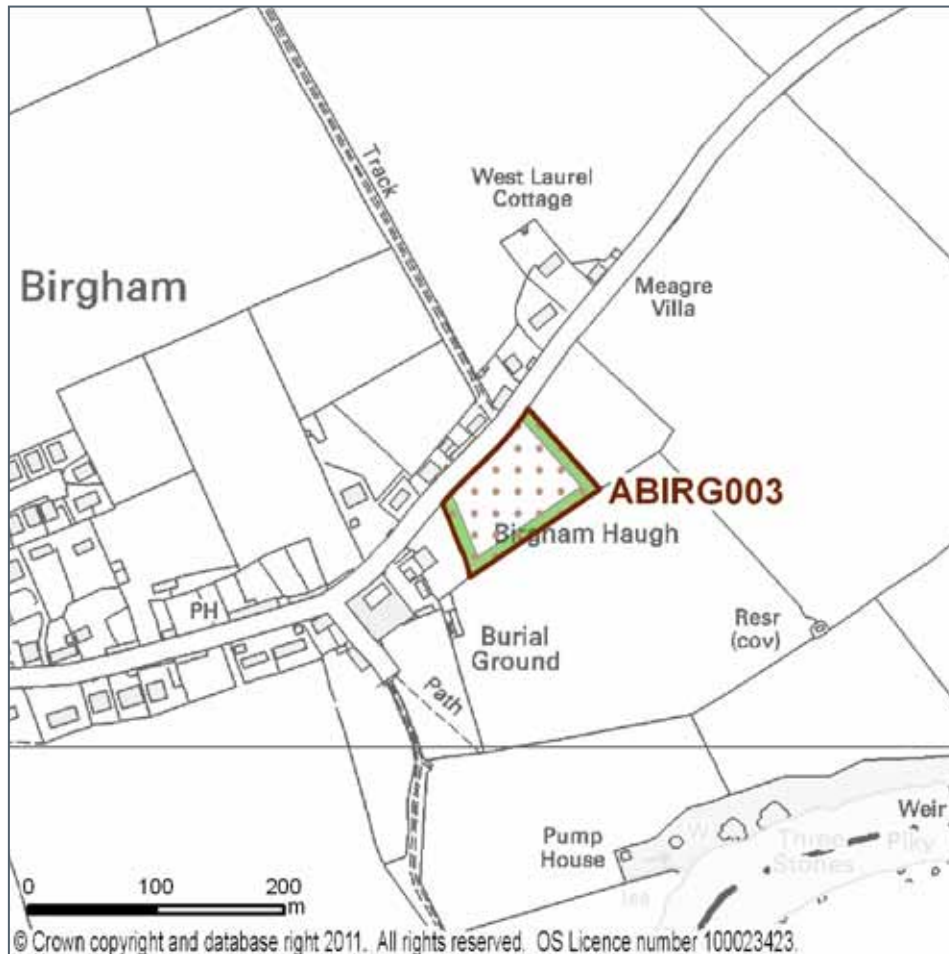


APPENDIX A2 HOUSING SITE OPTIONS BERWICKSHIRE HOUSING MARKET AREA



SITE INFORMATION - BIRGHAM (OUTWITH SDA)

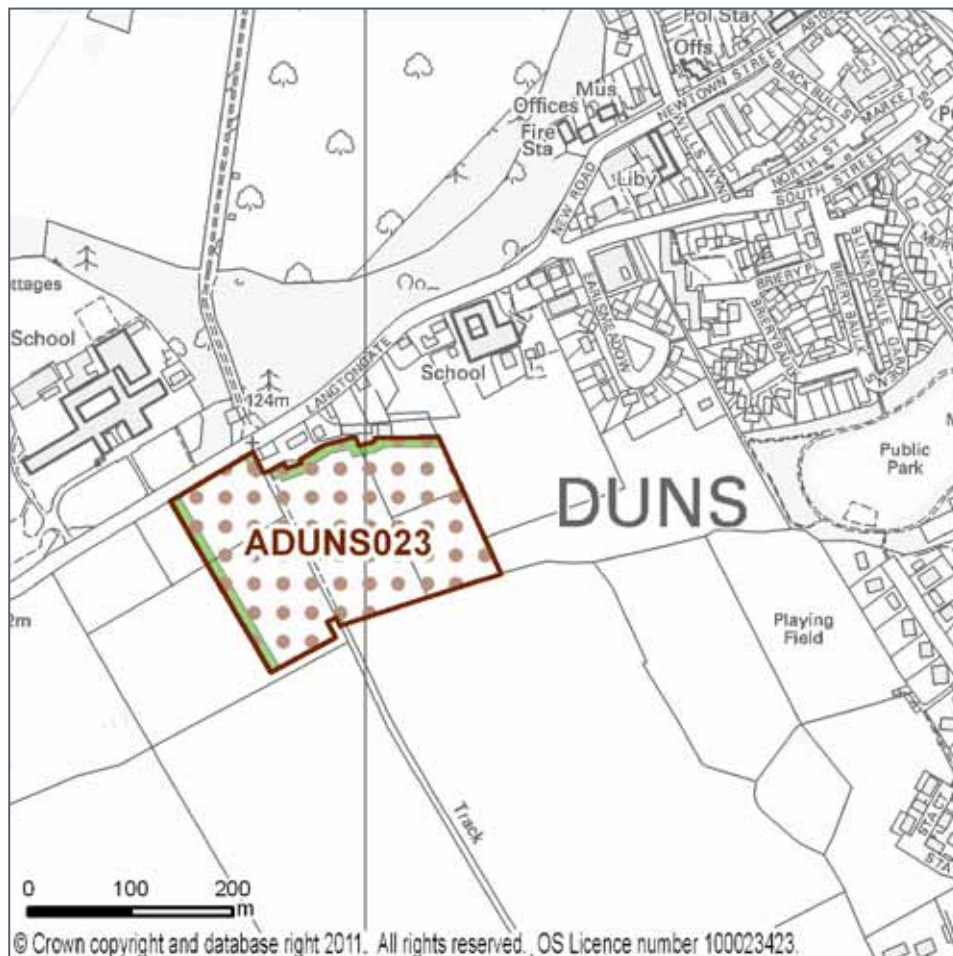
- Site Name: Land at East Birgham
- Site Area: 0.8ha
- Proposed Use: Housing - Alternative
- Indicative Site Capacity: 6 units

