

Local Development Plan – Regeneration Technical Note

National Strategy and Policies

Historically 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.

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.

Schemes such as the Townscape Heritage Initiative and Scottish Government's Town Centre Regeneration Fund are examples of the Government's support for preservation and improvement of the built heritage in towns. These 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.

Strategic Development Plan

The Proposed SDP identifies regeneration opportunities in Eyemouth and Reston within the Eastern Strategic Development Area (SDA) although the site specific detail of these opportunities will be included within the Local Development Plan (LDP).

Scottish Borders Consolidated Local Plan 2011

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 also been identified in Galashiels.

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.

To identify potential regeneration areas and projects a working group was arranged with colleagues from Economic Development, Development Management, Housing and Countryside and Heritage. From discussions at these meetings updates were provided on current and forthcoming projects and schemes such as the Townscape Heritage Initiative (THI) and Conservation Area Regeneration Scheme.

To supplement the outputs of the working group an Urban Capacity Study was undertaken to identify any additional sites which had not previously been considered.

Methodology for the Urban Capacity Study

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.

Stage one:

Identifying

The study has identified key settlements to be assessed for capacity. They have been selected for the following reasons:

1. They are the largest settlements within the Scottish Borders and already have relevant survey data needed to undertake this study.
2. These settlements are able to provide access to vital amenities and services, including public transport, schools, shops and community facilities that will contribute towards future sustainable patterns of development.

Settlement boundaries will be those identified within the Local Plan. The settlements have been categorised as to their brownfield potential and the level of services that each centre provides:

Category A – larger towns	Hawick Galashiels Peebles Kelso
Category B – medium sized towns	Selkirk Jedburgh Eyemouth Duns
Category C – smaller towns	Innerleithen Coldstream Tweedbank Earlston Melrose
Category D – larger villages	West Linton Chirnside Newtown St Boswells St Boswells Lauder

The study also identifies source categories. The main categories are:

- Urban Capacity Study 2009
- Vacant and Derelict Land Survey 2011
- Housing Land Audit 2010
- Consolidated Local Plan 2011

Stage two:

Surveying

To survey the capacity of each key settlement, various methodologies are employed. These methodologies help identify any opportunities for additional housing land within the settlement boundaries. Data is gathered using the following approaches:

Site identification

There is an examination of existing information regarding key settlements. This is gathered in the following ways:

- Urban Capacity Study 2009 provides information from the previous survey
- Vacant & Derelict Survey 2011 provides information regarding any brownfield land
- Housing Land Audit 2010 provides information regarding planning applications
- Consolidated Local Plan 2011 identifies housing, mixed use and employment sites

Only sites of 0.1 hectares have been assessed. This will ensure major sites are identified that will significantly contribute towards the settlement's potential yield.

Site investigation

Identified sites that offer clear potential were surveyed to provide further data for the assessment and discounting process. Most of this data is collected in a desktop exercise. Nevertheless, to ensure that all relevant information has been gathered, sites visits have also been undertaken to assess the potential and identify any constraints. All sites are in a database and a pro-forma made up for each with the following information provided:

Environmental	<ul style="list-style-type: none"> • Conservation designation • Flood risk • Contamination • Pollution 	Yes/No High/medium/low
Infrastructural	<ul style="list-style-type: none"> • Access • Drainage • Water supply • Sewerage 	Good/average/poor
Development potential	<ul style="list-style-type: none"> • Demolition required? • Availability • Marketability • Development limits 	Yes/No Strong/medium/weak
Planning issues	<ul style="list-style-type: none"> • Planning policy • Development history • Services • Character • Beneficial existing use 	Positive/constrained Yes/No

Stage three:
Assessing

The potential yield of sites included within the Urban Capacity Study is calculated as follows. The most up to date information is used in relation to the capacity for each of the sites identified.

- Consolidated Local Plan indicative capacities
- Planning Brief indicative capacities
- The most recent planning application on the site
- Calculating the potential yield. This methodology is used when none of the above is available. The approach involved multiplying the total amount of land identified in the surveys by an average density figure. For the purposes of this study, a

standard density ratio between 20 and 30 units per hectare has been applied to calculate the potential yield of each site.

