

Scottish Borders Council

Local Development Plan 2: Main Issues Report

Interim Environment Report

Appendix 7: Excluded Site Assessment Conclusions

Excluded sites

Berwickshire HMA

Allanton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AALLA001	West of Blackadder Drive	Allanton	Eastern	Housing	40	1.9	Excluded

Conclusions

The site was previously considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken for the proposal, however it was concluded that the site should not be taken forward for inclusion within the Housing SG.

There are a number of natural and built environment constraints, which were identified through the consultation process, including the following;

- Presence of an Ancient Woodland Inventory within the site, which results in a major biodiversity risk;
- Prime Quality Agricultural land within the site;
- Adjacent to the River Tweed SAC and SSSI;
- Flood Risk Assessment would be required;
- Adjacent to the Conservation Area;
- Limited access to public transport and employment;
- Roads Planning Officer cannot support the proposal; and
- Potential for EPS (bats and breeding birds).

Overall, taking the above into consideration, it is not considered that the proposal would be in keeping with the existing linear settlement pattern evident within Allanton, nor would respect the character of the existing village or the Conservation Area. There is potential that such an allocation would result in an adverse impact upon the natural and built environment as highlighted above. Furthermore, the Roads Planning Officer cannot support such a proposal. Therefore, given the above constraints within and adjacent to the site, the site will not be taken forward as a preferred/alternative option within the Main Issues Report.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AALLA002	Land south of Allanton I	Allanton	Eastern	Housing	5	0.3	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for housing development, with an indicative site capacity for 5 units.

The site lies to the south of Allanton. The western part of the site is currently sited within the development boundary for Allanton, while the eastern part of the site is outwith and breaks into the field.

There are a number of constraints regarding the development of this site, including the following;

- A Flood Risk Assessment would be required for any development;
- The site is located within an area of Prime Quality Agricultural Land;
- Mitigation would be likely for protected species;
- The site is located adjacent to the Conservation Area; and
- The trees and boundaries within the site should be protected.

However, the main concern is that the proposal pushes back the eastern settlement boundary and would not be consistent with the existing linear development pattern. Furthermore, the western part of the site is currently included within the settlement boundary and should a planning application come forward for housing, could be assessed against the Infill Policy contained within the LDP, to ascertain whether it complied. It is not considered that the extension of housing eastwards would respect the existing settlement pattern boundary or current development pattern. In conclusion, for the reasons outlined above, it is not considered that the proposed site should be taken forward for inclusion within the MIR as either a preferred or alternative site.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AALLA003	Land south of Allanton II	Allanton	Eastern	Housing	10	0.6	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for housing development, with an indicative site capacity for 10 units.

The site lies to the south of Allanton. The north west corner is currently sited within the development boundary for Allanton, while the eastern and southern part of the site is outwith and breaks into the field.

There are a number of constraints regarding the development of this site, including the following;

- A Flood Risk Assessment would be required for any development;
- The site is located within an area of Prime Quality Agricultural land'
- Mitigation would be likely for protected species;
- The site is located adjacent to the Conservation Area; and
- The trees and boundaries within the site should be protected.

However, the main concern is that the proposal pushes back the eastern and southern settlement boundary and would not be consistent with the existing linear development pattern. Furthermore, the western part of the site is currently included within the settlement boundary and should a planning application come forward for housing, could be assessed against the Infill Policy contained within the LDP, to ascertain whether it complied. It is not considered that the extension of housing eastwards and southwards away from the existing settlement boundary would respect the existing settlement pattern boundary or current development pattern. In conclusion, for the reasons outlined above, it is not considered that the proposed site should be taken forward for inclusion within the MIR as either a preferred or alternative site.

Auchencrow

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AAUCH001	Land to west of Auchencrow	Auchencrow	Eastern	Housing	5	1.4	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process and is located to the north west of Auchencrow. Auchencrow is not an identified settlement within the Local Development Plan, therefore occupies a countryside location. Ultimately, the allocation of a housing site at such a location, would not comply with the principles of the LDP. It is therefore not appropriate to allocate this site for housing. Should the applicant wish to pursue this matter, a planning application could be submitted for consideration against Policy HD2: Housing in the Countryside, contained within the Local Development Plan.

A number of constraints were identified, through the consultation process, which include:

- Flood Risk Assessment would be required for any development;
- The site lies within an area of Prime Quality Agricultural land;
- Protect trees and boundary features;
- Mitigation for protected species including breeding birds;
- Potential archaeological mitigation;
- Cumulative landscape concerns regarding the landscape character and village setting;
- The site gradually falls down from the south to the north; and
- The proposed development would not respect or be in keeping with the existing linear development pattern evident within Auchencrow.

In conclusion, taking the above into consideration, it is not considered that the site should be taken forward for inclusion within the MIR, as either a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AAUCH002	Land to east of Auchencrow	Auchencrow	Eastern	Housing	5	0.6	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process and is located to the north east of Auchencrow. Auchencrow is not an identified settlement within the Local Development Plan, therefore occupies a countryside location. Ultimately, the allocation of a housing site at such a location, would not comply with the principles of the LDP. It is therefore not appropriate to allocate this site for housing. Should the applicant wish to pursue this matter, a planning application could be submitted for consideration against Policy HD2: Housing in the Countryside, contained within the Local Development Plan.

A number of constraints were identified, through the consultation process, which include:

- Flood Risk Assessment would be required for any development;
- The site lies within an area of Prime Quality Agricultural land;
- Protection of trees and boundary features;
- Mitigation for protected species including breeding birds;
- Archaeological mitigation is likely;
- There are cumulative landscape concerns regarding the potential allocation of this site along with others put forward within Auchencrow, as part of this process; and
- The Roads Planning Officer is unable to support this development on the grounds that a safe vehicular access cannot be achieved.

In conclusion, taking the above into consideration, it is not considered that the site should be taken forward for inclusion within the MIR, as either a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AAUCH003	Land to north of Auchencrow	Auchencrow	Eastern	Housing	5	0.3	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process and is located to the north west of Auchencrow. Auchencrow is not an identified settlement within the Local Development Plan, therefore occupies a countryside location. Ultimately, the allocation of a housing site at such a location, would not comply with the principles of the LDP. It is therefore not appropriate to allocate this site for housing. Should the applicant wish to pursue this matter, a planning application could be submitted for consideration against Policy HD2: Housing in the Countryside, contained within the Local Development Plan.

A number of constraints were identified, through the consultation process, which include;

- Flood Risk Assessment would be required for any development;
- The site is located within an area of Prime Quality Agricultural land;
- Protection for trees and boundary features;
- Mitigation for protected species including breeding birds;
- Archaeological mitigation is likely;
- There are cumulative landscape concerns regarding the potential allocation of this site along with other put forward within Auchencrow, as part of this process; and
- The Roads Planning Officer is unable to support this development on the grounds that a safe vehicular access cannot be achieved.

In conclusion, taking the above into consideration, it is not considered that the site should be taken forward for inclusion within the MIR, as either a preferred or alternative option.

Birgham

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ABIRG005	Land south east of Treaty Park	Birgham	Rest of Borders	Housing	15	1.7	Excluded

Conclusions

The site was submitted for consideration through the 'Call for Sites' process. The site lies to the north of the Birgham settlement boundary.

It should be noted that this site formed part of a larger site, which was considered as part of the Local Plan, Local Plan Amendment and Local Development Plan. The larger site considered, included an additional area to the north of the proposed site. The larger site was rejected by the Reporter at the Local Plan Inquiry, where the Reporter agreed with the Council's assessment. However, the Reporter stated that the site is capable of accepting development and this potential could always be considered, if appropriate, in a future review of a Local Plan.

However, this is a slightly different site currently under consideration, which has to be assessed on its own merits. There were a number of constraints identified through the consultation, which are outlined below;

- Flood investigations would be required;
- Site is located on Prime Agricultural land;
- Potential archaeology evaluation would be required; and
- Roads Planning Officer is unable to support the proposal, due to the absence of a suitable vehicular access point.

The Roads Planning Officer expanded and advised that the 2 locations proposed, would fail to provide appropriate junction visibility requirements due to a combination of factors such as the geometry of the road and the position of adjacent buildings. The site could be satisfactorily accessed from Main Street via the ground immediately to the west of the car park serving the Fisherman's Arms Public House, however this land is outwith the site boundary. In conclusion, taking the above into consideration, the site will not be taken forward for inclusion within the MIR as either a preferred or alternative option.

Burnmouth

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ABURN005	Land to west of Lyall Terrace	Burnmouth	Eastern	Housing	15	1.2	Excluded

Conclusions

The site was submitted for consideration, as part of the 'Call for Sites' process. This site was previously assessed as part of a larger site, as part of the Local Plan Inquiry 2006. The eastern part of this site was assessed as part of the Local Plan Amendment (ABURN004), however on both occasions the site was not included. The site is assessed overall as doubtful because development of this extended site would create a large housing area out of proportion with the small cluster of the settlement to the east and change its character when viewed from the A1. The site would extend the settlement in a linear fashion to the north west into the countryside, which currently forms its setting. The site is also sited within the Berwickshire Coast SLA and there is the potential that this site would impact upon the setting of the coastline. The Roads Planning Officer does not object to the proposal, stating that access must be taken from the existing allocation to the east (ABURN003). Therefore, this site would be reliant on the delivery of (ABURN003) in the first instance before it could be developed. Consideration would also need to be given to any surface water runoff. There are also potential school capacity issues.

In conclusion, taking the above into consideration, it is considered that the site should not be taken forward for inclusion within the MIR as either a preferred or alternative option. There is currently an existing housing allocation within Burnmouth for 10 units, which remains undeveloped to date. It is not considered that this site would be an acceptable addition to the settlement for the above reasons, especially given it would be reliant on the delivery of a currently undeveloped site.

Cockburnspath

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOPA006	Land west of Callander Place	Cockburnspath	Rest of Borders	Housing	40	1.5	Excluded

Conclusions

The site was submitted for consideration as part of the 'Call for Sites' process. The land owner has indicated that a RSL is interested in developing this site for affordable housing. The proposed site extends to the west of the existing settlement boundary, beyond Callander Place. The LDP states that development into the open fields to the west should be avoided to maintain the settlement form. It is therefore considered that this site would not maintain or respect the existing settlement form of Cockburnspath. There are a number of constraints identified, which are outlined below;

- Consideration would need to be given to surface water runoff;
- Surface Water Hazard identified at the site;
- Site located within Prime Quality Agricultural land;
- Protect the hedgerow and boundary features;
- Mitigation for protected species including breeding birds;
- Archaeology mitigation may be required;
- Drainage Impact Assessment would be required in respect of WWTW;
- Water Impact Assessment would be required in respect of WTW; and
- The Roads Planning Officer cannot support development on this site, given that the existing public road infrastructure is not of a sufficient standard to accommodate the traffic associated with such a development.

In conclusion, taking the above into consideration, it is not considered that the site should be included within the MIR, as either a preferred or alternative option. Furthermore, it should be noted that the existing established land supply within the settlement is 111 units, which includes 2 large housing allocations. Therefore, it is considered that Cockburnspath has sufficient housing allocations for the LDP2 period. The suitability for allowing RSL housing on this site could be tested via a planning application.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MCOPA002	Land opposite Dunglass Park	Cockburnspath	Rest of Borders	Mixed Use	40	5.3	Excluded

Conclusions

The site was considered as part of the Housing SG, however was not included. The site was most recently submitted as part of the 'Call for Sites' process for consideration. The proposal is for a mixed use development on the east side of the A1, outwith the Cockburnspath settlement boundary. The LDP states that development into the open fields to the west should be avoided to maintain the settlement form. It is considered that development on this site would be detached from the existing settlement boundary and separated by the road. There is no connectivity or linkage from the proposed site into the existing settlement boundary. Furthermore, the LDP outlines that the preferred area for any expansion within Cockburnspath is to the north.

There are a number of other constraints identified which are outlined below:

- Transport Statement would be required;
- Drainage Impact Assessment for WWTW required;
- Water Impact Assessment for WTW required;
- Potential ponding;
- Site is within an area of Prime Quality Agricultural land;
- SNH raised concerns regarding the potential adverse impact on the natural heritage and advise that reasonable alternatives should be considered;
- Potential for archaeological mitigation; and
- Protection of trees and hedgerow boundary features, mitigation for protected species.

In conclusion, taking the above into consideration, it is not considered that the site should be taken forward for inclusion within the MIR as either a preferred or alternative option. Furthermore, it should be noted that the existing established land supply within the settlement is 111 units (2017 HLA), which includes 2 large housing allocations. Therefore, it is considered that Cockburnspath has sufficient housing allocations for the LDP2 period.

Coldingham

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOLH005	Land north west of Creel House	Coldingham	Eastern	Housing	5	0.8	Excluded

Conclusions

This site is not located within or adjacent to the settlement of Coldingham. The site is in fact detached, by approximately 3 miles from Coldingham and is located at Coldingham Sands. Therefore, the site occupies a countryside location. Ultimately, the allocation of a housing site at such a location, would not comply with the principles of the LDP. It is therefore not appropriate to allocate this site for housing. Should the applicant wish to pursue this matter, a planning application could be submitted for consideration against Policy HD2: Housing in the Countryside, contained within the LDP. Furthermore, there are a number of constraints regarding this site, which are outlined below;

- Consideration of potential surface water run-off;
- Protect hedgerow boundary features;
- Mitigation for protected species;
- Lies within the Berwickshire Coast SLA; and
- The Roads Planning Officer is supportive of the proposal, as long as it is for no more housing than is permitted off a private access. Furthermore, they would require some road improvements to the existing road.