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



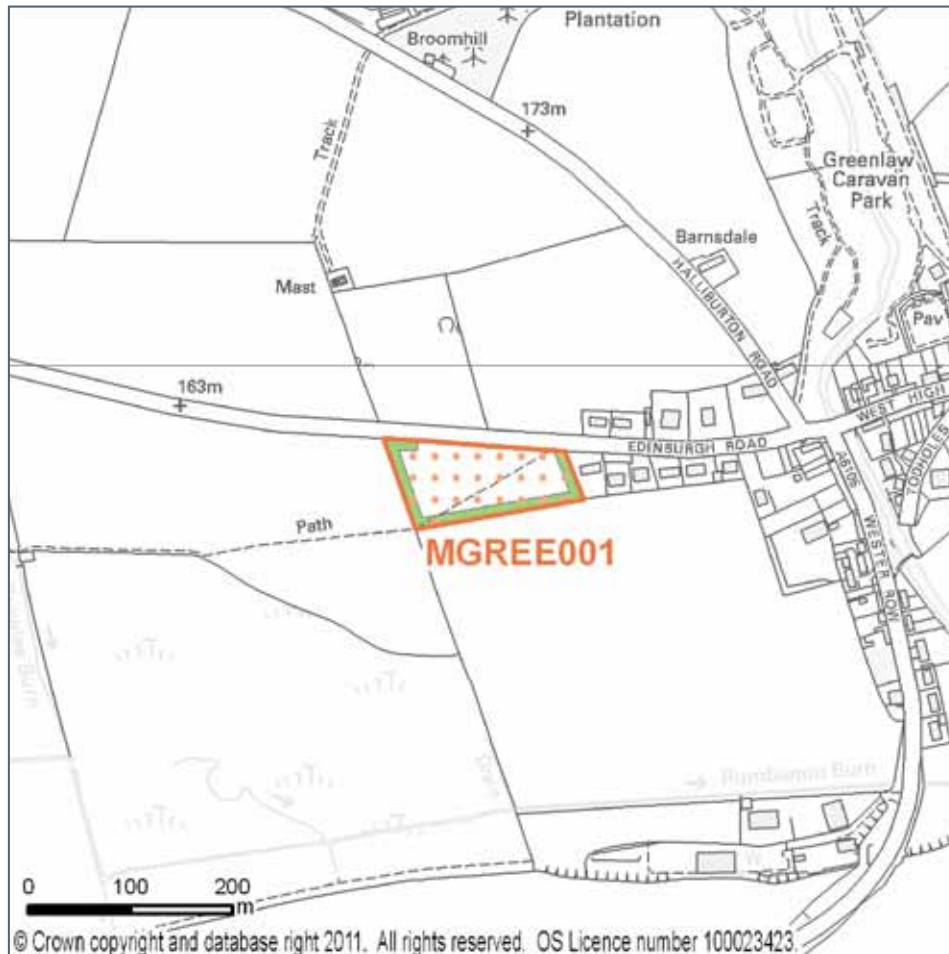
SITE INFORMATION - DUNS (EASTERN SDA)

- 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)

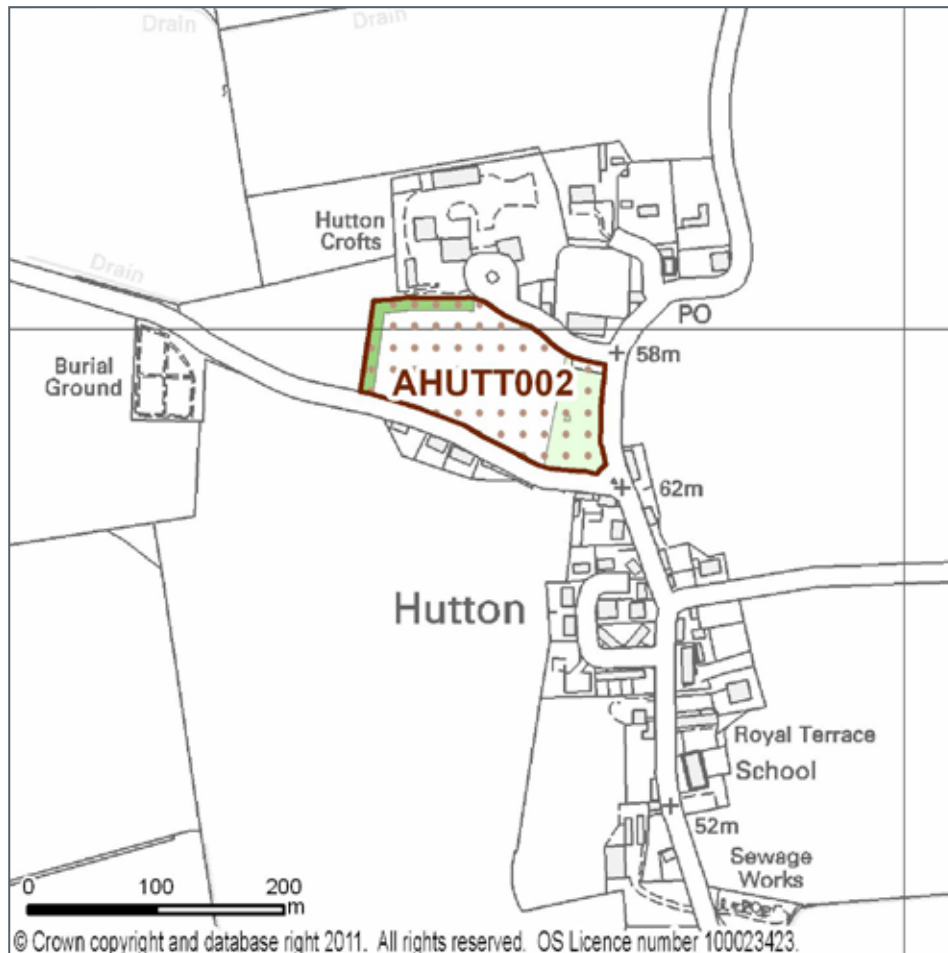
- Site Name: South of Edinburgh Road
- Site Area: 1.2ha
- Proposed Use: Mixed Use - Alternative
- Site Capacity: 6 units

