOTHIAN)
(11) CENTRAL BORDERS
(12) WESTERN BORDERS

15,500 | 2350 | 124h | 25ha (Proposed)

GROWTH AND DEVELOPMENT

Emphasis on additional employment opportunities to reduce the need to commute, and implementation of transport infrastructure to accommodate further planned growth, primary development locations being the corridors of the A7 / A68 / Borders Rail and A701 within Midlothian and the areas of Central and Western Borders.

2.24 The SESplan Proposed Plan also sets out broad policy direction in terms of:

- Economic Growth (employment land, town centres and retail, minerals)
- Housing (housing land requirements, flexibility and affordable housing)
- Infrastructure (transportation, infrastructure, sustainable energy technologies, green networks, green belts, waste, water and flooding).

2.25 Provisions related to the Scottish Borders include the following-

- In terms of economic stability and growth the retention of a range of marketable sites for business and industry is required. There is a requirement for the forthcoming LDP to identify the network of town centres, and for the LDP to review the need to identify areas of search for minerals.

- For housing, the Proposed Plan does not require the identification of additional housing land in the Borders for the period 2009-19. For the period 2019-24 modest additional targets are set. These are 200 units for the Central Borders, 100 units for the Western Borders, 50 units for the Eastern Borders and 50 units for locations across the Borders outwith the SDA areas. The Proposed Plan sets a benchmark figure of 25% for the provision of affordable housing.

- In relation to transport and infrastructure the Proposed Plan links to the Action Programme which includes the Borders Railway to Tweedbank, and thereafter to Carlisle; the improvement of rail services on the East Coast Main Line including a station at Reston; delivery of the Galashiels Transport Interchange; improvements to the A1 including dualling from Dunbar to the border; improvements to key routes in Central and Western Borders including a bypass on the A7 at Selkirk; delivery of the Langlee waste facility; delivery of priority flood management schemes at Hawick, Selkirk and Galashiels; and delivery of enhanced digital connectivity.

- The SESplan Proposed Plan seeks to promote sustainable energy technologies, green networks, countryside around towns, provision for waste management, and flood management.

2.26 The SESplan Proposed Plan is intended to provide continuity from the current Structure Plans into the future. Together with a recently adopted Local Plan, this means that there is a current, up to date planning framework in place that will be further updated by the LDP where it can add value.

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3. VISION, AIMS AND SPATIAL STRATEGY

VISION STATEMENT

3.1 The Plan Vision takes its lead from that for SESplan but is particular to the Scottish Borders. Along with the main aims it sets the agenda for the Local Development Plan.

LOCAL DEVELOPMENT PLAN VISION

In 2024 the Scottish Borders will continue to be an excellent place in which to live and work, with improved job opportunities, housing availability and connectivity. Development will be sustainable and meet the challenges of a changing climate. The built and natural environment will continue to be high quality and support economic development and provide for recreational and leisure activities.

QUESTION 1
Do you agree with the Vision for the LDP? Do you have any alternative proposals?

MAIN AIMS

3.2 Business land and premises are essential to the future economic growth of the Borders. The identification of a portfolio of suitable opportunities is a key role for the LDP. In addition, it is important that those parts of the supply that perform a strategic function are given strong protection from being lost to other development uses because of the development costs associated which can not be recouped in the Borders land and property market.

3.3 The attractiveness of town centres is a vital component of economic and social activity within the Borders. Their continued vitality and viability is therefore essential to the area's future competitiveness and wellbeing. Allied to this is the need to promote the delivery of regeneration opportunities across our historic towns but focused upon town centres where the benefits are most significant.

3.4 The provision of a generous supply of land for housing is a core ingredient of the Plan. There is currently a generous supply of land already identified through the plan process, and there will be a need to augment this in line with the SESplan Proposed Plan. The Plan will also seek to encourage the delivery of affordable housing opportunities to help meet local need. The current economic downturn does, however, present severe challenges to the delivery of new housing by the development industry.

3.5 In a rural, sometimes remote, area such as the Borders the provision of 21st Century transport and digital connectivity is a prerequisite to the future economic success of the area. The provision of a first class digital network will also provide important benefits towards reducing the impact of climate change by reducing the need to travel.

3.6 The Borders environment is its special quality. The Plan must seek to protect and improve this legacy for future generations as it is the key aspect of its attraction for inward investment, tourism, recreation and quality of life in general. In addition to the protection and enhancement of the built and natural heritage it is also important to protect public open space, and to promote the creation of green networks around and linking towns to promote health and well-being through accessible leisure and sports provision.

3.7 Climate change will also benefit from the promotion of renewable energy as heat and power generation from renewable sources will help to address the effects of climate change and encourage the adaptation to a low carbon economy. The Plan can also help to encourage ways of addressing the impact of climate change by promoting new development in areas not impacted upon by flood risk. The provision of land to deal with waste is also a role for the Plan. Where this involves facilities for recycling or waste reduction, then this in turn will also help to reduce dependence on landfill sites.

3.8 To deliver the Vision will require the following interlinked Main Aims to be targeted.

LOCAL DEVELOPMENT PLAN MAIN AIMS

- To provide an adequate range and quality of land and premises for business
- To protect strategically important business opportunities
- To promote the development and regeneration of town centres
- To provide land for mainstream and affordable housing
- To encourage better connectivity by transport and digital networks
- To protect and enhance the natural and built environment
- To protect important open space
- To promote green network linkages around towns
- To integrate climate change adaptation requirements such as flood prevention and renewable energy production
- To make adequate provision for waste management

QUESTION 2
Do you agree with the Main Aims for the LDP? Do you have any alternative proposals?

SPATIAL STRATEGY

3.9 The spatial strategy needs to build on the direction for development set by the SESplan Proposed Plan. The SESplan strategy identifies Central, Western, and Eastern Borders as the strategic development areas (SDAs), and this continues the strategy set by the Scottish Borders Structure Plan.

FIGURE 5
SPATIAL STRATEGY
Source: Scottish Borders Council Structure Plan

3.10 The Central SDA, focused on the main towns of Galashiels, Hawick, Kelso, Jedburgh and Selkirk, is the primary centre of population and future growth within the Borders. The area contains the significant part of the business base and acts as the main administrative centre. It contains key facilities such as the Borders General Hospital and the Heriot Watt University and Borders College. It is at the centre of the roads transportation network that will require further improvement, particularly the A7 (including the Selkirk by-Pass), and A68, and will be served by the new Borders railway and the new Galashiels Transport Interchange.

3.11 The Central SDA will continue to be the main focus for growth within the Borders, with opportunities being taken forward across the whole area, but recognising the limitations to further development in the inner core area where substantial housing development has been previously planned.

3.12 The Central SDA is supported by the Western and Eastern SDAs which perform secondary roles in the spatial strategy. This recognises their important roles for their hinterlands, within the context of the large, dispersed Borders area.

3.13 The Western SDA, focused on Peebles, Innerleithen and Walkerburn, sits within Tweeddale and is a series of linked towns along the A72 on the upper Tweed. The

area acts as a secondary development area reflecting its administrative and employment roles. There are also good links to Edinburgh in the northern part of the area which benefits the local development market and the tourism sector. A second bridge crossing of the Tweed is currently being assessed by the Council through a Scottish Transport Appraisal process.

3.14 The Eastern SDA, focused on Eyemouth and Duns, is also a secondary development area with the two towns serving employment and administrative roles. Eyemouth sits on the coast of the North Sea with easy access to the A1 development corridor which would benefit from dualling to enhance connectivity to Edinburgh and Newcastle. It continues to function as a working fishing port, and has an important tourism role. Duns is the main administrative centre for the area. Future development potential would be further enhanced if a rail station was delivered on the East Coast Mainline to serve the Berwickshire area.

QUESTION 3
Do you agree with the Spatial Strategy for the LDP? Do you have any alternative proposals?

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4. TAKING FORWARD THE LOCAL DEVELOPMENT PLAN

4.1 This LDP is being taken forward to reflect the strategic framework set by the SESplan SDP. It is also firmly set within the context of an up to date development plan. The Scottish Borders Structure Plan was updated and approved in 2009, and the Scottish Borders Local Plan was updated and adopted in 2011. These plans set a detailed development framework for the period up to 2018. The SESplan Proposed Plan, which was advertised for public representation in November 2011, takes the local planning horizon up to 2024, with an indication of broad requirements up to 2032.

4.2 The direct consequence of an up to date development plan and a new strategic plan is that substantial parts of the existing Local Plan in terms of policies and site allocation will be carried forward into the new LDP. In addition, the current Local Plan is supported by a large number of Supplementary Planning Guidance Notes and Planning Briefs. It will be the intention of the Council, over time, to bring forward a significant proportion of these in the form of Statutory Supplementary Guidance.

THE ISSUES

4.3 This MIR sets out the key issues for consultation in relation to policy adjustment or addition, and also in terms of further land allocation within the LDP. The proposals to address these matters are set out in terms of preferred and alternative options in order to assist the consultation process. The issues are set out as follows-

- **Main Issues**: Economic Development (including mixed use); Housing; Retail; Regeneration; Green Space; Green Networks; Climate Change/Renewable Energy

- **General Policy Issues**: Policy and Standards Review; Supplementary Planning Guidance.

4.4 Your response on each of the issues is sought, and to assist you the Council sets out its view on the preferred approach to the issue, and, where appropriate, any reasonable alternatives. The issue may relate to the preferred policy approach to be taken into the LDP, the site options for potential inclusion in the LDP, or the approach on development standards or supplementary planning guidance.

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5. THE MAIN ISSUES ECONOMIC DEVELOPMENT (INCLUDING MIXED USE)

ECONOMIC DEVELOPMENT (including Mixed Use)

CONTEXT

5.1 The overarching aim of the Scottish Government is to increase Sustainable Economic Growth. Scottish Planning Policy (SPP) states that to achieve this requires a planning system that enables the development of growth enhancing activities across Scotland and the protection and enhancement of the quality of the natural and built environment as an asset for that growth. The SPP encourages planning authorities to take a positive approach to development, recognising and responding to economic and financial conditions in considering proposals that could contribute to economic growth.

5.2 The Strategic Development Plan (SDP) requires that LDPs maintain a supply of employment land allocations to meet changing demand and states that LDP's should acknowledge and identify circumstances and locations in which non conforming uses may be appropriate on strategic employment sites. This could include ancillary and support services and other uses which could be complementary to an employment land setting.

5.3 The current Local Plan provides a range and quality of marketable sites to meet the requirements of business and industry. Policy seeks to retain business and industry uses on strategic and other employment sites. Six strategic sites are identified at Charlesfield near St Boswells, Tweedside Park in Tweedbank, Galalaw in Hawick, Pinnaclehill in Kelso, Gunsgreenhill in Eyemouth and Cavalry Park in Peebles. In addition, the Council identifies Tweed Horizons as a high amenity site for employment use.

FIGURE 6
STRATEGIC EMPLOYMENT SITES
Source: Scottish Borders Council

5.4 The Council carries out annual audits of employment land supply, demand and take-up. The Employment Land Audit 2010 found that there is a need for a range and choice of marketable sites within the Northern and Central HMA through future allocations as well as a need for a variety of size and quality in order to address the lack of sites greater than 5 hectares.

5.5 Allied to potential employment growth in Edinburgh are opportunities to diversify the local economy and strengthen indigenous firms as well as attracting new employers. The plan aims to manage change in ways that will create a vibrant and competitive local economy. The draft Economic Blueprint for the Scottish Borders supports raising innovation and skill levels, promoting enterprise and business by focusing on key sectors within the economy, improving connectivity including IT and moving towards a low carbon economy, improving business infrastructure, and maximising town centre and activity tourism.

5.6 National guidance requires that planning authorities should support the expansion of the electronic communications network, including telecommunications, broadband and digital infrastructure, through the development plan and development management decisions, taking into account the economic and social implications of not having full coverage or capacity in the area. This is a crucial area for the future resilience of the Borders.

ISSUES

5.7 The main issues in this section relate to the future provision of land for employment use, the potential to encourage mixed use development and the encouragement of digital connectivity within the Borders. These are dealt with in turn below.

5.8 Part of the Local Plan Amendment process involved identifying and allocating further employment land sites to satisfy a shortfall of land requirements. Following the Scottish Government Reporter's recommendations the proposed land at South Park in Peebles was removed from the plan. Consequently the emerging Local Development Plan must consider alternative employment land within the Peebles area as well as land within the vicinity of the railway terminal at Tweedbank within the Central Borders to meet anticipated demand in these areas (see Appendix A1).

5.9 In the Galashiels area, the Council's preferred option is to consider restructuring the existing land holdings within Tweedbank Industrial Estate in order to promote the area as a high amenity estate through a more efficient use of land and buildings. This could be implemented in conjunction with land for mixed use immediately to the east of the new railway terminal.

5.10 The alternative option is to reconsider employment land within a small search area at Broomilees previously rejected as part of the adopted Local plan process. Consideration would need to be given to a significantly reduced size of site within an appropriate location, and in conjunction with providing the opportunity for Borders General Hospital to expand their facilities.

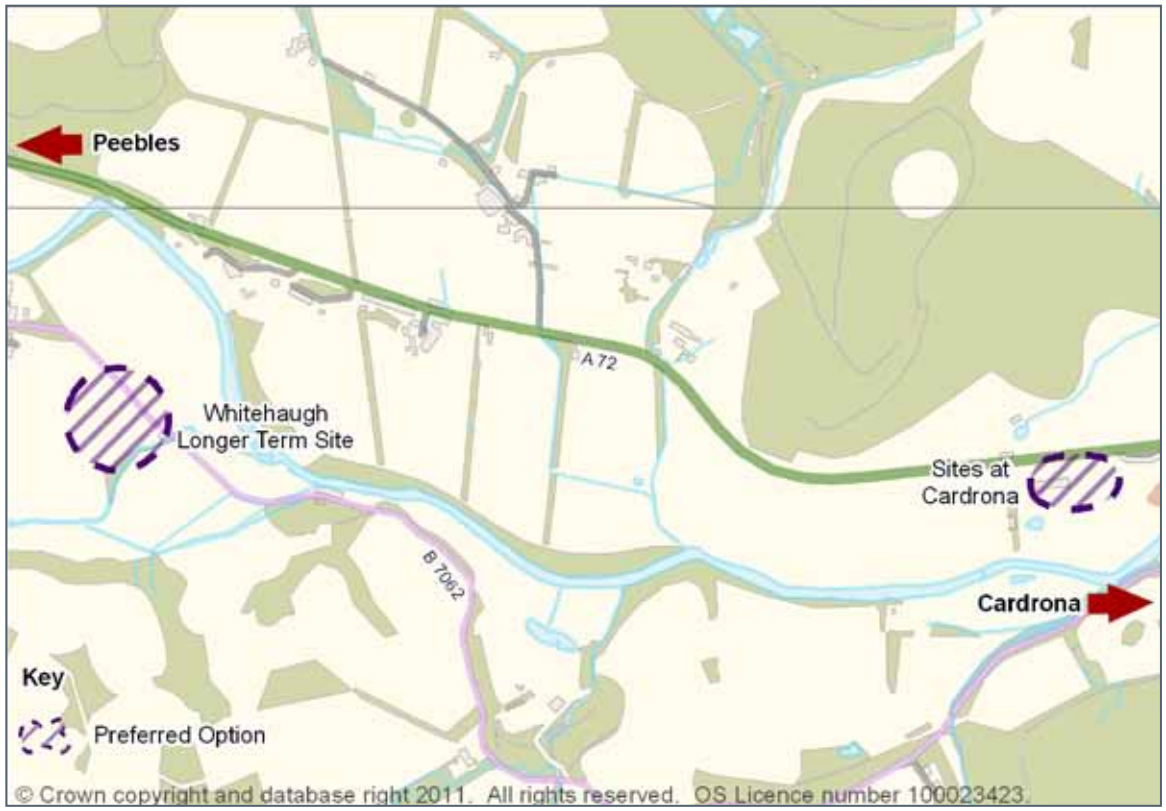
FIGURE 7
GALASHIELS POTENTIAL EMPLOYMENT AREAS

5.11 In the Peebles area, given the topography around the town, areas at flood risk and access issues, it is difficult to identify a site which stands out as a preferred option. Various options have been assessed including the potential at Eshiels, however there were constraints with them. The following options are suggested, although all have issues to be addressed.

5.12 The preferred options are to continue to identify land within the longer term mixed use Local Plan site (code SPEEB005) on the south east side of the town at Whitehaugh and to identify land at Cardrona for mixed use.

5.13 As noted in the adopted Local Plan, development to the south of Peebles will require the provision of a second bridge over the Tweed, and the Council is currently undertaking further investigation of potential bridge options. However, it is considered that an element of business use could be brought forward in advance of a new bridge. Land at Horsebrugh, Cardrona within the current settlement boundary and outwith the floodplain could be considered for allocation as a mixed use 'live-work' development.

FIGURE 8
PEEBLES POTENTIAL EMPLOYMENT SEARCH AREAS



5.14 With respect to mixed use, there are instances in practice when it can be problematic to find appropriate sites for certain uses. This is often due to the particular proposed use, its scale and the local search area. Existing employment sites are often the subject of such proposals, but the existing policy ED1 within the consolidated Local Plan seeks to safeguard all employment sites from non-employment uses.

5.15 Consequently, consideration could be given to allowing some mixed use (non-retail) proposals within some employment sites. Although strategic and major sites should retain policy protection where the proposed use does not directly support the function of the estate, other types of employment sites could be considered for such uses, where they meet wider policy considerations, helping to facilitate development. To address this issue it is proposed to review the hierarchy of all employment sites with a view to establishing which employment sites should receive highest protection and which could be considered suitable for mixed use opportunities. Similarly, as well as encouraging mixed use on appropriate employment sites the delivery of mixed use, including services and facilities, as part of large scale housing sites will be encouraged.

5.16 On the subject of digital connectivity, this must be addressed through the delivery of next generation broadband high speed services. Advanced digital connectivity infrastructure and enhanced mobile network coverage are essential to an area as vast and rural as the Scottish Borders to help achieve economic productivity and growth. It can also help to reduce the need to travel, particularly business travel and therefore contributes to a reduction in CO2 emissions and meeting climate change targets. The LDP must address this and it is proposed that a policy is prepared which requires the appropriate infrastructure to be included in new development to encourage connectivity in the Scottish Borders.

PREFERRED AND ALTERNATIVE OPTIONS

EMPLOYMENT LAND SUPPLY- ADDITIONS

PREFERRED OPTIONS	a) Central Borders- Restructure and remodelling of Tweedbank Industrial Estate b) Western Borders- Continued identification of the longer term mixed use opportunity at Whitehaugh, Peebles c) Western Borders- Possible opportunities at Cardrona (mixed use).
ALTERNATIVE OPTIONS	a) Central Borders - Possible small scale opportunities at Broomilees.

QUESTION 4
Do you agree with the preferred option for the provision of additional employment land in the LDP? Do you agree with the alternative options? Or do you have other alternative options?

MIXED USE

PREFERRED OPTION	The establishment of an employment land hierarchy to more clearly identify those locations that should be retained solely for employment use, and those which may have potential for mixed (non-retail) use.
ALTERNATIVE OPTION	Retention of the current policy position that protects all employment land from alternative or mixed use.

QUESTION 5
Do you agree with the preferred option to establish an employment land hierarchy? Do you agree with the alternative option to retain the current policy position? Or do you have another alternative option?

DIGITAL CONNECTIVITY

PREFERRED OPTION	A policy to be included in the Plan to require the provision of appropriate digital network infrastructure for new development.
ALTERNATIVE OPTION	The requirement for digital network infrastructure alongside new development to continue to be 'ad hoc'.

QUESTION 6
Do you agree with the preferred option to include a policy requiring the provision of digital network infrastructure in the LDP? Do you agree with the alternative option? Or do you have another alternative option?

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN
MAIN ISSUES REPORT 2012

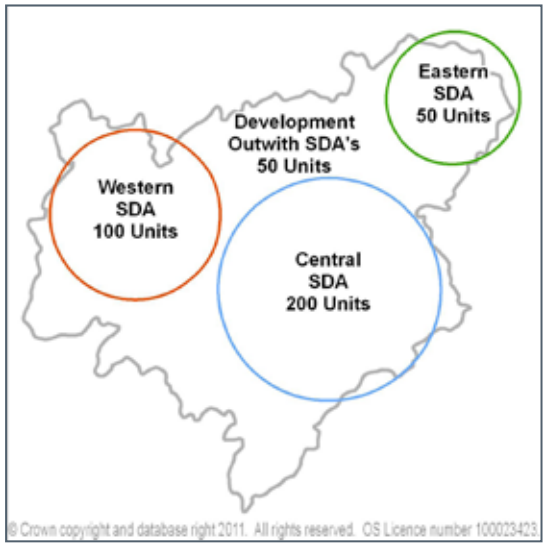
5. THE MAIN ISSUES
HOUSING

HOUSING

CONTEXT

5.17 Scottish Planning Policy requires the provision of a generous supply of land for housing within development plans so that a range and choice of sites is available to the development industry. The up to date Development Plan for the Scottish Borders identifies land to meet requirements up to 2018. Some 10,000 housing sites have been identified through the planning system for potential development. The Strategic Development Plan (SDP) provides the main policy context for housing beyond 2018. In particular, it sets out the need for the LDP to identify further housing for the period 2019 to 2024. The additional requirement is set at 400, with 200 for the Central Borders, 100 for the Western Borders, 50 for the Eastern Borders and 50 for locations outwith the strategic development areas.

FIGURE 9
HOUSING MARKET AREA SHOWING SESplan REQUIREMENT 2019-2024
Source: SESplan Proposed Plan



5.18 Because the baseline used by the SDP was 2010 the LDP will be prepared taking into account the latest data on housing supply and development. The latest position is set out in the background technical note which will be further updated at the next stage of the LDP.

5.19 The SDP also states that the baseline provision for affordable housing should be 25 per cent of any development, and is in line with the Council's Supplementary Planning Guidance on Affordable Housing.

5.20 The economic downturn has had an effect on the rate of housing development within the Borders. The current 5 year average is 590, although this has reduced from a high of 717 in 2007 down to 487 in 2010. Housing need, including the reduction of backlog, is currently at a level of around 100 units per annum. This should be seen in the context of a reducing funding capability available to housing associations.

ISSUES

5.21 The issues in relation to housing relate to the scale and location for future housing allocations, and the approach towards the delivery of affordable housing.

5.22 The scale of new housing allocations has been set by the SESplan Proposed Plan. However, it is reasonable to consider whether an alternative option might arise following the formal Examination of the SESplan Proposed Plan to provide further land to provide further opportunity for development. At present this would not appear to be justified by current levels of development. However, the Council will continue to monitor the rate of housing development, and will also take into account the final decision by the Scottish Government on the SESplan SDP.

5.23 The location of new development has been informed by consideration of the longer term sites for potential development in the adopted Local Plan and by a site call for possible opportunities. These possible sites have been subject to detailed assessment, and those with potential for inclusion within the LDP have been identified and are set out in Appendix A2.

5.24 The issues for affordable housing relate to how it can be best delivered. With a continued need and a declining public housing budget, there is a fundamental issue as to whether affordable housing can continue to be achieved at recent levels. The SPG on Affordable Housing contains a wide definition of different types of affordable housing which gives significant flexibility in the way in which affordable housing can be delivered. The key issue therefore is the scale of affordable housing requirement. Whilst need justifies the retention of the 25 per cent baseline, the delivery of such levels is constrained by factors related to the limited funding potential of housing associations, and the ability of people in housing need to obtain mortgages or pay rental in respect of other types of affordable housing such as shared equity or discounted sales.

PREFERRED AND ALTERNATIVE OPTIONS

HOUSING LAND SUPPLY-SCALE

PREFERRED OPTION	The scale and broad location of additional housing land should be in line with that set out in the SDP.
ALTERNATIVE OPTION	The scale of additional housing land should be increased from that set out in the SDP.

QUESTION 7
Do you agree with the preferred option for the scale of additional housing land in the LDP? Do you agree with the alternative option? Or do you have another alternative option?

HOUSING LAND SUPPLY-SITES

PREFERRED OPTION	The preferred sites for additional housing land as set out in Appendix A.
ALTERNATIVE OPTION	Other possible sites for additional housing are set out in Appendix A.

QUESTION 8
Do you agree with the preferred options for additional housing sites in Appendix A? Do you agree with any of the alternative options? Or do you have other alternative options?

AFFORDABLE HOUSING

PREFERRED OPTION	That the baseline requirement for affordable housing should continue to be 25 per cent.
ALTERNATIVE OPTION	That the baseline requirement for affordable housing should be reviewed to take into account the current economic downturn.

QUESTION 9
Do you agree that the baseline requirement for affordable housing should continue at the level of 25 per cent? Do you agree with the alternative option? Or do you have other alternative options?

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN
MAIN ISSUES REPORT 2012

5. THE MAIN ISSUES
RETAIL

RETAIL

CONTEXT

5.25 Retailing is a feature of daily life providing jobs and services in the local community. New retail development can act as a catalyst to further investment in addition to creating employment opportunities and associated growth. The Government 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 and entertainment, recreational and cultural.

5.26 The current Local Plan recognises this and aims to enhance shopping facilities within the Scottish Borders in order to reduce leakage and retain spending by residents, employees and visitors. It aims to guide shopping development to town and village centres in order to protect and enhance the vitality and viability of these centres and contribute to their economic growth. This is monitored by the Council in relation to footfall, vacancy rates, number of retail units and town centre health checks.

5.27 A Retail Capacity Study has been undertaken by the Council to look at shopping patterns, distribution of retail expenditure and identified capacity for future development. The Study concluded that Galashiels has grown into a significant strategic centre and was a powerful instrument in the retention of retail spending within the Borders. However, there is significant leakage particularly in the Berwickshire area to Berwick and Edinburgh. It also found that in the current financial climate there were very limited opportunities elsewhere for significant new floorspace additions to town centres.

5.28 The current Plan protects prime retail frontages against non Class 1 retail development. Class 1 retail includes, for example, shops, travel agencies, hairdressers, hire shops. This is to prevent the loss of shop uses in locations where shops are regarded as important to the vitality and viability of the centre. An appropriate mix of town centre uses are encouraged to enhance their vitality and viability.

5.29 The SESplan Proposed Plan requires LDPs to identify a network of centres in which growth of the retail sector will be supported through directing development to appropriate centres.

ISSUES

5.30 The main issues for town centres and retailing are in relation to the identification of a town centre network, the need to review the appropriateness of existing town centre boundaries and the use of prime retail frontage policy within town centres.

5.31 The proposed town centre network recognises the importance of Galashiels as a strategic shopping centre that is crucial to the retention of spending power within the Borders. It is recognised that the retail industry see Galashiels as the primary location for future comparison retail development and commercial redevelopment opportunities are identified in the Local Plan. It is also recognised that there are important sub-regional centres at Hawick, Peebles, Kelso, Selkirk, Melrose, Jedburgh, Duns and Eyemouth.

FIGURE 10
PROPOSED NETWORK OF CENTRES

5.32 Town centre boundaries should be periodically updated where the primary town centre and retail function recedes, or where new retail developments serve to expand the reach of the town centre. There have been significant recent changes in Hawick and Galashiels, and the town centre boundaries for these towns should be reviewed (see Appendix A3).

5.33 Prime retail frontages represent the retail core of town centres, and in the Scottish Borders are usually related to the distinctive historic core of the town. It is therefore important from an economic and built heritage point of view to promote our town centres. It is proposed to identify prime retail frontages within all the towns identified in the town centre network (see Appendix A3), but to extend the types of uses appropriate within these areas. This reflects the fact that retail is no longer the sole primary function of town centres. They are places for residential, leisure, cafes, restaurants and commercial uses which all contribute to creating distinctive and successful centres. The issue is that the current prime retail frontage policy restricts non Class 1 development within town centres and has the potential to prevent essential activity. A more proactive approach is required to encourage a mix of uses and associated physical enhancements that will maintain and enhance vitality and viability.

PREFERRED AND ALTERNATIVE OPTIONS

TOWN CENTRE NETWORK

PREFERRED OPTION	Establish a network of centres in the form of a hierarchy, outlining the function and role of each of the centres: • Strategic town centre – Galashiels • Sub-Regional town centres – Hawick, Peebles, Kelso, Selkirk, Melrose, Jedburgh, Duns and Eyemouth.
ALTERNATIVE OPTION	Retain the existing shopping development policy using the sequential test to assess proposals. This approach would provide no strategic guide for future development and may result in retail development in inappropriate locations which could compromise future retail development.

QUESTION 10
Do you agree with the preferred approach to recognise the network of town centres? Do you agree with the identified towns within the network? Do you agree with the alternative option, or do you wish to put forward an alternative proposal?

TOWN CENTRE BOUNDARIES

PREFERRED OPTION	Review the town centre boundaries in Hawick and Galashiels taking account of recent developments in order to encourage new shops into specific areas of the town, in order to support sustainable economic growth.
ALTERNATIVE OPTION	Retain the existing town centre boundaries.

QUESTION 11
Do you agree with the preferred option to review the town centre boundaries within Galashiels and Hawick? Do you agree with the alternative option? Or, do you have another alternative option?

PRIME RETAIL FRONTAGES

PREFERRED OPTION	a) Revise the current policy approach to take a more proactive approach to appropriate uses within prime town centre frontage areas that would allow consideration of uses that provide public activity in the core retail areas where the demand for shops may be insufficient b) Identify prime retail frontage areas within all towns in the town centre network.
ALTERNATIVE OPTION	a) Retain the existing policy approach of resisting non Class 1 units within prime retail frontage areas b) Continue without a prime retail frontage within Jedburgh, Selkirk, Eyemouth and Duns.

QUESTION 12
Do you agree with the approach to allow non Class 1 uses in prime town centre frontages in prescribed circumstances? Do you agree that prime town centre frontage areas should be identified in all towns in the town centre network? Do you agree with the alternative option? Or do you have another alternative option?

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN
MAIN ISSUES REPORT 2012

5. THE MAIN ISSUES
REGENERATION

REGENERATION

CONTEXT

5.34 The Scottish Borders has had an industrial past which has left a legacy of derelict land and buildings many of which are no longer utilised and have fallen into a state of disrepair. Such sites now provide opportunities for redevelopment for a variety of uses including commercial, retail or residential.

5.35 Scottish Planning Policy (SPP) encourages Councils to promote opportunities for regeneration for a variety of uses including economic development, town centre improvement and sustainable development in both urban and rural areas.

5.36 The current local plan allocates redevelopment opportunities across the Borders, although these allocations are not exhaustive. The existing redevelopment allocations may be developed for housing, employment or retailing. In addition to the sites allocated in the current local plan as redevelopment opportunities, commercial redevelopment opportunities have been identified in Galashiels.

5.37 Previously, regeneration priority areas have been identified in Hawick, Selkirk, Innerleithen/Walkerburn, Eyemouth/East Berwickshire and Coldstream. In addition to these areas Galashiels and Kelso were identified as potential town centre enhancement priorities. The Council has also been recently active in Jedburgh.

5.38 To assist in the identification of new redevelopment opportunities an Urban Capacity study is undertaken on a bi-annual basis. The purpose of this study is to assess the potential for new development within the main urban settlements in the region. In addition to this, an annual survey is undertaken by the Council to monitor the state and location of vacant and derelict land and buildings throughout the Borders. The results of this survey help assess the opportunity of bringing such land back into productive use, as potential for new development or to enhance the surrounding environment.

5.39 The LDP aims to protect and enhance the wider built environment in the Borders; the Scottish Civic Trust (SCT) has compiled the Buildings at Risk Register since 1990 in response to a concern at the growing number of listed buildings and buildings in conservation areas that were vacant or falling into a state of disrepair. The current number of buildings at risk in the Scottish Borders is now 152, including 18 in category "A". Five of these category 'A' buildings lie within settlements and are a priority for action.

5.40 Schemes such as the Townscape Heritage Initiative and Scottish Government's Town Centre Regeneration Fund are examples of the preservation and improvement of the built heritage in towns. Such schemes have enabled regeneration projects and schemes to be implemented in various settlements in the Borders. However due to the current economic climate the availability of funding is limited, but specific opportunities exist.

ISSUES

5.41 The LDP will promote opportunities for regeneration across the Scottish Borders focusing primarily on sites within town centres. Collectively the redevelopment of these sites will help make the Borders more attractive to residents, businesses, visitors and investors.

5.42 New sites must benefit local communities and will support the retention of services and amenities to serve residents in towns and rural areas. The allocation of identified sites for regeneration has taken cognisance of the Urban Capacity Study and the Council's Town Centre Regeneration Programme.