It should be noted that although the site is located within the SLA, the site is relatively contained and not readily visible from the surrounding area. Therefore, some form of development could be accommodated within the site. However, notwithstanding the above, the site is ultimately not within or adjacent to an existing settlement boundary and is ultimately housing in the countryside. Such a proposal would require to be assessed against Policy HD2. In conclusion, taking the above into consideration the site will not be included within the MIR as either a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOLH006	Land to west of Reston Road	Coldingham	Eastern	Housing	20	1.1	Excluded

Conclusions

This site was previously assessed as part of a larger site, as part of the previous Local Development Plan (ACOLH002) and was not included.

The site lies to the south west of the existing Coldingham settlement boundary and is immediately adjacent to the Conservation Area. There are concerns that the development of this site could allow for backland development, which could affect the overall status of the Conservation Area of the town. There is a drop in levels between the road and the eastern boundary of the site. Therefore, the development of the site would likely result in the loss of a large portion of mature trees and retaining wall, to allow an access to be formed. This has the potential to have an adverse impact upon the landscape and visual character of the area. Furthermore, the Roads Planning Officer cannot support the development of this site, given the limitations of the site. The Officer states that the retaining wall and the level difference between the road and the field would result in significant engineering works to achieve the necessary gradients and visibility splays. Secondly, the absence of a footway in Bridge Street (A1107), and inability to provide one, make it difficult to integrate the proposed site into the hub of the community and raises the question of pedestrian safety. There are a number of other constraints to development of this site, which are outlined below;

- Flood Risk Assessment would be required;
- Maintenance buffer strip required, in respect of the water body within/adjacent to the site;
- Drainage Impact Assessment would be required in respect of the WWTW;
- Water Impact Assessment would be required in respect of the WTW;
- Consideration would need to be given to surface water runoff; and
- The site is located within an area of Prime Quality Agricultural land.

In conclusion, taking the above into consideration, it is not considered that this site be taken forward for inclusion within the MIR, either as a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOLH007	Land to south east of Homefield Cottage	Coldingham	Eastern	Housing	5	0.3	Excluded

Conclusions

The site was assessed as part of a larger site, as part of the Local Plan (BCL8) and was not included within the Local Plan. The site lies to the east of Coldingham, however is detached from the existing settlement boundary on the northern side of the road and does not have a clear connection to the existing settlement boundary/development pattern. There is currently no development on the southern side of the road beyond the settlement boundary and this site would extend housing along the road eastwards away from the boundary.

The site lies within the Berwickshire Coast SLA and there is the potential that any development on this site could impact the landscape and visual amenity of the wider area. The site would be a linear extension of the development boundary and have the potential to impact upon the landscape and visual amenity of the wider area.

The Roads Planning Officer is unable to support development on this site for the following reasons. The site is divorced from the main body of Coldingham and would offer little scope for integration with the existing street network. The detached nature of the site means it suffers from an absence of street lighting, pedestrian provision and a 30mph speed limit and so does not stack up well from a sustainable transport point of view.

There are a number of other constraints, identified as part of the consultation, which are outlined below:

- Sited within an area of Prime Quality Agricultural land;
- Protection of hedgerow boundary features required;
- Mitigation for protected species and breeding birds required;
- Within the Special Landscape Area 'Berwickshire Coast'; and
- Drainage Impact Assessment required in respect of the WWTW.

In conclusion, taking the above development constraints into consideration, it is not considered that the site should be taken forward for inclusion within the MIR, as either a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOLH008	Land to south east of Law House	Coldingham	Eastern	Housing	7	0.5	Excluded

Conclusions

A slightly larger site than this was considered as part of the Local Development Plan for mixed use development (MCOLH002) and was not included within the previous LDP. The site is detached from the edge of the existing settlement boundary at Coldingham. Development on this site would change the character at the end of the village, however it may be possible that screen planting would compensate. However, there are a number of constraints to development on the site, which are listed below;

- The site is on Prime Quality Agricultural land;
- Drainage Impact Assessment (DIA) would be required in respect of the WWTW;
- Any development would need to ensure that it respects the C listed building 'Law House'; and
- The Roads Planning Officer cannot support the development of this site, given that the site is divorced from the main body of the settlement and would offer limited scope for integration with the existing street network.

It should be noted that the Roads Planning Officer could not support this site when previously considered as part of the LDP (MCOLH002) either. Therefore, there has been no change in circumstances since that time. In conclusion, taking the above into consideration, it is not considered that the site should be taken forward for inclusion with the MIR, either as a preferred or alternative site.

Coldstream

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOLD012	Land to south of Former Cottage Hospital	Coldstream	Rest of Borders	Housing	100	6.0	Excluded

Conclusions

The site lies to the south west of Coldstream. There is an existing strong woodland belt on the western edge of Coldstream, which forms a pronounced finish to the town. There is a large intervening open field, between the site and the aforesaid woodland belt. Therefore, the site is too remote from the well defined development boundary of Coldstream to the west and does not relate well to the existing Coldstream settlement boundary. There are a number of constraints regarding the development of this site, which are outlined below;

- Site lies adjacent to the River Tweed SSSI and SPA;
- Protect and enhance the existing boundary features, where possible;
- Potential flooding constraint, further investigation required;
- Prime Quality Agricultural Land on and adjacent to the site;
- SBC Designed Landscapes adjacent to the site (Hirsel to the north and Lees to the east);
- Hirsel Garden and Designed Landscape lies to the north;
- Drainage Impact Assessment required for WWTW & Water Impact Assessment required for WTW;
- Archaeology record within the site for the Cottage Hospital; and
- Historic Scotland Scheduled Monument within the site for the Cottage Hospital in the south west corner.

Historic Environment Scotland state that the development of this site may raise issues of national significance, given the proximity to the enclosed settlement Cottage Hospital. Any development would need to avoid the monument entirely. The Archaeology Officer has advised that there should be no development within the Scheduled Monument or an area of at least 50m around it and recommends that the site is not taken forward.

The Roads Planning Officer advises that although there is a satisfactory access, they raise concerns regarding the detachment of the site from Coldstream. The Officer states that only the eastern portion of this site should be considered for development, but only if and when the intervening land is developed first.

In conclusion, taking the above into consideration, it is not considered that the site will be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOLD013	Hillview North II	Coldstream	Rest of Borders	Housing	200	10.2	Excluded

Conclusions

The entire site forms part of the longer term housing site (SCOLD001), which is identified within the LDP. The southern part of the site was allocated as part of the Housing SG (ACOLD011) in November 2017 for 100 units. The site would integrate well into the settlement with appropriate landscaping and protection should be given to the existing boundary features, where possible. There are good infrastructure and connectivity opportunities, including road access from the adjacent employment allocation, existing housing allocation (ACOLD011) and Hill view, with a minor link from Priory Bank. A Transport Assessment would be required for the development of this site. The following must also be taken into consideration when developing this site; mitigation for breeding birds, archaeology, buffer protection zones along the southern boundary, landscaping along the western/northern boundary, open space provision, buffer zone between the site and allocated employment site and the future integration with the potential longer term housing site to the west. Consideration must be given to incorporating a pedestrian link to the Core Path which joins Duns Road to the west and A6112 to the east.

It should be noted that this site excludes a portion of (SCOLD001), along the northern and western boundary. Another site is also under consideration (ACOLD014) for housing. The site boundary for (ACOLD014) is the remaining part of (SCOLD001) which is not yet allocated. This site is smaller and excludes the indicative landscaped area. Although there are no constraints to developing this site, it is considered that any future allocation should include the full remainder of (SCOLD001).

In conclusion, this site will not be taken forward for inclusion within the MIR. However, the larger site (ACOLD014) will be taken forward as an alternative option within the MIR.

Duns

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ADUNS024	Land North of Peelrig Farm	Duns	Eastern	Housing	100	4.1	Excluded

Conclusions

The site was considered recently as part of the Housing SG, however was not included. Although the site is preferred in respect of the Landscape Capacity Study, there are a number of constraints associated with the development of this site. These constraints are outlined below;

- Flood Risk Assessment would be required for any development, to investigate flood risk and surface water runoff issues;
- Waterbody within the site, therefore maintenance buffer strip would be required;
- The site is located within an area of Prime Quality Agricultural land;
- Drainage Impact Assessment for WWTW and Water Impact Assessment for WTW;
- Historic Environment Record, 'Mill Dam' lies adjacent to the site; and
- The key greenspace (Duns Railway Line) lies adjacent to the site.

Economic Development have advised that this field may be better served as a future employment land expansion site. There is no obvious access for housing expansion, from within the existing housing estates, and will make any vehicular access lengthy and confusing. The Roads Planning Officer has also raised concerns regarding the access and are unable to support this development. The surrounding road network, including the junction of Trinity Park and Station Road, is not of a standard suitable for serving a significant level of development such as this. The industrial estate road to the south is not appropriate for shared use with residential traffic.

In conclusion, taking the above into consideration, it is considered that the site will not be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ADUNS027	Land north of Preston Road	Duns	Eastern	Housing	7	1.9	Excluded

Conclusions

The site was submitted for consideration as part of the 'Call for Sites' process. The site was previously submitted for consideration as part of the Housing SG and was not taken forward. It is acknowledged that the applicant/agent has submitted additional supporting information, to address the points raised within the Housing SG RAG assessment. At the Housing SG stage only an initial stage 1 RAG assessment was undertaken. In light of the recent submission and additional information submitted, a full site assessment has been undertaken as part of this process, including internal and external consultation. Further to the site assessment, a number of constraints were identified which are outlined below;

- The site is located within an area of Prime Quality Agricultural land;
- Consideration to surface water runoff;
- The site is located within the Designed Landscape 'Duns Castle';
- The site is located within the SBC Designed Landscape 'Duns';
- The site is constrained within the Landscape Capacity Study;
- There are a number of Historic Environment Records identified within the site;
- The site lies adjacent to the Category C listed building, 'Wellfield Cottage'; and
- Archaeological investigations are required.

Further information has been submitted by the agent, regarding the designed landscape, including photographs. In respect of landscape and visual impacts, the bank rises up steeply and therefore, any development would be quite a prominent addition to the settlement in terms of visual impact. It is therefore doubtful how well the site would integrate within the landscape. A slightly smaller site boundary was considered as part of the Local Plan Inquiry, where the Reporter endorsed the Council's assessment that its development would have an adverse impact on the views, character and setting of Duns and would unnecessarily elongate the town away from local services and facilities.

There are currently 6 housing allocations, 3 re-development allocations and 1 longer term mixed use site within Duns, as contained within the Local Development Plan. This totals 330 units within the established housing land supply, as contained within the most recent HLA (2017). It is considered that there is limited capacity for an additional housing allocation within Duns, given the number of housing units currently available for development within the land supply. In respect of the further information submitted regarding the deliverability of existing allocations, it should be noted that all existing allocations have been reviewed as part of the MIR process.

In conclusion, taking the above into consideration, the site will not be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MDUNS003	Land South of Earlsmeadow	Duns	Eastern	Mixed Use	180	11.2	Excluded

Conclusions

The site forms part of the longer term mixed use site (SDUNS001) which is currently identified within the LDP. The entire mixed use site (MDUNS004) and a phase of the site (MDUNS005) are also being considered as part of this process. It should be noted that all 3 of the sites were recently considered for inclusion within the Housing SG and none were taken forward as part of that process.

The site has good access to public services, employment and public transport. Furthermore, the site would result in minimal visual impact from the entrance to Duns. The site has good integration and connectivity with the existing settlement. The following constraints and mitigation would be needed to be considered as part of any development;

- A Flood Risk Assessment would be required to assess any potential flood risk and mitigation as required;
- There is a lack of opportunities for connectivity and integration to the north east of the site, given the omission of the corner of the longer term mixed use site within the LDP;
- Drainage Impact Assessment (WWTW) and Water Impact Assessment (WIA);
- The site leaves a gap between the potential developable site and the existing housing allocation (ADUNS010) and (BD4B) to the east, therefore there is a lack of integration and connectivity;
- Potential archaeology within the site, HER record identified for 'Grueldykes', therefore appropriate investigations and mitigation would be required;
- Structure planting would be required along the southern and western boundary to mitigate any adverse visual impacts within the wider area;
- The opportunity to connect into the existing path network is restricted due to omitting the north east part of the larger site;
- The site is located within an area of Prime Quality Agricultural Land; and
- There is a current requirement as part of the LDP for the provision for a tourism events area to facilitate tourism events which must be met.

In conclusion, it is considered that there are constraints with the site boundary proposed, with the omission of the north east/east part of the site, which results in a lack of integration and connectivity. This also presents issues in terms of connecting in with the existing path networks. Therefore, taking everything above into consideration, the site will not be taken forward as a preferred or alternative site within the Housing SG. However, (MDUNS005) will be taken forward as an alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MDUNS004	South of Earlsmeadow	Duns	Eastern	Mixed Use	200	16.1	Excluded

Conclusions

The site is currently identified within the LDP for longer term mixed use development potential (SCOLD001). A phase of this site is also being considered as part of this process (MDUNS005) to the north and (MDUNS003) which occupies an area to the west. It should be noted that all 3 of these sites were recently considered for inclusion within the Housing SG and none were taken forward as part of that process.