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



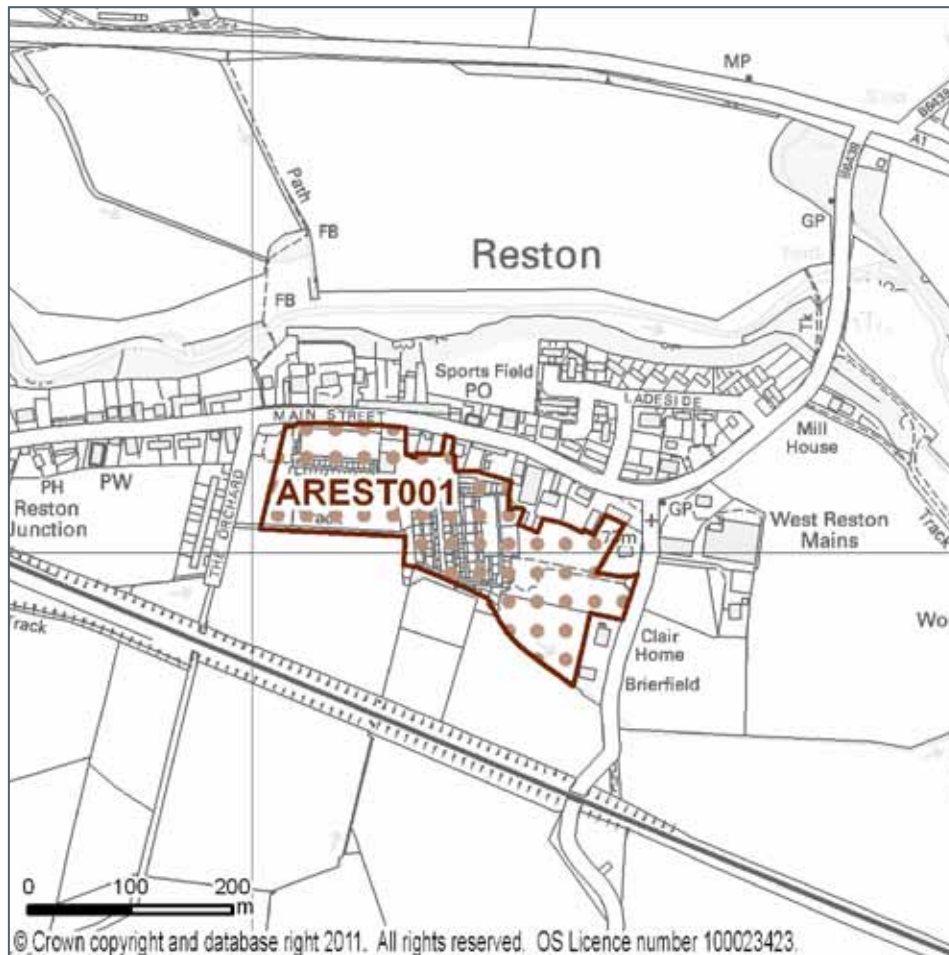
SITE INFORMATION - HUTTON (EASTERN SDA)

- 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)

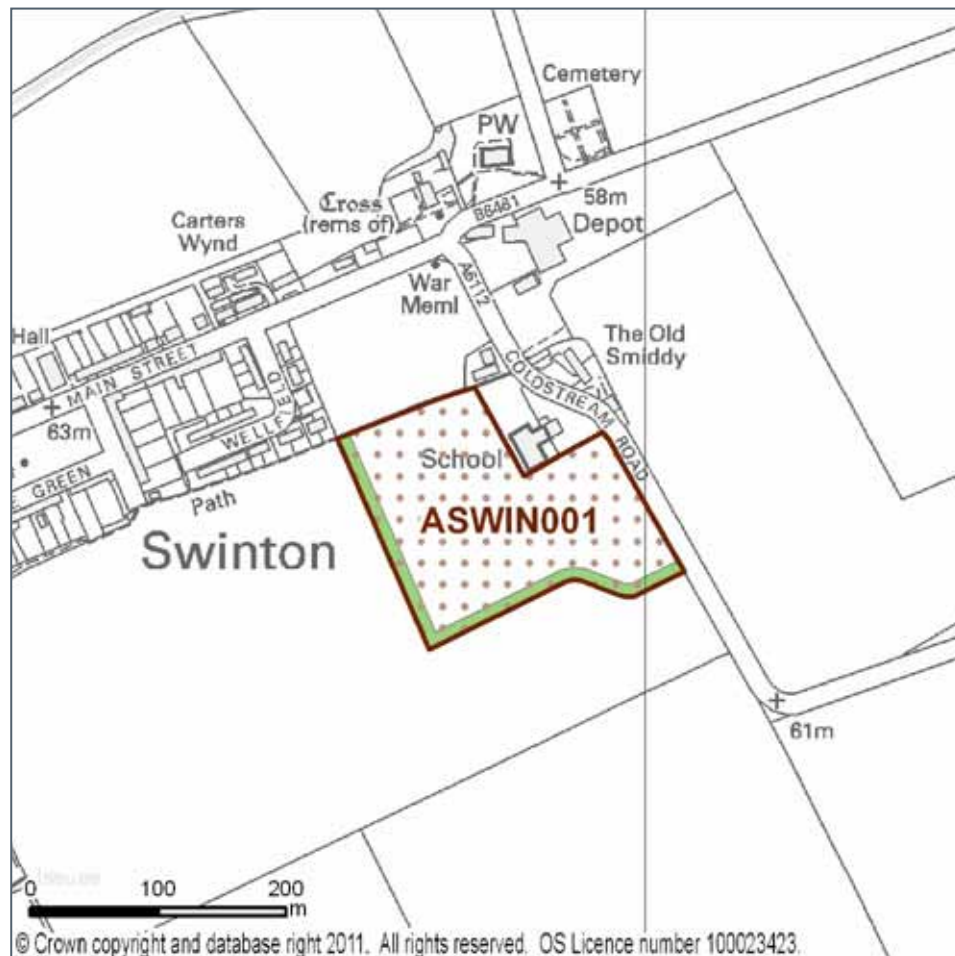
- Site Name: Auction Mart
- Site Area: 4ha
- Proposed Use: Housing - Preferred
- Site Capacity: 100 units