5.43 Key potential sites/projects which have been identified:

SETTLEMENT	LOCATION
All	Town Centres
Eyemouth	Redevelopment in Harbour Road/ Manse Road/ Church St Area
Galashiels	Riverside Enhancements
	Transport Interchange
	Town Centre (Townscape Heritage Initiative)
Hawick	Wilton Park/ Bill McLaren Museum
	Stonefield
	Wilton Mill/ Commercial Road
Innerleithen	North of town centre/ Caerlee Mill
Jedburgh	Abbey Place (Pedestrian priority)
Kelso	Townscape Heritage Initiative/ Business Hub
Newtown St Boswells	Village centre
Selkirk	Town Centre (Townscape Heritage Initiative/ Conservation Area Regeneration Scheme)
	The Haining Estate and links to town centre
Walkerburn	Caberston/ Old Mill

5.44 It is the Council's preferred option that the LDP should allocate land for redevelopment for a variety of uses including housing and employment. As a result of limited land availability, there is pressure on greenfield land for development, especially in areas where demand for housing land is high. The Council therefore seeks to allocate brownfield sites as a redevelopment priority (see Appendix A4).

5.45 An alternative approach to the allocation of sites for redevelopment is to prescribe the use of new allocations. This prescriptive method would dictate the use of redevelopment sites for a certain type of development. Although this would provide guidance for developers it would significantly restrict the prospects for regeneration.

PREFERRED AND ALTERNATIVE OPTIONS

REGENERATION

PREFERRED OPTION	a) Identify and promote redevelopment opportunities across the Borders including the key projects identified in para 5.43.
ALTERNATIVE OPTION	a) Categorise redevelopment opportunities to relate to a specific use such as retail or commercial redevelopment opportunities.

QUESTION 13
Do you agree with the approach to identify and promote redevelopment opportunities and key projects? Do you agree with the alternative option? Or do you have another alternative option?

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN
MAIN ISSUES REPORT 2012

5. THE MAIN ISSUES
GREEN SPACE

GREEN SPACE

CONTEXT

5.46 Green space, also called open space, can be either formal or informal and can be within or on the edges of a settlement. It can include allotments, parks and gardens, play spaces or civic spaces such as market squares.

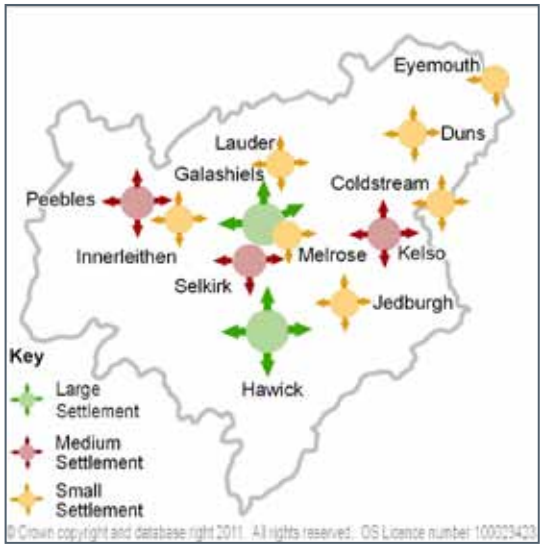
5.47 Scottish Planning Policy (SPP) states that "access to good quality open spaces can encourage people to be physically active and aid health and wellbeing". Furthermore the SPP acknowledges that "networks of linked, good quality open space are important for their contribution to amenity and their role in nature conservation, biodiversity, recreation and physical activity, and that they should be identified and protected in the development plan. There is a presumption against development of these open spaces".

5.48 The current Local Plan policy on open space gives protection to a wide range of defined types of open space within settlements and aims to prevent their piecemeal loss to development. It also aims to ensure that where development is proposed, the loss is justified and that compensatory provisions are made. The current policy approach starts from a position that values open spaces equally and does not seek to impose a hierarchy. It recognises that some open spaces will come under greater pressure than others, particularly green spaces within residential areas. Equally however, it recognises that open space may be required to meet development needs through infill development.

5.49 A Green Space Strategy incorporating the green space audit was adopted by the Council in the form of a Supplementary Planning Guidance in October 2009. The Council's vision for green space, sport and recreation facilities is set out in the Green Space Strategy:

"The Scottish Borders will have a network of accessible, high quality and highly valued green spaces creating communities and settlements to be proud of, promoting sustainability, supporting biodiversity and extensively contributing to the economic, social and environmental aspirations of the region".

FIGURE 11
GREEN SPACE STRATEGY: STRATEGIC GREEN SPACE NETWORK
Source: Scottish Borders Council Greenspace SPG



5.50 The audit not only identified the amount of open space within settlements but also considered its quality and value. The 'quality' relates to the range of facilities or features on site, and covers factors such as site accessibility, safety and security, management and maintenance and the presence of planting, seats and other facilities. Whilst 'value' relates to the contribution the site makes to local amenity, recreation and well being, bio-diversity, cultural heritage, community or other strategic objectives.

ISSUES

5.51 The quality of the Scottish Borders' green spaces is obvious to be seen throughout the Borders, and these spaces contribute significantly to the character and appearance of many of our towns and villages.

5.52 The LDP will identify the key important spaces within settlements that will be protected from development as identified in Appendix A5. The spaces identified will be those that are considered to be of greatest value to the community.

5.53 The development of a policy that protects green spaces within settlements acknowledges that some spaces, i.e. those identified within the LDP, are considered to be more important to communities than others which are included within the green space audit. However, it is intended that green space in general would continue to be covered by policy.

5.54 The alternative option is to continue with the current policy approach where the LDP will not identify the key important green spaces within settlements. This is not our preferred approach as it will not meet the requirements of the SPP.

PREFERRED AND ALTERNATIVE OPTIONS

GREEN SPACES	
PREFERRED OPTION	Identify key open spaces within settlements and protect them from development.
ALTERNATIVE OPTION	Continue the generic approach to the protection of open space through a general policy statement.

QUESTION 14
Do you agree with the preferred option to identify and protect key open spaces? Do you agree with the alternative option to continue with a general approach towards open space? Or, do you have another alternative option?

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN
MAIN ISSUES REPORT 2012

5. THE MAIN ISSUES
GREEN NETWORKS

GREEN NETWORKS

CONTEXT

5.55 Green networks consist of a network of green spaces and green corridors around settlements, linking open spaces within settlements to the wider countryside. They can assist in enhancing the biodiversity, quality of life and sense of place of an area, and have the potential to improve water quality, promote flood protection and reduce pollution.

5.56 The SPP places a responsibility on local authorities to identify and promote green networks within Local Development Plans where this will add value to the provision, protection, enhancement and connectivity of open space and habitats. There is a strong connection between our green networks and the rivers and water courses within the Borders which will be reflected in the identification of the green networks.

5.57 The Land Reform Act 2003 introduced a right of access that applies to most land and inland water in Scotland, as well as placing a duty on local authorities to prepare a Core Paths Plan. The Scottish Borders Core Paths Plan was adopted by the Council in December 2009. The Core Paths Plan shows where routes are for walking and cycling in and around the Scottish Borders. Some of these routes link up with important green spaces and settlements and allow opportunities for recreation and exercise.

5.58 The current Local Plan identifies a 'Countryside Around Towns' (CAT) area. The area is located in the Central Borders and stretches from Galashiels to Newstead and on to St Boswells. The CAT is supported by Supplementary Planning Guidance that also provides an action plan regarding the approach to enhancements. The CAT area is of particularly high value in terms of biodiversity, landscape, heritage, open space, sports and recreation and it also protects settlements within this area from coalescence.

FIGURE 12
CORE PATHS, CAT AREA AND DISUSED RAIL LINES
Source: Scottish Borders Council

ISSUES

5.59 The Scottish Borders is largely a rural authority and is well renowned not only for the quality of landscape but also for its green spaces both within and between its settlements. The green spaces of the Scottish Borders enhance the area and offer the opportunity for people to take part in sport and recreation.

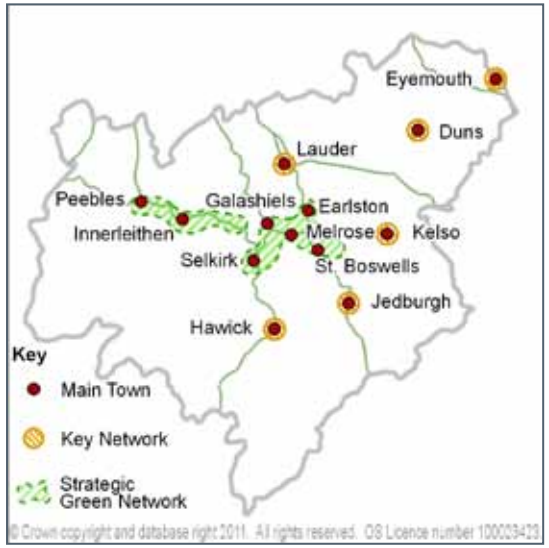
5.60 The LDP will promote and enhance a series of proposed green networks identified in Appendix B. The aim of the green networks is to assist in supporting sustainable economic growth, tourism, recreation, the creation of an environment that promotes a healthier-living lifestyle, and the protection and enhancement of biodiversity.

5.61 The LDP will identify two strategic green networks, one located within the Central Borders Strategic Development Area (SDA) and the second within the Western Borders SDA which are set out in the SESplan Strategic Development Plan. The proposed strategic green networks are relatively complex areas where there are a number of initiatives that would benefit from an overview to encourage and promote improvements in the environmental quality of the areas. It is intended that the strategic green networks will work alongside the protection of green space within settlements.

5.62 Within the Central Borders the proposed strategic green network runs from Selkirk, through to Galashiels and down to St Boswells whilst also taking in Earlston. In the Western Borders the green network runs from Peebles to Clovenfords.

5.63 Whilst it is proposed that the LDP identifies two strategic green networks, it is also proposed that it will identify a series of key networks specifically related to the towns of Duns, Eyemouth, Hawick, Jedburgh, Kelso and Lauder. However, it should be noted that although not identified within the MIR other local green networks throughout the Scottish Borders also exist.

FIGURE 13
PROPOSED GREEN NETWORK LOCATIONS
SOURCE: Scottish Borders Council



5.64 In addition to the strategic and key green networks that focus on the main Borders towns, a further network will be identified based on the former railway routes. This network not only takes in the former main routes but also the branch lines related to those routes. This will assist particularly in the promotion of walking and cycling routes as a form of sustainable transport.

5.65 A policy will also be developed that will aim to promote and enhance green networks within the Scottish Borders protecting the key elements within them.

5.66 An alternative approach that the Council could promote is to support improvements in the environmental quality of the Borders independently of any identified green network.

5.67 This is not the Council's favoured option as it would not complement the Development Strategy. In addition this approach would:

- not allow the opportunity to maximise contribution to sustainable economic growth
- not maximise the contribution to health, wellbeing and quality of life for local residents
- not allow the potential to maximise contribution to the conservation and enhancement of biodiversity, landscape and the cultural and historical environment
- not allow the opportunity to maximise contribution to related strategies to mitigate and adapt to climate change.

PREFERRED AND ALTERNATIVE OPTIONS

GREEN NETWORKS

PREFERRED OPTION	a) Identify and promote strategic green networks in Central and Western Borders b) Identify and promote key green networks around the towns of Duns, Eyemouth, Hawick, Jedburgh, Kelso and Lauder c) Identify and protect former rail routes as important contributors to the green networks.
ALTERNATIVE OPTION	Support environmental improvements generally.

QUESTION 15
Do you agree with the preferred option to identify and promote green networks? Do you agree with the alternative option to support environmental improvements generally? Or, do you have another alternative option?

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN
MAIN ISSUES REPORT 2012

5. THE MAIN ISSUES
CLIMATE CHANGE

CLIMATE CHANGE

CONTEXT

5.68 Scottish Planning Policy states that the need to tackle climate change, and in particular reduce emissions of the greenhouse gases that contribute to it, is a principal challenge to sustainable economic growth. The Climate Change (Scotland) Act 2009 requires all public bodies to contribute to the emissions targets in the Act and to deliver the Government's climate change programme.

5.69 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 throughout the planning process. Climate change touches upon a wide range of matters including flood risk and drainage, the water environment, green networks, sustainable design, water, air and soil management, carbon storage, energy infrastructure and production, sustainable travel and waste planning. Some of these matters are dealt with elsewhere in the MIR, but the main areas for consideration in this section relate to the location, siting and design of development, the retention of carbon rich soils, the promotion of renewables, the avoidance of flood risk areas and the promotion of waste treatment to meet the targets in the Zero Waste Plan.

5.70 The Council has produced Supplementary Planning Guidance (SPG) and planning briefs on a range of issues including sustainable construction, renewables and energy efficiency within new buildings promoting principles to address climate change.

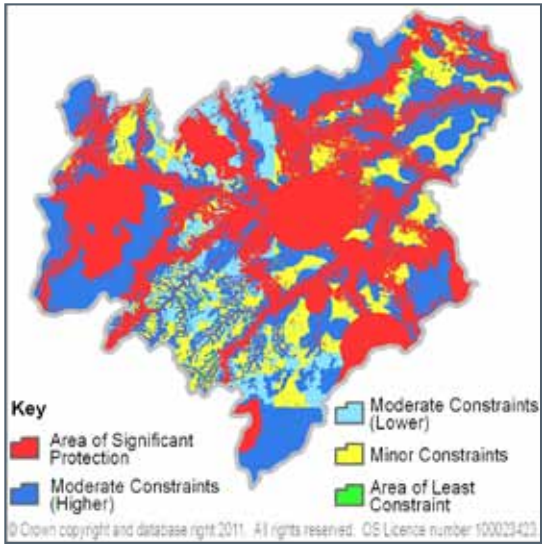
- Renewable Energy 2007 – gives advice for a range of technologies including solar photovoltaic panels and solar thermal, heat pumps, biomass, small scale domestic turbines, small scale hydro electric schemes, combined heat and power technologies and carbon dioxide emission assessments

- Use of Timber in Construction 2009 – supports the use of timber as a sustainable material and promoted its use in construction in a variety of ways

- Place Making and Design 2010 – as well as promoting high quality design, it seeks to ensure new designs incorporate energy demands where possible, through optimum use of materials in design and insulation, the use of microclimatic analysis to orientate buildings and utilise natural daylight for heating / lighting, the use of porous surfaces and attenuation ponds and the need for an energy statement appraising renewable energy options and identifying the most efficient means of providing / reducing energy requirements

- Wind Energy 2011 – although the SPG gives support to a range of other means of renewable energy, the main parts relate to advice on wind turbine proposals. It gives policy advice and includes a spatial strategy for the Scottish Borders which identifies levels of areas of significant protection and areas of search for turbines

FIGURE 14
WIND ENERGY STRATEGY
Source: Scottish Borders Council Wind Energy SPG



- Planning Briefs - Planning briefs are prepared primarily for allocated housing sites within the Local Plan and give guidance as to how these sites should be best developed. They confirm Council guidance on the use of energy efficient design and the creation of sustainable buildings.

5.71 In relation to building standards, there have been significant changes to national building control regulations in terms of energy efficiency and sustainable building standards. To deliver buildings that are more energy efficient and have fewer carbon dioxide emissions, a greater emphasis is placed on the overall effect that design and specification choices, construction and commissioning of new work can have on building performance. Limiting energy demand, by addressing the performance of the building fabric and fixed building services obliges a designer of new buildings to consider building design in a holistic way.

5.72 In addition, development proposals for consideration as part of the Plan have been the subject of detailed assessment including a strategic flood risk appraisal and the potential impact on water bodies.

ISSUES

5.73 The main areas for discussion are in relation to climate change mitigation and adaptation, and waste.

5.74 Climate change mitigation and adaptation includes the retention of carbon rich soils to act as a carbon sink, encouraging minimum water usage, reducing flood risk and the encouragement of renewable energy. The current Local Plan has a policy on the protection of prime agricultural land, and it is proposed that this is extended to protect carbon rich soils, especially peat. The need for new development to minimise its water usage requirements is proposed for inclusion within the Plan. The MIR has taken flood risk and the potential for flood storage into account in the strategic flood risk assessment. This includes the identification of potential search areas for natural flood management through upstream storage.

5.75 Finally, the policy on renewable energy is generally supportive of a range of renewable energy mechanisms including the development of biofuels, combined heat and power, biomass and micro scale photovoltaic / solar panels. These types of proposals are generally non contentious and existing policy gives appropriate guidance. However, the most contentious issue regarding the promotion of renewable energy is the increasing number of planning applications being submitted for wind turbines. Consequently the SPG on wind energy was produced to give advice and guidance to a range of interested parties both for large and small scale proposals. The Council has been proactive in supporting proposals considered to be in appropriate locations, but also refusing those which were considered would have an adverse impact on the landscape. There are strong and differing opinions on this subject, ranging from those concerned about the adverse cumulative impact of these proposals and the resultant impacts on landscape, tourism and consequently the economy, and those who view turbines as an appropriate modern option for satisfying renewable energy targets.

5.76 Current guidance from the Government is that LDPs should include the identification of sites for waste management. In the Borders the principal site for waste management is at Easter Langlee, Galashiels where landfill and waste treatment is undertaken. It is proposed that this site and other waste sites are identified in the Local Development Plan as sites for sustainable waste management.

5.77 The Plan should also make reference to the provision of adequate space for waste facilities as part of new development. It is likely that this could also be given further detail through the production of SPG.

PREFERRED AND ALTERNATIVE OPTIONS

CLIMATE CHANGE MITIGATION AND ADAPTATION

PREFERRED OPTIONS	a) Extend the protection of agricultural land to include protection of carbon rich soils such as peat b) Include a requirement to encourage the minimisation of water use within new development c) Continue to determine planning applications for wind turbines on a case by case basis, taking cognisance of the SPG on Wind Energy 2011 and any other material planning consideration.
ALTERNATIVE OPTIONS	a) Retain policy on protection of prime agricultural land b) Retain current policy position without specific reference to the minimisation of water use c) Consider that the Borders landscape is already at saturation point in terms of wind turbines and incorporate a policy that deals with them on a "by exception" basis.

QUESTION 16
Do you agree with the preferred options to extend the protection of agricultural land to include the protection of carbon rich soils, the minimization of water usage in new development and the retention of the current policy approach on wind turbines? Or, do you have another alternative option?

SUSTAINABLE WASTE MANAGEMENT

PREFERRED OPTIONS	a) Include the Easter Langlee and other waste sites as designated sites within the Plan b) Refer to the need to provide adequate space for waste management in new developments, including the need for an SPG to provide further detail.
ALTERNATIVE OPTIONS	None

QUESTION 17
Do you agree with the preferred option to include the Easter Langlee and other waste sites within the Plan and to include reference to the need for adequate space for waste facilities within plan policy? Or, do you have other alternative options?

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN
MAIN ISSUES REPORT 2012

6. GENERAL POLICY ISSUES

6.1 The Main Issues Report gives consideration to the general content of the current Local Plan, and makes an assessment of where review or update will be required. Appendix C considers the current content of the approved Structure Plan and the adopted Local Plan and proposes the appropriate approach to be taken in the LDP. The Appendix also considers the approach to updating current Supplementary Planning Guidance through the statutory planning process.

GENERAL POLICY ISSUES

PREFERRED OPTION	To prepare the Proposed LDP on the basis of the recommendations set out in Appendix C.
ALTERNATIVE OPTION	None

QUESTION 18
Do you agree with the preferred option to prepare the LDP on the basis of the recommendations in Appendix C? Or, do you have other alternative options?

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN
MAIN ISSUES REPORT 2012

7. THE CONSULTATION QUESTIONS

THE CONSULTATION QUESTIONS

VISION, AIMS AND SPATIAL STRATEGY

QUESTION 1 Do you agree with the Vision for the LDP? Do you have any alternative proposals?

QUESTION 2 Do you agree with Main Aims for the LDP? Do you have any alternative proposals?

QUESTION 3 Do you agree with the Spatial Strategy for the LDP? Do you have any alternative proposals?

ECONOMIC DEVELOPMENT (AND MIXED USE)

QUESTION 4 Do you agree with the preferred option for the provision of additional employment land in the LDP? Do you agree with the alternative options? Or do you have other alternative options?

QUESTION 5 Do you agree with the preferred option to establish an employment land hierarchy? Do you agree with the alternative option to retain the current policy position? Or do you have another alternative option?

QUESTION 6 Do you agree with the preferred option to include a policy requiring the provision of digital network infrastructure in the LDP? Do you agree with the alternative option? Or do you have another alternative option?

HOUSING

QUESTION 7 Do you agree with the preferred option for the scale of additional housing land in the LDP? Do you agree with the alternative option? Or do you have another alternative option?

QUESTION 8 Do you agree with the preferred options for additional housing sites in the Appendix A? Do you agree with any of the alternative options? Or do you have other alternative options?

QUESTION 9 Do you agree that the baseline requirement for affordable housing should continue at the level of 25 per cent? Do you agree with the alternative option? Or do you have other alternative options?

RETAIL

QUESTION 10 Do you agree with the preferred approach to recognise the network of town centres? Do you agree with the identified towns within the network? Do you agree with the alternative option, or do you wish to put forward an alternative proposal?

QUESTION 11 Do you agree with the preferred option to review the town centre boundaries within Galashiels and Hawick? Do you agree with the alternative option? Or, do you have another alternative option?

QUESTION 12 Do you agree with the approach to allow non Class 1 uses in prime town centre frontages in prescribed circumstances? Do you agree that prime town centre frontage areas should be identified in all towns in the town centre network? Do you agree with the alternative option? Or do you have another alternative option?

THE CONSULTATION QUESTIONS

REGENERATION

QUESTION 13 Do you agree with the approach to identify and promote redevelopment opportunities and key projects? Do you agree with the alternative option? Or do you have another alternative option?

GREEN SPACE

QUESTION 14 Do you agree with the preferred option to identify and protect key open spaces? Do you agree with the alternative option to continue with a general approach towards open space? Or, do you have another alternative option?

GREEN NETWORKS

QUESTION 15 Do you agree with the preferred option to identify and promote green networks? Do you agree with the alternative option to support environmental improvements generally? Or, do you have another alternative option?

CLIMATE CHANGE

QUESTION 16 Do you agree with the preferred options to extend the protection of agricultural land to include the protection of carbon rich soils, the minimization of water usage in new development and the retention of the current policy approach on wind turbines? Or, do you have another alternative option?

QUESTION 17 Do you agree with the preferred option to include the Easter Langlee and other waste sites within the Plan and to include reference to the need for adequate space for waste facilities within plan policy. Or, do you have other alternative options?

GENERAL POLICY CONSIDERATIONS

QUESTION 18 Do you agree with the preferred option to prepare the LDP on the basis of the recommendations in Appendix C? Or, do you have other alternative options?

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN
MAIN ISSUES REPORT 2012

8. WHERE TO SEND YOUR RESPONSE

8.1 The Main Issues Report is available on the Council Website at http://www.scotborders.gov.uk and can also be viewed at all libraries and Council Contact Centres. Copies are also available for purchase by contacting the Forward Planning team. Guidance on how to respond to the consultation is also available from the Plans and Research team.

8.2 Responses to this Main Issues Report may be sent to the Council by one of the following means:

- Direct through the Council's on-line development plan website at http://oldp.scotborders.gov.uk/public

- By e-mail to localplan@scotborders.gov.uk

- Using the forms provided and sending to:

  PLANS AND RESEARCH TEAM
  Council Headquarters,
  Newtown St Boswells,
  Scottish Borders,
  TD6 0SA.

8.3 It is strongly recommended that your response is by electronic means and is sent once only in order to avoid unnecessary duplication. For your own reassurance all responses will be acknowledged shortly after receipt.

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN
MAIN ISSUES REPORT 2012

9. APPENDICES

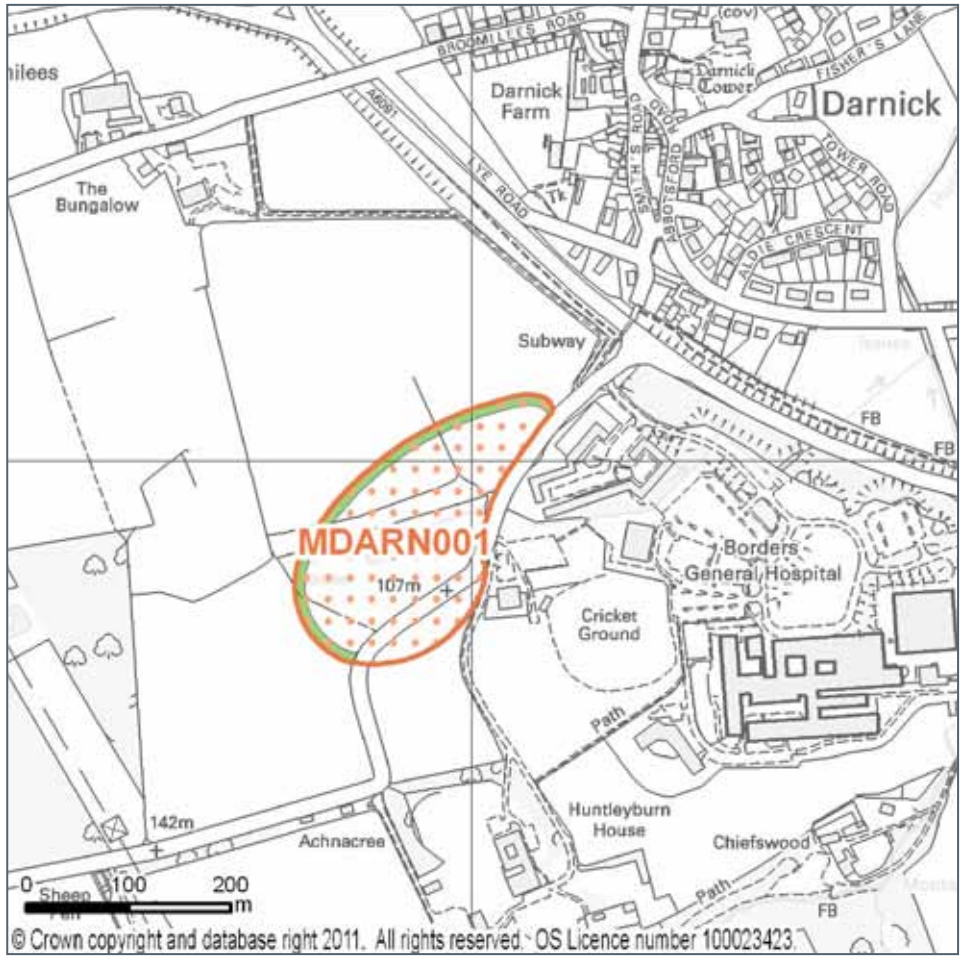
A. ZONING PROPOSALS:

A1 EMPLOYMENT SITE OPTIONS
A2 HOUSING SITE OPTIONS
A3 TOWN CENTRE BOUNDARIES; PRIME RETAIL FRONTAGES
A4 KEY REGENERATION SITES
A5 KEY OPEN SPACES

B. GREEN NETWORKS

C. POLICY REVIEW/ STANDARDS REVIEW/ SPGs

APPENDIX A1 EMPLOYMENT SITE OPTIONS
CENTRAL STRATEGIC DEVELOPMENT AREA



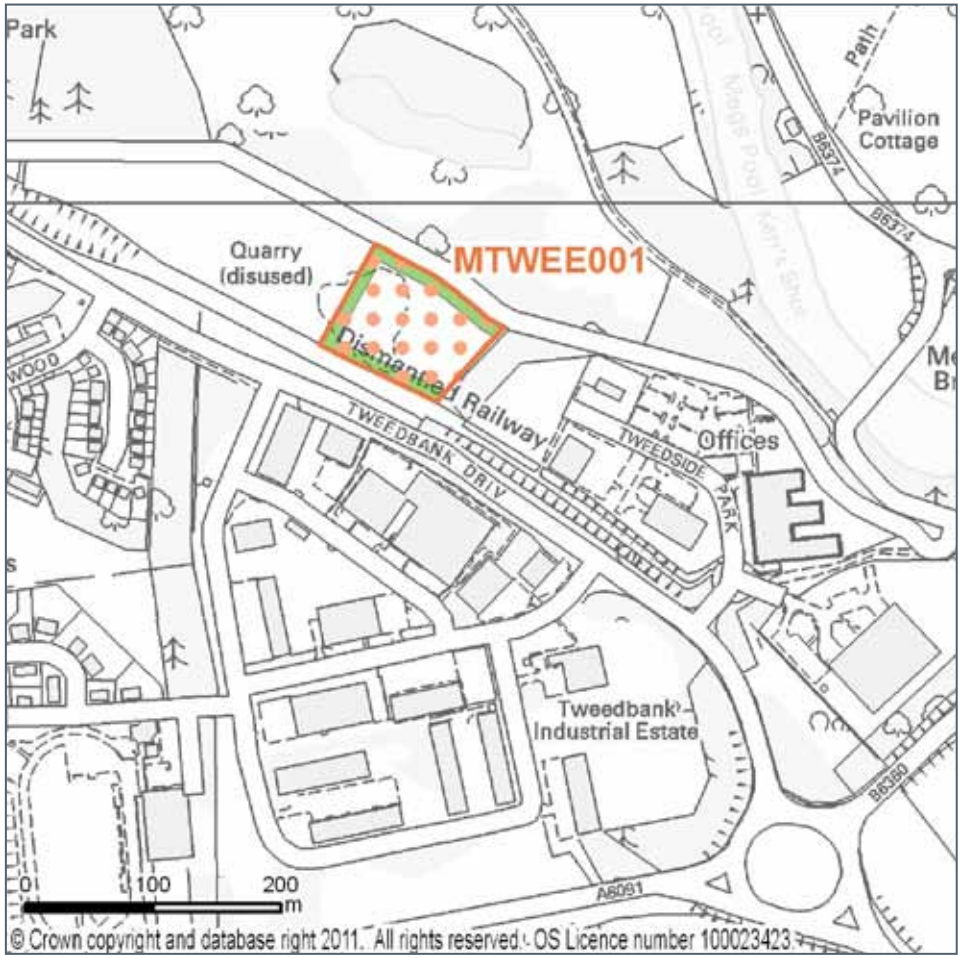
SITE INFORMATION - DARNICK (CENTRAL SDA) SEARCH AREA

- Site Name: Site west of Borders General Hospital
- Site Area: 3.7ha
- Proposed Use: Mixed Use - Alternative

SITE REQUIREMENTS

- Mixed use site incorporating employment land and expansion of facilities for Borders General Hospital.
- Access directly from public road to the east of the site.
- A watercourse buffer strip will be required.
- No built development should take place on the functional flood plain or over existing culverts.
- A Flood Risk Assessment is required to inform the site layout, design and potential mitigation.

APPENDIX A1 EMPLOYMENT SITE OPTIONS
CENTRAL STRATEGIC DEVELOPMENT AREA



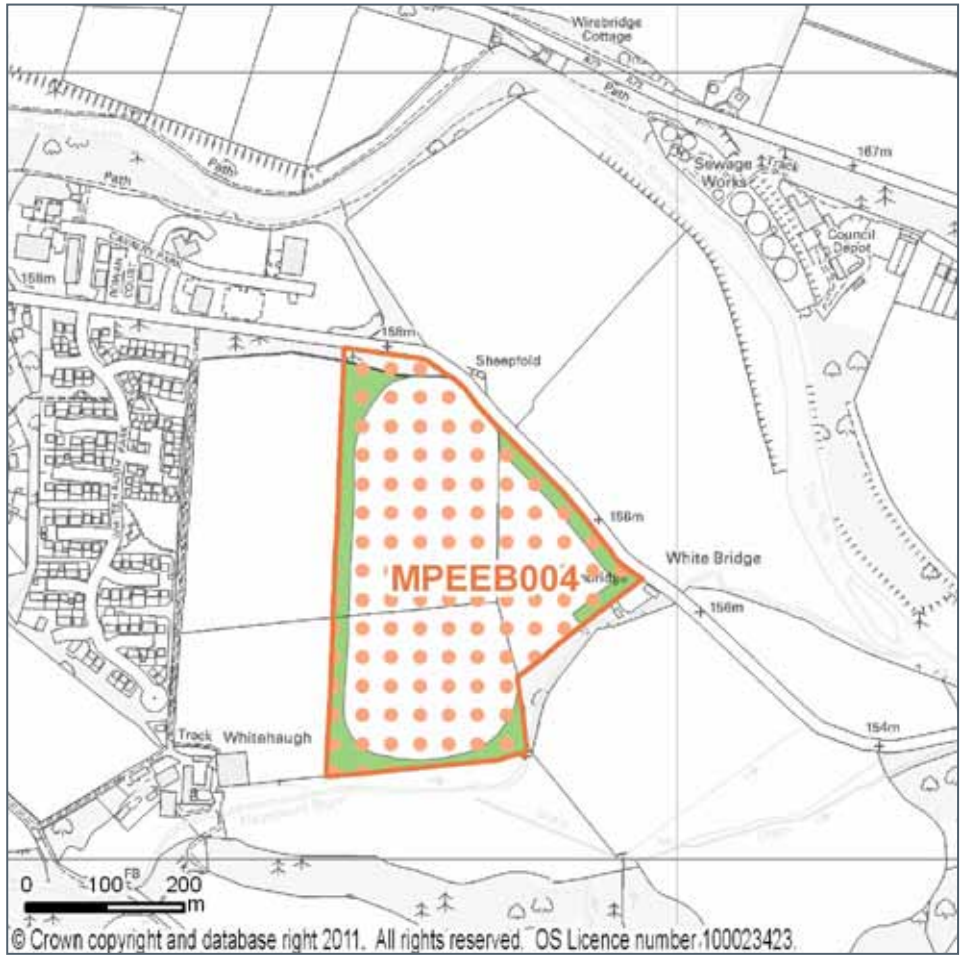
SITE INFORMATION - TWEEDBANK (CENTRAL SDA)

- Site Name: Site east of railway terminal
- Site Area: 1ha
- Proposed Use: Mixed Use - Preferred

SITE REQUIREMENTS

- Access via existing Tweedside Park Industrial Estate to the east.
- Substantial planting required on mutual western boundary with railway station.
- New site to be formed for mixed use purposes along with the restructuring of the existing landholdings within Tweedbank Industrial Estate.