The site has good access to public services, employment and public transport. Furthermore, the site would result in minimal visual impact from the entrance to Duns. The site has good integration and connectivity with the existing settlement. The following constraints and mitigation would need to be considered as part of any development;

- Flood Risk Assessment would be required;
- There is an existing wetland area in the north east corner of the site, there would be a requirement to safeguard this;
- The site is located within an area of Prime Quality Agricultural land;
- Potential archaeology within the site, HER record identified for 'Grueldykes', therefore appropriate investigations and mitigation would be required;
- Structure planting and landscaping would be required along the southern and western boundaries of the site;
- Should this site be delivered, there would be school capacity constraints;
- There is a current requirement as part of the LDP for the provision for a tourism events area to facilitate tourism events which must be met;
- Drainage Impact Assessment for WWTW and Water Impact Assessment for WTW;
- Minor drainage issues which would need to be addressed and
- Respect the area of greenspace adjacent to the site, 'Duns Park.

The Roads Planning Officer raised no objections to the development of this site, with the main access being taken from the A6015 through the housing allocation (ADUNS023), with a potential minor link through Station Avenue to the south east. A Transport Assessment would be required for any development.

In conclusion, taking into consideration the number of units already allocated within Duns, it is considered that the release of Phase 1 (MDUNS005) if any, would be sufficient for the purposes of the LDP2. There are currently 330 established units within the land supply (HLA 2017), 151 of these are considered to be effective while the remainder are post year 5. This would allow the southern part of the site, to be retained for potential future mixed use development and released in subsequent Local Plans. Therefore, this site will not be taken forward as a preferred or alternative site within the Housing SG.

Eyemouth

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AEYEM001	Land West of Eyemouth	Eyemouth	Eastern	Housing	120	5.4	Excluded

Conclusions

This site was previously considered for inclusion as part of the Housing SG, however was not taken forward for inclusion. There are a number of constraints identified with the development of this site, which are highlighted below;

- A Flood Risk Assessment would be required;
- There is a water body within/adjacent to this site;
- Drainage Impact Assessment (DIA) for WWTW and Water Impact Assessment (WIA) for WTW;
- Consideration would need to be given to the identified Surface Water Hazards within the site;
- The site is located within Prime Quality Agricultural land;
- The site would have limited visual impacts on the settlement itself, however would be prominent from the approach road which leads in from Ayton; and
- The Roads Planning Officer raised concerns with the site, on the grounds that there is not a suitable access point. Therefore, recommend that the site is not included as an option within the MIR.

The applicant submitted further supporting information since the Housing SG, in respect of existing undeveloped allocations within Eyemouth. It should be noted that all existing allocations within the LDP were subject to review as part of this MIR process. However notwithstanding this, taking the above into consideration, it is considered that the site should not be included as an option within the MIR, given the constraints identified above. There is no suitable access point, therefore, this matter alone prohibits the development of housing on this site.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MEYEM002	Land to North West of Eyemouth	Eyemouth	Eastern	Mixed Use	200	10.5	Excluded

Conclusions

This site was considered as part of the Housing SG and was not included. It is considered that there is an already adequate housing land supply through the allocated sites (BYE2B & BEY15B) within Eyemouth, given the slow take up of sites recently due to the market conditions.

There are a number of constraints with the development of this site, including;

- Requirement for a Flood Risk Assessment;
- Surface Water Hazards within the site;
- There is a water body within/adjacent to the site;
- The site is located in an area of Prime Quality Agricultural land;
- Drainage Impact Assessment for WWTW and Water Impact Assessment for WTW;
- There is archaeological constraints within the site. As a result, the Archaeology Officer has advised that the site is not taken forward for inclusion within the MIR as an option;
- The site is constrained within the Landscape Capacity Study. The LCS states that development on this site would be visually prominent and exposed. The site is constrained by the lack of shelter and likely visual impact of development, which would breach the ridges and skyline which provides strategic containment for the settlement;
- The Roads Planning Service raised concerns regarding the extension of the development westwards; and
- A Transport Assessment would be required for any development.

The applicant submitted further supporting information since the Housing SG, in respect of existing undeveloped allocations within Eyemouth. It should be noted that all existing allocations within the LDP were subject to review as part of this MIR process. However notwithstanding this, taking the above into consideration it is not considered that this site should be taken forward for inclusion within the MIR as an option. It is considered that development in such a location has the potential to result in adverse impacts upon the wider landscape and visual context of the area.

Gordon

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AGORD005	Land to west of Station Road	Gordon	Rest of Borders	Housing	20	1.2	Excluded

Conclusions

The site has been submitted for consideration, for 20 units. The site is located to the north of the existing settlement boundary, located to the north of Manse Road. There is an existing housing allocation directly adjacent to the west of this site. Manse Road lies to the south and Station Road to the east. The following constraints are identified within the site;

- The site is on the list of potential Local Biodiversity sites (not yet assessed), Gordon Station Plantation Meadow. The site is included within the SNH grassland survey and Berwickshire BSBI site register. The SBC Ecology Officer predicts that development on this site would result in a major biodiversity impact and the site is potentially unsuitable;
- The site is located within an area of Prime Quality Agricultural land;
- There are mature trees located within the site and along Station Road, a number of which have Tree Preservation Orders 'Coronation Trees';
- The Roads Planning Officer advised that access is possible solely from Manse Road serving the site, however the preference would be to have an additional access from Station Road;
- The formation of an access from Station Road may result in the loss of some trees. An access served from Manse Road would require the loss of trees on the corner of the road for road widening; and
- A Transport Statement would be required for any development.

There are a number of constraints identified within this site including; access, TPO's and Gordon Station Plantation Meadow. There is also an existing housing allocation within Gordon adjacent to this site, for 18 units. On balance, it is considered that there is another more suitable site, without constraints (AGORD004) also under consideration. Therefore, taking into consideration the above, on balance this site will not be included within the MIR as option for housing.

Greenlaw

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
SBGRE001	Greenlaw Development Boundary Amendment	Greenlaw	Rest of Borders	Development Boundary	N/A	0.3	Excluded

Conclusions

The alteration to the Greenlaw Development Boundary was submitted as part of the Call for Sites process. It proposes to extend the settlement boundary northwards on the eastern side of Halliburton Road. The applicant indicates that the site could accommodate an infill opportunity for between 3 and 5 houses.

It is not considered appropriate to expand a settlement boundary merely in order to provide infill opportunities within the settlement itself, without a formal allocation. The number of units the site could accommodate would not be large enough for a formal housing allocation. Furthermore, there is a plentiful supply of housing land within Greenlaw at present and from other larger sites being proposed within the MIR. Therefore, in conclusion the settlement boundary alteration will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MGREE004	Poultry Farm	Greenlaw	Rest of Borders	Mixed Use	N/A	2.3	Excluded

Conclusions

The site was previously considered for housing as part of the Housing SG (AGREE007), however was not included within the Adopted Housing SG. It should also be noted that the site is also under consideration for housing as part of the LDP2 MIR process (AGREE009). Further to this, a planning application (16/01360/PPP) was granted planning consent, subject to appeal by the Scottish Government. Therefore, the principle of housing on this site has been established through this consent.

The site is directly adjacent to the existing settlement boundary therefore the site provides a logical extension to Greenlaw and would integrate well with the existing settlement. There are no insurmountable planning constraints regarding the development of this site. The site is brownfield land currently disused poultry units. Development on this site would be welcomed. However, through the consultation process, the following constraints/mitigation were identified:

- The site is brownfield land, therefore potential contamination should be investigated and mitigated;
- Floor Risk Assessment likely required;
- The site is located within Prime Quality Agricultural land;
- Protection for boundary features;
- Mitigation to ensure no significant effect on River Tweed SAC/SSSI;
- Assessment of ecology impacts and provision of mitigation, where appropriate; and
- Early engagement with Scottish Water in respect of the waste water treatment works capacity and water treatment works.

In conclusion, there are no insurmountable planning constraints to the development of this site, subject to appropriate mitigation. However, given the recent approval by the DPEA for housing on this site, the mixed use proposal (MGREE004) will not be included within the MIR. Rather, the housing site (AGREE009) will be taken forward as a preferred option.

Hutton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHUTT003	Land East of Hutton	Hutton	Eastern	Housing	15	1.7	Excluded

Conclusions

The site was submitted as part of the Call for Sites process for housing. Further to a site assessment and consultation, the following constraints were identified;

- Site is located within Prime Quality Agricultural land;
- Protection for boundary features;
- Mitigation for protected species;
- Potential archaeology within the site; and
- Adjacent to a listed building.

The proposal is for 15 units on a large site to the east of Hutton. It is not considered that there are insurmountable planning constraints to this site being developed. However, the LDP currently identifies a housing allocation within Hutton (BHU2B) for 11 units, which has not been developed to date. The site was only allocated within the Local Plan 2008, therefore is considered to be a relatively recent allocation. Furthermore, taking into consideration the fact that the economy crashed soon after the allocation and the housing completion rate has never recovered within the Borders. It is therefore considered the existing allocation is sufficient for the LDP2 period. In conclusion, the site will not be taken forward as an option within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHUTT004	Land to South of Hutton	Hutton	Eastern	Housing	7	1.0	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process. The site is under consideration for 7 units and is located to the south of the Hutton settlement boundary. Further to the site assessment and consultation process, the following constraints were identified;

- The site is located within an area of Prime Quality Agricultural land;
- Flood Risk Assessment would be required, in respect of flood risk and surface water runoff;
- There is a water body within/adjacent to the site, therefore maintenance buffer strip would be required;
- Potential co-location issues with the site and Hutton STW;
- The Ecology Officer states that the site is recorded as semi-neutral grassland with hedgerow and trees on the boundary. There is the potential for connectivity with the River Tweed SAC/SSSI and appropriate mitigation would be required;
- Protect the boundary features and mitigation for protected species including breeding birds;
- The site is not well related to the existing properties within Hutton and the site appears detached from them;
- Potential archaeology mitigation required;
- Site location is a further linear extension of the settlement southwards; and
- The Roads Planning Officer is unable to support this proposal, advising the site is somewhat detached from the rest of the village and does not allow for proper integration into the surrounding street network.

The LDP currently identifies a housing allocation within Hutton (BHU2B) for 11 units, which has not been developed to date. The site was only allocated within the Local Plan 2008, therefore is considered to be a recent allocation. Therefore, at this point in time it is not considered any additional housing allocations are required in Hutton for the new plan period. Furthermore, there are a number of identified constraints on the site, including the Roads Planning Officer who is unable to support the proposal. Therefore, in conclusion the site will not be included within the MIR.

Preston

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APRES004	Land north east of Preston	Preston	Eastern	Housing	5	0.5	Excluded

Conclusions

The site was submitted as part of the Call for Sites process. The proposal is for the allocation of the site for housing, with an indicative site capacity for 5 units. The site is located to the north of 'The Forge' in Preston. Further to the site assessment and consultation process, the following constraints were identified during the consultation process;

- Site is located within an area of Prime Quality Agricultural Land;
- Protect boundary features and provide mitigation for protected species including breeding birds;
- Preston has a linear settlement. The site would not respect the existing settlement pattern or character of Preston; and
- Any development must ensure that it protects the natural heritage assets and links in with the wider biodiversity;

The Roads Planning Officer advises that access must be taken from 'The Forge', given that the access to the west is not a suitable means of vehicular access. This would require access via the field to the east of 'The Forge', which is currently outwith the proposed site boundary.

There is an existing re-development site allocated within Preston for 45 units. However, the site is proposed to be removed as part of the MIR process, given that the site is currently an operational farm. It is proposed that it remains within the settlement boundary of Preston. Although the site is being removed, Berwickshire has a healthy housing land supply going forward into the LDP2. Therefore, it is not considered that a replacement site within Preston itself is needed to meet the housing land requirements for the next plan. The site currently under consideration is owned by the same land owner as the site proposed for removal (zRO16). However, it is not considered that the allocation of (APRES004) would respect the existing settlement pattern or character of Preston itself. Therefore, notwithstanding the potential access constraint which requires the field to the east of 'The Forge', it is not considered that housing on this site would respect the existing settlement pattern or character of Preston, given its linear nature.

In conclusion, the site will not be included within the MIR as either a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APRES005	Land north of Preston	Preston	Eastern	Housing	21	2.1	Excluded

Conclusions

This site was submitted as part of the Call for Sites process. The proposal is for the allocation of the site for housing, with an indicative site capacity for 21 units. The site is located to the north of existing residential properties along the B6355, Law View and The Anvil. The following constraints were identified through the consultation process;

- The site is located within Prime Quality Agricultural land;
- Consideration must be given to surface water runoff within the site;
- Protection should be given to the existing boundary features and mitigation provided for protected species including breeding birds;
- The site would appear to be backland development and would not respect the existing pattern of development or the character of Preston, given the linear nature;
- Any development must consider linkages with the wider surrounding landscape and features;
- A Transport Statement would be required for any development; and
- The Roads Planning Officer is only able to support this site, if the adjacent site (APRES004) to the east is also allocated, as vehicular access to the site will have to be taken via (APRES004). It should be noted that the existing access track to the east of the site is not suitable as a means of vehicular access.

There is an existing re-development site allocated within Preston for 45 units. However, the site is proposed to be removed as part of the MIR process, given that the site is currently an operational farm. It is proposed that it remains within the settlement boundary. Although the site is being removed, Berwickshire has a healthy housing land supply going forward into LDP2. Therefore, it is not considered that a replacement site within Preston itself is needed to meet the housing land requirements for the next plan. The site currently under consideration, is owned by the same land owner as the site proposed for removal (zRO16). However, it is not considered that the allocation of (APRES005) would respect the existing settlement pattern or character of Preston itself. It is noted that there are also potential access constraints regarding the delivery of (APRES004) to the east, which is also under consideration. Furthermore, (APRES005) relies on the delivery of (APRES004) before it can be delivered.