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



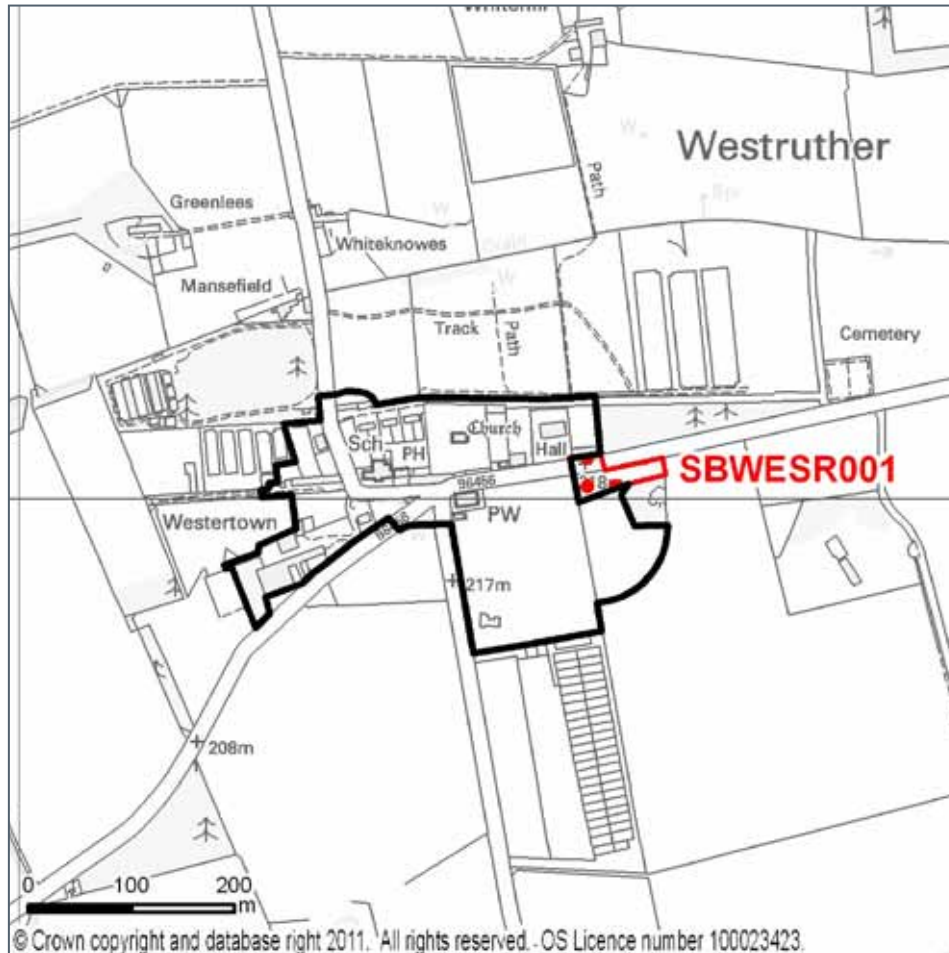
SITE INFORMATION - SWINTON (OUTWITH SDA)

- 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)

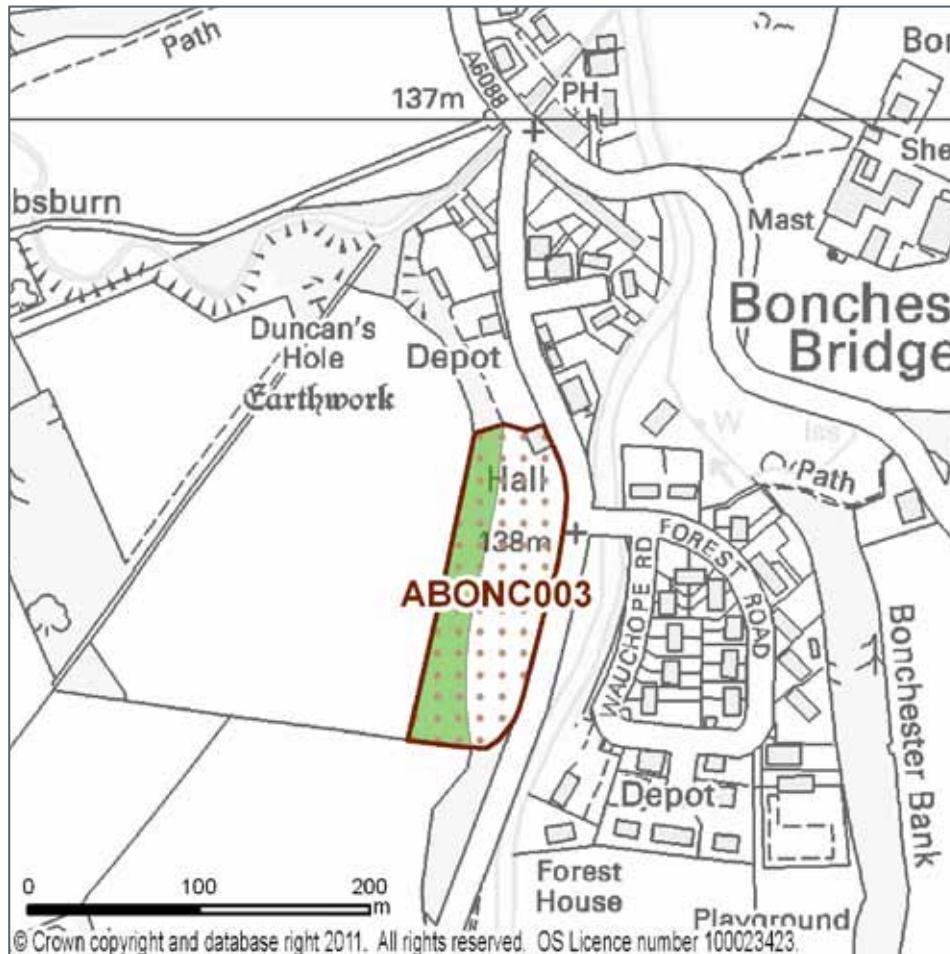
- Site Code: SBWESR001
- Proposed Use: Development Boundary Amendment - Preferred