Stage four:

Discounting

The preceding processes give an unconstrained capacity figure. In reality, however, many of the sites will have constraints that will need to be addressed before development can be accommodated. The last stage of the process is therefore to identify sites that should be discounted from the process so that a final and realistic overall yield can be calculated. This process should be as transparent and explicit as possible and any assumptions made clear. Sites have been allocated into the following categories:

Type A – New Potential
<ul style="list-style-type: none"> Sites that have development potential but are not identified in the Housing Land Audit
Type B – Potential in the Housing Land Audit
<ul style="list-style-type: none"> Sites that have development potential and have already been identified in the Housing Land Audit
Type C – Short term constraints on development
<ul style="list-style-type: none"> Sites that have constraints but have development potential in the next 10 years
Type D – Long term constraints on development
<ul style="list-style-type: none"> Sites that have no potential for housing in the next 10 years

Summary of results from the Urban Capacity Study

A summary of the outputs of the Urban Capacity Study are shown below in table 1. The table shows the total site area by type for each settlement surveyed.

Table 1 – Regeneration sites/projects identified through the Working Group

Settlement	Type A	Type B	Type C	Type D
Chirnside	0	3.2	15.3	0.5
Coldstream	0.3	8.5	11.7	0.4
Duns	2.9	27.8	9.0	12.7
Earlston	0.9	21.5	0	10.5
Eyemouth	8.0	31.3	12.6	10.4
Galashiels	8.3	67.7	5.1	9.8
Hawick	45.8	38.3	1.3	10.5
Innerleithen	1.5	15.1	3.5	0
Jedburgh	0.9	16.8	1.4	16.4
Kelso	1.0	26.3	3.9	15.8
Lauder	0	9.6	0	7.1
Melrose	0	15.2	0	0
Newtown St Boswells	1.9	75.4	0.3	0.6

Peebles	0.3	24.9	9.6	0
Selkirk	0.9	11.7	1.2	13.9
St Boswells	0	0	0.7	0.9
Tweedbank	0	0	0	3.1
West Linton	0	4.9	2.8	0

Note: Figures are shown in hectares and have been subject to rounding.

Identified Regeneration Opportunities

Outputs from the Regeneration Working Group have highlighted the sites in table 2 as potential key sites and projects within the Borders:

Table 2 – Regeneration sites/projects identified through the Working Group

Settlement	Location
Eyemouth	Redevelopment in Harbour Road/Manse Road/ Church Street Area
Galashiels	Riverside Enhancements
	Transport Interchange
	Town Centre Improvements via Townscape Heritage Initiative
Jedburgh	Abbey Place
Selkirk	Town Centre Improvements via Townscape Heritage Initiative
	The Haining Estate
Hawick	Wilton Park
	Stonefield
	Wilton Mill/Commercial Road
Innerleithen	North of Town Centre/ Caerlee Mill
Newtown St Boswells	Village Centre
Kelso	Town Centre Improvements via Townscape Heritage Initiative/ Business Hub
Walkerburn	Caberston/ Old Mill

In addition to the specific projects and sites in table 2 it was agreed that all town centres in the Borders should be identified as areas for regeneration. Table 3 below shows the outputs of the Urban Capacity Study which identified 19 new sites, location plans and details of these sites are included in Appendix A4 of the Main Issues Report.

Table 3 – Regeneration sites/projects identified through the Urban Capacity Study

Settlement	Location
Duns	Disused Chicken Hatchery, Clockmill
Eyemouth	Former Eyemouth High School Extension
Eyemouth	Gas Holder Station
Eyemouth	Eyemouth Mill
Earlston	Halcombe Fields
Galashiels	Vacant buildings at Kirk Brae
Galashiels	Old Refuse Tip
Galashiels	Bylands
Hawick	Cottage Hospital
Hawick	Factory, Fairhurst Drive
Hawick	St Margaret's and Wilton South Church
Hawick	Former Council Houses, Eastfield Road
Hawick	Land of Mansfield Road
Hawick	Land east of Community Hospital

Hawick	Former N. Peal Factory, Carnarvon Street
Jedburgh	Riverside Mill
Selkirk	Land at Kilncroft/Mill Street
Selkirk	Souter Court
Innerleithen	Former Gas Works

It is to be noted sites identified as regeneration opportunities may have an existing planning permission on the site however the site has still been included in the MIR. This is to ensure the site is still identified should the planning application lapse or the site remain undeveloped.

The sites in tables 2 and 3 have been included in the MIR as they are seen as appropriate sites for regeneration for a variety of uses although they do not represent a comprehensive list of all the potential opportunities in the Borders. By including the sites in the MIR and the LDP encourages redevelopment of brownfield sites and also provides additional support to funding and grant applications. Many of the sites are in a significant state of disrepair and by allocating the sites within the LDP it is anticipated that during the period of the Plan the sites will be redeveloped for an appropriate use.