In conclusion, it is not considered that housing on this site would respect the existing settlement pattern or character of Preston, given its linear nature. Furthermore, taking the above into consideration, the site will not be included within the MIR as either a preferred or alternative option.

St Abbs

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASTAB001	Land to east of Northfield Farm Buildings	St Abbs	Eastern	Housing	9	0.9	Excluded

Conclusions

The site under consideration is for housing, with an indicative site capacity of 9 units. The following constraints were identified as part of the consultation;

- There is the potential for archaeology within the site and therefore mitigation may be required;
- Waterbody adjacent to the site, therefore maintenance buffer strip required;
- Private foul drainage would be required;
- The site is detached from St Abb's and offers high amenity value on the approach to the Conservation Area;
- The proposed site does not respect the existing settlement pattern of St Abb's, the Conservation Area and would not integrate well with the existing village;
- The site is located within an area of Prime Quality Agricultural land;
- The site falls within the Berwickshire Coast SLA;
- Protection must be given to the existing boundary features;
- Mitigation for protected species including breeding birds;
- Flood Risk Assessment would be required;
- The site is very sensitive in respect of landscape and visual impacts; and
- The Landscape Officer does not support the development of this site, as the site is very visible on the approach to St Abb's and coastal path to the north.

Overall, taking into consideration the above, it is re-iterated that the site is visually sensitive and detached from St Abb's. The development of this site has the potential to result in landscape and visual impacts. In conclusion, the site will not be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASTAB002	Land to west of St Abbs	St Abbs	Eastern	Housing	5	0.5	Excluded

Conclusions

The site lies to the west of St Abb's and is currently being considered for a housing allocation, with an indicative site capacity for 5 units. The site has limited access to public transport and good access to services and employment, given the proximity of Eyemouth and other nearby settlements. Following the consultation process, the following constraints were identified on the site;

- Protection would be required for the existing boundary features;
- Mitigation for protected species, including breeding birds;
- Site is adjacent to the St Abb's Conservation Area and any development must take cognisance of this;
- Site is adjacent to the identified key greenspace 'The Briery', sited to the east and any development must take cognisance of this;
- There is potential archaeological mitigation required;
- The site lies within the 'Berwickshire Coast' SLA; and
- The Roads Planning Officer cannot support the proposal, given the inability of Creel Road to cater for the additional traffic movements.

It is noted that the site relates well to the existing settlement boundary and it is not considered that any development would be readily visible from the majority of St Abb's. Given the rolling nature of the hills, St Abb's being set down into the cliff, the site would not be visible from the approach road from the west either.

In conclusion, taking the above into consideration, given the fact that the Roads Planning Officer cannot support such a proposal, the site will not be included within the MIR as either a preferred or alternative option for development.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASTAB003	Land to south of St Abbs	St Abbs	Eastern	Housing	10	1.4	Excluded

Conclusions

The proposal is for a housing allocation, with an indicative site capacity for 10 units. The site is located outwith the settlement boundary of St Abb's. The site is located adjacent to the Berwickshire Coast SSSI, Berwickshire and North Northumberland Coast SAC and St Abb's Head to Fast Castle SPA. The site has moderate biodiversity risk. The site has limited access to public transport and good access to services and employment, given the proximity of Eyemouth and other nearby settlements. Any development would need to ensure that the boundary features are protected and mitigation would be required where necessary, in respect of breeding birds and bats. There is the potential for archaeological mitigation within the site. Furthermore, the site lies within the Berwickshire Coast SLA.

The proposed site does not respect the existing settlement pattern of St Abb's and would not integrate well into the settlement. The proposal would extend the settlement further along the coastline, within close proximity to the SSSI, SAC and SPA. The site also occupies a very prominent position along the headland, impacting upon the setting of St Abb's. It is further considered that the development of this site would impact upon the landscape and visual amenity of the area. The Landscape Officer has also recommended that the site is not included within the MIR, the reasons included the potential impacts upon the SLA and coalescence between Coldingham Bay and St Abb's.

In addition to this, the Roads Planning Officer is unable to support this proposal, given the inability of Creel Road to cater for additional traffic movements. Therefore, taking all of this into consideration, the site will not be included within the MIR as a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RSTAB001	Northfield Farm Buildings	St Abbs	Eastern	Redevelopment	9	0.9	Excluded

Conclusions

The site lies to the north west of St Abbs, outwith the settlement boundary. The site has limited access to public transport, however good access to services and employment opportunities given the proximity to Eyemouth and other nearby settlements. There are a number of existing agricultural steading buildings on site at present and the proposal is to convert these into dwellings. Given the existing buildings on site, there is the potential for breeding birds and bats, therefore appropriate mitigation would be required. The site is somewhat detached from St Abbs and does not relate well to the existing settlement boundary or integrate into the existing settlement pattern. There is also the potential for archaeological mitigation on the site. The site is located within the 'Berwickshire Coast' SLA and any development would need to ensure careful design, to ensure there is no significant impact upon the SLA. There is limited water supply and no connection to sewers available.

Overall, the site is detached from St Abbs and does not relate to the existing settlement or integrate into the existing settlement pattern. Therefore, the allocation for a re-development site at such a location would not comply with the principles of the Local Development Plan. It is therefore not appropriate to allocate this site for re-development. There is a planning history on this site for conversions and new build housing, which were assessed under the Housing in the Countryside policy at the time. Should the applicant wish to pursue the current proposal, this would be best pursued by a planning application for consideration against Policy HD2: Housing in the Countryside.

In conclusion, the site will not be included within the MIR as either a preferred or alternative option.

Swinton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASWIN002	Land north east of Main Street	Swinton	Rest of Borders	Housing	30	2.4	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process. The proposal is for 30 units at the site, which is located to the north of Swinton. The site extends out northwards from the settlement boundary down towards the River Tweed. The following constraints were raised throughout the consultation process;

- Located within an area of Prime Quality Agricultural land;
- There is potential connectivity to the River Tweed SAC/SSSI and mitigation would be required, to ensure there is no significant effect on the River Tweed SAC;
- Flood Risk Assessment would be required;
- Mitigation is likely to evaluate potential archaeology within the site;
- Drainage Impact Assessment for the WWTW;
- Boundary features should be protected and mitigation provided for protected species;
- Development on this site would break into a field to the rear of the existing settlement. It is not considered that the site would be well related or integrated with the existing settlement, given the extent that the site extends towards the north; and
- The Roads Planning Officer is unable to support this proposal, regarding visibility and the proximity of the proposed access to an existing junction.

It is acknowledged that the site would not be visible from the approach road to the north east, Coldstream Road or from the west along Main Street. However, given the sloping nature of the site, it may be visible from the northern approach road along Duns Road. As stated above, Swinton has an existing linear development pattern. The proposed site would not represent the existing development pattern. Furthermore, it is not considered that the site would be well related or integrated with the existing settlement, given the extent of the site towards the north. It is considered that the proposed access point currently provides an area of amenity value for the wider community and includes a seating area which is enclosed by mature trees.

Taking the above into consideration, the site will not be included within the MIR as either a preferred or alternative option. It is worth also noting that there are 51 units within the established land supply in Swinton, which include an allocated housing site (BSW2B for 25 units) and a mixed use allocation (MSWIN002 for 25 units). Notwithstanding the above assessment, it is considered that there are sufficient allocations within Swinton for the LDP2 plan period.

Westruther

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWESR009	Land to south east of Kirkpark	Westruther	Rest of Borders	Housing	3	0.3	Excluded

Conclusions

The site was submitted as part of the Call for Sites process for housing. The site lies to the south of Westruther, directly to the south of the existing housing allocation (AWESR005), which is allocated for 5 units. The proposal is to extend the housing allocation (AWESR009) to include an additional small area of land to the south. However, it is considered too small to formally allocate through this process and sites should be able to comfortably accommodate at least 5 units. Therefore will not be included within the MIR as a proposed option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWESR010	Land to north of Westruther	Westruther	Rest of Borders	Housing	5	0.5	Excluded

Conclusions

The site was put forward for housing as part of the Call for Sites process, with an indicative site capacity for 5 units. The landowner has put forward 4 housing sites and 1 employment site for consideration. Further to a site assessment the following constraints were identified on the site;

- Flood Risk Assessment would be required;
- Potential for protected species, including breeding birds on the site, mitigation would be required;
- Existing boundary features should be protected and enhanced where possible;
- Potential for archaeology within the site;
- The allocation of this site would have a reliance on the delivery of the site to the south first, otherwise the site would be detached from the existing settlement boundary and Edgar Road;
- Transport Statement would be required; and
- Early engagement with Scottish Water in respect of the WWTW and WTW capacities.

It is acknowledged that there are no insurmountable planning constraints to the development of this site for housing. However, the site does rely on the site to the south (AWESR002) being developed first. The site is currently separated from the settlement boundary along Edgar Road, therefore without the development of the field to the south first (AWESR002), the site would not respect the existing development pattern. Therefore, it is proposed to take forward the site (AWESR002) within the LDP2 for housing. Once developed, this site could be taken forward in the future for housing and the site would form a logical extension to Westruther once (WESR002) is developed. Therefore, in conclusion, the site will not be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWESR011	Land to south of Mansefield House	Westruther	Rest of Borders	Housing	9	0.9	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process for housing. The site is being considered for housing with an indicative site capacity for 9 units. The land owner has put forward 4 housing sites and 1 employment site for consideration as part of the MIR process. Following consultation and site assessment, the following constraints have been identified on the site;

- Flood Risk Assessment required;
- Potential trees would need to be felled within the site;
- Potential archaeology within the site; and
- Early discussions with Scottish Water regarding the WWTW and WTW capacities.

Notwithstanding any constraints on the site, there is 1 existing housing allocation within Westruther within the LDP. It is not considered that an additional 2 are required as part of the LDP2 process. The site (AWESR002) under consideration is the preferred option for the first release of any additional sites out of the 4 submitted by the landowner. This is taking into consideration it's location adjacent to the existing settlement boundary and Edgar Road and lack of constraints within the site. This site could be looked at again in the future and assessed at that point in time, should other sites within Westruther be developed. In conclusion, the site will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWESR012	Land to north of Westertown	Westruther	Rest of Borders	Housing	6	0.6	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process for housing. The site is being considered for housing with an indicative site capacity for 9 units. The land owner has put forward 4 housing sites and 1 employment site for consideration as part of the MIR process. Following consultation and site assessment, the following constraints have been identified on the site;

- Development of a former brownfield site;
- Site respects the visual pattern of Westruther;
- Potential archaeology within the site;
- Early discussions with Scottish Water regarding the WWTW and WTW capacities; and
- Potential contamination due to the former use of the site.

Notwithstanding any constraints on the site, there is 1 existing housing allocation within Westruther within the LDP. It is not considered that an additional 2 are required as part of the LDP2 process. The site (AWESR002) under consideration is the preferred option for the first release of any additional sites out of the 4 submitted by the landowner. This is taking into consideration it's location adjacent to the existing settlement boundary and Edgar Road and lack of constraints within the site. This site could be looked at again in the future and assessed at that point in time, should other sites within Westruther be developed. In conclusion, the site will not be included within the MIR.

Whitsome

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWHIT003	Herriot Bank Farm	Whitsome	Eastern	Housing	8	0.5	Excluded

Conclusions

The site was assessed as part of the Housing SG for 8 units. An initial stage 1 RAG assessment was undertaken, however concluded that the site should not be taken forward as part of the Housing SG. The proposal currently under consideration has not altered since and is for the same proposal.

Whitsome is a linear settlement which follows an east to west direction and commands significant views over the Merse and Cheviots to the South. Therefore, given the linear nature, there is limited scope for further capacity within the settlement. The northern section of the site lies within the settlement boundary and could come forward through the development management process and considered against the infill policy. However the southern part of the site protrudes beyond the existing settlement boundary to the south and does not respect the existing settlement/development pattern evident within Whitsome. The site is brownfield land and there may be potential contamination within the site. Furthermore, there is potential archaeological mitigation on the site.

The site formed part of a larger site which was also considered as part of the Local Development Plan and it was concluded that there were other more suitable sites within the housing market area. There are limited services and amenities within Whitsome and there is a reliance on other nearby settlements to provide local services and amenities.

Therefore, taking the above into consideration, it is not considered that the site should be included as a preferred/alternative site for housing within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWHIT004	Land at Whitsomehill	Whitsome	Rest of Borders	Housing	5	0.6	Excluded

Conclusions

This site was assessed as part of the Housing SG. An initial stage 1 RAG assessment was undertaken which ultimately concluded not to take the site forward as part of the Housing SG.

The site is located within a countryside location, outwith any defined settlement boundary. The site does not relate to any existing settlement boundary. The agent for the landowner has indicated that given the number of houses at Whitsomehill, it should now be treated as a settlement. However, there are other rural locations which have a number of dwellings within proximity to each other and it is considered to be a common characteristic of the rural nature of the Scottish Borders.

The allocation of a housing site at such a location would not comply with the principles of the Local Development Plan. It is therefore not appropriate to allocate this site for housing. Should the applicant wish to pursue the matter, a planning application could be submitted for consideration against the Council's Housing in the Countryside Policy.