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



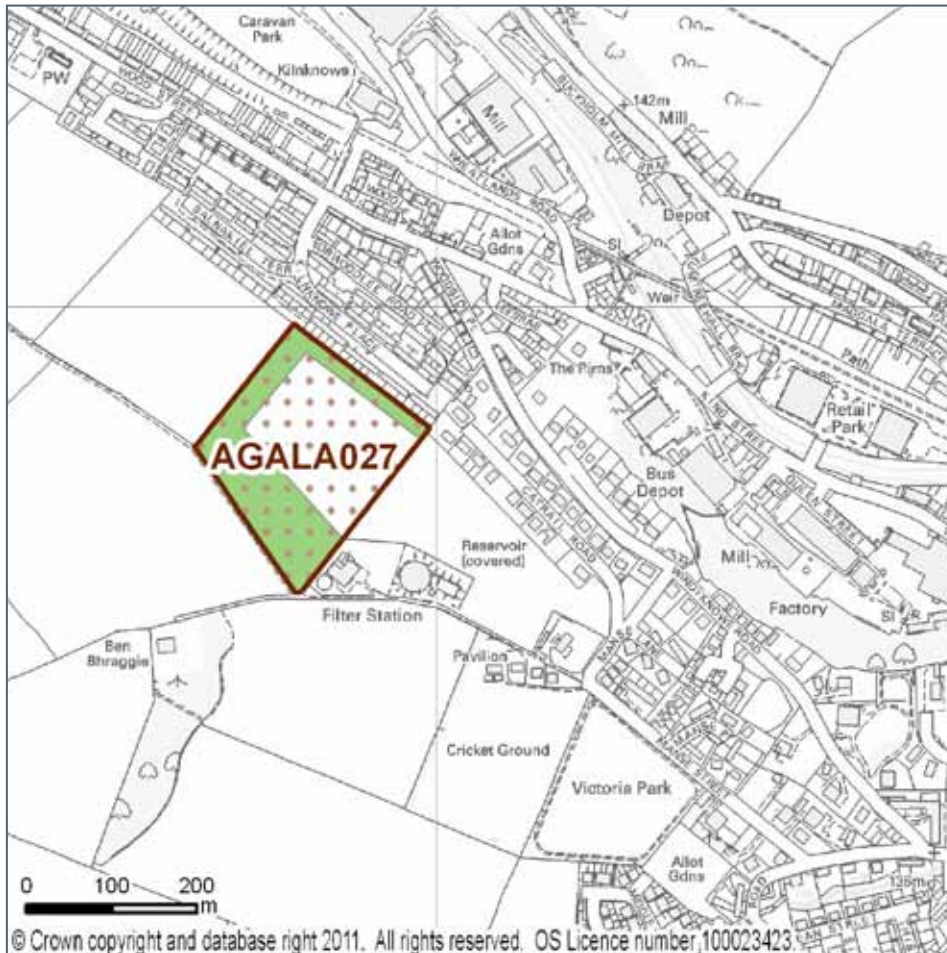
SITE INFORMATION - BONCHESTER BRIDGE (OUTWITH SDA)

- 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



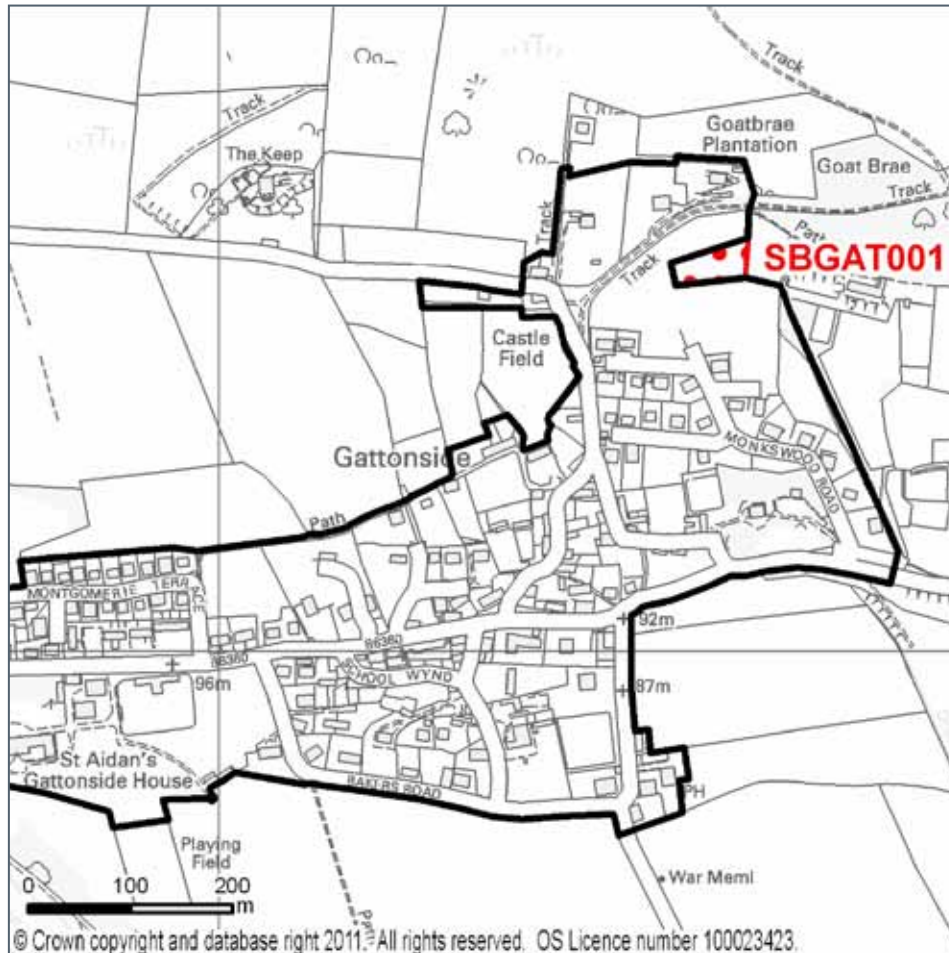
SITE INFORMATION - GALASHIELS (CENTRAL SDA)

- 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)