APPENDIX A1 EMPLOYMENT SITE OPTIONS
WESTERN STRATEGIC DEVELOPMENT AREA



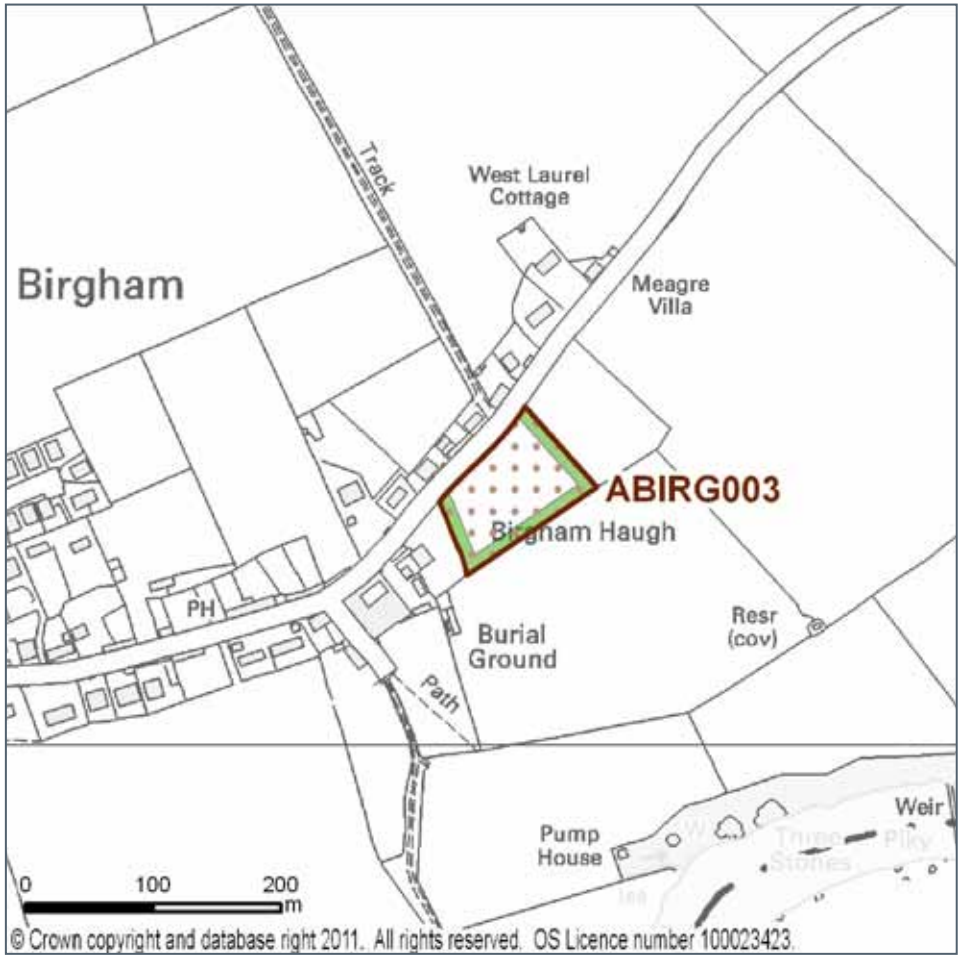
SITE INFORMATION - PEEBLES (WESTERN SDA)

- Site Name: Whitehaugh Employment
- Site Area: 14ha
- Proposed Use: Mixed Use - Preferred

SITE REQUIREMENTS

- The site is identified for Longer Term Development within the Local Plan. A part of the site could be brought forward to meet a need for employment land.
- The upgrading of the B7062 Kingsmeadows Road will be required.
- A Flood Risk Assessment will be required to inform the development of the site.
- A watercourse buffer strip will be required.
- Enhancement of the existing woodland will be required.
- Mitigation measures are required to prevent any impact on the River Tweed.

APPENDIX A2 HOUSING SITE OPTIONS
BERWICKSHIRE HOUSING MARKET AREA



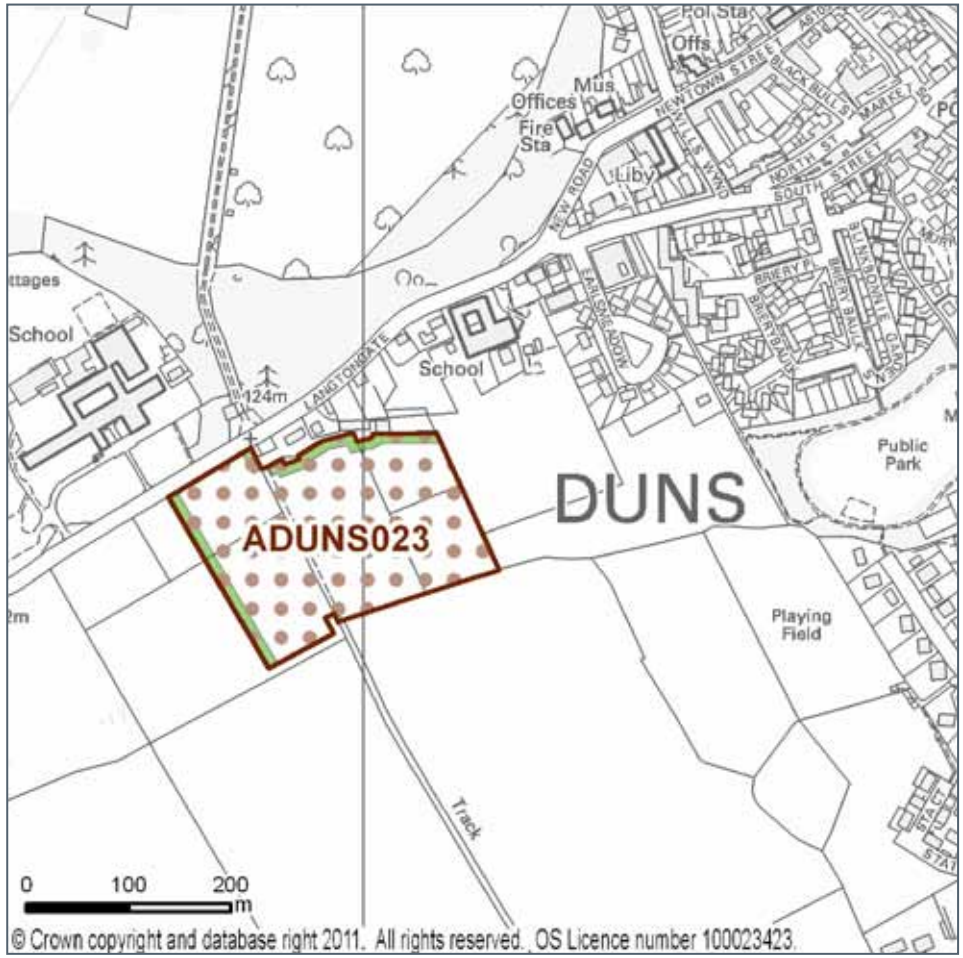
SITE INFORMATION - BIRGHAM (OUTWITH SDA)

- Site Name: Land at East Birgham
- Site Area: 0.8ha
- Proposed Use: Housing - Alternative
- Indicative Site Capacity: 6 units

SITE REQUIREMENTS

- Vehicular access from the A698.
- Boundary treatments should use vernacular materials.
- Development should take a linear form along the roadside.

APPENDIX A2 HOUSING SITE OPTIONS
BERWICKSHIRE HOUSING MARKET AREA



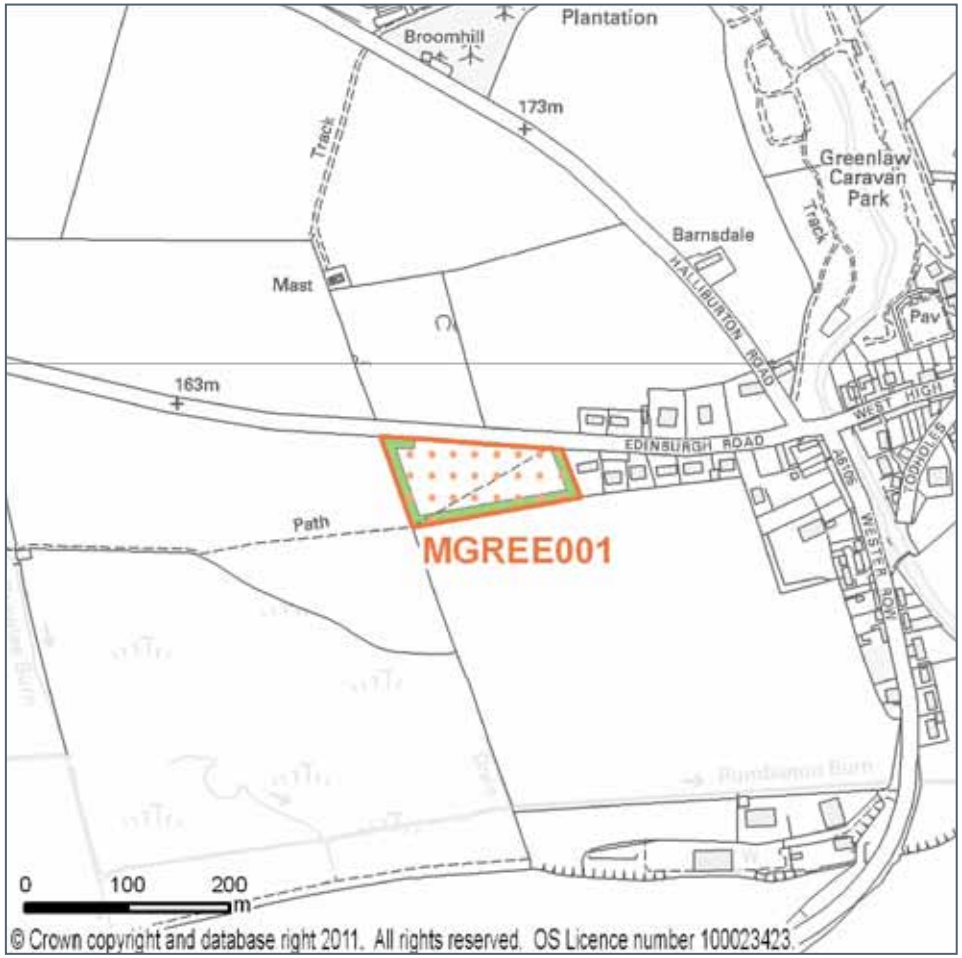
SITE INFORMATION - DUNS (EASTERN SDA)

- Site Name: South of Earlsmeadow (Phase 1)
- Site Area: 4.4ha
- Proposed Use: Housing - Preferred
- Indicative Site Capacity: 60 units

SITE REQUIREMENTS

- The site is the first phase of future longer term development of land to the south and east. Design to take cognisance of future development including road and pedestrian links.
- Main access to be formed directly from A6105.
- Core Path 51 through centre of site should be incorporated into the development.
- A greenway should be formed and safeguarded through the southern part of the site.
- Investigation of ground conditions to be carried out on southern part of the site. Findings should be addressed with appropriate mitigation.

APPENDIX A2 HOUSING SITE OPTIONS
BERWICKSHIRE HOUSING MARKET AREA



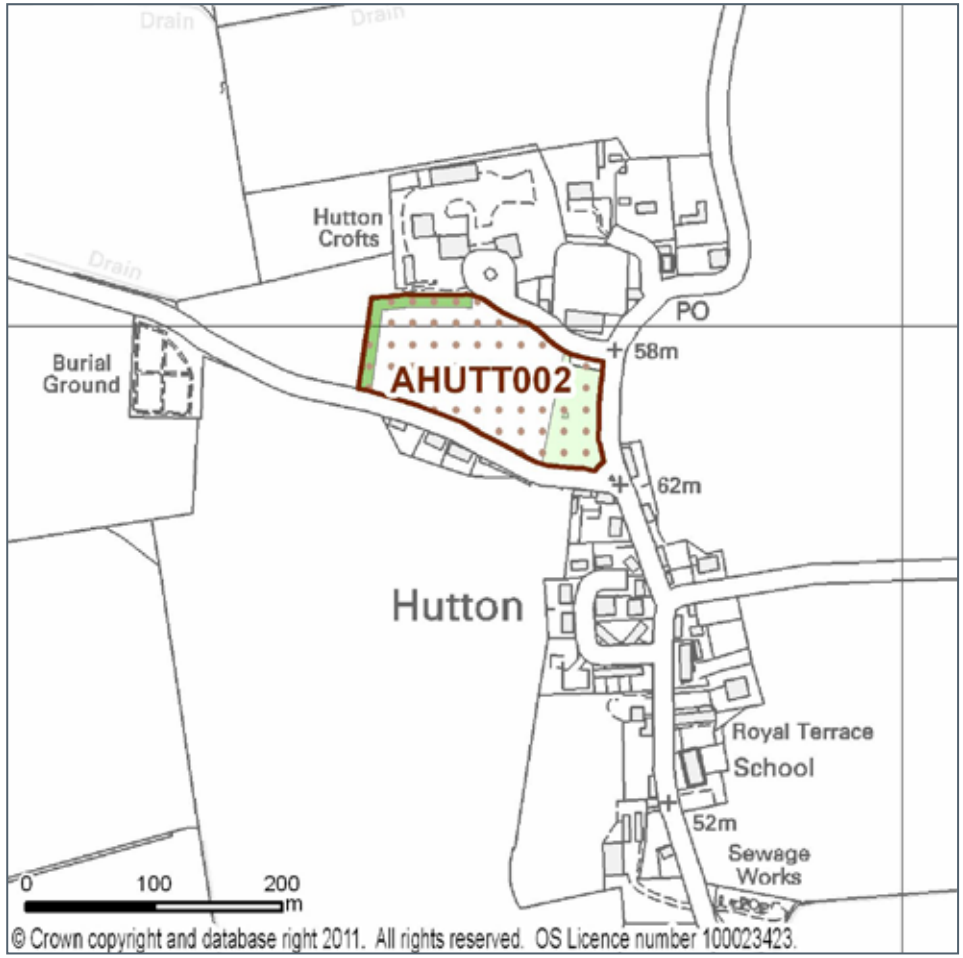
SITE INFORMATION - GREENLAW (OUTWITH SDA)

- Site Name: South of Edinburgh Road
- Site Area: 1.2ha
- Proposed Use: Mixed Use - Alternative
- Site Capacity: 6 units

SITE REQUIREMENTS

- Screen planting will be required on the western, eastern and southern edges.
- Access should be taken off the A697.
- Employment land to be provided on the western part of the site.

APPENDIX A2 HOUSING SITE OPTIONS
BERWICKSHIRE HOUSING MARKET AREA



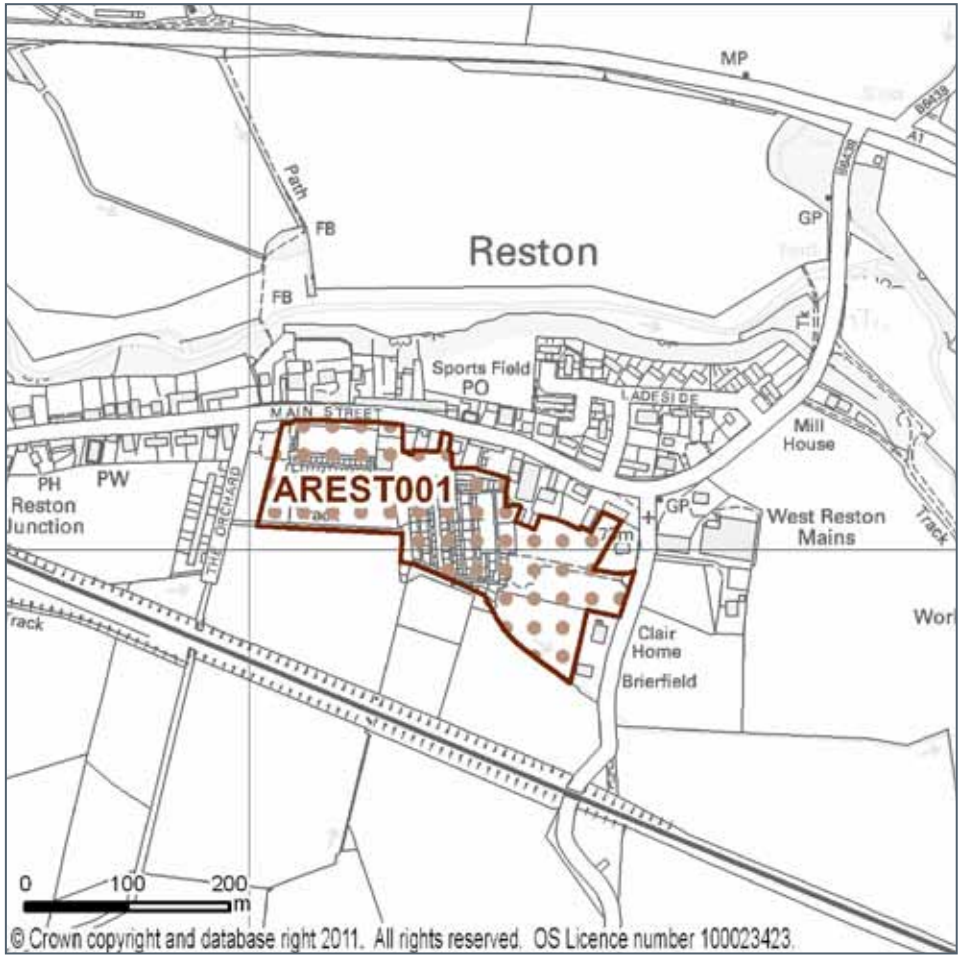
SITE INFORMATION - HUTTON (EASTERN SDA)

- Site Name: Land south of Hutton Church
- Site Area: 1.8ha
- Proposed Use: Housing - Alternative
- Site Capacity: 10 units

SITE REQUIREMENTS

- Screen planting on the western edge and part of northern boundary.
- Existing trees on the northern boundary to be retained.
- Amenity area e.g. village green to be accommodated on the eastern edge of the site.
- Site to be considered as a replacement for allocated site in southern part of village BHU2B.

APPENDIX A2 HOUSING SITE OPTIONS
BERWICKSHIRE HOUSING MARKET AREA



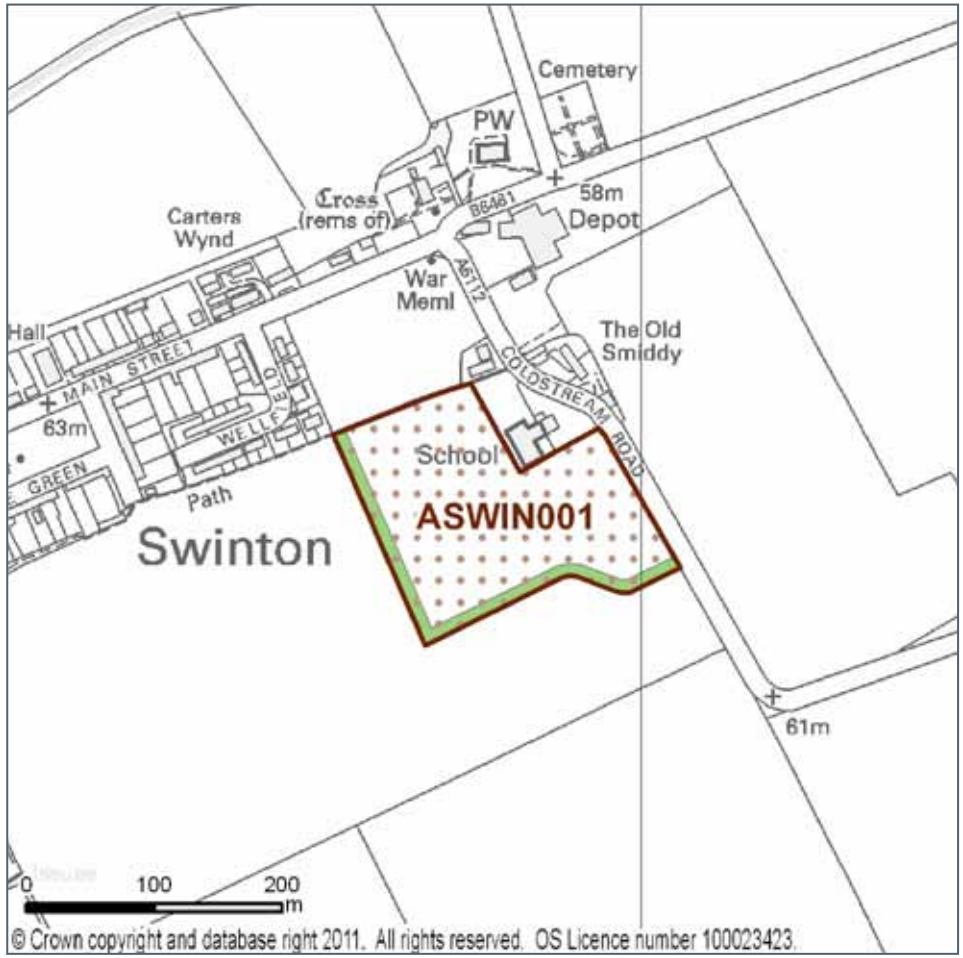
SITE INFORMATION - RESTON (EASTERN SDA)

- Site Name: Auction Mart
- Site Area: 4ha
- Proposed Use: Housing - Preferred
- Site Capacity: 100 units

SITE REQUIREMENTS

- Consent for residential development has already been agreed on the site. The development has to take cognisance of the possible future development of the land to the south in terms of road and pedestrian links.
- The long term sites identified in the Consolidated Local Plan to be considered for future new Primary School.

APPENDIX A2 HOUSING SITE OPTIONS
BERWICKSHIRE HOUSING MARKET AREA



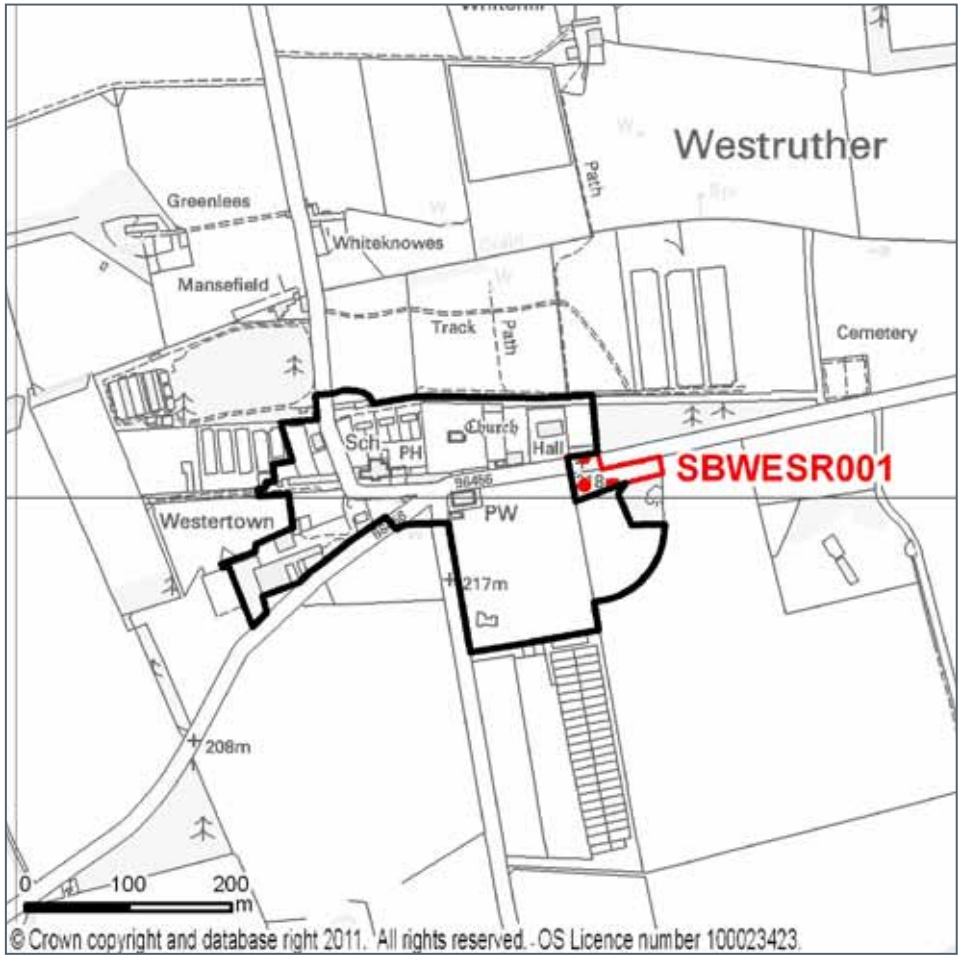
SITE INFORMATION - SWINTON (OUTWITH SDA)

- Site Name: Land adjacent to Swinton Primary School
- Site Area: 3ha
- Proposed Use: Housing - Alternative
- Site Capacity: 25 units

SITE REQUIREMENTS

- Screen planting to south and west boundaries.
- Access directly onto A6112 at southernmost point of site. Vehicular and pedestrian access also via allocated site to the north.
- Upgrading of the A6112 adjacent to the school would be required.
- The site to accommodate recreation facilities for school/village use.
- Land should be safeguarded around the school for possible future expansion.

APPENDIX A2 HOUSING SITE OPTIONS
BERWICKSHIRE HOUSING MARKET AREA



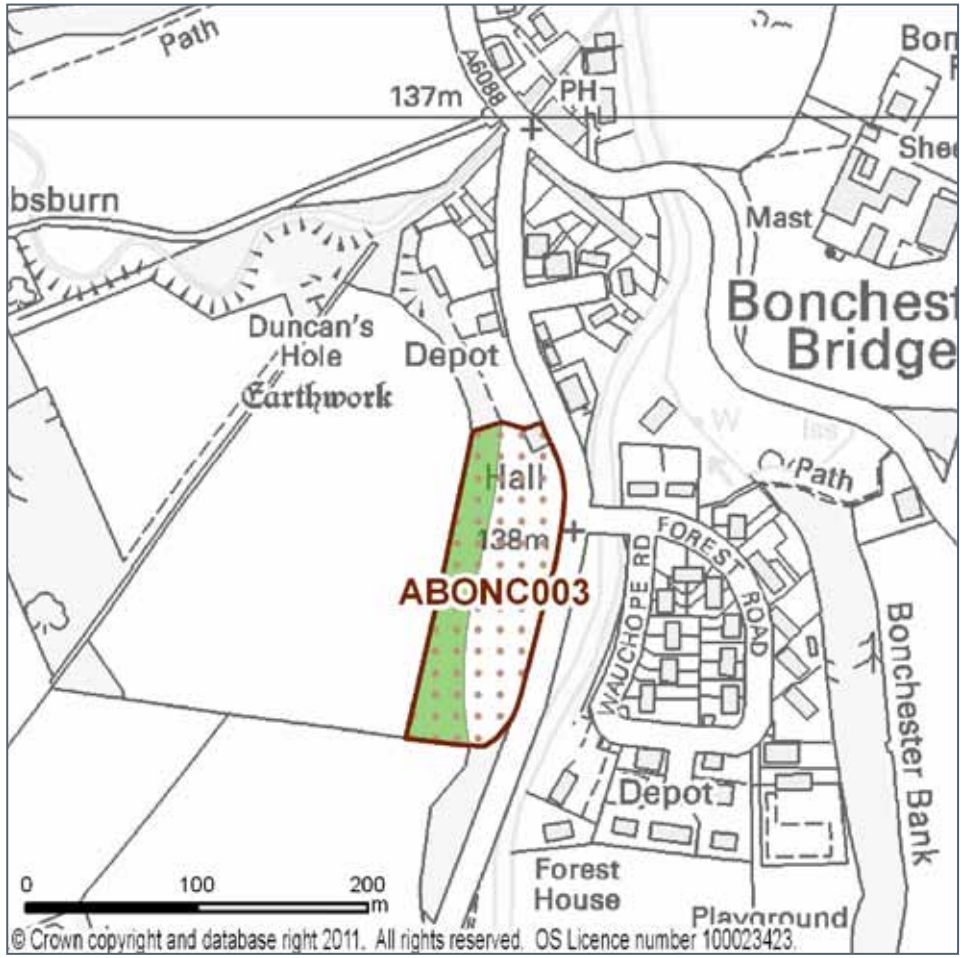
SITE INFORMATION - WESTRUTHER (OUTWITH SDA)

- Site Code: SBWESR001
- Proposed Use: Development Boundary Amendment - Preferred

SITE NOTE

- Amendment to development boundary to incorporate approved development on eastern edge of the settlement.

APPENDIX A2 HOUSING SITE OPTIONS
CENTRAL HOUSING MARKET AREA



SITE INFORMATION - BONCHESTER BRIDGE (OUTWITH SDA)

- Site Name: Site opposite Memorial Hall
- Site Area: 1.2 ha
- Proposed Use: Housing - Alternative
- Site Capacity: 8 units

SITE REQUIREMENTS

- Exclude the steep hill from developable area.
- No development should take place on the functional flood plain (small area in the north western corner of the site) or over existing culverts.
- A flood risk assessment is required to inform the site layout, design and potential mitigation.

APPENDIX A2 HOUSING SITE OPTIONS
CENTRAL HOUSING MARKET AREA

SITE INFORMATION - GALASHIELS (CENTRAL SDA)

- Site Name: Extension of Birks Avenue
- Site Area: 4.4ha
- Proposed Use: Housing - Alternative
- Site Capacity: 20 units

SITE REQUIREMENTS

- Access directly through existing housing site to the south east.
- Substantial planting required on south west boundary.
- Wayleave to be addressed and safeguarded in respect of the Scottish Water water main on south west part of the site.

APPENDIX A2 HOUSING SITE OPTIONS
CENTRAL HOUSING MARKET AREA

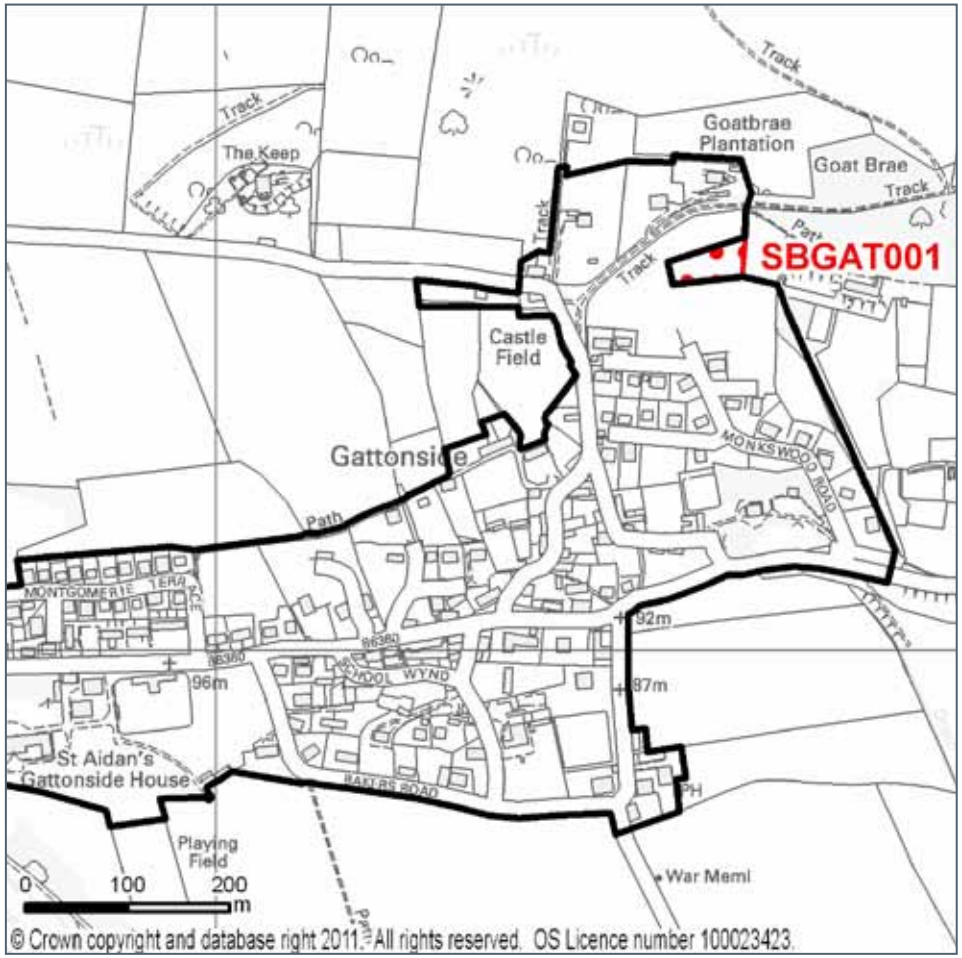
SITE INFORMATION - GALASHIELS (CENTRAL SDA)

- Site Name: Netherbarns
- Site Area: 7.4ha
- Proposed Use: Housing - Preferred
- Site Capacity: 45 units

SITE REQUIREMENTS

- Site to comprise of a low density housing development with further work to be done on appropriate house designs and their locations within this sensitive landscape via a masterplan.
- Access to be linked to the existing access at Kingsknowes Drive to the north of the site.
- Further consideration to be given to appropriate landscaping for the site.
- Further consideration to be given to the need to provide a primary school on the site.