Furthermore, the Roads Planning Officer has indicated that they cannot support a proposal for a housing allocation at this site. The following constraints were also identified through the consultation process;

- There is no SW foul sewer network, investigation into a private connection would be required;
- The site is located within an area of Prime Quality Agricultural land;
- Protection should be given to the existing boundary features; and
- Mitigation for protected species including breeding birds.

Overall, taking the above into consideration, the site will not be taken forward within the MIR.

Central HMA

Charlesfield

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACHAR004	Charlesfield West II	Charlesfield	Central	Housing	50	6.2	Excluded

Conclusions

An allocation of 50 units here would be undesirable. The problems with this site primarily arise from its detachment from any existing settlement and the neighbouring industrial uses. The Roads Planning Team have raised some serious concerns around the need to upgrade Charlesfield Road to connect the site with St Boswells. This is likely to be prohibitively expensive. In design and sustainability terms there are real issues with allocating what would be a new small settlement in an isolated location where a large industrial estate is the main neighbouring use which has a range of uses on-site that may be undesirable for new residents. Education have raised concerns around primary schools capacity constraints and the likely need for an extension or new school in the area. This site does not have the basic ingredients for placemaking principles and a marketability issue could possibly be associated with this.

Clovenfords

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACLOV004	Land west of Bowland Road	Clovenfords	Central	Housing	130	13.4	Excluded

Conclusions

A smaller part of this site has been considered previously (within the south eastern area of the site, adjacent to the settlement boundary) through the Local Development Plan 2016 and the Local Plan Amendment 2009 (ACLOV001). It was not considered that the site was required to meet the strategic housing requirement in the Central Borders Strategic Development Area. Furthermore, the site was considered to be doubtful in terms of landscape capacity and access.

A number of constraints were identified, through the consultation process, which include:

- The site is detached in nature from the rest of the village and is unable to integrate with the existing street network.
- Elevated on the skyline.
- A Drainage Assessment and information in respect of SUDS would be required.
- SEPA would require a FRA and consideration of surface water run-off.
- Mitigation measures would be required to protect trees and boundary features. Protect stone dyke feature and incorporate into design.
- The Council's Landscape Architect strongly recommended that for landscape and visual reasons only the lower part of the site should be developed for housing.

In conclusion, taking the above into consideration, it is not considered that this site is acceptable for a housing allocation and should be excluded from the Main Issues Report/Local Development Plan 2.

Darnick

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ADARN003	Bankhead	Darnick	Central	Housing	30	2.6	Excluded

Conclusions

The proposed site sits within a sensitive and prominent area of the CAT policy area, where coalescence between Darnick and Tweedbank is a concern. Preventing coalescence between settlements is one of the main purposes of the CAT policy. The CAT policy does not preclude all development within the CAT area, but the development of this site would result in unacceptable coalescence between Darnick and Tweedbank being on a prominent open space between the settlements. The site is also considered to relate too poorly to the settlement of Darnick to be considered further, extending across the busy B6374.

The development would be expected to result in potential adverse impacts upon the setting of Darnick, its conservation area, and Listed Buildings in the vicinity of the site, and potentially on the Eildon and Leaderfoot National Scenic Area, whilst potential impacts on the River Tweed SAC and River Tweed SSSI would require assessment. Furthermore, the site is in the core of the Inventory Battlefield of Darnick.

The site is also problematic from a roads point of view in respect of access. In conclusion, it is not considered that this site is appropriate for allocation for housing within the Main Issues Report/LDP2.

Earlston

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MEARL004	Georgefield & East Turrford	Earlston	Central	Mixed Use	700	69.9	Excluded

Conclusions

Part of this site is already allocated in the Scottish Borders LDP 2016, AEARL010 (40 units) and AEAR011 (120 units). The proposal is to increase the number of units on those existing allocations to 255 units in what is roughly the plan period through bringing forward phasing and to reallocate 27 acres of land which is currently broadly identified for Structure Planting/ Landscaping within a wider 'longer term mixed use' allocation SEARL006 for housing instead. In total this development proposal seeks, in the long term, to allocate 796 units on the sites AEARL010; AEAR011; and SEARL006.

There are no plans to remove sites AEARL010 (40 units) and AEAR011 (120 units) from the LDP. These sites are still considered to meet the objectives of the LDP and represent a suitable and deliverable expansion of Earlston. However, there is no basis for increasing the amount of development on these sites. Additionally there is no basis for altering what is a broad Long Term Expansion allocation and specifying both 796 units and the replacement of areas of the site currently broadly identified for Structure Planting/ Landscaping for housing instead.

It should be noted at this point that the proposal submitted is vague on the location of development and the specifics of what is proposed. It provides no tangible case for the changes proposed. The argument that is made is, strangely, based on a basic site layout dating from 2009 with frequent reference made to the long out of date Scottish Borders Consolidated Local Plan (2011).

Eckford

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RECKF002	Easter Wooden Steading	Eckford	Rest of Borders	Redevelopment	5	0.7	Excluded

Conclusions

The LDP would not allocate an area of land in a rural setting for a proposal which would be tested via a planning application under the Council's Housing in the Countryside policy. The site should not be included within the MIR/LDP2.

Ednam

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AEDNA012	Land east of Keleden	Ednam	Rest of Borders	Housing	6	0.4	Excluded

Conclusions

Since the Roads Planning Team commented, planning consent was recently given for a house on the northern part of this site which in turn may have implications for access to the site. It may be possible an access to the southern part of the site could be formed through this plot. An alternative access could likely to be formed over land to the east which is understood to be outwith the applicant's control. The Roads Planning Team also have concerns relating to the pedestrian and street lighting connectivity with the rest of the village and the carriageway of the minor public road to the north would require to be widened to 5.5m.

Comments from the biodiversity officer are still awaited with regards to any potential impact upon the River Tweed SAC. The major issue with this site is that the LDP does not allocate land for development of less than five units. It is not considered the site can comfortably achieve this and would be out of character with the low density of surrounding detached properties. It is considered there are more appropriate sites tabled for consideration as part of the MIR site submission process.

Galashiels

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
BGALA005	Easter Langlee Renewable Park	Galashiels	Central	Business and Industrial	N/A	67.8	Excluded

Conclusions

Conclusion from LDP 2016 site assessment: The site is physically separated from the town by existing woodland. Impact on biodiversity is considered to be moderate due to scale but the following should be conserved: trees & hedges, adjacent woodland.

There is considerable archaeology within the north east corner of the site which would require to be avoided. The site is identified as being constrained in the Landscape Capacity Study as it is in a valley which is detached from the settlement; it is separated by a lip of land from the Tweed valley; the proximity of the waste disposal site and the overhead lines which currently fragment the site with wayleaves. The development of this site would require significant improved road access which would require land outwith the control of the applicant but could be considered for longer term development purposes.

The following would require detailed investigation: ROW to S, the potentially contaminated land of the waste disposal site to the east, the gas hazard pipelines and their protection zones, electricity pylons. It is not considered the site should be included within the MIR/LDP2.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AGALA038	Easter Langlee Mains II	Galashiels	Central	Housing	400	24.5	Excluded

Conclusions

The site was considered through the process of the Housing SG. An initial stage 1 RAG assessment was undertaken, however this concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment was as follows:

This site is located outwith the settlement boundary and is separated from nearby housing by a mature shelter belt. The site is constrained by the detachment from Galashiels, compounded by distance from the town centre and the barrier created by the 'lip' of land which separates the area from the Tweed Valley. The site has good access to services and facilities and is served by an acceptable level of public transport including the proposed Borders Railway. The potential impact on biodiversity is minor. The section of the Langshaw road adjacent to the site will require upgrading, in terms of carriageway widening and extending the footway and lighting infrastructure out from the town, and the northern part of the road may require realignment in order to facilitate safe access to it. A major hazard pipeline runs through the site and the Easter Langlee landfill site is located immediately to the east of the site. It is considered that other, more appropriate sites are available within the housing market area to meet the shortfall. This site would not represent a logical extension of the built up area as it would extend the settlement beyond an existing mature shelter belt to the north of Coopersknowe. This would prejudice the character and natural built up edge of the settlement to the detriment of the landscape setting. Furthermore, the proximity of the site to the existing landfill site would be contrary to prevailing national policy leading to unacceptable adverse impacts on the residential amenity of the proposed dwellings as result of noise and odour nuisance from the adjacent landfill site.

The southern part of this site was considered for housing as part of the Local Development Plan Examination (LDP 2016), the Reporter made the following comments in relation to housing site (AGALA030): "Approaching the site from the north, the land to the west of the road has a pleasant countryside appearance and the crest of the hill provides a distinct entrance to Galashiels. The construction of the houses, as proposed, would have a marked visual impact and severely detract from the local importance of this land within the landscape setting of the town. Whilst the proposed community allotments would be unlikely to have a significant impact, the construction of even a small number of houses at this location would not be acceptable in either visual or landscape character terms. Irrespective of the location of the site within the landscape, the proximity of the Easter Langlee landfill operation is a practical concern. The distance between the proposed residential development and the landfill site would be less than 100 metres. Noting the guidance in Scottish Planning Policy I agree with the council that this would not be acceptable".

Since the aforesaid proposals were considered, it is now established that the landfill site will be capped in the near future. Despite this, it remains the understanding of our section that the Waste Manager would remain concerned by any proposed housing within close proximity of the landfill site due to potential leakage. The additional overriding issue with any development of this site is that Langshaw Road would require significant upgrading involving land outwith the control of the applicant.

Due to the aforementioned reasons it is not therefore considered appropriate to allocate this site for housing.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AGALA039	Land at Winston Road	Galashiels	Central	Housing	114	2.5	Excluded

Conclusions

The location of the site is acceptable in principle for residential development. However, a key issue is potential conflict with adjacent uses. These include the substation site (noise, vibration, overhead lines), sewage works (odours), railway line (noise/vibration) and an exclusion zone with gas pipeline running within the eastern boundary of the site. A Flood Risk Assessment would be required by SEPA. There is moderate biodiversity risk. Assessment and mitigation of impact on SAC required. Capacity of the site would depend upon the wayleaves required for OH powerlines and this may take out parts of the site. Environmentally there are few limits although existing trees within the site on the south and near eastern side should be retained to provide setting and minimise impacts on River Tweed adjoining. A Transport Assessment would be required. Contamination would require to be investigated and mitigated. It is considered that for the aforesaid conflicts, this is not a desirable location for residential development.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RGALA007	St John's Manse	Galashiels	Central	Redevelopment	6	0.1	Excluded

Conclusions

Development of the site for residential purposes is regarded as acceptable in principle. This is an appropriate infill site within the settlement boundary. The Council would not, however, allocate a site which cannot accommodate less than 5 units. The eastern part of the site is occupied by a traditional dwellinghouse and it is unclear if it would be the intention to demolish the dwellinghouse or retain it. It is therefore unclear if the site in question can accommodate 5 or more properties. Regardless of this, the site in question is located within the settlement boundary and would offer an opportunity for infill development through the planning application process. Given the uncertainty relating to the capacity of the site, it is considered that this proposal is better considered through the planning application process as infill development.

Gattonside

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AGATT013	Gateside Meadow/Castlefield	Gattonside	Central	Housing	60	19.7	Excluded

Conclusions

The site was identified as constrained in the Development and Landscape Capacity Study for the following reasons: development across the undulating slopes is constrained by the more complex topography and often steep slopes which would require earthworks; the area is highly open and relatively exposed because of the broadly convex curvature of the hill flank; the slopes are very visible, particularly from the south and the Eildon Hills, from where they contribute to the scenic quality of the National Scenic Area; the fields are a valuable agricultural resource. There are also considerable access issues to be addressed and resolved.

It should also be noted that this site formed part of the 2006 Local Plan Inquiry and the Local Development Plan 2016 Examination for 150 units. The Reporter of the LDP Examination agreed with the findings of the previous Reporter who noted that, "in view of its elevated position and slope, development would be prominent when viewed from the immediate vicinity and in more distant views from the south, including the Eildon Hills. Development of this greenfield site would also have an adverse effect on the rural setting of this part of Gattonside. I am not satisfied that development at a low density would satisfactorily resolve those matters. That is a consideration to which I must attach great weight given the likely impact on the Eildon and Leaderfoot National Scenic Area". This position remains unchanged and therefore it is not considered appropriate to allocate this site for housing.

The site is located within the CAT policy area which aims to ensure the high quality living environment is protected and to prevent piecemeal development, which would detract from the area's environment. The scale of the development within this elevated and prominent position would not adhere to the requirements of the CAT policy.

The issues raised by the Council's Roads Planning Team appear to be insurmountable given the land requirements are outwith the ownership of the applicant.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AGATT016	Lower Gateside	Gattonside	Central	Housing	70	5.5	Excluded

Conclusions

The site subject to this assessment is for housing with an indicative capacity of 70 units. The site is located immediately adjacent to the settlement boundary of Gattonside to the west of the village. Access would be from the B6360 to the south where the existing road layout is problematic. The site would extend the village beyond an existing well established landscape buffer which exists within the garden ground of a residential property known as 'Woodlands' to the south east of the site. It would be difficult to assimilate a development of the size proposed into Gattonside and would look out of place and out of character with the existing pattern of development of Gattonside and the wider north side of this section of the Tweed Valley, especially when seen from elevated locations on the other side of the valley. SNH has objected to the allocation of the site due to the likely detrimental impact upon the existing settlement pattern, landscape character, visual amenity and the NSA.

The site is located within the CAT policy area which aims to ensure the high quality living environment is protected and to prevent piecemeal development, which would detract from the area's environment. The scale of the development within this elevated and prominent position would not adhere to the requirements of the CAT policy.