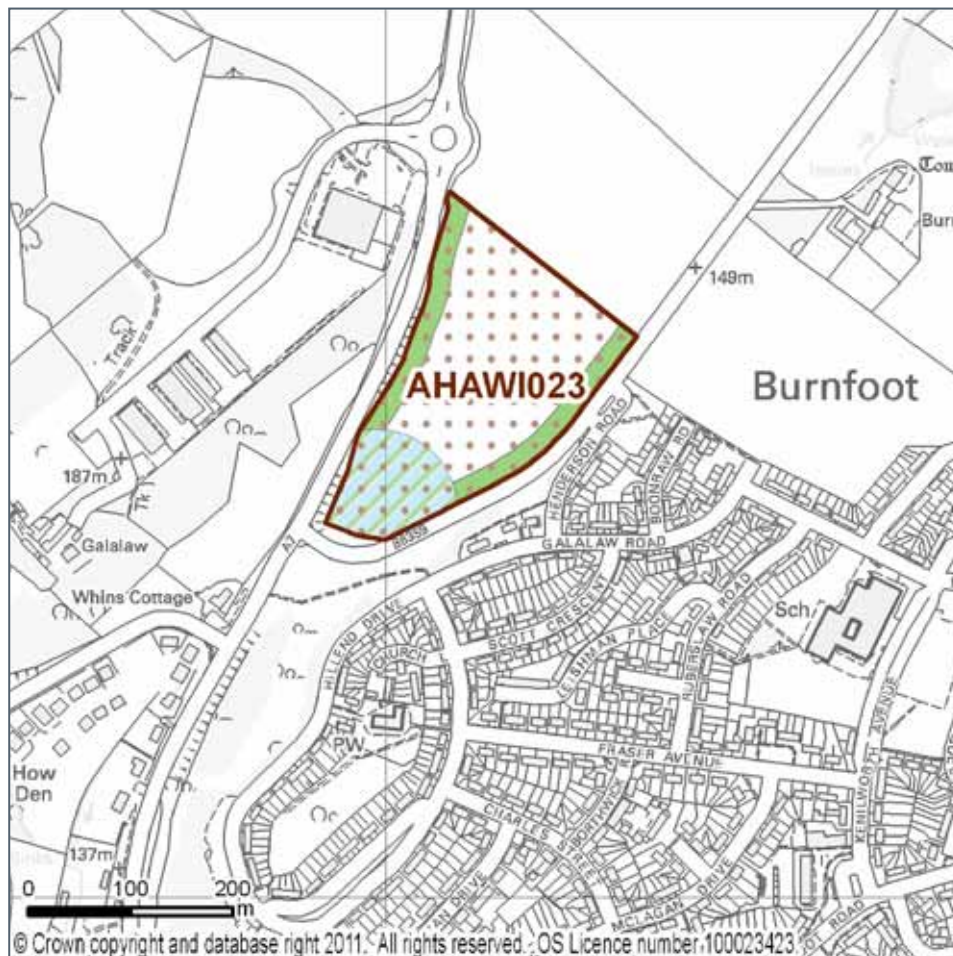
- Site Code: SBGAT001
- Proposed Use: Development Boundary Amendment - Preferred

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)

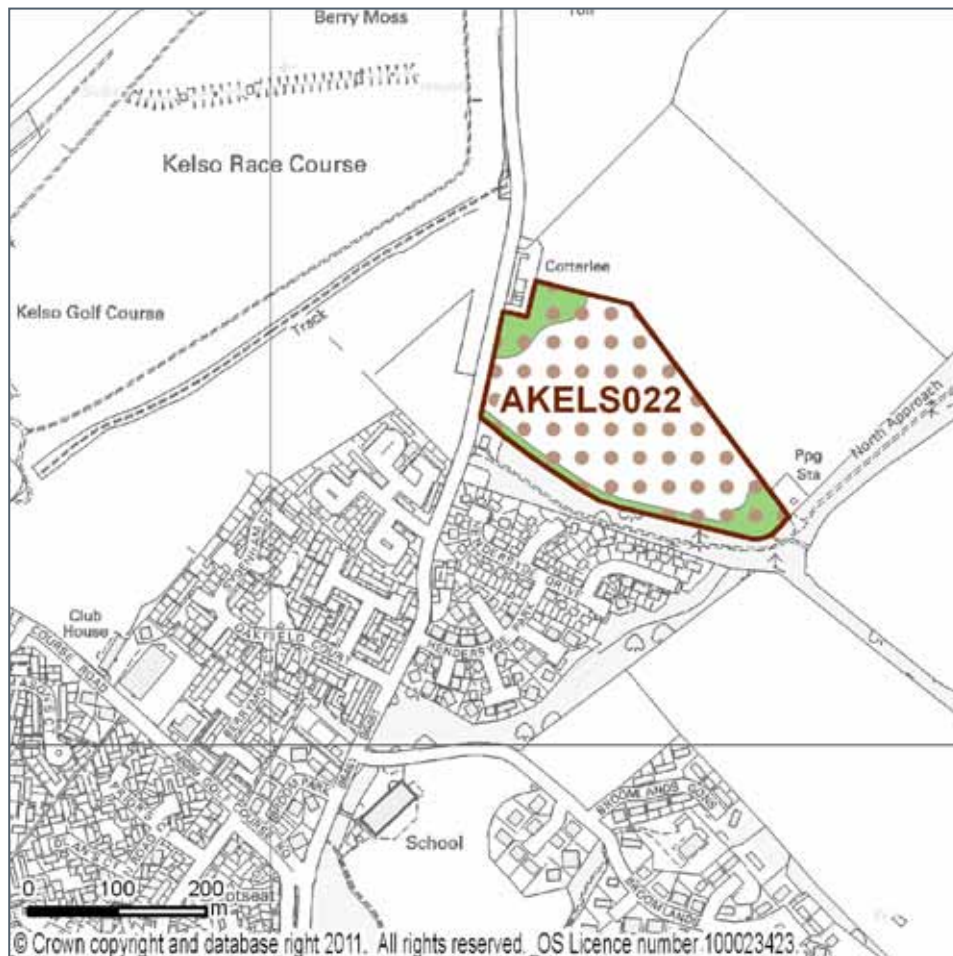
- Site Name: Nethershot (Phase 1)
- Site Area: 4.1ha
- Proposed Use: Housing - Alternative
- Site Capacity: 100 units