APPENDIX A2 HOUSING SITE OPTIONS
CENTRAL HOUSING MARKET AREA



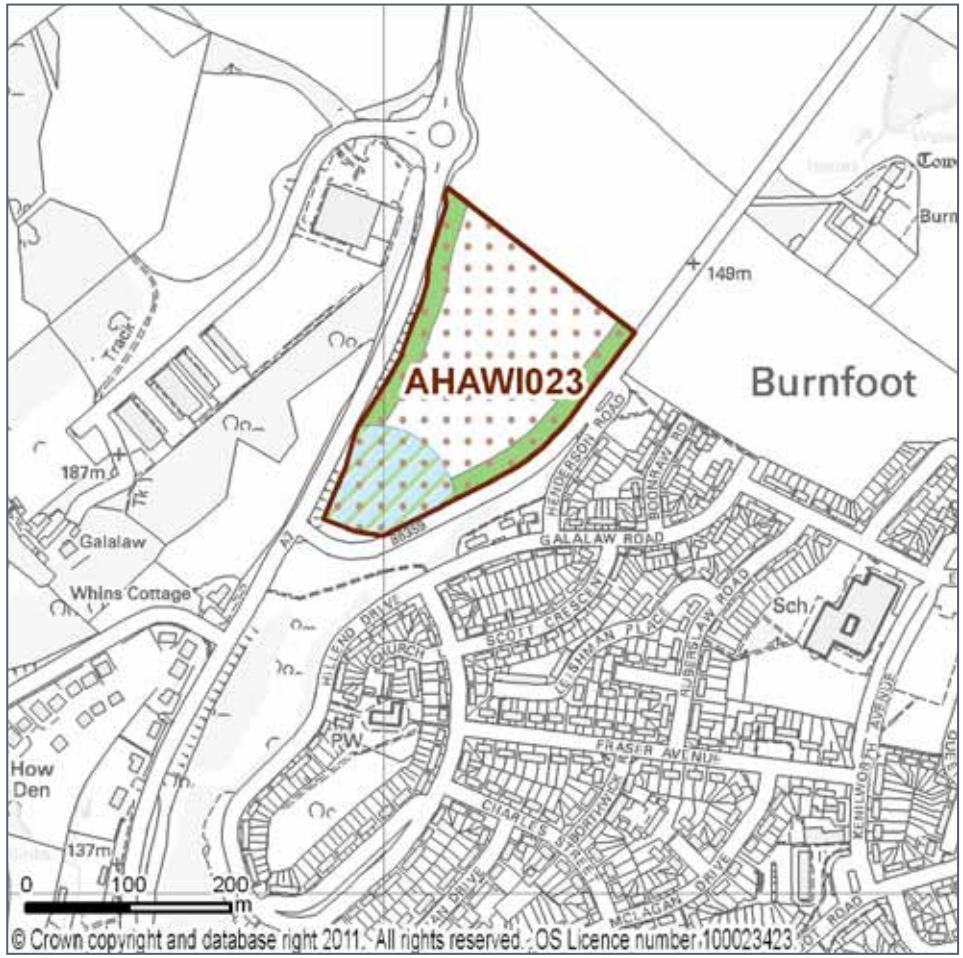
SITE INFORMATION - GATTONSIDE (CENTRAL SDA)

- Site Code: SBGAT001
- Proposed Use: Development Boundary Amendment - Preferred

SITE NOTE

- Incorporation of this land within the development boundary may allow the opportunity for some form of residential development, although any such development must have no adverse impact on boundary trees protected by Preservation Orders.

APPENDIX A2 HOUSING SITE OPTIONS
CENTRAL HOUSING MARKET AREA



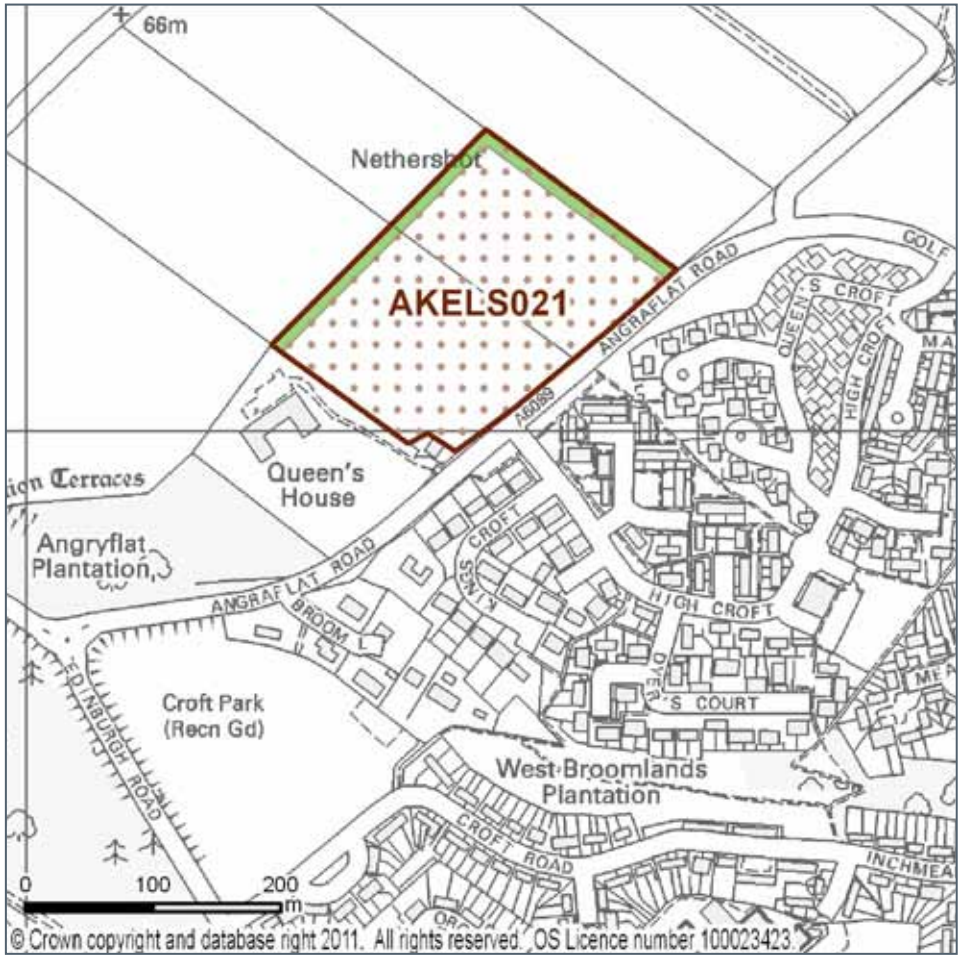
SITE INFORMATION - HAWICK (CENTRAL SDA)

- Site Name: Burnfoot (Phase 1)
- Site Area: 4.9ha
- Proposed Use: Housing - Alternative
- Site Capacity: 100 units

SITE REQUIREMENTS

- Vehicular access to the site is achievable from the B6359.
- The road layout to integrate fully with allocated employment site to the north. A masterplan should address this.
- Development to take cognisance of the wetland area to the south west.
- A Flood Risk Assessment is recommended to inform the development of the site.
- A watercourse buffer strip will be required.

APPENDIX A2 HOUSING SITE OPTIONS
CENTRAL HOUSING MARKET AREA



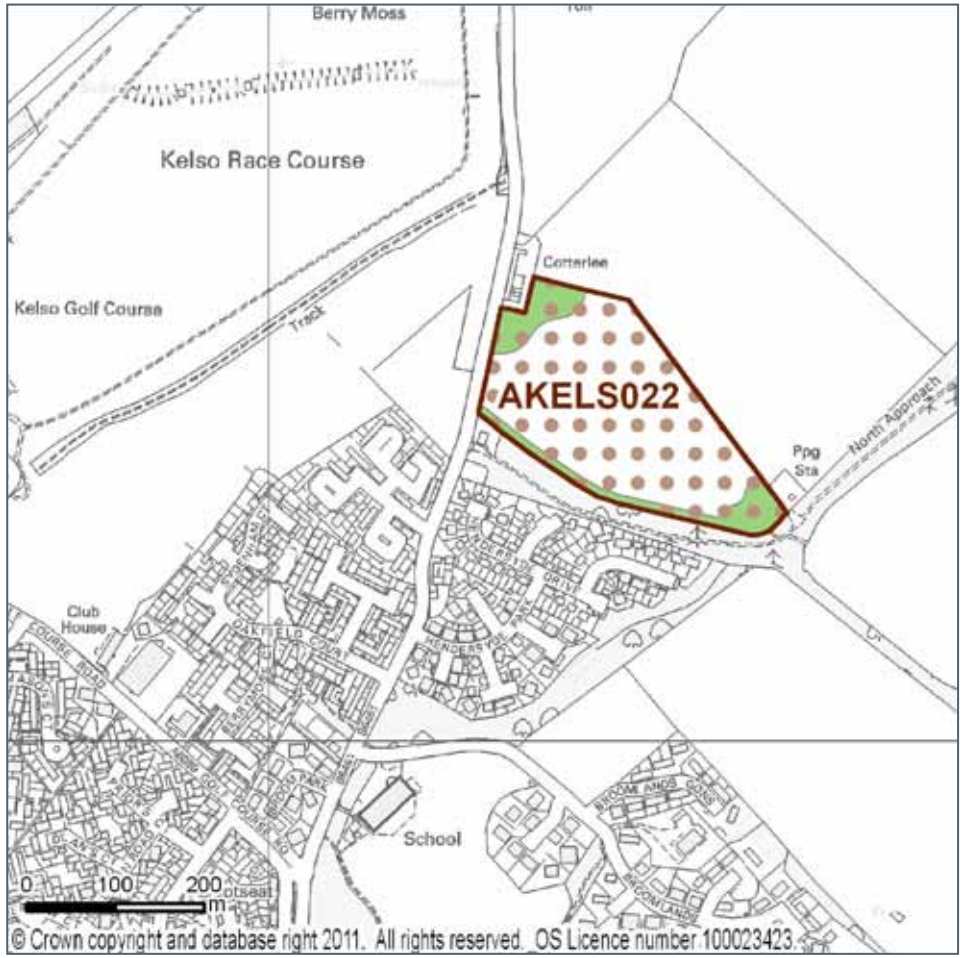
SITE INFORMATION - KELSO (CENTRAL SDA)

- Site Name: Nethershot (Phase 1)
- Site Area: 4.1ha
- Proposed Use: Housing - Alternative
- Site Capacity: 100 units

SITE REQUIREMENTS

- The site needs to be masterplanned together with future development phases at Nethershot.
- Retain hedgerows where possible.
- Layout should maximise use of solar gain.

APPENDIX A2 HOUSING SITE OPTIONS
CENTRAL HOUSING MARKET AREA



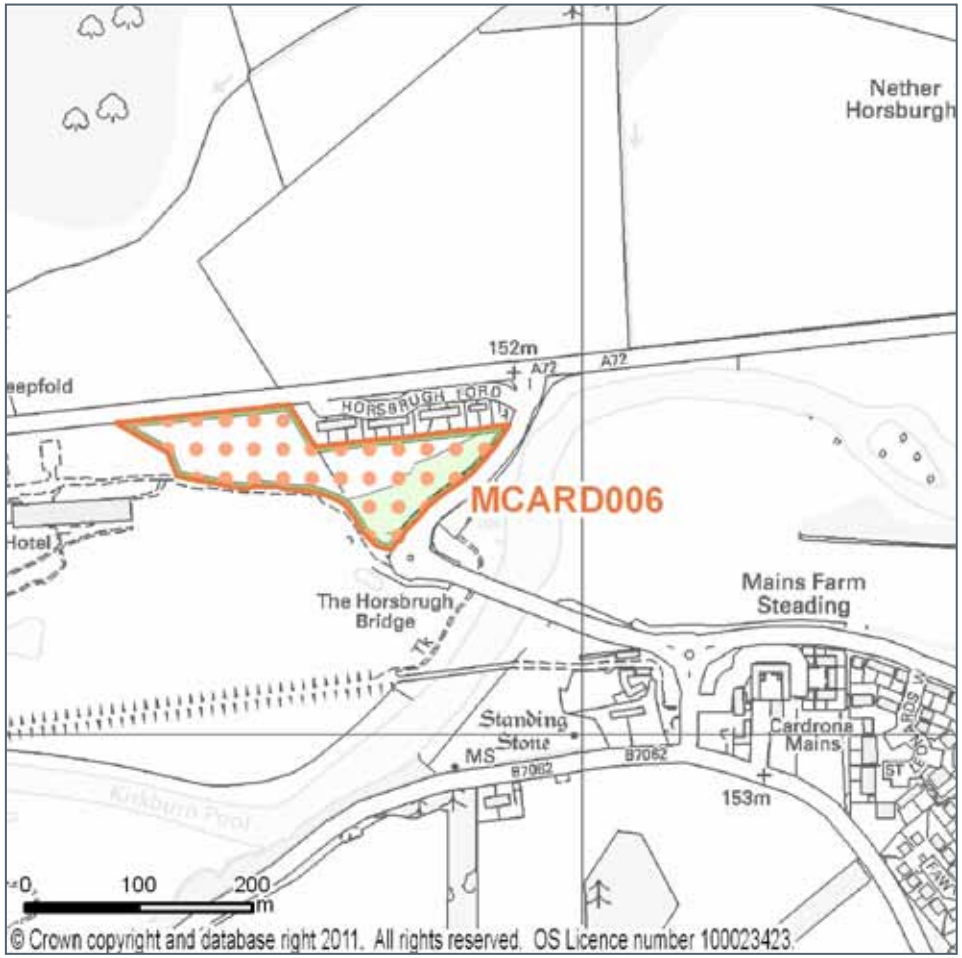
SITE INFORMATION - KELSO (CENTRAL SDA)

- Site Name: Hendersyde (Phase 1)
- Site Area: 5.4ha
- Proposed Use: Housing - Preferred
- Site Capacity: 120 units

SITE REQUIREMENTS

- The site needs to be masterplanned together with future development phases to the north east of the site.
- Mitigate impact on River Tweed SAC.
- Archaeological evaluation required.
- Stone walls to be retained and improved where possible.
- Consultation required with Health & Safety Executive regarding pipelines running through the site.

APPENDIX A2 HOUSING SITE OPTIONS
NORTHERN HOUSING MARKET AREA



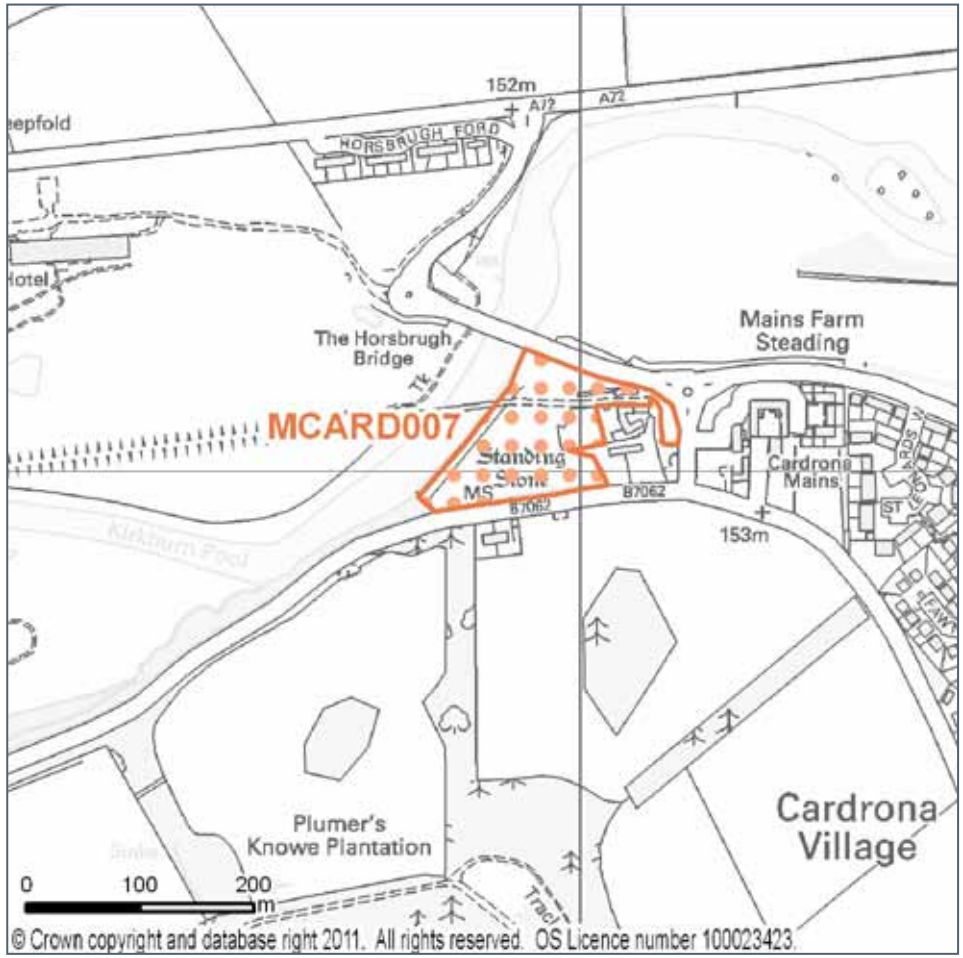
SITE INFORMATION - CARDRONA (WESTERN SDA)

- Site Name: North of Horsbrugh Bridge
- Site Area: 1.9ha
- Proposed Use: Mixed Use - Preferred
- Site Capacity: 25 units

SITE REQUIREMENTS

- The site already sits within the Cardrona Development Boundary.
- The site should provide for a mix of uses including commercial and employment.
- A Flood Risk Assessment will be required to inform the development of the site.
- Provision of structure planting will be required to enhance, enclose and shelter the site.
- Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest.

APPENDIX A2 HOUSING SITE OPTIONS
NORTHERN HOUSING MARKET AREA



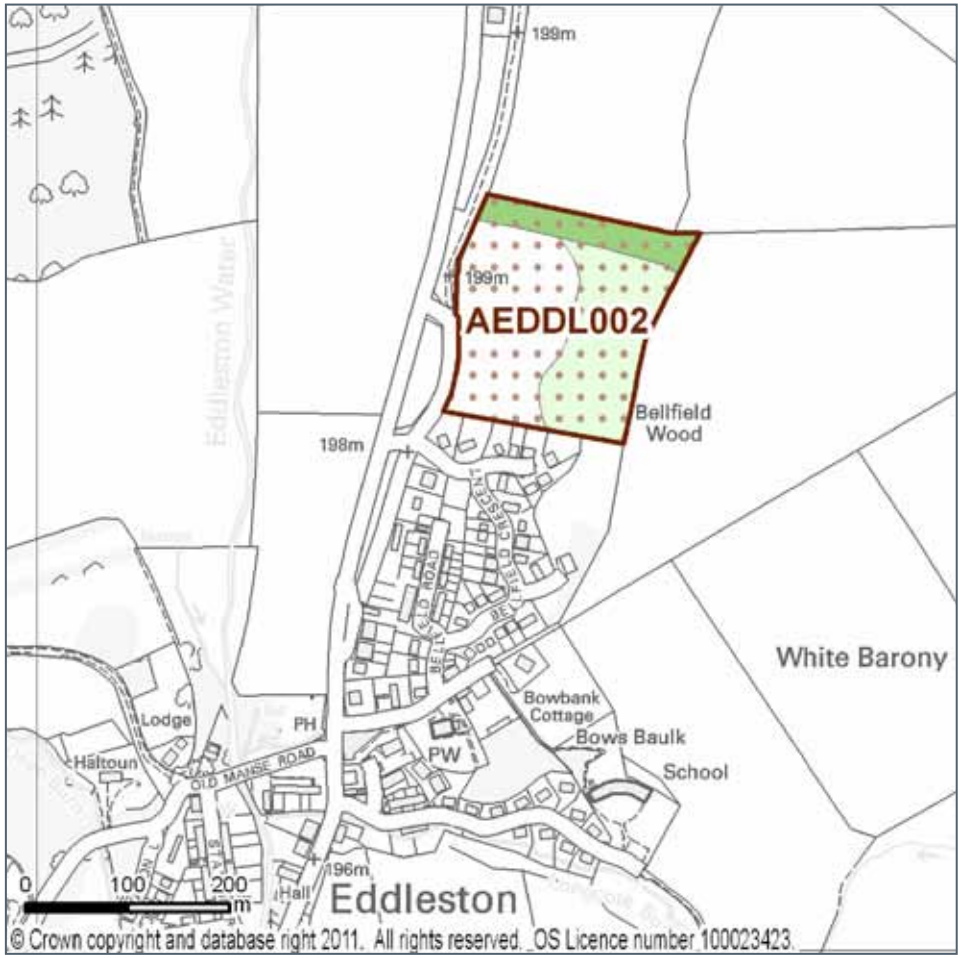
SITE INFORMATION - CARDRONA (WESTERN SDA)

- Site Name: South of Horsbrugh Bridge
- Site Area: 1.6ha
- Proposed Use: Mixed Use - Preferred
- Site Capacity: 5 units

SITE REQUIREMENTS

- The site should provide for a mix of uses including commercial and employment.
- A Flood Risk Assessment will be required to inform the development of the site.
- The design and layout of the site including landscaping should take account of flood risk, archaeology and the Scheduled Monument.
- Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest.
- Pipeline exclusion zones in the west of the site to be evaluated and mitigated.

APPENDIX A2 HOUSING SITE OPTIONS
NORTHERN HOUSING MARKET AREA



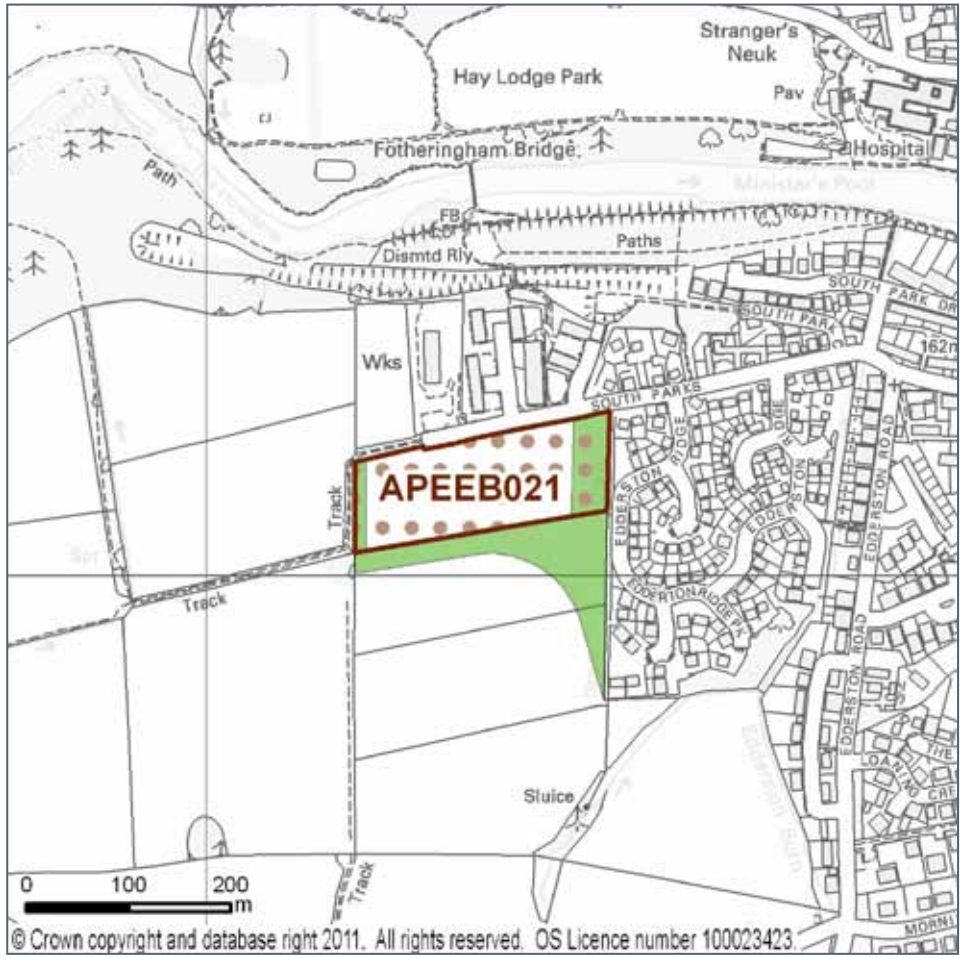
SITE INFORMATION - EDDLESTON (OUTWITH SDA)

- Site Name: North of Bellfield
- Site Area: 4.1ha
- Proposed Use: Housing - Alternative
- Site Capacity: 35 units

SITE REQUIREMENTS

- A vehicular link via Bellfield Crescent to the south and from the A703 further north will be required.
- Provision of structure planting along the northern edge of the site with an area of open space to the east of the site along with buffer areas alongside new and existing landscaping will be required.
- Provision of amenity access within the development for pedestrians and cyclists.
- Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest via the Eddleston Water.

APPENDIX A2 HOUSING SITE OPTIONS
NORTHERN HOUSING MARKET AREA



SITE INFORMATION - PEEBLES (WESTERN SDA)

- Site Name: Housing south of South Park
- Site Area: 2.4ha
- Proposed Use: Housing - Preferred
- Site Capacity: 50 units

SITE REQUIREMENTS

- A flood risk assessment is required to inform the site layout, design and potential mitigation.
- A watercourse buffer strip will be required.
- No built development should take place on the functional flood plain or over existing culverts.
- The channel up-stream from grill will be required to be kept clear and maintained, and free from build-up of silt. Machine access to this overflow and channel must be maintained to allow for future cleaning and maintenance.
- Provision of structure planting will be required.
- Evaluation and associated mitigation of archaeology and impact on River Tweed will be required.

APPENDIX A2 HOUSING SITE OPTIONS
NORTHERN HOUSING MARKET AREA

SITE INFORMATION - PEEBLES (WESTERN SDA)

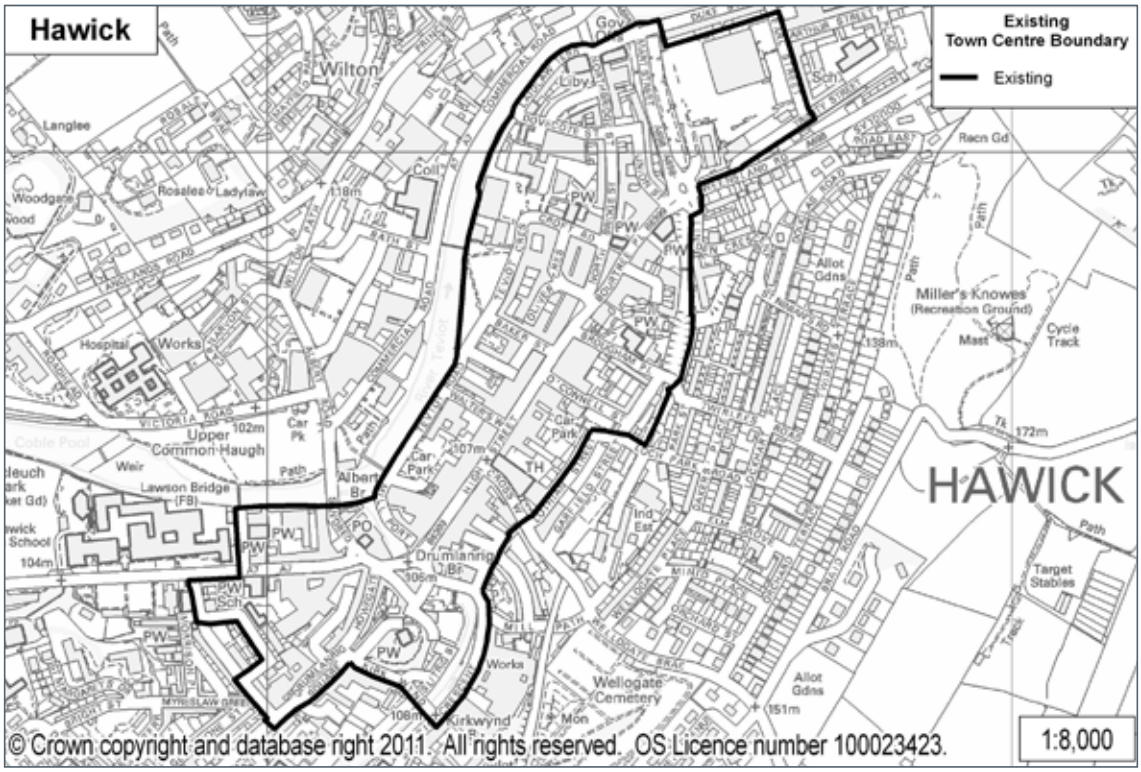
- Site Name: Violet Bank II
- Site Area: 1.7ha
- Proposed Use: Housing - Alternative
- Site Capacity: 25 units

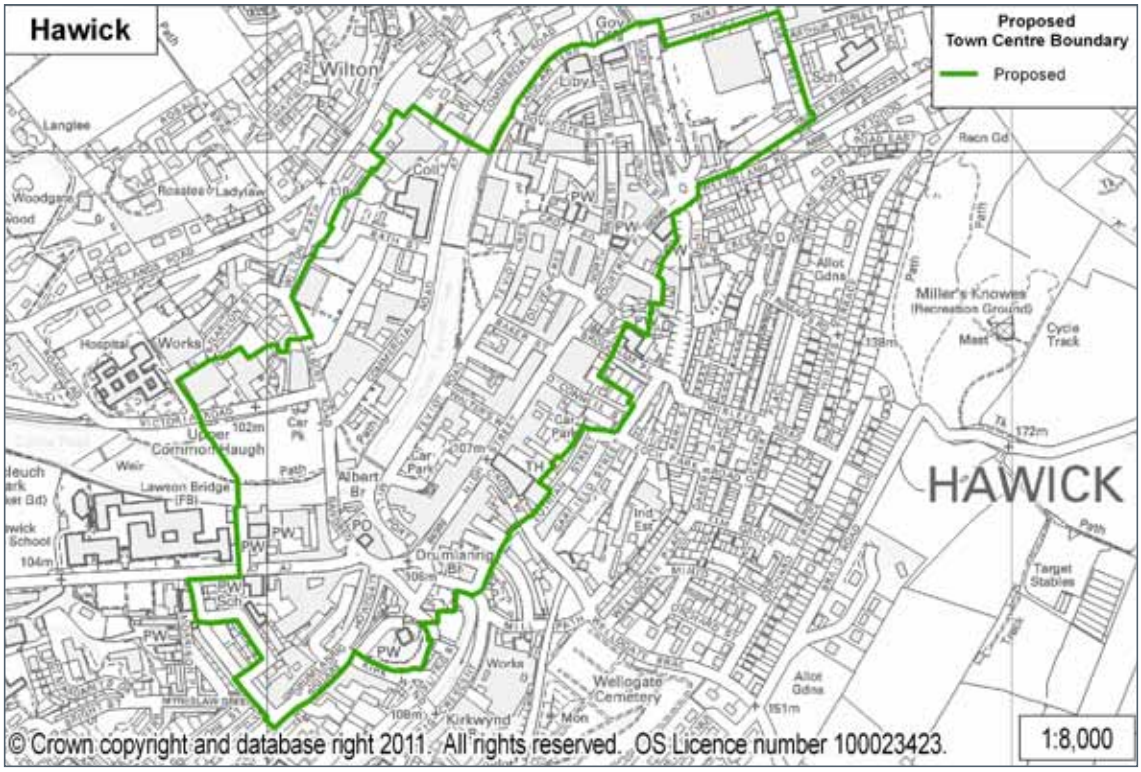
SITE REQUIREMENTS

- A Flood Risk Assessment will be required to inform the development of the site.
- Improved vehicular linkage will be required over the Eddleston Water between Rosetta Road and the A703 to allow for increased connectivity within the northern part of Peebles.
- Provision of structure planting and areas of open space both on and off site will be required. Riparian planting outwith the site will also be required.
- Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest via the Eddleston Water.