Whilst Gattonside is well located in terms of access to services being located within the Central Borders, there are difficulties relating to the access at the site. The Roads Planning Officer has objected to the allocation of the site in respect of its poor relationship with the village in respect of pedestrian connectivity. There appears no obvious means of resolving this issue other than by way of affecting third party land. Vehicular access would have to be directly from the B6360 outside the village towards the western end of the site. Whilst appropriate junction visibility splays are likely to be achievable, particularly since the introduction of 'Designing Streets' and the reduced sight-line requirements therein, the access would be onto a section of road tortuous in nature and the access point would be slightly remote from the village.

It is not therefore considered that this site should be allocated for housing.

Hawick

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHAWI019	Land west of Crumhaugh House Hospital	Hawick	Rest of Borders	Housing	10	1.0	Excluded

Conclusions

Whilst the development of this site appears to be acceptable in principle subject to the retention and protection of TPO'd trees within and adjacent to the site and also subject to care being taken to protect the character and setting of the category B listed former Cottage Hospital, the Roads Planning Officer is unable to support development due to the vehicular access onto the A7 Trunk Road which is constrained. Furthermore, the majority of the site is excessively steep in nature so it is unlikely that a public road could meet gradient requirements. Even if it could, it would inevitably have to be over engineered. Works to the access would invariably require works to existing protected trees. A Flood Risk Assessment would also be required. Any development at this location would be small scale and would be best considered through the development management process.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHAWI024	Former Stonefield Quarry	Hawick	Central	Housing	1	0.2	Excluded

Conclusions

The site is separated from the settlement by the former railway embankment. It is a relatively secluded site located within a former quarry on the east site of the dismantled Waverley Line and has a poor relationship with the settlement and is not consistent with the general pattern of development in the area. There would be low impact on the wider settlement but the site does not integrate well into the surrounding area. This site may be at risk of flooding during a 1 in 200 year pluvial event and there is also a steep gradient from Hardie's Hill to the East of the site where surface water management may also be required. There are no known archaeological issues.

The access serving this site is inappropriate for the vehicles associated with housing development in terms of gradient and surfacing. A right of way (BR113) crosses the site from east to west.

The site was considered by the Reporter during the process of the Local Development Plan 2016 who agreed to exclude the site for the following reasons:

1. The written submission simply requires the site of the former Stonefield Quarry to be included within the plan. The accompanying drawing is entitled "Proposed House at Quarry Site, Stonefield."
 2. I share the council's opinion that the embankment of the former railway line provides a very well-defined settlement boundary in this part of Hawick. Access to the site would be via an existing bridge through the embankment with an incline from Stonefield, the nearest public road. The embankment and the means of access would ensure development of the site would be largely unconnected with the settlement of Hawick both visually and physically. In turn, development would not contribute to place-making, a central principle of Scottish Planning Policy.
 3. In addition, I believe that the confines of the site, located within a former quarry and bounded to the north by the high embankment, would not lead to a residential ambience of high quality.
 4. As it appears only one house is intended within the former quarry, there is no strategic significance in the potential development of the site.
 5. All-in-all, I conclude that the land of the former Stonefield Quarry should not be allocated for residential development, be it a single house or a small group of houses. Similarly, the settlement boundary should not be adjusted at this location. As pointed out by the council, any formal proposal would be assessed against the relevant policies of the local development plan.
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Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHAWI028	Land at West Lees	Hawick	Central	Housing	15	1.5	Excluded

Conclusions

The LDP would not allocate areas of land in rural locations such as this for a proposal which would otherwise be tested under the Council's Housing in the Countryside policy.

A Flood Risk Assessment would be required for any development at the site. The proposal is unacceptable from a roads point of view due to the site's remote nature in respect of service provision. Developments need to be in locations that allow accessibility to local amenities by sustainable transport modes such as walking and public transport. The level of development proposed would require a new public road to serve it. The private track serving this site is single track and the gradient steeper than would normally be acceptable for a public road. Access onto the existing public road is problematic due to it being situated on the inside of a bend where visibility is restricted due to the horizontal alignment of the road and a bridge parapet to the east. The site is located within a prominent rural location.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHAWI029	Land at Appletreehall	Hawick	Central	Housing	10	1.7	Excluded

Conclusions

The LDP would not allocate areas of land in rural locations such as this for a proposal which would otherwise be tested under the Council's Housing in the Countryside policy.

A Flood Risk Assessment would be required for any development at the site. From a roads point of view, the allocation of this site for housing would not be acceptable due to its remote nature in respect of service provision. Developments need to be in locations that allow accessibility to local amenities by sustainable transport modes such as walking and public transport. The road network in and around Appletreehall is constrained and lacking in appropriate infrastructure to support such a development. The proposed access point is of some concern due to the presence of the adjacent building which would impact on junction visibility.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHAWI030	Land at Former Allotments, Braid Road	Hawick	Rest of Borders	Housing	20	1.1	Excluded

Conclusions

The site is unacceptable from a roads point of view due to the excessive gradient of Wellogate Brae. Furthermore, the site is allocated within the Local Development Plan 2016 as a protected Key Greenspace. The site has been previously used as allotments although this use has now ceased and the site is now a grazing field. The submission notes that there was a lack of interest in allotment holders coming forward. Whilst no response has been received from Neighbourhood Services in this respect, there is an insurmountable constraint in respect of access to the site in any event.

Heiton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHEIT003	Sunlaws (Phase 2)	Heiton	Central	Housing	42	7.3	Excluded

Conclusions

This is an isolated location for 42 units. There is little relation to the surrounding settlements, and Heiton and Roxburgh themselves are not very sustainable and accessible settlements. However, safe pedestrian connectivity is already provided to Heiton and a quiet cul de sac back road connects to Roxburgh. Also Heiton itself has been deemed suitable for an allocation in recent plans.

The existence of previous planning permissions and a masterplan related to a broader project in the area does not mean that this site should be allocated. However, there is a proven market for this type of development - as Sunlaws 1 demonstrates. The site is a distinctive rolling form of landscape but is broadly protected from surrounding viewpoints by virtue of this topography and by surrounding hedgrows and mature trees.

There are no physical constraints to development here. However, the site is detached from any settlement and is not therefore considered acceptable.

Jedburgh

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AJEDB017	Land east of Howdenburn Court	Jedburgh	Central	Housing	15	0.8	Excluded

Conclusions

The boundaries of this site have been extended and are now considered under AJEDB018. This proposal is therefore superseded and excluded.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MJEDB002	Land east of Hartrigge Park	Jedburgh	Central	Mixed Use	N/A	27.3	Excluded

Conclusions

There is no requirement for allocations for housing and/or business and industrial land on this scale in Jedburgh.

An allocation at this site - at this scale - cannot be supported by SB Roads. The site is also within Hartrigge Designed Landscape area and the Alison Grant landscape assessment notes a 'constraint': 'Remnant Policies and Fringe Farmland'; Physical and perceptual distance from the existing settlement'. Around half the site is made up of long-established deciduous tree plantations and these would need to be retained. This leaves around half the site developable. However the site is detached from Jedburgh and there would be limited scope for integration.

The site might be suitable for future business and industrial land in Jedburgh. At present it is likely to be the case that there is a plentiful supply of such land in the town so no such allocation is required. As a housing site it is unsuitable for a number of reasons. First, there is a generous supply of housing land in Jedburgh on sites that are far better located. Second the site is too isolated and detached from the current settlement. Third, it is surrounded by industrial use and actually includes a poultry use - which is a very unsuitable neighbouring development. Fourth, the site contains a significant amount of deciduous woodland which would need to be retained and this makes the site quite a difficult future development area.

Depending on the situation in terms of employment land supply, part of the site could be suitable for a future employment allocation. There is no need for a housing allocation here as there are better sites available.

Kelso

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AKELS024	Land adjacent to Harrietfield Cottages	Kelso	Central	Housing	12	0.6	Excluded

Conclusions

The location does not relate to any designated settlement. As such, housing here would create a new small settlement. The proposal should be tested under the Council's Housing in the Countryside policy. Roads service have raised serious concerns. It is unlikely that junction improvements of the scope required could viably be provided through the scale of development. This site is not acceptable for a housing allocation.

Kirkhope (Nr Ettrickbridge)

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RKIRK001	Site at Old Kirkhope Steading	Kirkhope (Nr Ettrickbridge)	Rest of Borders	Housing	6	0.6	Excluded

Conclusions

The LDP would not allocate areas of land in rural locations such as this which should otherwise be tested under the Council's Housing in the Countryside policy. The site is detached from public transport, services and employment.

Issues relating to contamination, flooding, biodiversity and drainage would require to be investigated further as part of any application submission.

Lanton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ALANT002	Land east of Lanton Village	Lanton	Central	Housing	6	1.1	Excluded

Conclusions

Lanton is characterised by a largely linear form of development with properties being arranged around the public roads. The Scottish Borders Local Development Plan 2016 states that development beyond the plan period in Lanton should be kept to a minimum and limited to small scale infill. Development which would negatively impact on the character and setting of the village will be resisted. It is considered that development at the location proposed would not integrate well with the character and setting of the village.

There are issues in terms of obtaining an acceptable visibility splay from the site on to the main road. The location of the access would require to be remote from the settlement. There are moderate biodiversity issues to be addressed as well as archaeology matters to be considered.

Maxton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AMAXT003	Land and buildings at East End Farm	Maxton	Central	Housing	25	2.0	Excluded

Conclusions

While there is no ecological constraints associated with the proposal, there is a question around the overall sustainability of allocating 25 units in a village with no services. The allocation would be made up of two existing allocations brought together through one new allocation which is currently made up of redundant modern agricultural buildings as well as two farmhouses/dwellings which would be retained. There is an issue regarding education capacity which needs to be clarified. Otherwise, there are no constraints which rule out development. The market for 25 units in Maxton over the course of the plan period is questionable, however it could be argued that this re-allocation would make delivery more likely as the single site will be simplified, roads access improved, and there will be potential for an improved development in design terms. The proposal would remove some large agricultural buildings which have no design value, but the development would still have to address potential impact on the Tweed Lowlands SLA; boundary treatments might include planting of hedgerows.

Having considered the case for the reallocation, no change is necessary because the farm buildings already fall within the envelope of the settlement boundary and could be redeveloped as infill development in any case. The 25 unit allocation over two separate sites should simply remain and there is nothing stopping a proposal incorporating all sites coming forward through the planning application process.

Melrose

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AMELR008	Land at Dingleton Mains	Melrose	Central	Housing	50	3.2	Excluded

Conclusions

This site was the subject of an objection at the 2006 Local Plan Inquiry and was considered as part of the Local Plan Amendment process. The site is identified as constrained within the Landscape Capacity Study. The Reporters assessment at the Inquiry was that the site should not be developed because it would have an adverse impact on the National Scenic Area. This site is unacceptable because the site would have an adverse impact on the landscape of the National Scenic Area and the setting of the settlement.

The site is located within the CAT policy area which aims to ensure the high quality living environment is protected and to prevent piecemeal development, which would detract from the area's environment. The scale of the development at this location would not adhere to the requirements of the CAT policy.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AMELR012	Bleachfield	Melrose	Central	Housing	40	3.2	Excluded

Conclusions

The site was considered as part of the Housing SG which concluded that the site was unacceptable.

The site is located within one of the most sensitive parts of the CAT policy area, where coalescence between Darnick and Melrose is of key concern. The proposal cannot be considered further due to the unacceptable harm to the distinct identities of these settlements the proposed development would result in. Furthermore, development at this location would have a detrimental impact upon the setting and sense of arrival to Melrose; an unacceptable impact upon the Eildon and Leaderfoot National Scenic Area; a detrimental impact upon the character of the Melrose Conservation Area; and a potential adverse impact upon the special qualities of the Eildon & Leaderfoot Hills NSA.

In summary, it is not considered that this site is acceptable for development.

Midlem

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AMIDL003	Townhead	Midlem	Central	Housing	5	0.5	Excluded

Conclusions

The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken, however this concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment is as follows, this remains relevant to this current site assessment:

Midlem has little in the way of service or employment provision and has limited public transport options. The site is located on the western edge of the village beyond recently built housing. Allocating this site would extend the settlement further west at an elevated location and result in the site being prominent within the landscape; in addition, it was judged that the site was not suitable for roads access and that a pedestrian route would not be able to be provided from the site to the rest of the village.

It should be noted that this site formed part of the recent Local Development Plan Examination. The Reporter stated "development at this location would not integrate well with the village in terms of appearance and character. Significantly, I believe it would not contribute to "place-making", a central guiding principle in Scottish Planning Policy". The Reporter goes on to state that "extending the development boundary at this location would provide the potential for additional development over currently vacant land with little relationship to the Conservation Area. Indeed, as the council argues, the land is elevated and would be prominent in the landscape. This could reduce the value of the setting of the Conservation Area within the wider landscape".

The Roads Officer could only support two dwellinghouses at this location. This is too low for a housing allocation which would normally be 5 units or more.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AMIDL004	West of Springfield	Midlem	Central	Housing	1	0.1	Excluded

Conclusions

The site was considered at the Local Development Plan Examination in 2016 under site code SBMID001. The Reporter stated that "development at this location would not integrate well with the village in terms of appearance and character. All-in-all, I find little merit in extending the settlement boundary as proposed". This position has not changed however the site was re-considered as part of the Housing SG Call for Sites and an initial stage 1 RAG assessment was undertaken, the site assessment concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment was as follows and remains relevant:

This site would potentially accommodate a single dwellinghouse, however, a dwellinghouse on the site would not relate well to the generally linear form of the village. Although the site adjoins the existing settlement boundary, the proposed boundary does not follow any distinct physical or natural features on the ground and is not therefore regarded as a logical extension of the settlement.