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



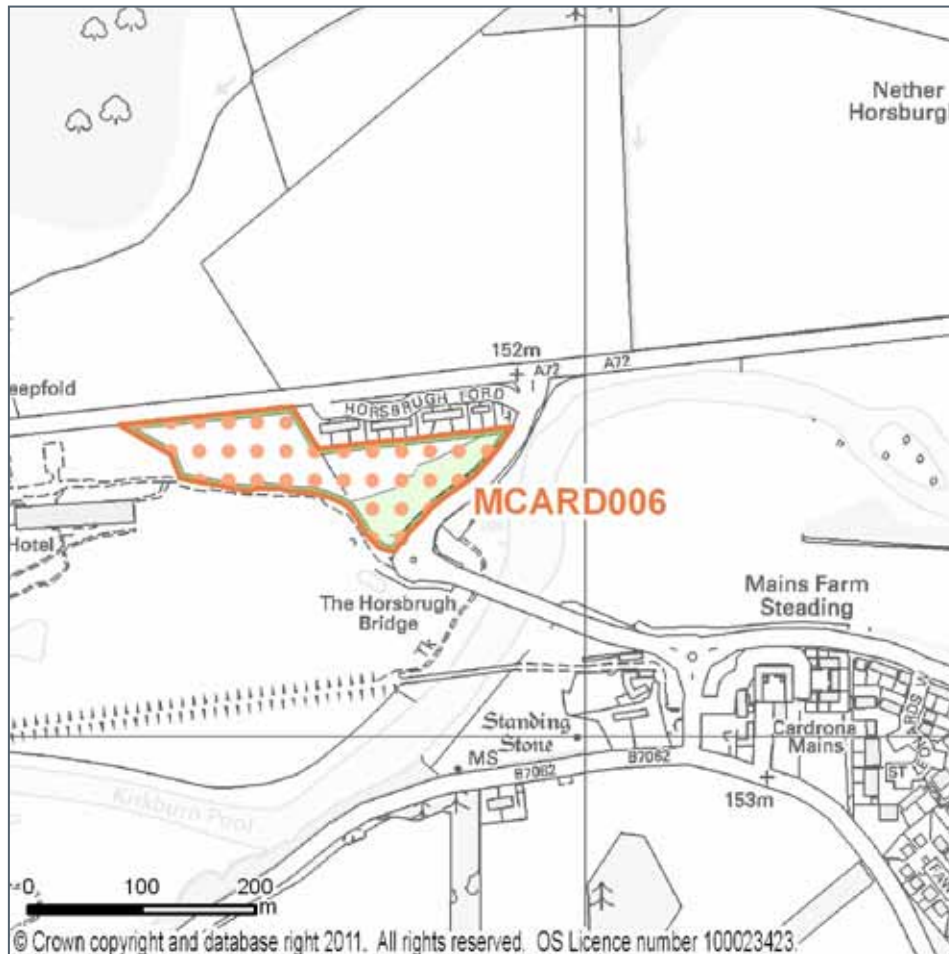
SITE INFORMATION - KELSO (CENTRAL SDA)

- 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



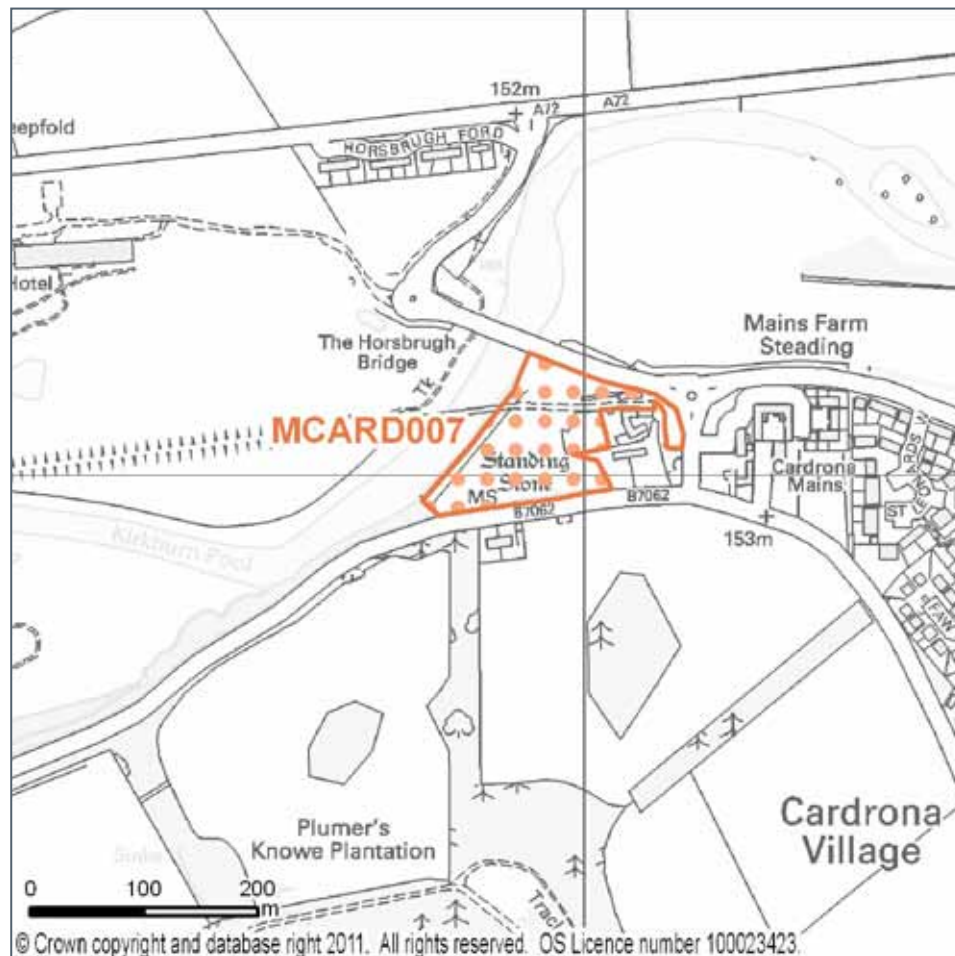
SITE INFORMATION - CARDRONA (WESTERN SDA)