APPENDIX A3 TOWN CENTRE BOUNDARIES; PRIME RETAIL FRONTAGES

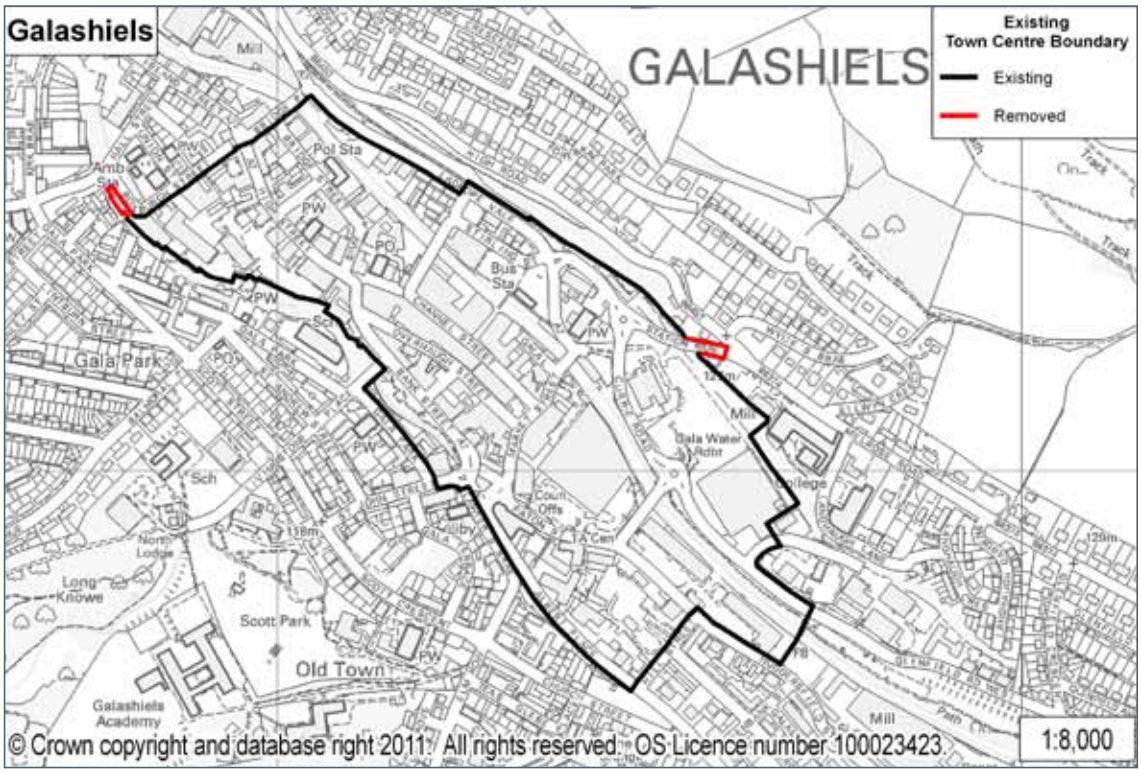
TOWN CENTRE BOUNDARIES

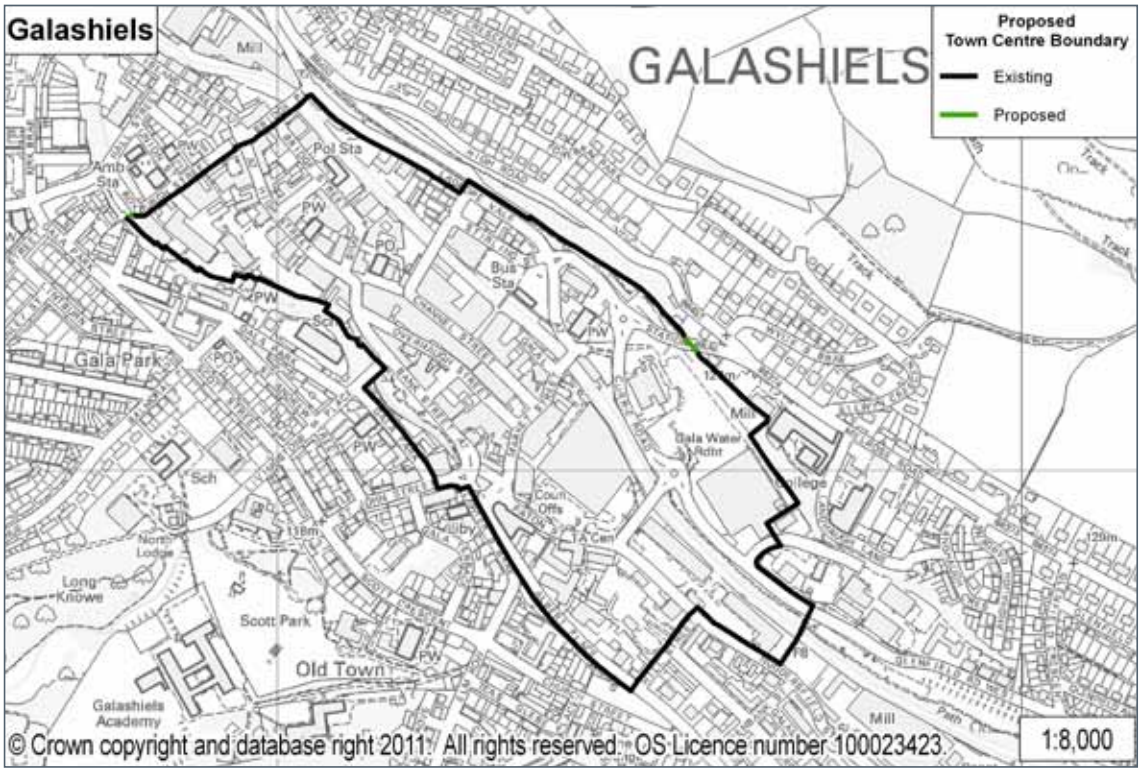




APPENDIX A3 TOWN CENTRE BOUNDARIES; PRIME RETAIL FRONTAGES

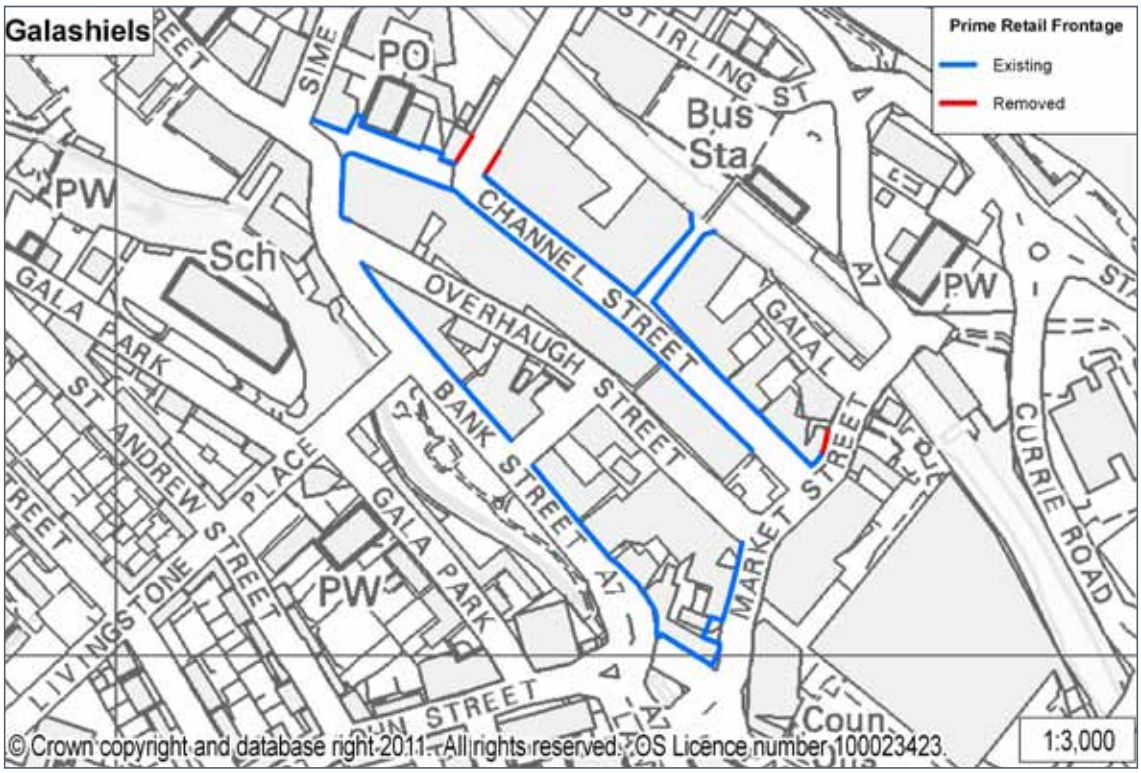
TOWN CENTRE BOUNDARIES

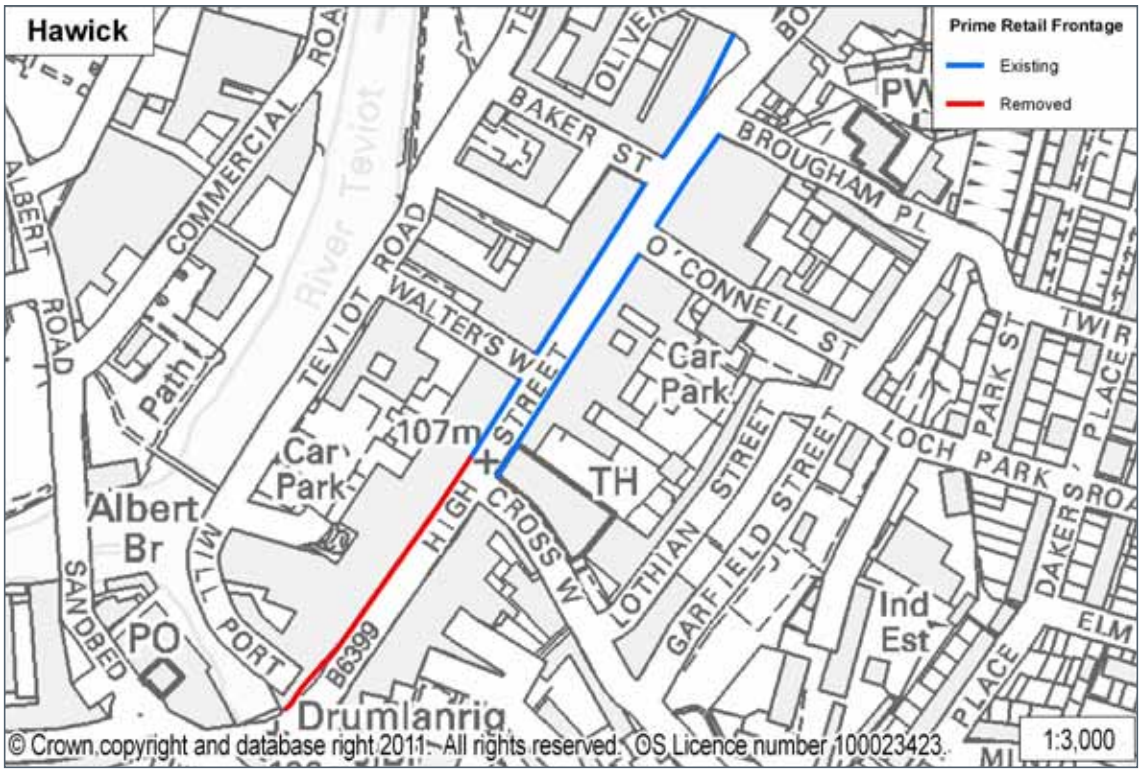




APPENDIX A3 TOWN CENTRE BOUNDARIES; PRIME RETAIL FRONTAGES

PRIME RETAIL FRONTAGES





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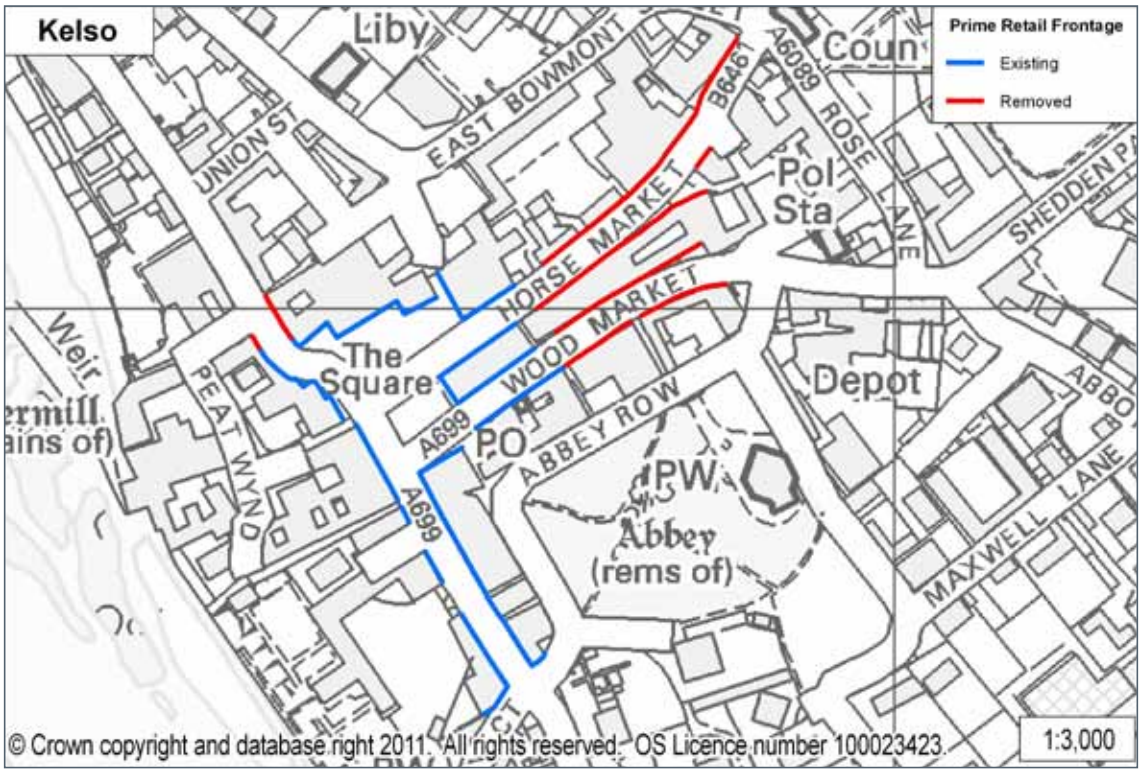
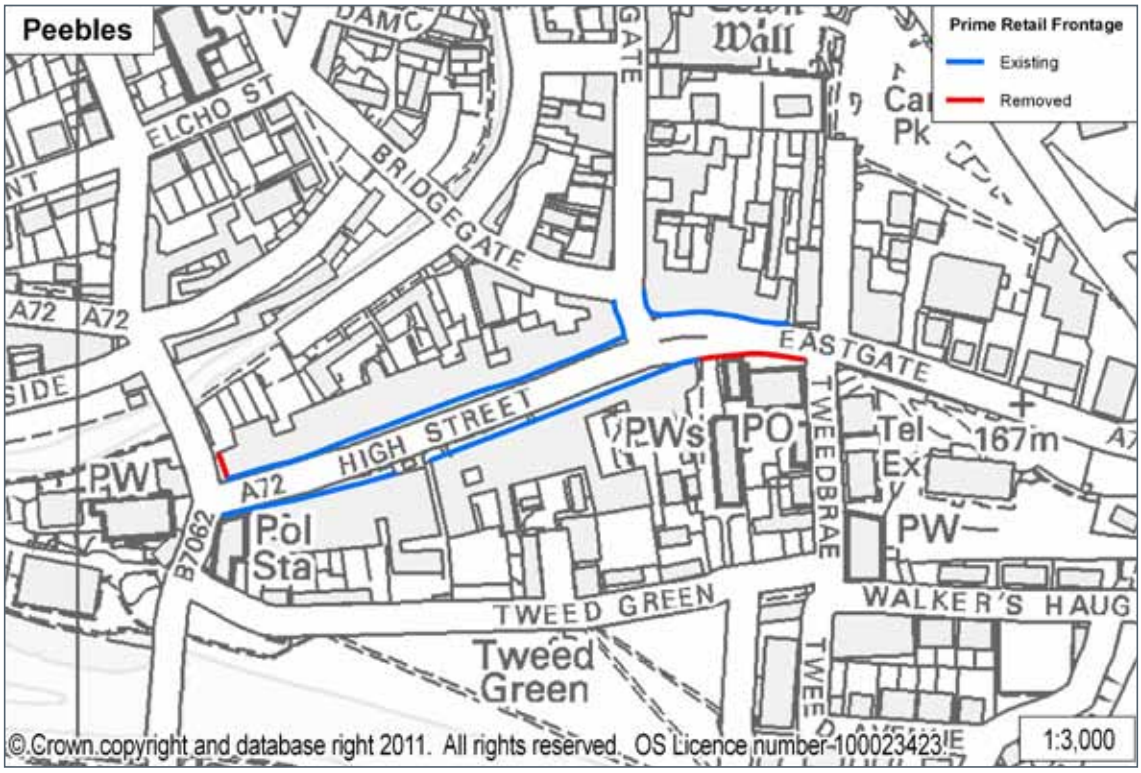
PRIME RETAIL FRONTAGES





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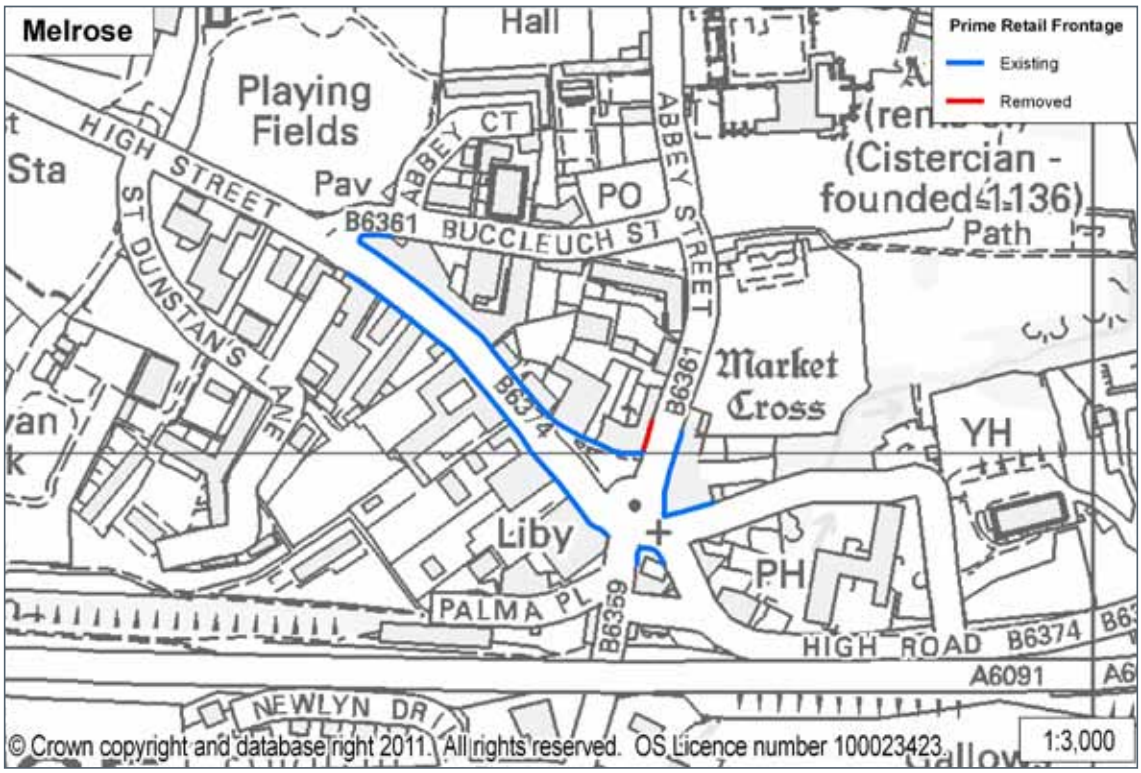
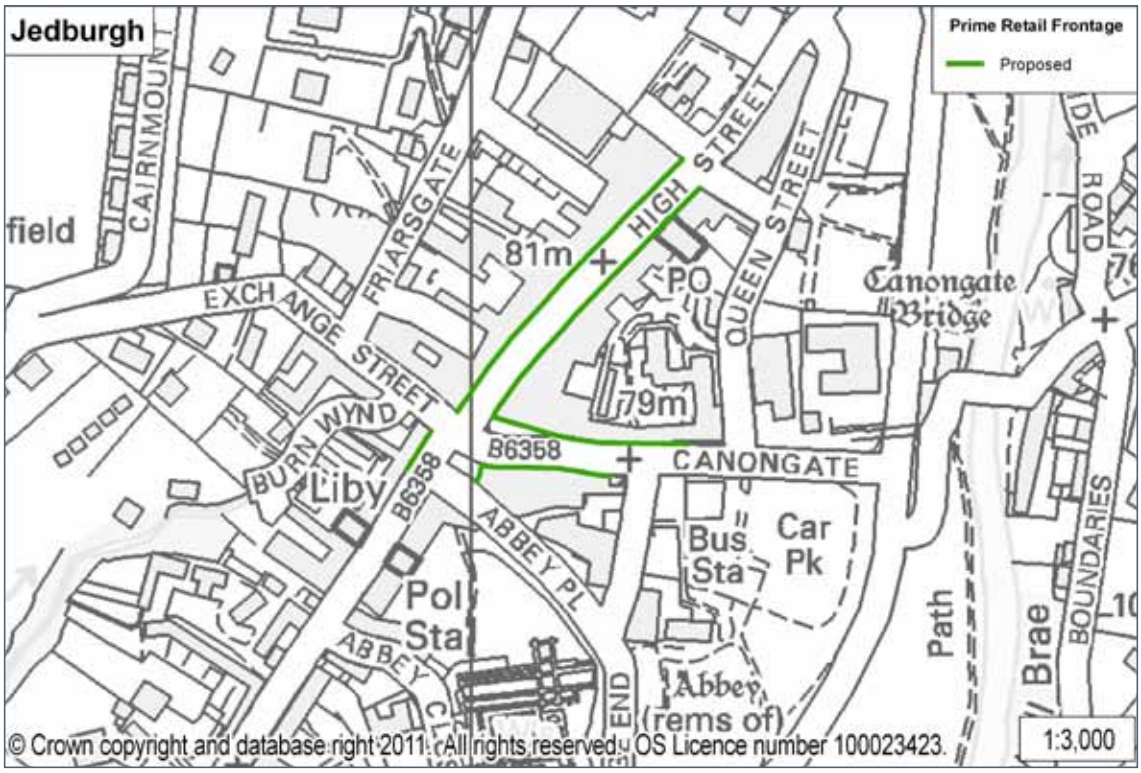
PRIME RETAIL FRONTAGES





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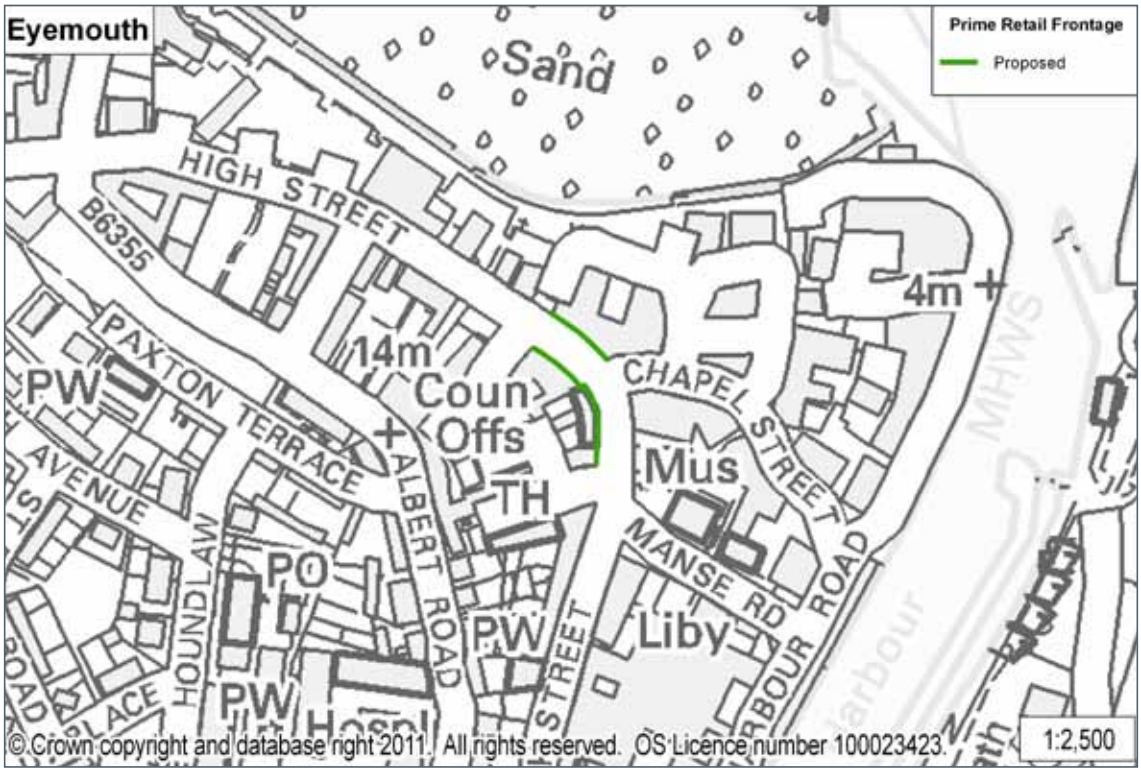

APPENDIX A3 TOWN CENTRE BOUNDARIES; PRIME RETAIL FRONTAGES

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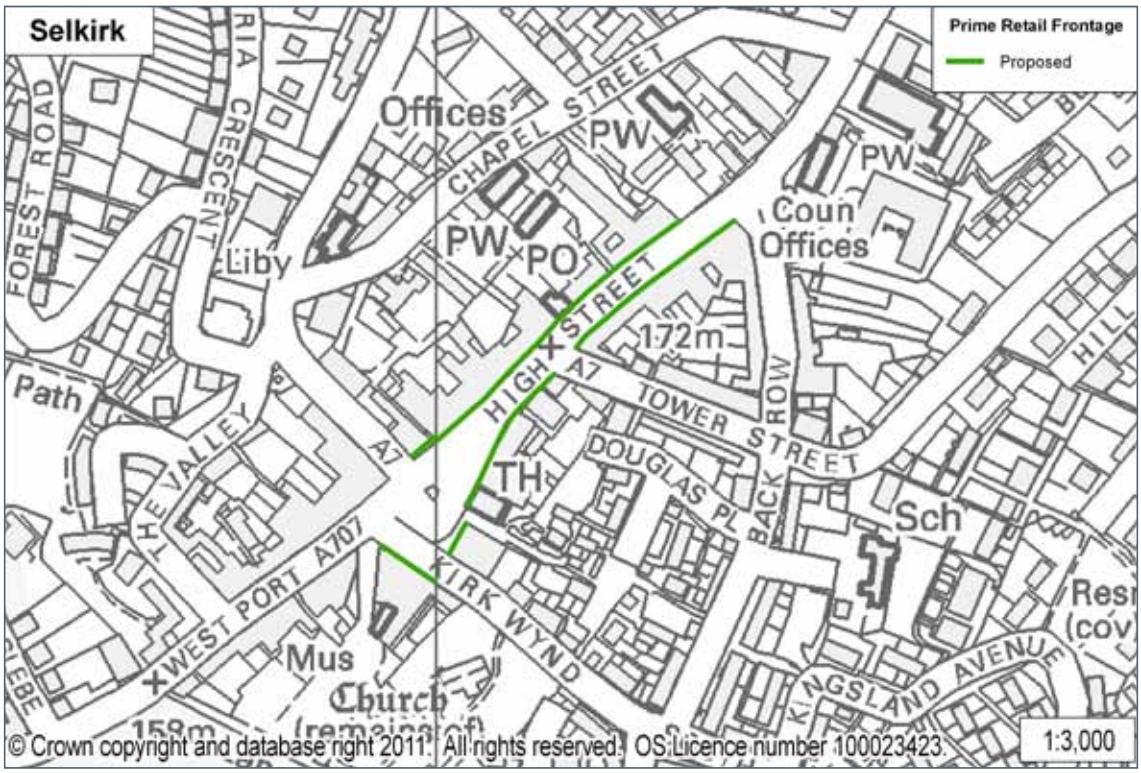
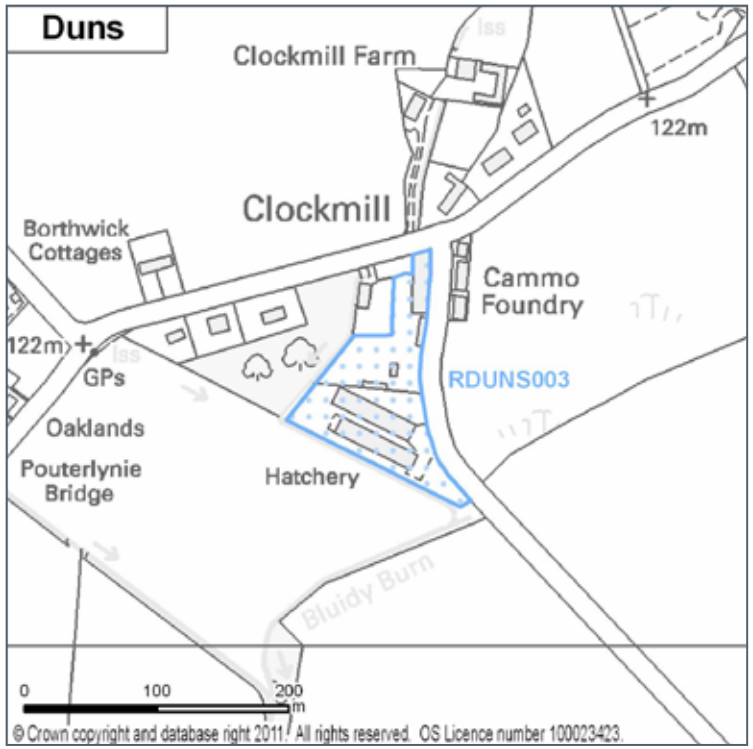


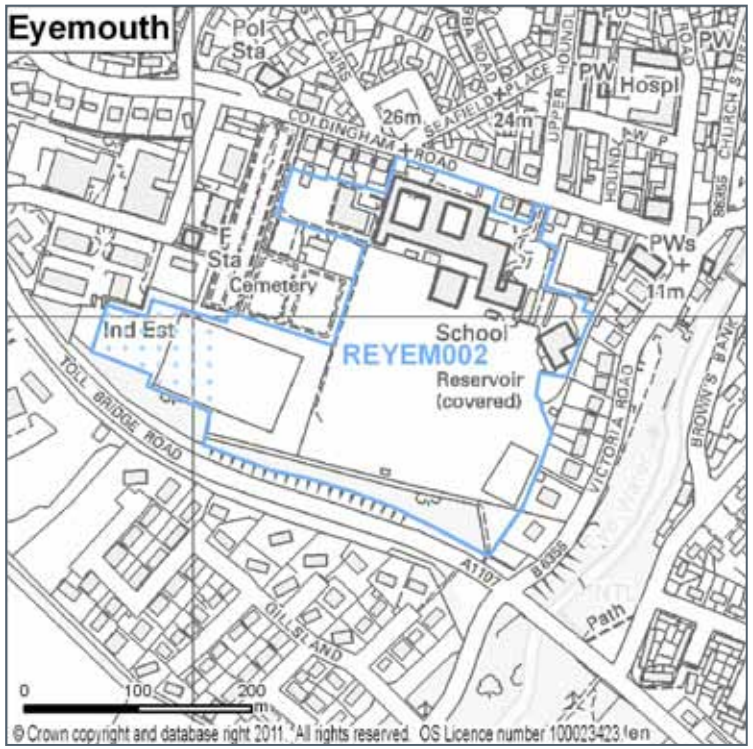
APPENDIX A4 KEY REGENERATION SITES

BERWICKSHIRE HOUSING MARKET AREA



SITE INFORMATION

- Site Name: Disused Chicken Hatchery, Clockmill
- Site Area: 1.1ha
- Proposed Use: Redevelopment Opportunity