It is also not the purpose of the Local Development Plan to identify single plots for development only sites with a capacity of five or more units will be allocated.

In view of the above, it is not considered that this proposal can be supported.

Morebattle

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AMORE002	Land west of Primary School	Morebattle	Central	Housing	8	1.1	Excluded

Conclusions

The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken, however this concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment was as follows:

"A large proportion of this site is allocated as a district business and industrial site and remains undeveloped although the safeguarded site to the west is fully developed and is in use. This site allows for potential expansion of the business and industrial site in the future. Although the majority of the site is Prime Agricultural Land, the site is relatively free of constraints. There are also two undeveloped housing allocations within Morebattle, one of which was allocated as part of the Local Plan Amendment. It is not considered that there is a requirement for an additional housing site within the settlement at this point in time."

The arguments set out in the RAG 1 Assessment still hold. Although the landowner/proposer has been unable to attract industrial/business development on allocation BMORE001, this does not mean it should be reallocated for housing. There appears to be a lack of developer interest in Morebattle. In recent years only very small scale development has taken place. This might be expected for a small settlement outside the rural growth area. There is no developer identified for the proposed allocation and there is no reason to believe that there will be market interest in the site (located adjacent existing industrial development) than the existing more suitably allocated sites in Morebattle. This proposal would involve the reallocation of BMORE001 for housing development, but there is no good case for such a reallocation. This would involve the loss of a future employment/business opportunity in a rural area for housing, when there are already two existing sites, RMO6B and AMORE001 offering a plentiful supply of housing in Morebattle. The development for housing would mean the westerly linear development of the village and would require appropriate access to the village through footpaths, lighting and redesignation of the village's 30mph zone. Such work is not required at the existing allocations.

Newmill (Nr Hawick)

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RNEWM001	Site at Newmill Steading	Newmill (Nr Hawick)	Rest of Borders	Housing	8	0.8	Excluded

Conclusions

The allocation of a re-development site at such a location would not comply with the principles of the Local Development Plan as it is not appropriate to allocate the site for re-development which should otherwise be tested under the Council's Housing in the Countryside policy. Should the applicant wish to pursue the matter, a planning application could be submitted for consideration against the Council's Housing in the Countryside Policy.

Newstead

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ANEWS007	Newstead East	Newstead	Central	Housing	18	0.9	Excluded

Conclusions

Development at this location would have an adverse impact upon the form of the settlement as it would elongate it and cross the existing boundaries formed by roads. It is considered that any development of the site would affect the rural setting of the conservation area, west of it. The site was previously rejected by the Reporter at the examination of the Local Development Plan on the following grounds:

'... I believe that the site is a valuable element in the landscape setting of Newstead. Indeed, in this respect, I concur with the Newstead settlement profile in stating that the fields to the east should be protected from future development as they are considered to form part of the character of the village'. 'Despite the planning permission granted for some limited development at the eastern edge of Newstead, I believe the boundary at this location to be clear and worthy of retention. The current sense of entry to the village would be lost should the suggested development take place. This would be contrary to the principle of place-making set out in Scottish Planning Policy'.

Overall, it is not considered that this site can be accepted for a housing allocation.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ANEWS008	Newstead North I	Newstead	Central	Housing	25	1.2	Excluded

Conclusions

The site was considered through the process of the Housing SG under ANEWS006. The notable changes are now an increased proposed capacity of 25 units (from 23) and the demolition of the existing Tweedwood Cottage and the incorporation of a small area of garden ground of 14 Rushbank in order to achieve access.

The following site assessment from the earlier Housing SG proposal still remains relevant to the assessment of this site (ANEWS006):

The site sits on the northern periphery of Newstead, partly within the settlement boundary. Similarly the site is partly within both Newstead Conservation Area, and partly within the Countryside Around Towns (CAT) policy area. The CAT policy does not preclude development, and this particular part of the CAT is less sensitive than other areas, as the risk of coalescence in this location is minimal.

The settlement's relationship with Newstead Conservation Area is a key consideration. The site is large relative to the size of the settlement and sensitive integration into the settlement would be essential. The site sits on the edge of Eildon & Leaderfoot National Scenic Area (NSA) and adjacent to the River Tweed SSSI and SAC. The applicant has submitted an indicative site layout proposing 23 units. Due to the need to protect healthy trees on the site it is likely if the site was to be allocated this figure would be reduced considerably.

A portion of the proposed site was considered and rejected on access grounds at the time of the Local Plan Amendment. Roads access has been reassessed and is not opposed in principle by the Council's Road section, as in this instance further investigation is being sought with regards to the possibility of forming a road link between Rushbank and Eddy Road. However, key issues remain to be resolved: significant upgrading work is required in the public road known as Rushbank; and the private road known as Eddy Road needs to be upgraded to an adoptable standard. In both cases third party land owners are directly affected. For the whole site to be developed, access would be required from both. It remains to be seen whether the developer is in a position to address these points and that the Council can consequently be satisfied the requirements can be resolved. A Transport Statement would also be required for any development.

The applicant has not demonstrated that the requisite road improvements can be implemented as they involve land outwith their control. In view of this, it is not considered that this proposal can be supported.

Nisbet

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ANISB002	East of Nisbet	Nisbet	Central	Housing	6	0.3	Excluded

Conclusions

Nisbet is located within the Central Borders Rural Growth Area and is a village which has in recent times seen successful development of new housing which has been sympathetic to the Conservation Area status of the village.

The access roads issue raised is surmountable, and development of over 4 units with an associated adoptable road would not represent undue urbanisation. SEPA requires a FRA which assesses the risk from the small watercourse which is potentially culverted through the site. SEPA do not support development located over a culvert that is to remain active. Review of the surface water 1 in 200 year flood map indicates that there are flooding issues at the site. That flood risk covers around on third of the site area on its northern, street facing, part of the site. The developer's suggested layout accounts for the planning and infrastructure issues that have been raised. Two quarries were previously recorded on site, both of which appear to have been infilled, this requires further investigation, but the affected area is likely to be left as open space in any case. The developable part of the site does sit within a relatively prominent position in the village, but landscaping could help mitigate this.

While development here is not likely to be absolutely constrained by any particular issue and the site is within the Central Borders RGA, Nisbet is a very small village without services and one that has recently absorbed a relatively large scale of development. The allocation of a further 6 units could be seen to have negative cumulative impact.

The Roads Planning Team would only be able to support a maximum number of four units on the site. This is below the minimum number of five units required for allocation.

Oxnam

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AOXNA002	Land to west of Oxnam Road	Oxnam	Rest of Borders	Housing	20	2.9	Excluded

Conclusions

Oxnam is not a recognised settlement. It is not considered necessary or sustainable to make an allocation for up to 20 self build plots in this location. The deliverability of such an allocation is doubtful. There are very few existing services and new residents would have to drive to Jedburgh for all basic daily services. There is a moderate biodiversity risk in this location because of the proximity of the River Tweed SAC. The settlement has been able to grow through development in the countryside policies in recent times. Further organic growth could take place this way or through the inclusion of a development boundary and/or a small allocation for future growth, possibly even on a portion of this site, but 20 units and a site of this size represents significant over-development. This allocation should not be included in the MIR, but there is potential to include a portion of it as part of a wider consultation on the possibility of providing a development boundary for the settlement through the LDP process. The site is located within a rural setting and does not relate to any existing settlement. It is therefore considered that this site should be excluded.

Selkirk

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASELK030	Land to west of Calton Cottage	Selkirk	Central	Housing	100	6.1	Excluded

Conclusions

The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken, however concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment is as follows and remains relevant to this proposal:

This site is located outwith Selkirk, but partially borders the settlement boundary. Although partially adjacent to the settlement boundary, the site is notably detached from the built up parts of the town.

There are two existing housing allocations nearby, Philiphaugh North and Philiphaugh Steading. Another site has been proposed through the SG process at the Angle's Field. It would be preferable for some or all of these allocated sites to be developed before any land beyond the settlement boundary in this part of Selkirk was considered.

Overall, the site's poor relationship with Selkirk prevents the site from progressing to Stage 2 assessment.

Furthermore, the site is unacceptable from a roads point of view given the detached location of the site. The site is out on a limb and difficult to integrate with other housing developments within Selkirk. Furthermore, it is unlikely that an acceptable access arrangement could be achieved and the existing road network does not have the required pedestrian facilities that a development of this size would require.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASELK031	Land north of Bannerfield	Selkirk	Central	Housing	130	11.9	Excluded

Conclusions

The site area and capacity was reduced for the purposes of the consultation process during the process of the Housing SG 2017 as it was considered that a reduced area/capacity was worth exploring.

There is a small area within the site that may be at risk of surface water flooding which would require investigation as well as surface water run off from the nearby hills. There are no significant biodiversity issues relating to the site. Whilst this area of Selkirk is some distance from the town, there are facilities within the vicinity, including Philiphaugh Primary School.

The site is located adjacent to the settlement boundary of Selkirk, to the north of Bannerfield. Part of the site has been considered previously in 2006, and was discounted for the reason that "the site is detached from the settlement by a steep, tree covered bank". However, the Scottish Borders Development and Landscape Capacity Study (February 2007) states that "there is potentially scope for several houses to be located to extend the existing pattern of individual house development north east of Levenlea, sited behind the belt of woodland which extends along the roadside. These proposals were not, however, interpreted as offering a serious expansion opportunity for Selkirk, as this area, while technically part of Selkirk, feels very detached from the main settlement". It is therefore considered that the principle of residential development at this location may be acceptable. However, the extent of the site from that submitted during the 'Call for Sites' was significantly reduced for the consultation process during the Housing SG 2017. Consideration would need to be given to the location of the site within a Special Landscape Area. Detached villa development would be most appropriate to the location.

However, it is not possible to achieve an appropriate access into the site due to topography and the elongated nature of the site. It is not therefore considered that this proposal can be supported from a roads point of view.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASELK032	Philiphaugh Nursery	Selkirk	Central	Housing	10	0.6	Excluded

Conclusions

The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken, however concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment is as follows, this remains relevant to this current assessment:

The site is safeguarded as a Key Greenspace within the Local Development Plan 2016 and is not therefore considered appropriate for a housing allocation. Issues relating to the registered battlefield (Philiphaugh) would require to be investigated further.

Furthermore, the proposal is not supported by the Roads Planning Team as the site does not relate particularly well to the existing settlement offering little in the way of scope for integration with the existing street network. Furthermore, access to it is problematic in terms of visibility due to the horizontal alignment of the A708 along this section.

Whilst the Roads Officer may be in a position to support a reduced size, this would not overcome the fact that the site is a Key Greenspace.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MSELK003	Land west of Heather Mill	Selkirk	Central	Mixed Use	5	0.1	Excluded

Conclusions

The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken, however concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment is as follows:

Although the site is currently allocated within the Local Development Plan 2016 as a business and industrial site, this is a local designation which gives a low level of protection for this particular use. It is accepted that this site may be acceptable for residential use in the future, there is currently however the potential for a conflict of uses due to the fact that the land to the immediate south can still be utilised for business/industrial purposes. This potential conflict has also been identified by the Roads Planning Team. SEPA has also raised concerns relating to residential development behind a flood scheme.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MSELK004	Land and buildings at Whinfield Mill	Selkirk	Central	Mixed Use	33	1.3	Excluded

Conclusions

The site is designated as a district business and industrial site within the Local Development Plan 2016. Due to the existing character and nature of uses within the immediate vicinity of the site, it is not considered that a mixed use development would be acceptable at this location. The development of the site for mixed use purposes would lead to the loss of business/industrial land and raise a potential conflict in uses at this location.

Smailholm

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASMAI001	Land adjacent to Village Hall	Smailholm	Central	Housing	7	1.0	Excluded

Conclusions

Only development that allows for an organic growth of the village would be appropriate. There is a need to protect the conservation area status of the village. While there is a need for sensitivity and there is a greater degree of complexity in terms of identifying land for the future expansion of Smailholm, this does not rule out development. The land could be identified in the LDP for housing development, but it would have to be of a layout and design that is in keeping with the conservation area status of the village at this location. This means that a lower density of housing would only be appropriate on this site in order to follow the character of surrounding properties. It is difficult to envisage how this site could be sensitively developed with 5 or more properties. It is perhaps more likely that a lesser scaled development might be achievable at this location. In any event, the site is located within the settlement boundary of Smailholm and it is therefore considered that this proposal would be best considered through the planning application process.

St Boswells

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MSTBO001	Land north west of Garage	St Boswells	Central	Mixed Use	N/A	2.9	Excluded

Conclusions

There are landscape issues in relation to the NSA and the potential issues of coalescence to consider. Aside from this there have been no issues that pose a threat to potential development. Having said that, this site is the subject of a planning application process, and is related to the existing garage site.

It would be premature to allocate this in the LDP2. Instead this should be treated as a DM issue and the subsequent LDP updated to reflect this.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RSTBO001	Garage Site	St Boswells	Central	Redevelopment	40	0.5	Excluded

Conclusions

This site would be suitable as a brownfield development opportunity. This would not strictly have to be allocated in the development plan as it already lies within the development boundary. An allocation here needs to be considered as interrelated with the landowner's plans to expand their operations on the west of St Boswells (MSTBO001). This site (RSTBO001) is, according to the landowner, no longer fit for purpose. As such this creates a brownfield development opportunity. So, allocating this site for housing effectively adds weight to the need for an employment and industrial use expansion at MSTBO001.