- Site Name: North of Horsburgh 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



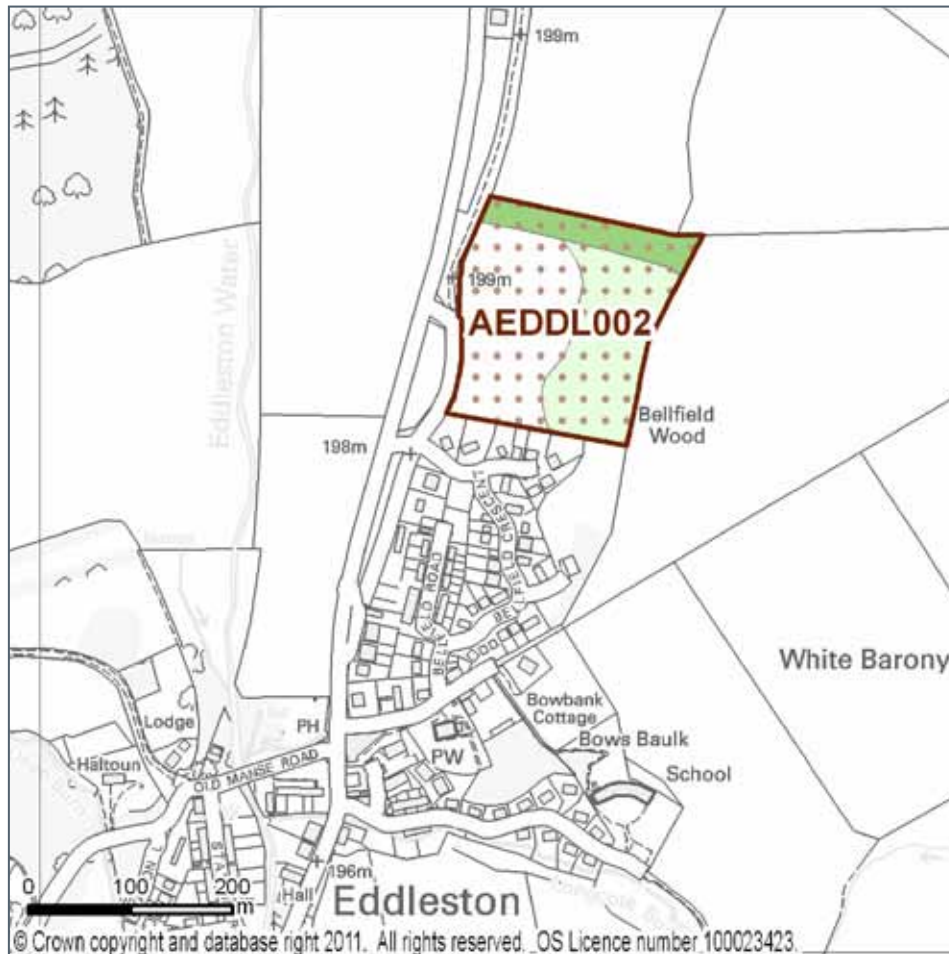
SITE INFORMATION - CARDRONA (WESTERN SDA)

- 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



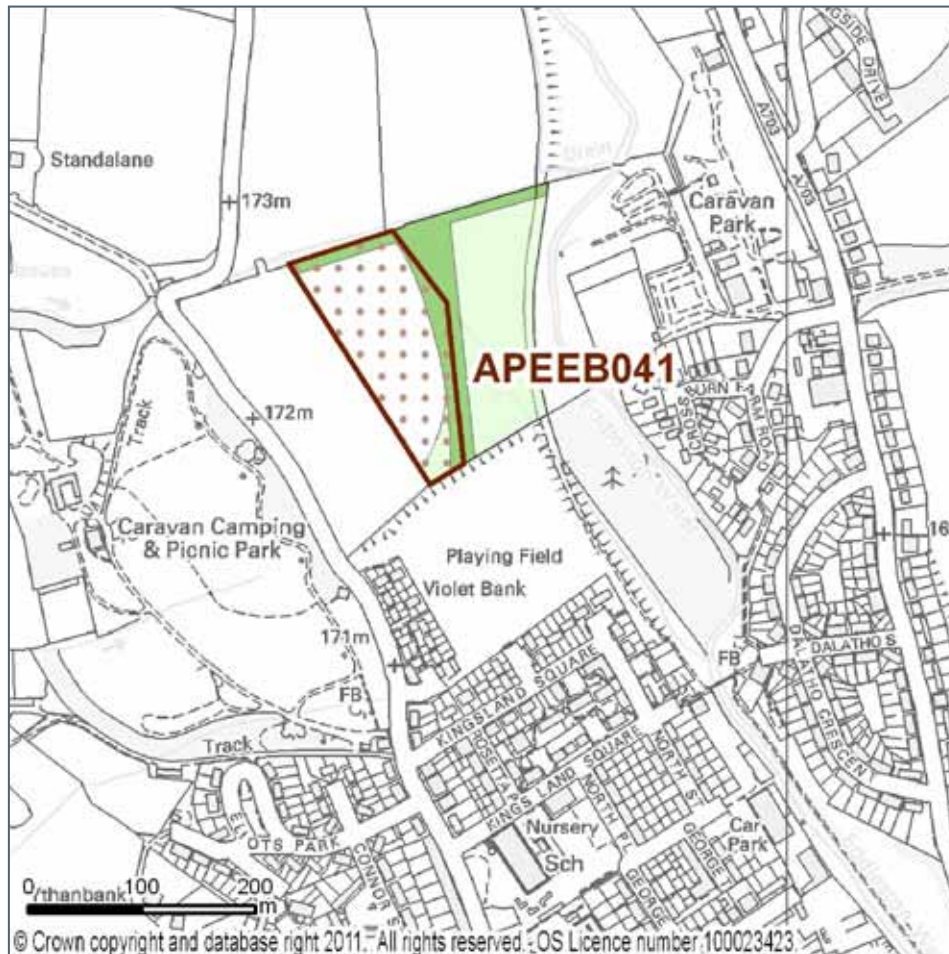
SITE INFORMATION - PEEBLES (WESTERN SDA)

- 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.