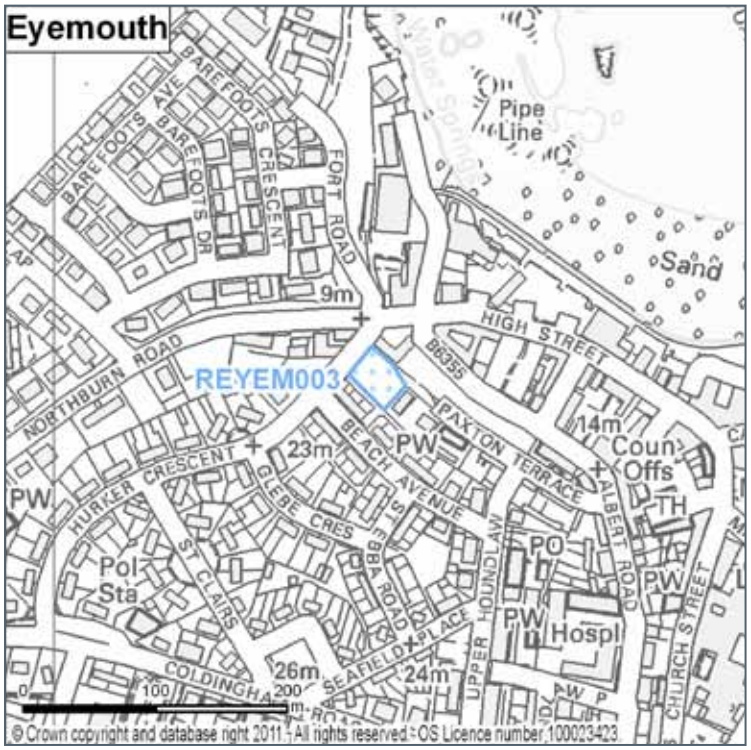


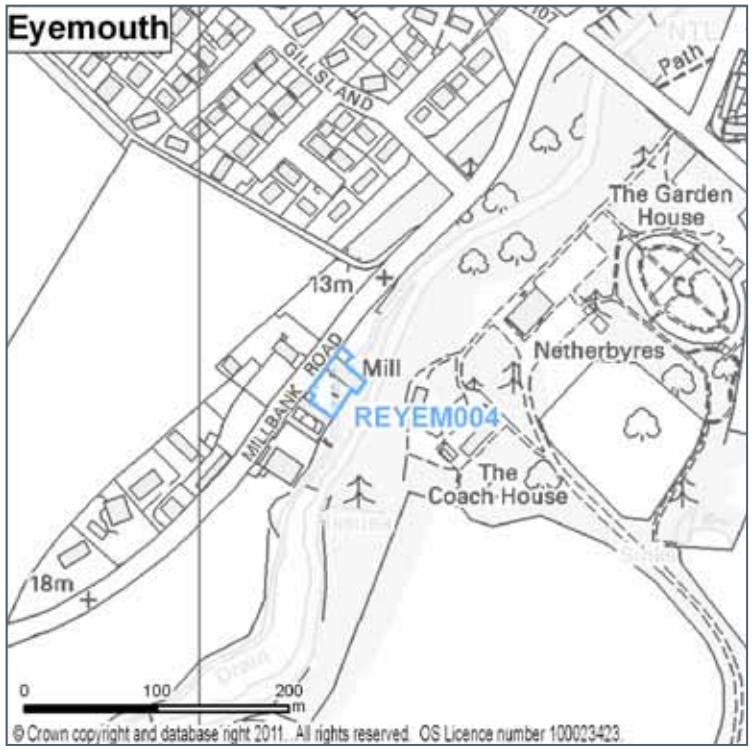
SITE INFORMATION

- Site Name: Former High School Extension
- Site Area: 7.7ha
- Proposed Use: Redevelopment Opportunity

APPENDIX A4 KEY REGENERATION SITES

BERWICKSHIRE HOUSING MARKET AREA





SITE INFORMATION

- Site Name: Gas Holder Station
- Site Area: 0.1ha
- Proposed Use: Redevelopment Opportunity

SITE INFORMATION

- Site Name: Eyemouth Mill
- Site Area: 0.1ha
- Proposed Use: Redevelopment Opportunity

APPENDIX A4 KEY REGENERATION SITES

CENTRAL HOUSING MARKET AREA

SITE INFORMATION

- Site Name: Halcombe Fields
- Site Area: 0.9ha
- Proposed Use: Redevelopment Opportunity

SITE INFORMATION

- Site Name: Vacant buildings at Kirk Brae
- Site Area: 0.1ha
- Proposed Use: Redevelopment Opportunity

APPENDIX A4 KEY REGENERATION SITES

CENTRAL HOUSING MARKET AREA

SITE INFORMATION

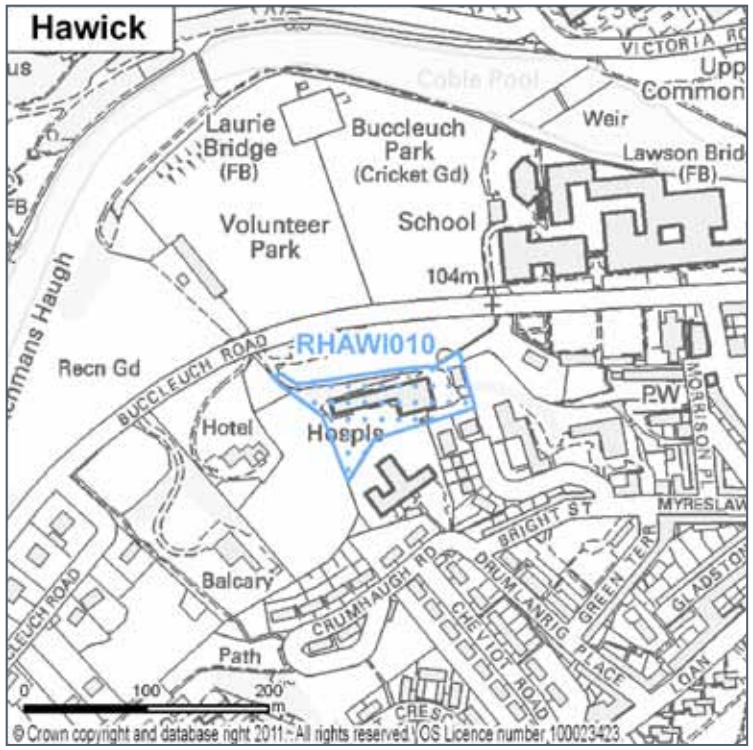
- Site Name: Old Refuse Tip
- Site Area: 1.1ha
- Proposed Use: Redevelopment Opportunity

SITE INFORMATION

- Site Name: Bylands
- Site Area: 0.2ha
- Proposed Use: Redevelopment Opportunity

APPENDIX A4 KEY REGENERATION SITES

CENTRAL HOUSING MARKET AREA



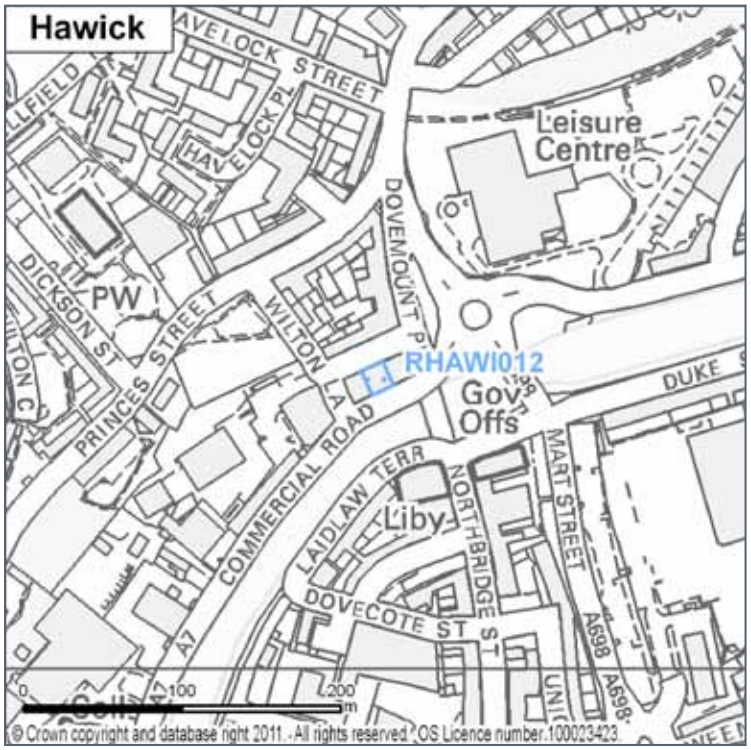
SITE INFORMATION

- Site Name: Cottage Hospital
- Site Area: 0.7ha
- Proposed Use: Redevelopment Opportunity

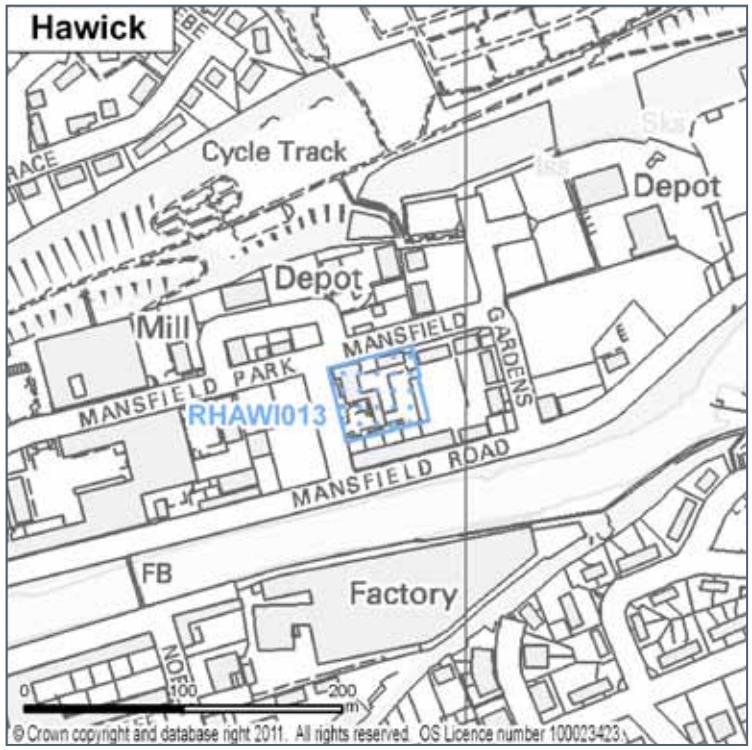
SITE INFORMATION

- Site Name: Factory, Fairhurst Drive
- Site Area: 0.5ha
- Proposed Use: Redevelopment Opportunity

APPENDIX A4 KEY REGENERATION SITES
CENTRAL HOUSING MARKET AREA



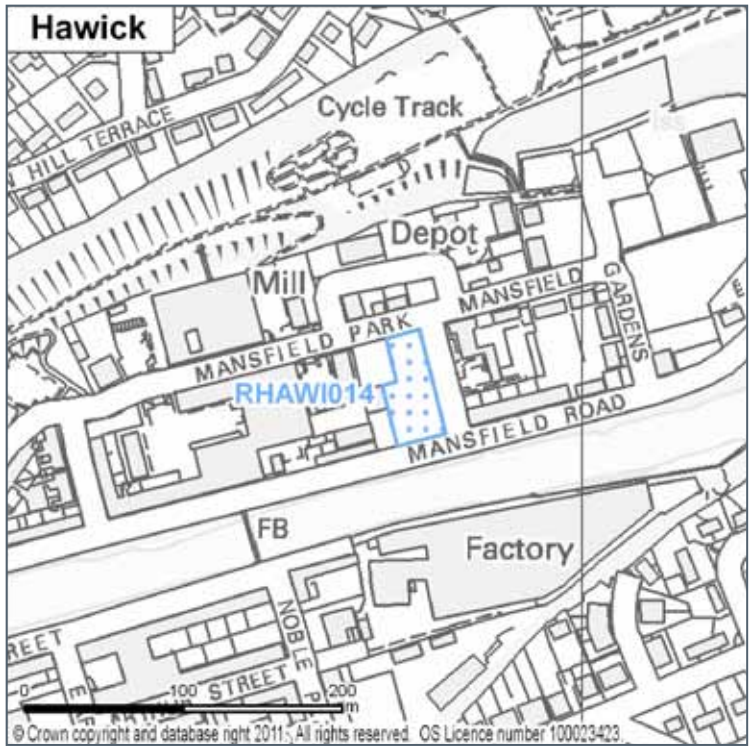
SITE INFORMATION
- Site Name: St Margaret's & Wilton South Church
- Site Area: 0.04ha
- Proposed Use: Redevelopment Opportunity



SITE INFORMATION
- Site Name: Former Council Houses, Eastfield Rd
- Site Area: 0.3ha
- Proposed Use: Redevelopment Opportunity

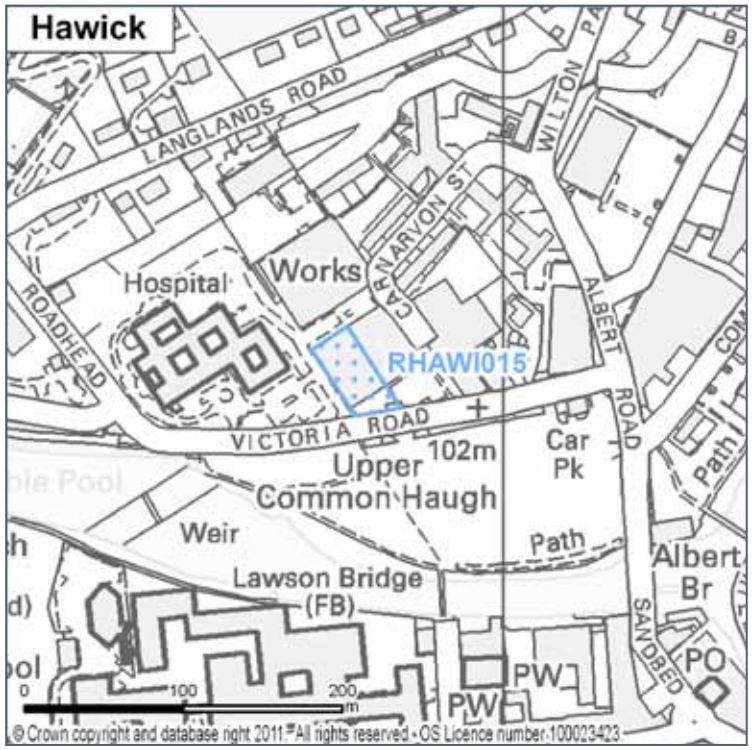
APPENDIX A4 KEY REGENERATION SITES

CENTRAL HOUSING MARKET AREA



SITE INFORMATION

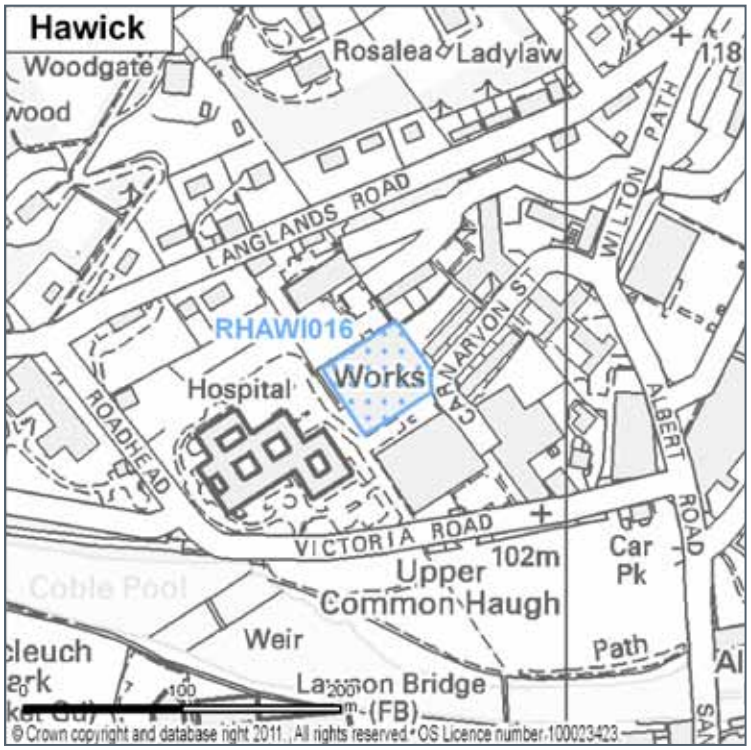
- Site Name: Land on Mansfield Road
- Site Area: 0.2ha
- Proposed Use: Redevelopment Opportunity



SITE INFORMATION

- Site Name: Land east of Community Hospital
- Site Area: 0.2ha
- Proposed Use: Redevelopment Opportunity

APPENDIX A4 KEY REGENERATION SITES
CENTRAL HOUSING MARKET AREA

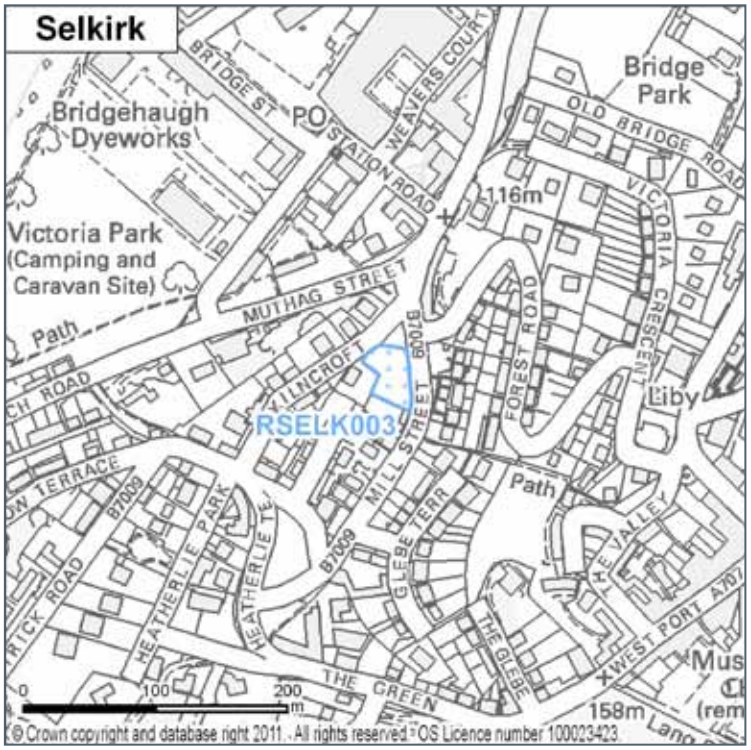


SITE INFORMATION
- Site Name: Former N Peal Factory, Carnarvon St
- Site Area: 0.3ha
- Proposed Use: Redevelopment Opportunity

SITE INFORMATION
- Site Name: Riverside Mill
- Site Area: 0.2ha
- Proposed Use: Redevelopment Opportunity

APPENDIX A4 KEY REGENERATION SITES

CENTRAL HOUSING MARKET AREA



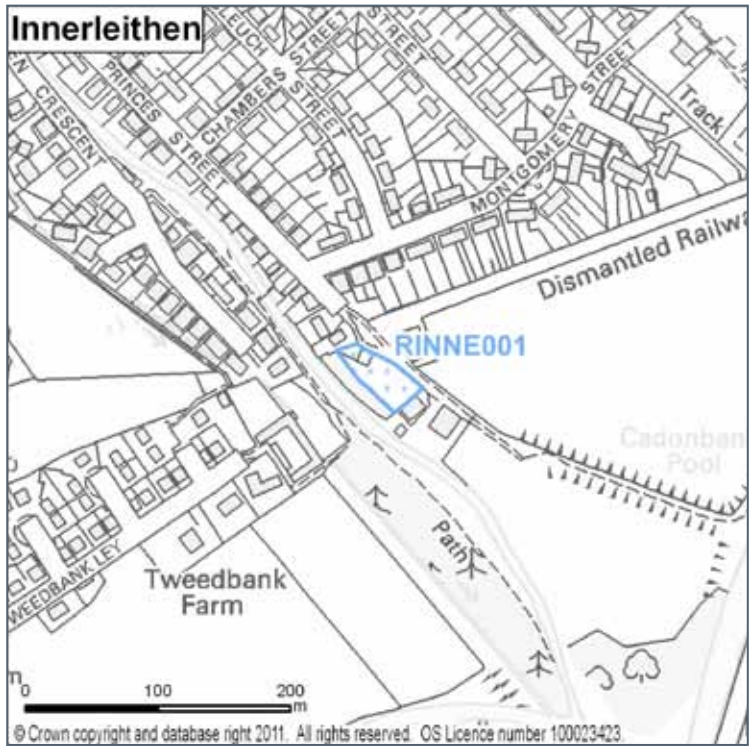
SITE INFORMATION

- Site Name: Land at Kilncroft/Mill Street
- Site Area: 0.1ha
- Proposed Use: Redevelopment Opportunity

SITE INFORMATION

- Site Name: Souter Court
- Site Area: 0.1ha
- Proposed Use: Redevelopment Opportunity

APPENDIX A4 KEY REGENERATION SITES
NORTHERN HOUSING MARKET AREA

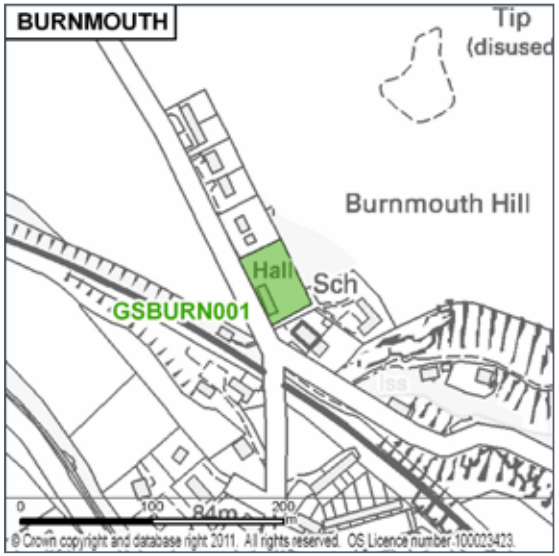


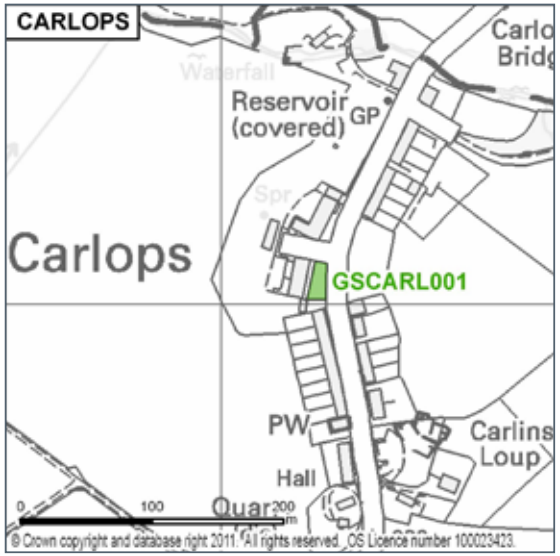
SITE INFORMATION

- Site Name: Former Gas Works
- Site Area: 0.1ha
- Proposed Use: Redevelopment Opportunity

APPENDIX A5 KEY GREEN SPACES

APPENDIX A5 KEY GREEN SPACES





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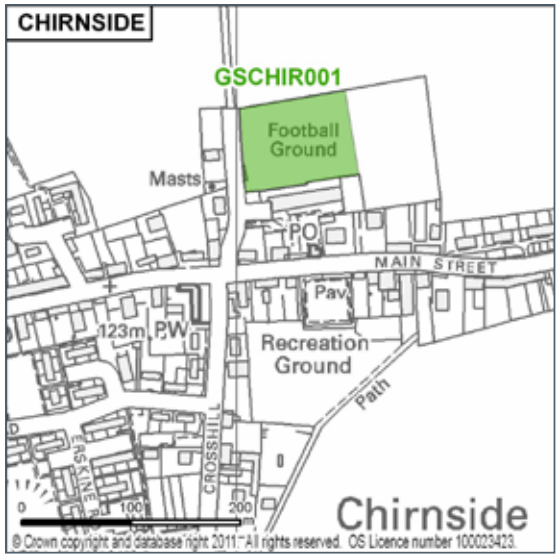

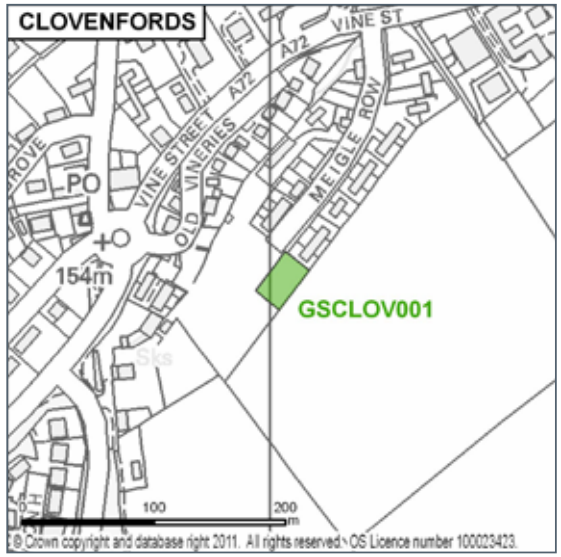

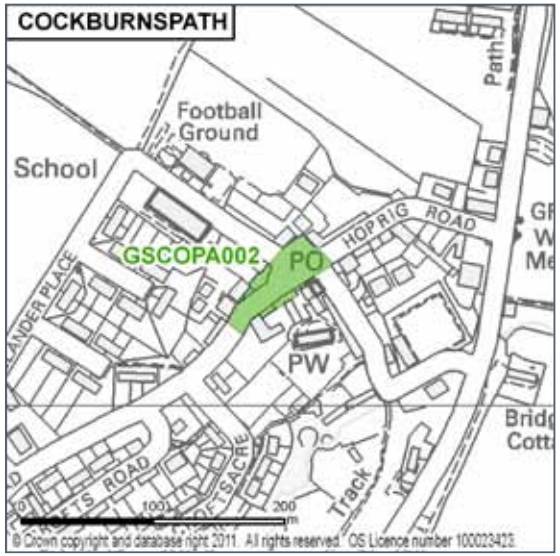

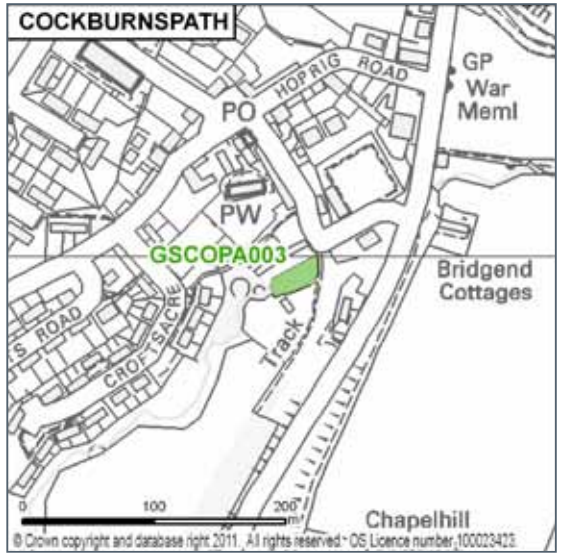

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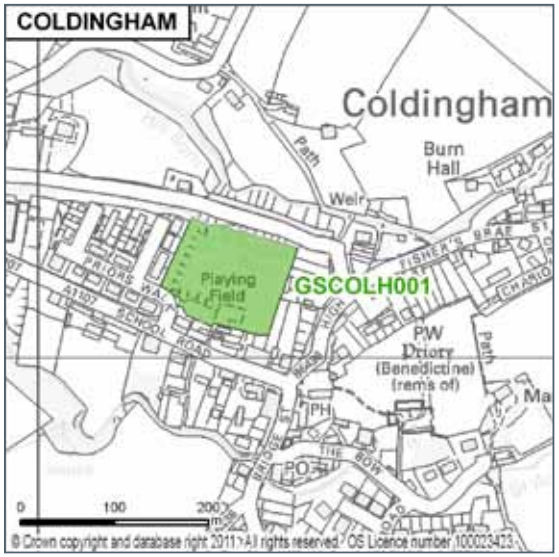

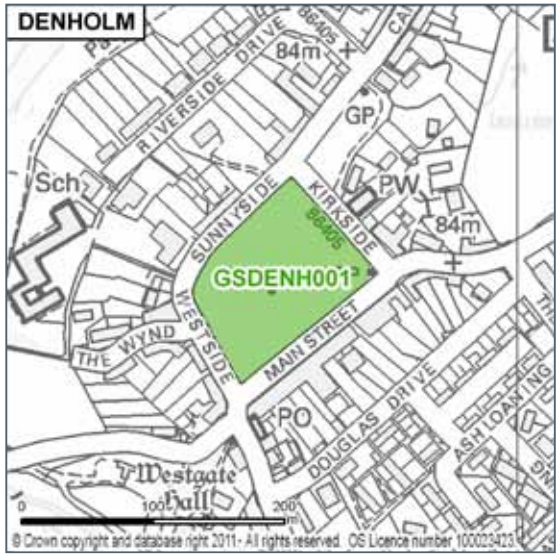

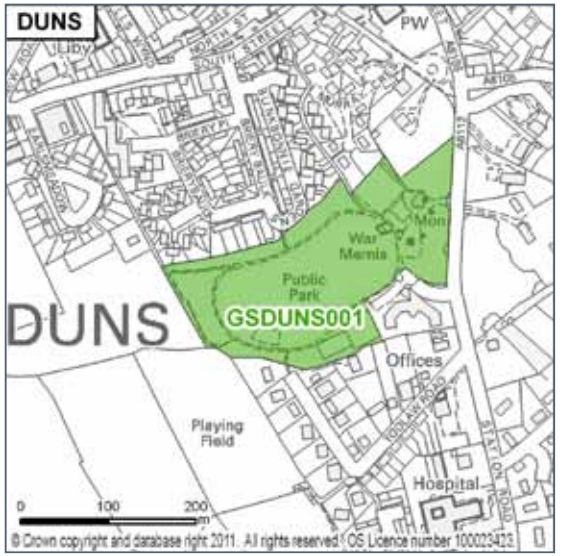

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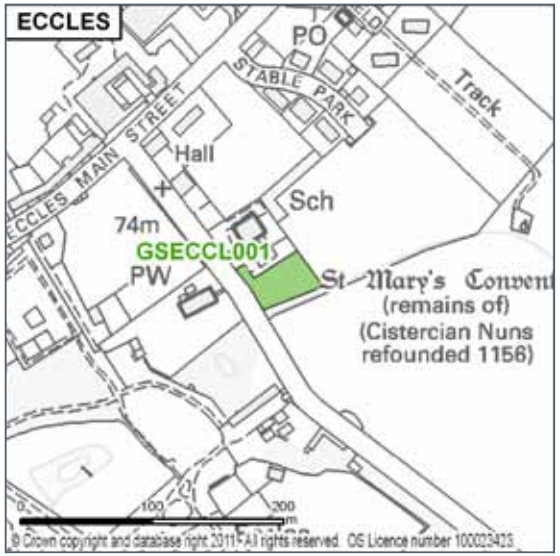

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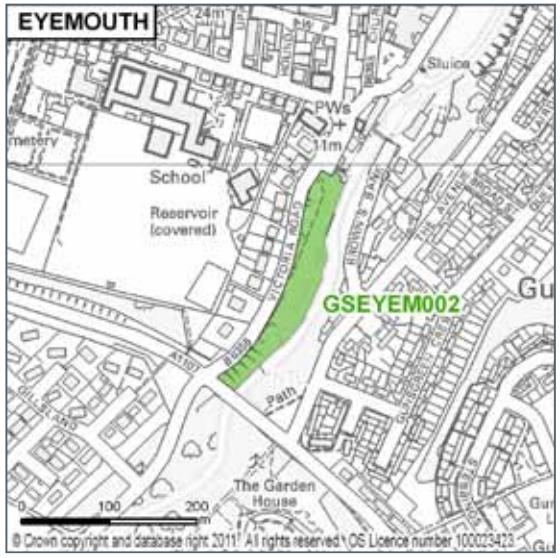

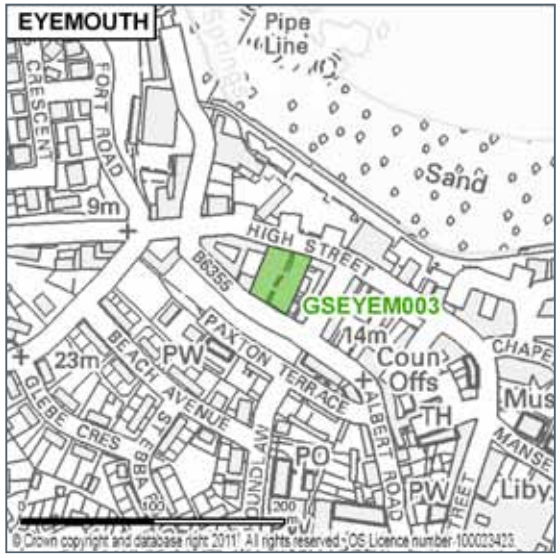

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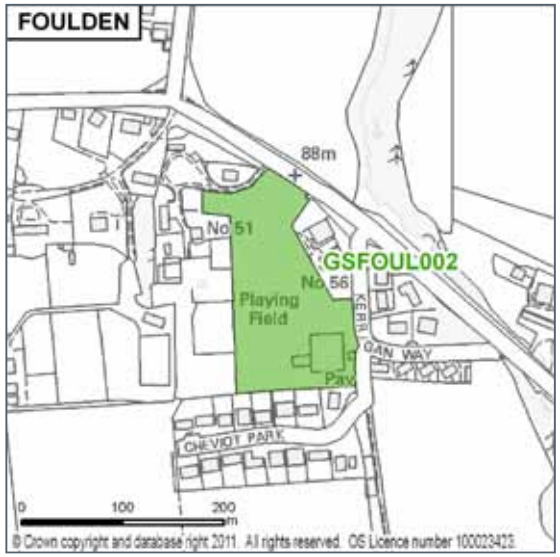

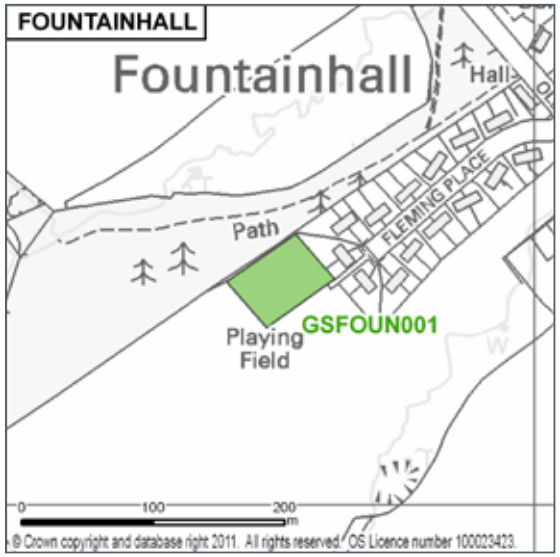

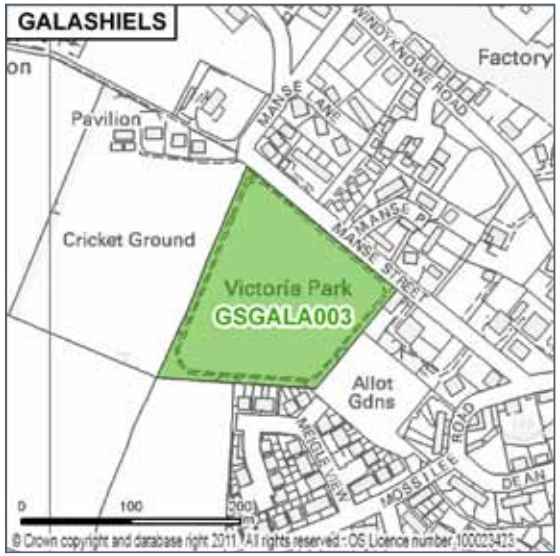

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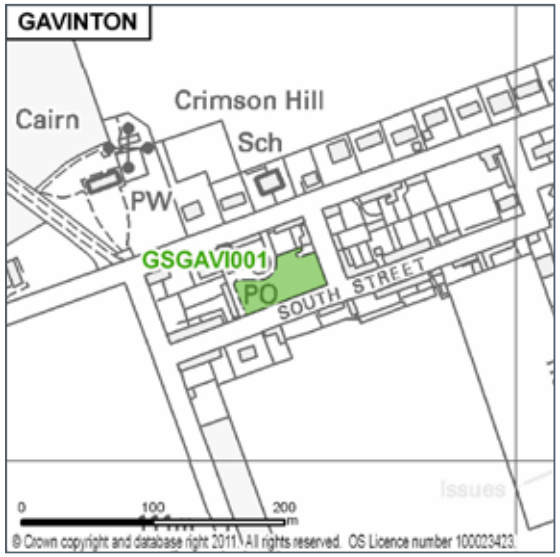

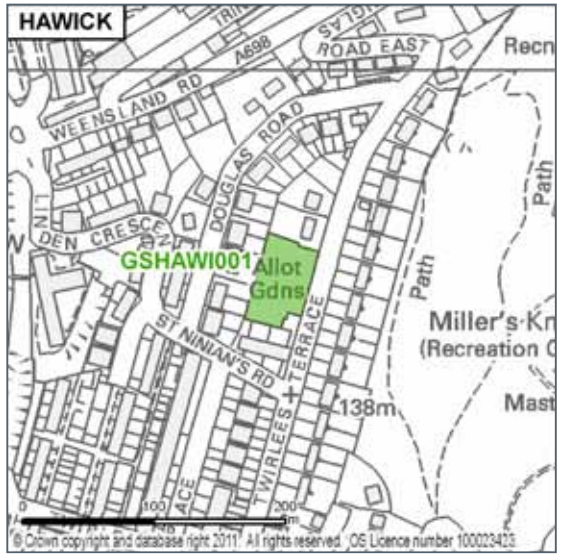

APPENDIX A5 KEY GREEN SPACES

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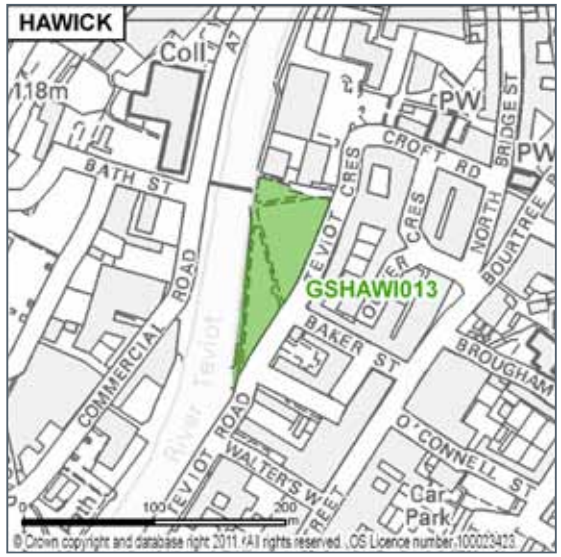

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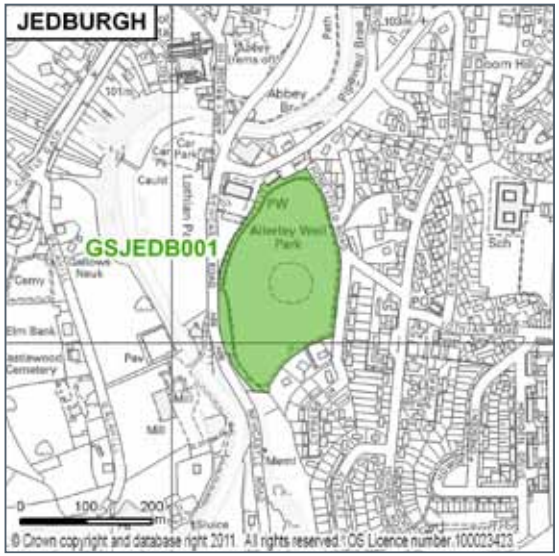

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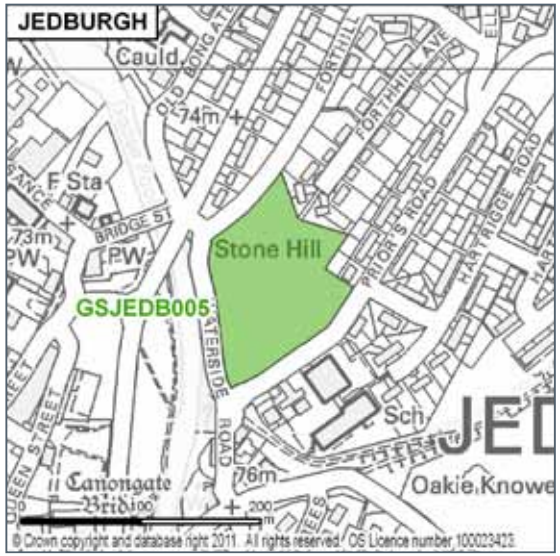

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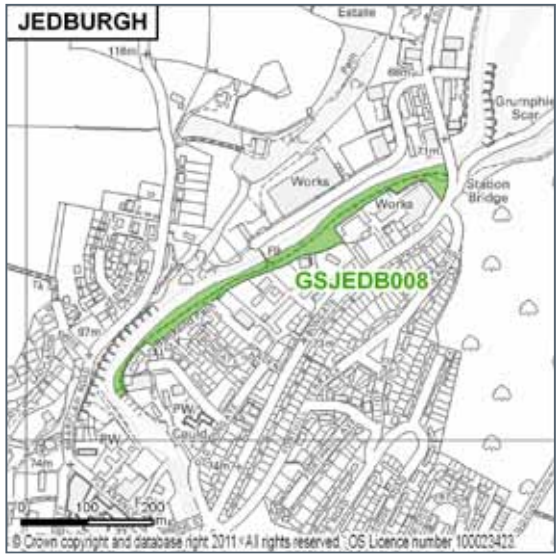

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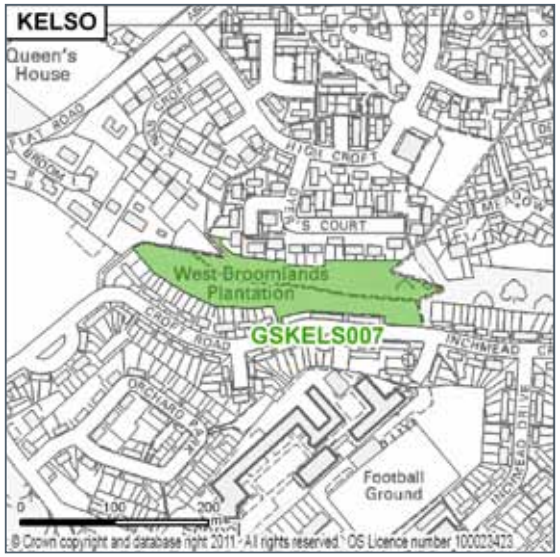

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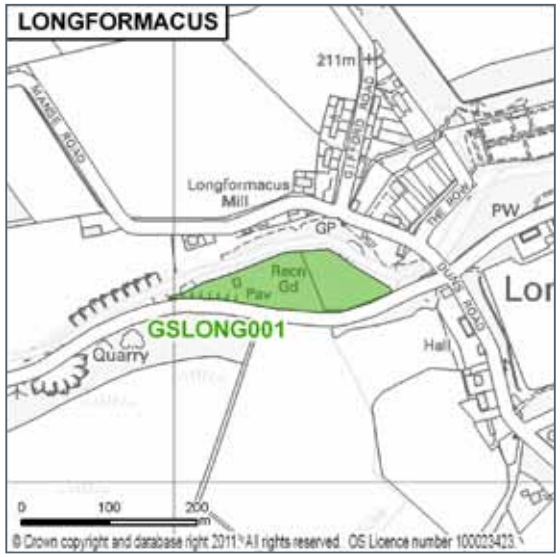

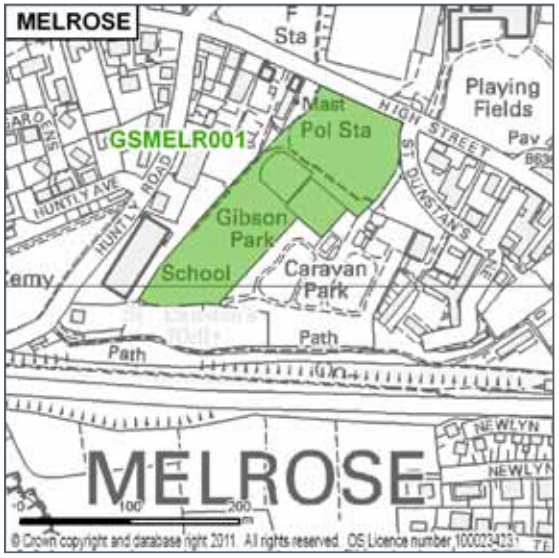

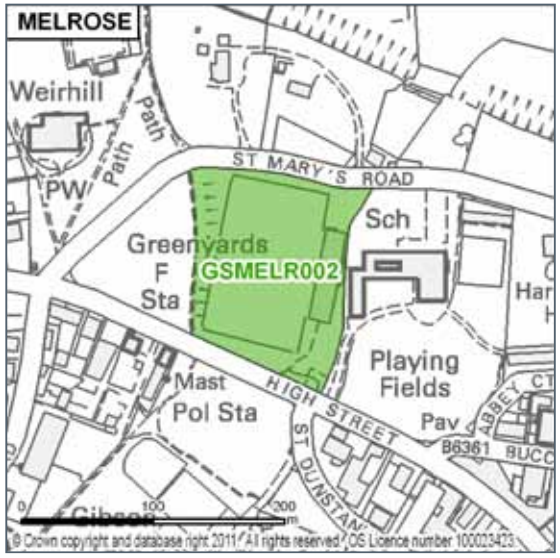

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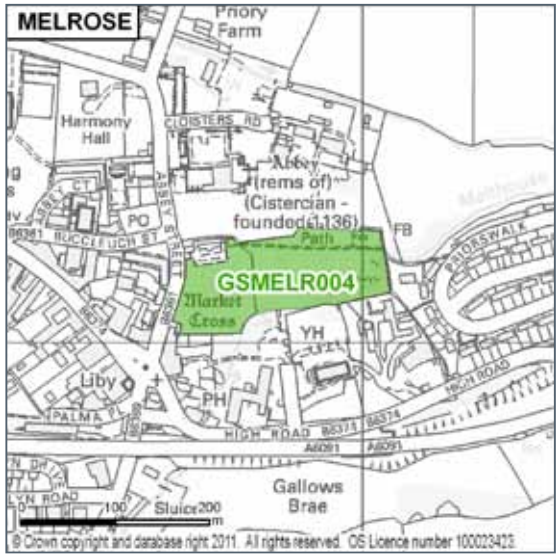

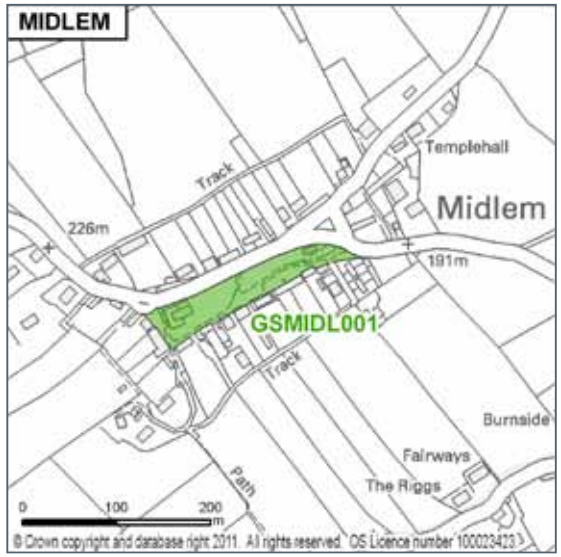

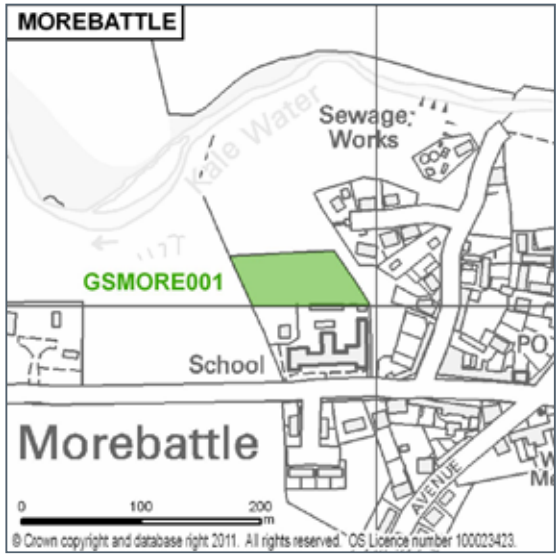

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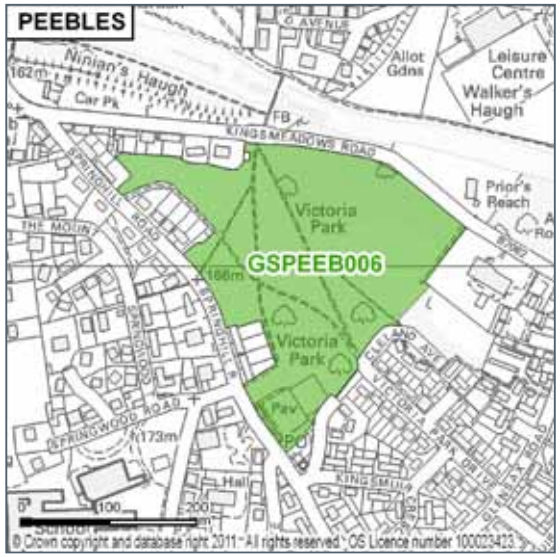

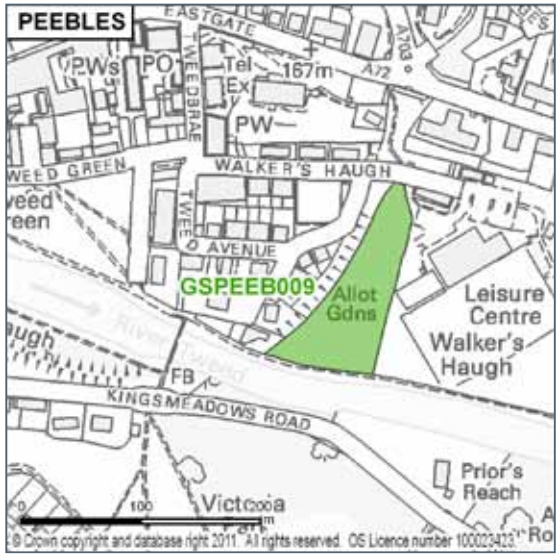

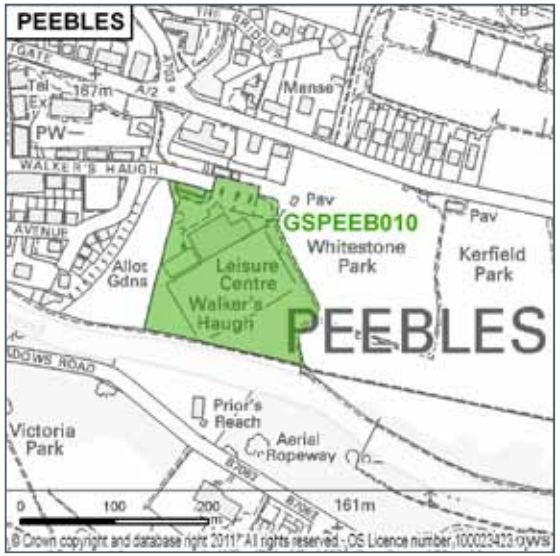

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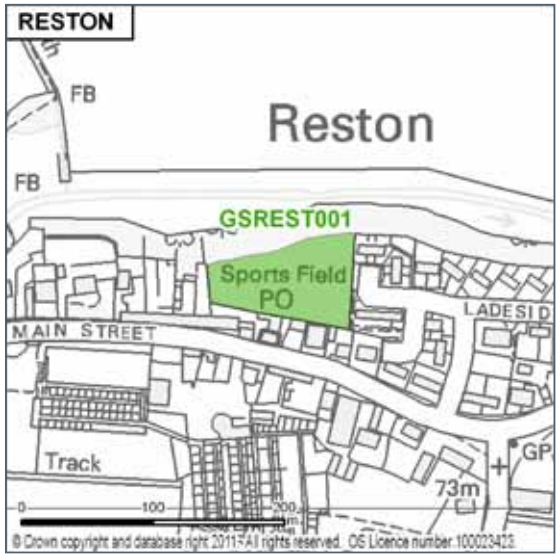

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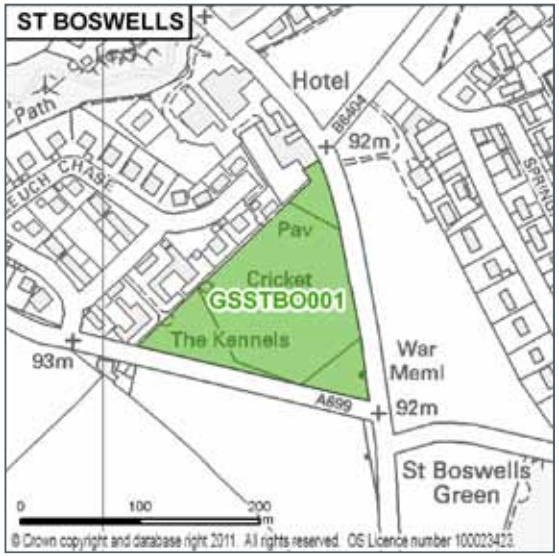

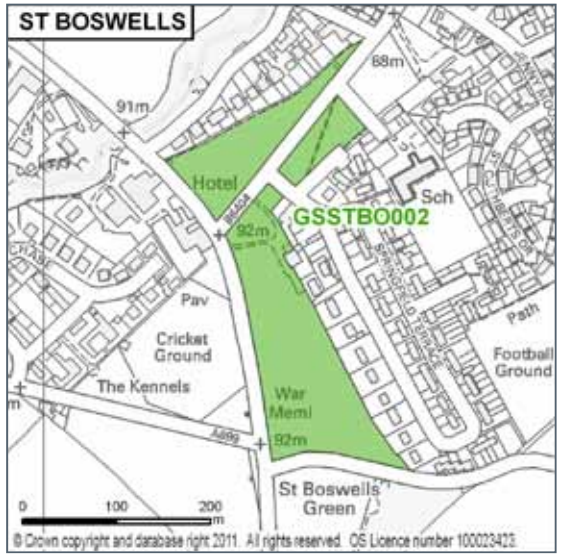

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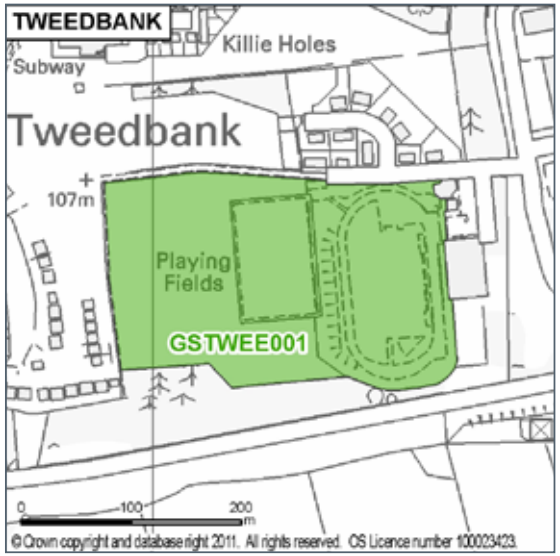

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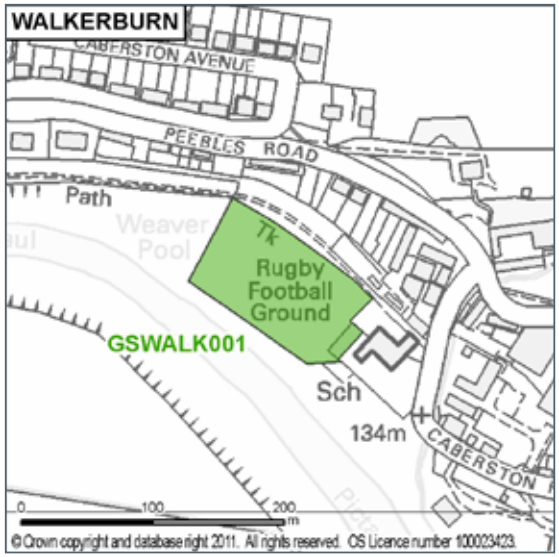

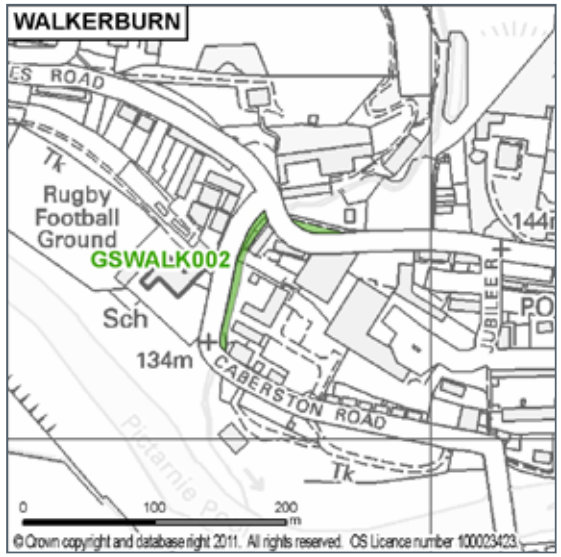

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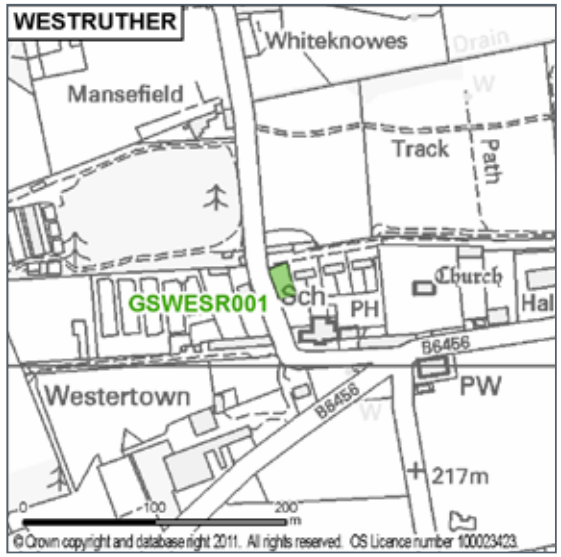

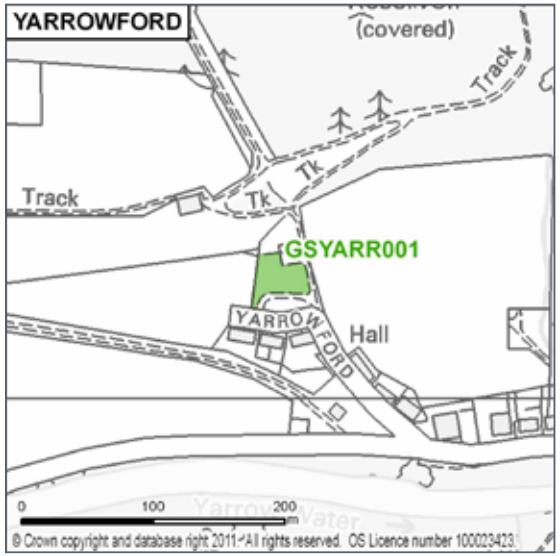

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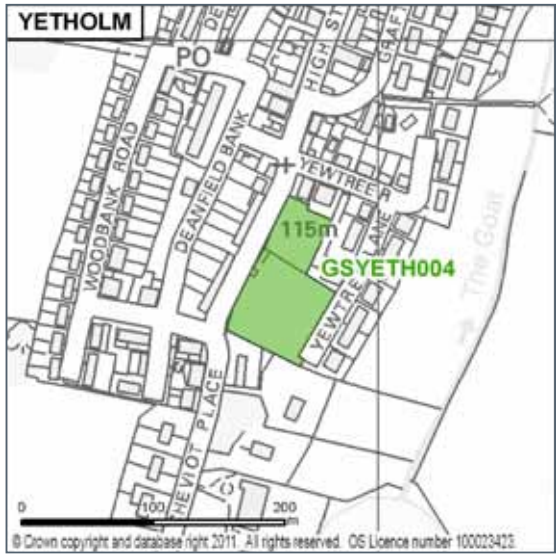
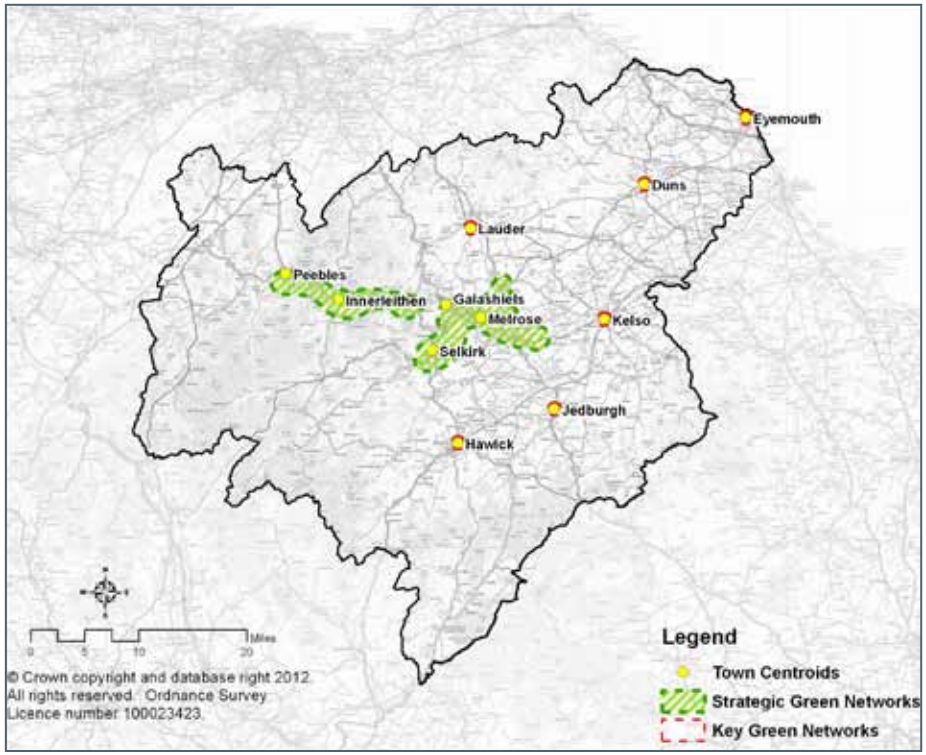


APPENDIX B GREEN NETWORKS

PROPOSED GREEN NETWORKS



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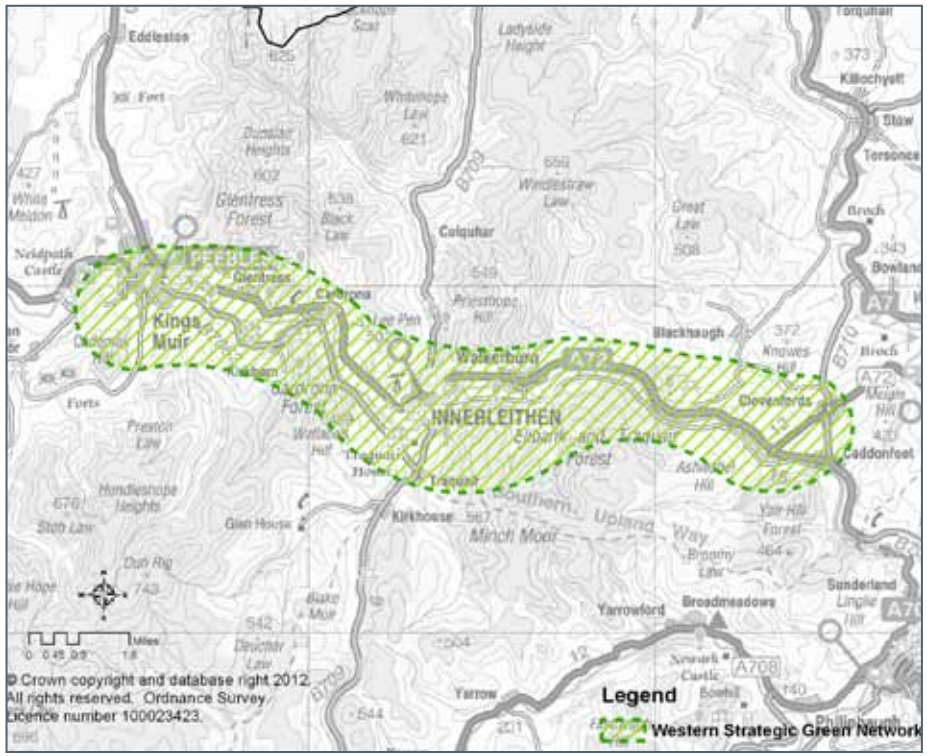
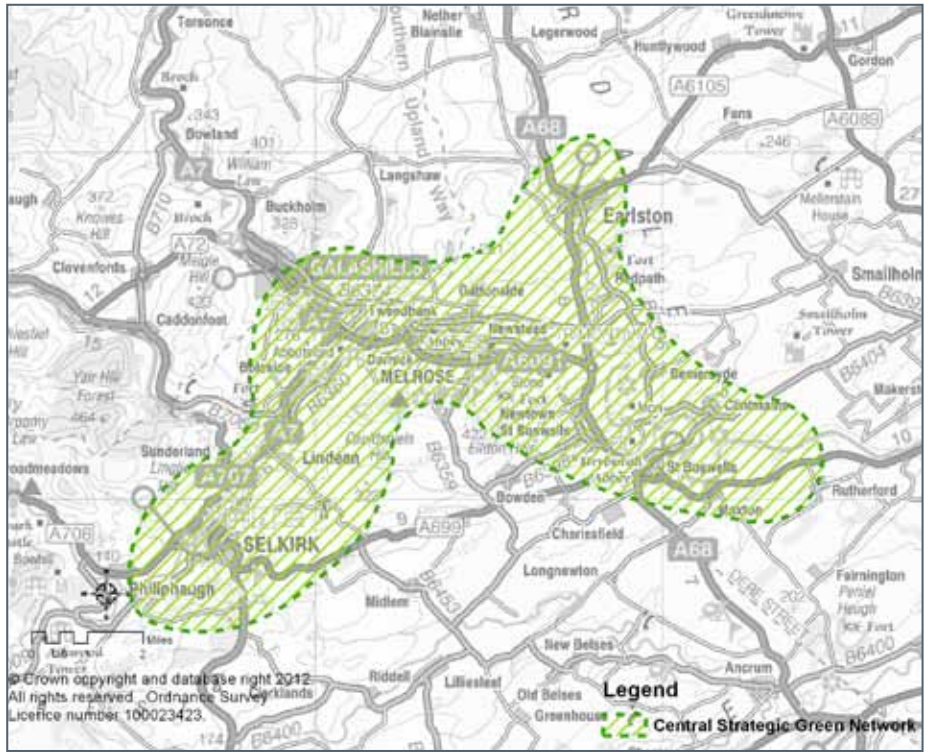
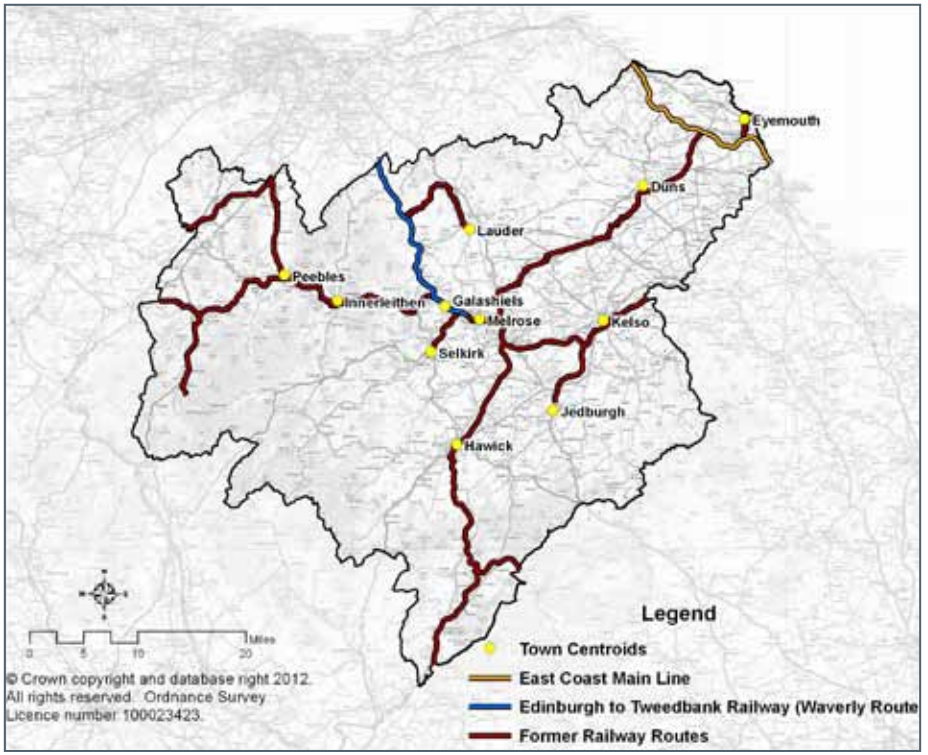


APPENDIX B GREEN NETWORKS

PROPOSED CENTRAL STRATEGIC GREEN NETWORK



FORMER RAILWAY ROUTES



APPENDIX C
POLICY REVIEW/STANDARDS REVIEW/SUPPLEMENTARY PLANNING GUIDANCE

This appendix sets out a commentary on the use and implementation of policies within the Consolidated Local Plan. It identifies possible scope for merger or streamlining of policies and provides a conclusion or recommendation on the preferred approach to be taken in the new Local Development Plan. It includes reference to the integration of Scottish Borders Structure Plan policy where appropriate and also includes a cross reference to the statutory SPGs that the Council would intend to prepare over time.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
G1 Quality Standards for New Development	Although quite detailed and lengthy it is probably the most used policy and it works well in practice. Policy needs strengthened to reflect the requirements of the Zero Waste Plan. It is also suggested SPG on waste management issues for construction could be appropriate to address avoidance of damage or discharge to water courses, soil storage, the re-use of soils on site rather than exporting them as waste for example. If this was proposed it should be stated in the policy. Also need to consider integration of SP policies N20 Design, I4 Public Transport Provision and I5 Cycling into policy G1.	Yes	-	It is considered that the policy will be substantially retained but with updates to reflect the requirements of the Zero Waste Plan. Integration of relevant aspects of SP policies N20, I4 and I5 into policy G1 will be considered. RELEVANT SPG • A new SPG on waste management will be considered • Designing out Crime in the Scottish Borders • Greenspace • Landscape and development • Placemaking and design • Privacy and Sunlight Guide • Replacement Windows (update to be agreed by Planning and Building Standards Committee) • Use of Timber in Sustainable Construction • Greenspace Strategy

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
G2 Contaminated Land	Incorporates main principles of SP policy I18. A wording change will be incorporated to reflect that SNH would only wish to be consulted by developers preparing their assessments where there are potential impacts on sites designated for their natural heritage value.	Yes	-	It is considered that the policy will be substantially retained. A wording change will be incorporated to reflect that SNH would only wish to be consulted by developers preparing their assessments where there are potential impacts on sites designated for their natural heritage value. A reference to the Environmental Protection Act should be added in the justification. RELEVANT SPG Contaminated Land Inspection Strategies
G3 Hazardous Developments	Although used infrequently it is still a policy needed for guidance and reference in certain circumstances. Should be retained.	Yes	-	It is considered that the policy will be substantially retained.
G4 Flooding	Policy incorporates main principles of SP policy I15. The policy justification should be updated to reflect the new requirements under the Flood Risk Management (Scotland) Act 2009. Policy update needed to identify (and safeguard) areas of land that contribute/could potentially contribute towards sustainable flood management measures as part of the spatial strategy. The Strategic Flood Risk Assessment covers some of this work and should be referenced in the justification of the policy.	Yes	-	Policy retained but likely to be amended to reflect the requirements of the Flood Risk Management (Scotland) Act 2009. Identifying areas of land that could contribute towards sustainable flood management measures will be considered further. The SFRA work to be undertaken should be referenced in the policy justification.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
G5 Developer Contributions	Point 1 possibly requires amending as developer contributions for treatment of surface or foul waste water are not required. Point 6 (of the policy) improvements to the water environment in line with River Basin Planning objectives could be included.	Yes	-	Policy substantially retained but consideration to be given to the removal of point 1 on developer contributions for foul or surface waste water and to amend policy point 6 to reflect improvements in the water environment in line with River Basin Planning objectives. RELEVANT SPG Development Contributions
G6 Developer Contributions Related to Railway Reinstatement	No issues identified.	Yes	-	It is considered that the policy will be substantially retained. RELEVANT SPG Development Contributions
G7 Infill Development	Recent update in LPA. No issues identified with current policy.	Yes	-	It is considered that the policy will be substantially retained.
G8 Development Outwith Development Boundaries	Appears to work well in practice. Mostly used for affordable housing proposals. The policy does work for economic development proposals, especially combined with Policy D1.	Yes	-	It is considered that the policy will be substantially retained. RELEVANT SPG Affordable Housing Countryside Around Towns Landscape and Development New Housing in the Borders Countryside Placemaking and Design Local Landscape Designations
BE1 Listed Buildings	No issues identified. Incorporates principles of SP policy N17 Listed Buildings.	Yes	-	It is considered that the policy will be substantially retained. RELEVANT SPG Landscape and Development Placemaking and Design Replacement Windows

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
BE2 Archaeological Sites and Ancient Monuments	Policy comprises of reiteration of Structure Plan policies N14 National Archaeological Sites, N15 Regional and Local Archaeological Sites and N16 Archaeological Evaluation, Preservation and Recording. The SP policies may be included as one but then sub-divided and reassessed to not weaken the protection in place. Any policy would need to add cognisance of the inventory of battlefield sites.	Yes	Consider potential to a single policy	It is considered that the policy will be substantially retained. There will be consideration to place the SP policies under one overarching policy with appropriate sub-division to maintain appropriate policy coverage. An addition should be made to give cognisance of the inventory of battlefield sites. An SPG on Archaeology should be considered.
BE3 Gardens and Designed Landscapes	Policy incorporates principles of SP policy N13 Gardens and Designed Landscapes. The policy will need to be amended to remove reference to consultation with SNH as Historic Scotland is now the sole consultee for planning applications which might affect a site in the Inventory of Gardens and Designed Landscapes.	Yes	-	It is considered that the policy will be substantially retained. Insert wording change to reflect Historic Scotland being the only consultee for planning applications which might affect a site in the Inventory of Gardens and Designed Landscapes. RELEVANT SPG Greenspace Landscape and Development Trees and Development
BE4 Conservation Areas	No issues identified. Incorporates principles of SP policies N18 Development Affecting Conservation Areas and N19 Demolition of Buildings in Conservation Areas.	Yes	-	It is considered that the policy will be substantially retained. RELEVANT SPG Landscape and Development Placemaking and Design Replacement Windows

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
BE5 Advertisements	Policy D3 Advertisements in the Countryside, could be incorporated in order to have all advertisement guidance under one policy.	-	Consider merging with Policy D3	It is considered that the policy will be substantially retained. Consideration of incorporating policy D3.
BE6 Protection of Open Space	LDP aims to identify open space areas worthy of protection within development boundaries. Wording of policy will need to be amended to incorporate this. Policy appears to reflect principles of SP policies C4 Sports Facilities, C5 Protection of Playing Fields /Sports Pitches and C6 Open Space.	-	-	Policy text will need to be amended in line with the identification of key open spaces within the development boundaries. RELEVANT SPG Landscape and Development Placemaking and Design Local Landscape Designations
BE7 Care Homes	Policy could be updated to give further guidance on siting of proposed care homes, giving reference to for example, proximity to services.	Yes	-	It is considered that the policy will be substantially retained. Minor update to include reference to other site considerations.
BE8 Caravan and Camping Sites	No issues identified.	Yes	-	It is considered that the policy will be substantially retained, but including a consideration of policy clarification in relation to the protection of existing non-residential sites from development, and on occupancy conditions. Update policy text to make reference to new proposals.
BE9 Education Safeguarding	No issues identified	Yes	-	It is considered that the policy will be substantially retained. During the period of the Local Development Plan, consideration will be given to future school provision in Selkirk, Galashiels and other towns. The requirement for any new school site(s) will be considered as part of the next Local Development Plan.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
BE12 Further Housing Land Safeguarding	No issues identified	Yes	-	It is considered that the policy will be substantially retained. RELEVANT SPG Affordable Housing Countryside Around Towns Interim Housing Policy
NE1 International Nature Conservation Sites NE2 National Nature Conservation Sites NE3 Local Biodiversity	Repeats Structure Plan policy N2. Consideration of merging policies NE1 and NE2. In addition consider incorporating main detail from SP policies N2-N8. Aim to produce coherent workable policy/policies. Because of the differing legal basis of international, national and local nature conservation sites, we consider it would be better to keep these policies separate.	-	Possible merge with policies NE1 and NE2	Consideration of potential to merge with policies NE1 and NE2, although there may be legal complexities regarding this. It is considered that policy NE3 will be substantially retained. RELEVANT SPG Biodiversity Greenspace Local Biodiversity Scottish Borders Woodland Strategy Wind Energy
NE4 Trees, Woodlands and Hedgerows	Useful and used a lot. However, more reference could be made to these as having "amenity value" rather than just a "resource", and reference should be made to the policy covering individual trees and single hedgerows which may have particular amenity significance.	Yes	-	It is considered that the policy will be substantially retained, with update of reference to "amenity value" and reference made to individual trees and hedgerows. RELEVANT SPG Biodiversity Greenspace Local Biodiversity Scottish Borders Woodland Strategy

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
NE5 Development Affecting the Water Environment	Possible inclusion of integrating SP policies N8 The River Tweed System and I13 Water Quality. The policy should also aim to encourage improvement works as part of development; that paragraph 2 of the policy is expanded to include no unacceptable impact to water quality or morphology; and that a fifth component to the policy is included which considers the current pressures affecting the water environment and the objectives set out in the Scotland and Solway Tweed River Basin Management Plans 2009-2015. Possible integration of SP policies N8 The River Tweed System, I13 Water Quality.	Yes	-	It is considered that the policy will be substantially retained. Consideration to extend the policy by including recommendation to encourage improvement works as part of development; to include no unacceptable impact to water quality or morphology; and consideration of the pressures affecting the water environment and the objectives of the Solway/Tweed RBMP. Consider integration of SP policies N8, I13.
NE6 River Engineering Works	No issues identified. Morphology could be also included as a consideration; that the policy is expanded to also cover engineering improvement; and that the justification should also include reference to The Water Environment (Controlled Activities) (Scotland) Regulations 2011. In particular, given the fact that authorisation from SEPA is likely to be required for most river engineering works, similar text could be used with reference to SNH and River Tweed Commission.	Yes	-	It is considered that the policy will be substantially retained. Consider the possibility of including morphology, engineering improvement, The Water Environment CA Regulations 2011 and reference to SNH and the River Tweed.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
EP1 National Scenic Areas EP2 Areas of Great Landscape Value	Repeats Structure Plan policy N10. Possible merge with EP2 Areas of Great Landscape Value. Work from SNH on NSAs will feed into this, although this may be unlikely to affect the wording of the policy. It should be considered to revise the policy to include landscape and visual impacts rather than just "landscape impacts".	-	Possible merge with policy EP2 Areas of Great Landscape Value and integrating with SP policy N9 Maintaining Landscape Character	It is considered that the policy will be substantially retained, but with reference to landscape and visual impacts rather than just landscape impacts. Possible merge with policy EP2 Areas of Great Landscape Value and integrating with SP policy N9 Maintaining Landscape Character. Future work from SNH on NSA's to be considered. RELEVANT SPG Countryside Around Towns Landscape and Development Wind Energy Local Landscape Designations (AGLV)
EP3 Countryside Around Towns	New policy identified within Local Plan Amendment. No practical Issues. Need for confirmation of relationship between Countryside Around Towns policy and Housing in the Countryside policy.	Yes	-	It is considered that the policy will be substantially retained. Need for confirmation of relationship between Countryside Around Town policy and Housing in the Countryside policy. RELEVANT SPG Countryside Around Towns Landscape and Development Local Landscape Designations
EP4 Coastline	No issues identified. Policy re-iterates SP policy N12 Coastline. Recommended that the 3rd criterion is expanded as follows: (iii) ...damage to the landscape character, quality of the natural environment or to the nature conservation etc.	Yes	-	It is considered that the policy will be substantially retained. The proposal to amend the 3rd criterion to include quality of the natural environment will be considered further. Title reference of SP policy N12 to be removed from LP policy. RELEVANT SPG Local Landscape Designations

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
EP5 Air Quality	Although used infrequently, there are still scenarios where it has an important role to play, e.g. applications for quarrying and landfill. Consequently it should remain as a stand alone policy.	Yes	-	It is considered that the policy will be substantially retained.
ED1 Protection of Employment Land	Amendment within LPA has given more protection to safeguarded employment land. Possibility of policy laying down a hierarchy of employment sites in order to consider the possibility of some employment sites incorporating mixed use within them. The policy does not explicitly reference the need to protect existing waste management sites (as per Zero Waste Plan and Scottish Planning Policy). Ensure SP policies E12 Employment Land Supply; E13 Business and Industry, E14 Area Regeneration, E15 Inward Investment and E16 Rural Economic Development are integrated where relevant into LP policy ED1.	-	-	Possibility of policy laying down a clearer hierarchy of employment sites in order to consider the possibility of some employment sites incorporating mixed use (non-retail) within them. Consider the need to protect existing waste management sites. Ensure SP policies E12, E13, E14, E15 and E16 are integrated where relevant into policy ED1. RELEVANT SPG Potential for Waste Management SPG
ED2 Employment Uses outwith Employment Land	Policy updated via the LPA process. No issues identified.	Yes	-	It is considered that the policy will be substantially retained.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
ED3 Shopping Development	Much used policy to consider retail proposals. Considered policy is clear and works well in practice. Policy currently comprises of SP policies E17 Location of Retailing Developments and E18 Out of Centre Retail Developments. Village shops have some protection under policy Inf12. Consideration could be given to establishing a network of centres in the form of a hierarchy, clearly outlining the function and role that each centre would provide. This may require an amendment to text within policy ED3.	Yes	-	It is considered that the policy will be substantially retained. Consideration could be given to establishing a network of centres in the form of a hierarchy, clearly outlining the function and role that each centre would provide. This may require an amendment to text within policy ED3.
ED4 Prime Retail Frontage	Given current economic downturn and high vacancy rate of shop units in some town centres, a more holistic approach could be considered to this policy which seeks to restrict non Class 1 development. This could include the possibility of reviewing extent of frontages covered by policy ED4, and considering opportunities for complimentary uses to improve town centre vitality and viability. Consideration could be given to allocating prime retail frontages in further towns.	-	-	Possibility of reviewing extent of frontages covered by policy ED4, and considering a proactive approach to promote opportunities for complementary uses within them. Consideration could be given to allocating prime retail frontages in further towns. RELEVANT SPG Shopfronts and shop signage

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
ED5 Town Centres	Policy used frequently and appears to work well in practice. However, the extent of town centre areas could be reviewed, although this would not necessarily require an amendment to the policy text. Consider integration of SP policy E19 Town Centre Enhancement into policy.	Yes	-	It is considered that the policy will be substantially retained. Consider integration of SP policy E19 into policy ED5. Consideration to be given to reviewing the extent of town centre areas. RELEVANT SPG Shopfronts and shop signage
H1 Affordable Housing	Policy works well in practice. However, the current economic and development climate poses challenges to successful implementation. This could be addressed in the first instance through a review of detailed implementation policy within the SPG on Affordable Housing. SP policies H9 Affordable and Special Needs Housing and policy H10 Affordable Housing and Special Needs Housing : Exceptions are covered by policy H1 and the SPG on Affordable Housing.	Yes	-	It is considered that the policy will be substantially retained. However, consideration to be given to detailed policy implementation through the Affordable Housing SPG. RELEVANT SPG Affordable Housing New Housing in the Borders Countryside
H2 Protection of Residential Amenity	No reference to rural scenarios on protecting residential amenity. It refers to impact on amenity of "residential areas". Policies H2 and G1 Quality Standards for New Development don't sufficiently cover this. Policy could be updated to include this reference.	Yes	-	It is considered that the policy will be substantially retained. Consider minor update giving reference to confirm policy also refers to rural scenarios.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
H3 Land Use Allocations	Policy appears to work satisfactorily in practice. Reference should be made to identification of land allocated for regeneration purposes.	Yes	-	It is considered that the policy will be substantially retained. Reference should be made to identification of land allocated for regeneration purposes.
Inf1 Transport Safeguarding	No issues identified. Retaining Waverley Line route remains important and is covered by this policy. The policy generally reflects the principles of SP policy I3 Protection of Former Railway Routes, although a policy should reflect the part relating to where re-use of public transport is unlikely, the Council will safeguard former railway lines where they are, or have the potential to be, used for walking, cycling and recreational use.	Yes	-	It is considered that the policy will be substantially retained. The policy could be amended to incorporate the part of the SP policy I3 relating to safeguarding of former railway lines where re-use for public transport is unlikely. This would safeguard former railway lines where they are, or have the potential to be, used for walking, cycling and recreational use. RELEVANT SPG Development Contributions
Inf2 Protection of Access Routes	No issues identified. Ensure policy appropriately reflects related SP policies e.g C8 Access Network; I6 National Cycle Network, I7 Walking.	Yes	-	It is considered that the policy will be substantially retained and checked to ensure it reflects principles of relevant SP policies. RELEVANT SPG Biodiversity Countryside Around Towns Greenspace Local Biodiversity Scottish Borders Woodland Strategy Local Landscape Designations

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
Inf3 Road Adoption Standards	Possible merge with Inf4 Parking Provisions and Standards. Adoption standards may need updating and clarity that "relaxation of standards" refers to standard of road, not number of houses which can be allowed from a particular road.	-	Possible merge with policy Inf4 -Parking Provisions and Standards	It is considered that the policy will be substantially retained. Update standards (or at least within the appendix) and possible merge with Inf4.
Inf4 Parking Provisions and Standards	Possible merge with Inf3 Road Adoption Standards. Updating of standards in appendix to be checked for any required updating. Policy takes account of SP policy I11 Parking Provision in New Development.	-	Consider merge with policy Inf3	It is considered that the policy will be substantially retained. Possible updates of standards and / or within the appendix and possible merge with Inf3.
Inf5 Waste Water Treatment Standards	Under point 2 of the policy Scottish Water meet the cost of providing strategic capacity at treatment works in order to enable development. In addition developers must meet the cost of local sewerage network infrastructure. This point should be removed from the hierarchy. Under points 4 to 6 of the policy Scottish Water and SEPA have been preparing guidance on the acceptability or otherwise of proposals for private water provision Scottish Water state that any temporary treatment solutions must be agreed between SW, SEPA and the developer and as such no business case is made to Scottish Water.	Yes	Consider possible merge with Inf6 Sustainable Urban Drainage	It is considered that the policy will be substantially retained. Possible merge with Inf6. The proposals to amend point 2 and 4-6 to reflect the suggestions from Scottish Water and SEPA will be considered further. The proposed guidance that is mentioned has not yet been viewed by SBC. Other proposed minor changes to text by SEPA / Scottish Water likely to be carried out. Key policies to which this policy should be cross-referenced should include NE1 International Nature Conservation Sites and NE2 National Nature Conservation Sites.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
	In addition the text "sewered area" should be amended to "served or immediately adjacent to the public sewer network" and "Consultation with SEPA..." should have "and Scottish Water" added. Option 4 should read "private sewage treatment system" over "septic tank". Key policies to which this policy should be linked should include NE1 International Nature Conservation Sites and NE2 National Nature Conservation Sites.			
Inf6 Sustainable Urban Drainage	Policy reflects related SP policy I14. Consideration to be given as to excluding reference to SEPA in the first criterion of the policy and that the policy could be strengthened by encouraging developers to integrate SUDS as part of green infrastructure on site. This approach enables connectivity from the green networks/integrated habitats network perspective. Reference should be made in the justification to the fact that SUDS are a legal requirement under the Controlled Activities (Scotland) Regulations 2011 for all new development. The only exception to this is for single houses, or where the discharge would be to coastal waters.	Yes	Possible merge with Inf 5 Waste Water Treatment Standards	It is considered that the policy will be substantially retained. Possible merge with Inf5. Possible exclusion of reference to SEPA within policy. Consideration to be given to encouraging developers to integrate SUDs as part of green infrastructure and that SUDS are a legal requirement will be considered.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
Inf7 Waste Management Facilities	In meeting objectives of the Zero Waste Plan the policy could be strengthened by inclusion of the need to safeguard existing waste management facilities from incompatible neighbouring development; support for the waste hierarchy and the need to move waste management up the hierarchy; inclusion of the strong links between energy, heat and waste planning. Ensure policy appropriately reflects SP policy E17 on Waste Management.	Yes	-	Proposals to strengthen the policy to reflect the Zero Waste Plan will be considered further. Ensure policy reflects SP policy E17 on Waste Management. Key policies to which this policy should be cross-referenced should include NE1 International Nature Conservation Sites and NE2 National Nature Conservation Sites. RELEVANT SPG Waste Management
Inf8 Radio Telecommunications	Rarely used now. However, reluctant to remove as there may be future occasions for its use. The policy reflects SP policy I23.	Yes	-	It is considered that the policy will be substantially retained.
Inf9 Development within Exclusion Zones	No issues identified.	Yes	-	It is considered that the policy will be substantially retained. RELEVANT SPG Contaminated Land Inspection Strategies.
Inf10 Transport Development	The policy still has relevance and use. Ensure policy incorporates relevant aspects of SP policies e.g. I1 Transportation and Development, I2 Rail Services, I8 Trunk Roads, I9 Other Strategic Roads and I10 Forestry Roads.	Yes	-	It is considered that the policy will be substantially retained. Reflect relevant related SP policies e.g. I1 Transportation and Development, I2 Rail Services, I8 Trunk Roads, I9 Other Strategic Roads and I10 Forestry Roads. RELEVANT SPG Development Contributions

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
Inf11 Developments that Generate Travel Demand	Possibility of policy incorporated within a relevant existing policy e.g. policy G1, relevant roads policy.	-	Possible merge within a relevant existing policy.	Possibility of policy incorporated within a relevant existing policy e.g. policy G1, relevant roads policy.
Inf12 Public Infrastructure and Local Service Provision	New policy added via LPA. No issues in practice.	Yes	-	It is considered that the policy will be substantially retained.
Inf12a Crematorium Provision	New policy added via LPA. No issues in practice.	Yes	-	It is considered that the policy will be substantially retained.
D1 Business, Tourism and Leisure Development in the Countryside	Covers a wide range of proposals but no major issues identified in practice. Consider including examples of uses which are appropriate to rural character. Consider integration of SP policy E2 Farm Diversification and E3 Timber Processing Facilities.	Yes	-	It is considered that the policy will be substantially retained. No change to policy, but consider integration of SP policies E2 and E3. Consider including examples of uses which are appropriate to rural character.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
D2 Housing in the Countryside	Policy updated via LPA and the related SPG is being updated in accordance with these changes. Detailed policy implementation matters e.g. 'start of local plan period', 'definition of houses under construction' best dealt with through associated SPG. Further consideration needs to be given to the 'anchor points' in the Southern Housing Market Area, i.e. those dispersed settlements that serve a wider community function, and the appropriate policy approach to them. SP policies H6 Housing in the Countryside: Conversion and Rebuilding, H7 Housing in the Countryside: Building Groups and H8 Housing in the Borders Countryside: Isolated Housing are reflected within policy D2 and the SPG on Housing in the Countryside. Possible cross reference required regarding the implications of policy EP3 Countryside Around Towns.	Yes	-	It is considered that the policy will be substantially retained. Consideration to be given to the identification and policy approach towards anchor points in the Southern Housing Market Area. Possible cross reference required regarding the implications of policy EP3 Countryside Around Towns. RELEVANT SPG Affordable Housing Landscape and Development New Housing in the Borders Countryside
D3 Advertisements in the Countryside	Could be merged with policy BE5 Advertisements in order to have all advertisement guidance under one policy.	-	Possibly merge with policy BE5	Possibly incorporated into policy BE5.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
D4 Renewable Energy Development Rural Resources	SPG on wind energy gave further policy guidance to policy D4 in respect of wind turbine proposals. The SPG also gives more details on a range of wind turbine related issues. Comment has been made that there is no policy criteria considerations specifically relating to anemometer masts. D4 and G1 closest, but not ideal. Wording could be amended to support all forms of renewable and low carbon energy technologies and to encourage identification of areas of search and sites for other renewable and low carbon energy developments; to recognise the role of decentralised and local renewable or low carbon sources of heat and power, including energy from waste facilities and maximising the re-use of surplus heat; to support decentralised and local energy generation and the associated infrastructure in order to support a range of different sources, scales and method of renewable and low carbon energy generation; and recommend (under policy item 5 Commercial Wind Farms) to cover the potential impact of wind farms on peat-land. It is also the case that the SPG will need to be updated to reflect the outcome of the Local Landscape Designation review SPG.	Yes	-	Minor update to refer to anemometer masts. Justification to be part amended to confirm the SPG on wind energy has been approved. Consideration to renew the policy to reflect support of all renewable and low carbon technologies, areas of search for other renewable and low carbon energy developments; recognise the role of decentralised and local renewable or low carbon sources of heat and power; and support for decentralised and local energy generation will be considered. RELEVANT SPG Countryside Around Towns Wind Energy

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
R1 Protection of Prime Quality Agricultural Land	There appears a slight conflict between the quoted policy R1 and the SP policy E1 which should be regularised. SP policy E11 relates to Peat Extraction and policy R1 could be extended to incorporate this consideration. Policy could be extended to include the protection of carbon rich soils, especially peat. The extraction of peat is covered in SP policy E11 and needs to be picked up in LDP policy. Where development on deep peat is permitted, it is suggested the inclusion of a requirement in the policy to ensure that the areas of deepest peat are avoided.	-	-	It is considered that the policy will be substantially retained. Policy R1 to be amended to ensure compliance with SP policy E1. R1 to be extended to include the protection of carbon rich soils, especially peat. Consideration to be given to amending the policy to reflect that where development on peat is permitted, it is suggested the inclusion of a requirement in the policy to ensure that the areas of deep peat are avoided.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
R2 Safeguarding of Mineral Deposits	Following the Local Plan Public Inquiry policy R2 was amended and the policy is considered up to date. An SPG should be prepared to form part of the LDP which primarily identifies areas of search for all mineral sites. It should also seek to establish a mechanism for defining appropriate local market areas, for assessing demand and ensuring the availability of an adequate supply. It should be ensured that relevant aspects of SP policies E6 Safeguarding Mineral Deposits, E7 Minerals and Sustainability and E8 Local Market Areas for Minerals, E9 Mineral Developments and E10 Opencast Coal and Related Minerals are adequately addressed within the LP policy.	Yes	-	It is considered that the policy will be substantially retained. Incorporate relevant aspects of SP policies E6, E7, E8, E9, and E10. RELEVANT SPG Potential Minerals Contaminated Land Inspection Strategies

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
R3 Mineral and Coal Extraction	Following the Local Plan Public Inquiry policy R3 was amended which involved replacing the quoted SP policy and replacing it with a more specific criteria based policy. The policy is considered up to date. An SPG should be prepared to form part of the LDP which primarily identifies areas of search for all mineral sites. It should also seek to establish a mechanism for defining appropriate local market areas, for assessing demand and ensuring the availability of an adequate supply. It should be ensured that relevant aspects of SP policies E6 Safeguarding Mineral Deposits, E7 Minerals and Sustainability and E8 Local Market Areas for Minerals, E9 Mineral Developments and E10 Opencast Coal and Related Minerals are adequately addressed within the LP policy.	Yes	-	It is considered that the policy will be substantially retained. Incorporate relevant aspects of SP policies E6, E7, E8, E9, and E10. RELEVANT SPG Potential Minerals Contaminated Land Inspection Strategies

APPROVED SPG'S	COMMENTS (IF ANY)	INCORPORATION INTO THE LDP
Affordable Housing (last updated 2011)		Yes
Biodiversity (2005)	Update likely	Yes, with likely update
Contaminated Land Inspection Strategies (2001)	Possible update required	Yes, with possible update
Countryside Around Towns (2011)		Yes
Designing Out Crime in the Scottish Borders (2007)		Yes
Development Contributions (last updated 2011)		Yes
Green Space (2009)		Yes
Interim Housing Policy (2005)	Produced in 2005 when there was a housing land shortage. Text is out of date.	No, unless the text was updated should an Interim Housing policy guidance note be required in the future
Landscape and Development (2008)		Yes
Local Biodiversity (2001)	Update likely	Yes with likely update
New Housing in the Borders Countryside (2008)	Update in progress	Yes
Placemaking and Design (2010)		Yes
Privacy and Sunlight Guide (July 2006)		Yes
Renewable Energy (2007)		Yes
Replacement Windows (2008)	Update of this SPG to be agreed by Planning and Building Standards Committee	Yes
Scottish Borders Woodland Strategy (2005)		Yes
Shopfronts and Shop Signage (last updated 2011)		Yes
Smoking Shelters and Awnings (2006)		Yes
Snack Bar Operations Guidance Booklet	Guidance booklet was prepared some time ago and likely needs updating	Yes, although an update is likely required

APPROVED SPG'S	COMMENTS (IF ANY)	INCORPORATION INTO THE LDP
Trees and Development (2008)		Yes
Use of Timber in Sustainable Construction (2009)		Yes
Visibility Mapping for Windfarm Development (2003)	This has been superseded by Wind Energy 2011	No
Wind Energy (2011)		Yes

SPG'S NOT YET ADOPTED	COMMENTS (IF ANY)	INCORPORATION INTO THE LDP
Local Landscape Designations	Currently out for public consultation	Yes
Provision for Play Areas	This SPG remains in draft form and has largely been superseded by the Green Space Strategy. It is unlikely this will be formally approved.	Unlikely

NEW SPG'S TO BE DRAFTED
Archaeology (possible)
Minerals
Waste Management

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