Considered alone, there is quite a strong planning case for the redevelopment of this current garage and filling station site for housing, should it become redundant (however, 40 units may be too high a density). Aside from the complications around the interrelation with MSTBO001, there are (resolvable) contamination issues and trunk road access issues to consider. This site should not be included in the MIR but would be supported as redevelopment in future if it was to become redundant through the planning application process.

Stichill

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASTIC003	Land north west of Eildon View	Stichill	Rest of Borders	Housing	16	1.0	Excluded

Conclusions

The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken, however concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment is as follows:

The site was previous considered in the preparation of the Local Plan. The site was rejected on roads access grounds.

The site sits within Central HMA but is outwith the SDAs. There are no current allocations within the settlement, but there has been recent development within Stichill following the erection of 8 dwelling houses at land south of the B6364. The proposed 16 units at this site would represent further relatively large scale development for a small settlement such as Stichill.

The site is situated within the SBC designated Stichill Designed Landscape, which relates to the now-demolished Stichill House. The site is located within close proximity to two C Listed Buildings, including the gates to Stichill House.

There are no known key services provided in Stichill. The nearest primary school is located in nearby Ednam. Stichill is considered to have poor local service accessibility.

The site submission does not confirm ownership of the road and consequently the Council is not able to confirm that the access road can be formed to the required adoptable standard. Consequently it is considered at this point in time that the proposal is premature and cannot be confirmed as being effective within this SG process. If the access issue can be addressed and resolved at a later point in time it consequently may be considered for allocation within a future LDP taking cognisance of any other relevant matters.

Overall, it is considered that there are better sites available in the Central Housing Market Area and the site should not be considered further."

OVERALL CONCLUSION 2018

The sustainability of a 16 unit allocation in a village with no daily services is very questionable. In terms of the details, the issue of using the shared access has still not been resolved. It is not in the landowners ownership and so the viability of the site's development is undermined. Related to this, that access point would likely require a major impact on or the demolition of the C listed gated entrance to the former Stichill House estate. Comment from HES is required in this regard but it is highly unlikely that this would be supported. The alternative routes suggested do get around this problem technically, but lead to other issues in terms of feasibility and impact on the surrounding area. These alternative accesses need to be assessed further. For the aforesaid reasons, it is not considered that this site can be brought forward for housing within the MIR/LDP2.

Tweedbank

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MTWEE003	Lowood II	Tweedbank	Central	Mixed Use	300	37.6	Excluded

Conclusions

This submission proposes an area of land to the north of the River Tweed and a small area of land at the eastern access of the site in addition to the area of land (MTWEE003) which was allocated for mixed use development through the process of the Housing SG 2017. The additional land proposed, in particular the land to the north of the River Tweed, is inappropriate for a mixed use allocation. This area of land is both detached from the site at Lowood and is an important green corridor both visually and environmentally. It is not considered that the additional land supported can be included. MTWEE002 will, however, remain an allocation within the LDP2.

The following is the summary of MTWEE002 as contained within the assessment for the Housing SG 2017, which otherwise remains relevant:

The submission of a Flood Risk Assessment would be required to assess risk from the River Tweed as well as surface water flooding issues. Co-location issues include potential for odour from E Langlee landfill (PPC) and WML exempt composting site at Pavillion Farm. There is moderate risk to biodiversity and mitigation would be required to ensure no significant adverse effects on the integrity of the River Tweed SAC. Archaeological investigation would be required. This site is outwith the Tweedbank settlement boundary however it benefits from its close proximity to the station at Tweedbank and business and industrial sites as well as a range of services in Galashiels. The site is entirely enclosed by the River Tweed to the north and by the existing settlement of Tweedbank to the south. The development of the site would not result in settlement coalescence. It is considered that the site offers a strategic opportunity due to its immediate proximity to the railway terminus and its location within the Central Borders. Internally there are a number of constraints which would require to be sensitively addressed. Although lacking in designations, the estate shows clear indications of being a 'designed landscape' with an attractive meandering driveway leading from the gatehouse through parkland to the main house and associated buildings. There is also a significant tree and woodland structure on the estate as well as a pond which is a notable feature. These issues will require careful consideration through the process of the aforesaid masterplan and a tree survey. A Transport Appraisal will be required, with the need for at least two key vehicular access points into the site and effective pedestrian/cycle connectivity. Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement for Lowood Bridge as identified in the Local Access and Transport Strategy. Potential contamination would require investigation/mitigation. A full Drainage Impact Assessment would be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. The site, with its close proximity to the existing business and industrial uses at Tweedbank offers the opportunity for the extension of the Central Borders Business Park. A masterplan for the site is currently being prepared which will address relevant matters in more detail, including taking account of the existing planned landscape and the consideration of appropriate zoning and phasing.

Yetholm

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
BYETH001	NW of Deanfield Place	Yetholm	Rest of Borders	Business and Industrial	N/A	1.0	Excluded

Conclusions

The issues raised by the Roads Planning Service are enough to rule out an allocation of this site in the MIR. There is no footway access to the village and the site cannot be accessed from plan allocation RY1B.

Northern HMA

Broughton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ABROU002	South west of Dreva Road	Broughton	Rest of Borders	Housing	25	3.2	Excluded

Conclusions

The site was submitted for consideration as a 'Call for Site'. The same site was recently considered as part of the Housing SG and was not taken forward. If developed, the site would integrate well into the settlement. It is noted that the site is already included within the Housing Land Audit (HLA) and had a recent consent for 25 units (now lapsed). Nevertheless, there is an extant planning consent from the 1970's. It should also be noted that this site remains within the Broughton Development Boundary. The most recent 2017 Housing Land Audit shows that there are 51 units within the established housing land supply, over 4 sites within Broughton. It is considered that the current allocations and extant planning consent are sufficient for the LDP2 plan period. In conclusion, the site will not be taken forward for inclusion within the MIR for housing.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ABROU003	Old Kirkyard Field	Broughton	Rest of Borders	Housing	10	2.3	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for consideration, for housing. The site has limited access to public transport, services and employment.

SNH raised issues regarding the location of the site within the National Scenic Area, but did not make a formal objection. The Landscape Officer did not make any formal objection to the proposal and advised that the site is partially contained by hedgerow and mature trees along the B7016, which should be retained and enhanced with additional tree planting along the hedgerow. This in addition to broad woodland belt to the south west corner and along the western boundary would help to contain development in the views.

It should be noted that there are already 2 allocated housing sites within Broughton and an extant planning consent from the 1970's. The most recent 2017 Housing Land Audit shows that there are 51 units within the established housing land supply, over 4 sites. It is considered that the current allocations and extant planning consent are sufficient for the LDP2 plan period. In conclusion, the site will not be taken forward for inclusion within the MIR for housing. However, could be considered in the future should land be required.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ABROU004	Village Park Site	Broughton	Rest of Borders	Housing	10	2.4	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for consideration, for housing. The site has limited access to public transport, services and employment.

SNH raised issues regarding the location of the site within the National Scenic Area, but did not make a formal objection. However the Landscape Officer advised that if the site is allocated, sites should be developed in smaller pockets/phases rather than as a large single block. Furthermore, the existing hedgerow and mature trees should be retained and enhanced and additional tree/hedge planting would be essential to help contain this development.

It should be noted that there are already 2 allocated housing sites within Broughton and an extant planning consent from the 1970's. The most recent 2017 Housing Land Audit shows that there are 51 units within the established housing land supply, over 4 sites. It is considered that the current allocations and extant planning consent are sufficient for the LDP2 plan period. In conclusion, the site will not be taken forward for inclusion within the MIR for housing. However, could be considered in the future should land be required.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ABROU005	Land adjacent to Broughton Cemetery	Broughton	Rest of Borders	Housing	12	0.9	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for consideration, for housing. It should be noted that there are already 2 allocated housing sites within Broughton and an extant planning consent from the 1970's. The site has limited access to public transport, services and employment.

Further to a site assessment, the Roads Planning Officer has advised that they cannot support the proposal, for the following reasons, 'The allocation of this site would expand the settlement boundary in linear nature along the A701, stretching it beyond the existing 30mph. An objective of any principal road is to effectively contain the speed restrictions for settlements and allow the safe and expeditious movement of longer distance traffic'.

The site is immediately adjacent to the east wall of the churchyard, which Historic Environment Scotland state may raise issues of national significance, in relation to the setting of the monument. The Archaeology Officer also raised concerns that this is likely the site of a medieval village, with moderate to high archaeological potential. Furthermore, the site lies adjacent to the Category B listed building 'Old Broughton Parish Church' and care would be needed in any development, to respect the scale and setting of the remains of the Church.

In conclusion, taking into consideration the objection raised from the Roads Officer and the above constraints, the site will not be included within the MIR.

Cardrona

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACARD001	South of B7062	Cardrona	Western	Housing	25	3.5	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for consideration, for housing. The site has good access to public transport, services and employment.

The site is separated from the rest of the settlement of Cardrona by the B7062. A site at this location (albeit a larger site) was previously considered by the Local Plan Reporter, who stated that development should not extend south of the B road. The Reporter also commented that "The new building frontage would be obvious to those passing through on this road, as it would form what would be essentially ribbon development ... far from improving the character of the road, I consider that this would be very unwelcome and out of character on what is essentially a very scenic rural road, not a housing access."

It is noted that this site (ACARD001) was considered as part of the Housing SG and was not included. The same site is currently under consideration and it is noted the applicant has submitted a Site Appraisal/Development Proposal. However, the proposal remains the same as the Housing SG proposal. Therefore, in conclusion, the site will not be included within the MIR for the reasons outlined above.

Eddleston

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AEDDL006	Temple Hill East	Eddleston	Rest of Borders	Housing	50	2.4	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for consideration, for housing. The site has good access to public transport, services and employment. The site lies to the south east of Eddleston.

LUC undertook a study as part of the MIR process, 'Western Rural Growth Area: Development Options Study', to identify and assess options for housing within the Central Tweeddale Area. The reason for this study being that there are limited development allocations currently identified within the LDP for the Central Tweeddale area in comparison to other areas within the Scottish Borders. As part of this study, 34 search areas were identified and explored in more detail. Search Area number 4: Eddleston south east, included the proposed site (AEDDL006). The study concluded that development within this search area would be separate from, and would contrast with, Eddleston's historic valley location. Furthermore, as part of the site assessment, the proposal is not supported by either SNH or the Council's Landscape Architect.

As part of the LUC Study 3 potential housing options were identified within Eddleston. It is considered that these sites are more suitable and appropriate for housing development. Therefore, taking the above into consideration, this site will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AEDDL007	North of Bellfield II	Eddleston	Rest of Borders	Housing	35	4.4	Excluded

Conclusions

The site is located to the north of Eddleston, directly to the north of the existing housing allocation (AEDDL002). The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered is proposed for housing development site.

Eddleston has good access to services, employment and public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;
- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Protect and enhance the existing boundary features, where possible;
- Potential protected species, including breeding birds within the site, would require mitigation;
- The Designed Landscape (SBC) and Garden and Designed Landscape (HES) 'Portmore' are located to the north of the site;
- Consideration of the potential impact of the development on the River Tweed SAC/SSSI;
- Structure shelterbelt planting using deciduous/mixed woodland species will be essential along eastern elevation boundary to achieve a 'landscape fit'
- The Roads Planning Officer advised that the proposal is acceptable. (AEDDL002) would need to be developed first, in order to integrate this proposed site within the settlement. Access into the site can be taken from a number of points along the former public road and a link to (AEDDL002) would be required;
- Potential for archaeology on the site;
- Potential for Drainage Impact Assessment, in respect of the WWTW; and
- Potential for Water Impact Assessment, in respect of the WTW.

There are no insurmountable constraints, which would prevent the development of this site for housing, subject to mitigation measures. It is acknowledged that the site immediately to the south is already allocated for housing within the LDP and remains undeveloped to date. The Roads Planning Officer has confirmed that access would need to come via the allocated housing site (AEDDL002) and that the site should be developed prior to this one. Therefore, given that (AEDDL002) remains undeveloped to date, it is considered more appropriate for this site to be considered for longer term housing. It should be noted that this site is therefore also being considered as a longer term housing option (SEDDL001).

In conclusion, it is considered more appropriate to take forward this site as a longer term housing option, taking the above into consideration. Therefore, this site will not be taken forward within the MIR as a housing option, however the longer term option (SEDDL001) will be taken forward.

Innerleithen

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AINNE008	South of Peebles Road	Innerleithen	Western	Housing	75	6.8	Excluded

Conclusions

The site lies to the west of Innerleithen, just outwith the settlement boundary, on the south side of the A72. The site was submitted as part of the 'Call for Sites' process, for consideration as housing. It should be noted that the site was considered as part of the Housing SG for housing development and was ultimately not included. An initial Stage 1 RAG assessment was undertaken as part of the Housing SG. It is acknowledged that concerns were raised in the conclusions at that stage, regarding the prominent location, impact upon the SLA and potential archaeology.

However since that assessment, a more extensive study of the Central Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Central Tweeddale. The site was one option put forward for consideration, in respect of a mixed use site. A re-assessment has therefore been undertaken, in light of the additional information contained within the LUC Study and consultation responses. It should also be noted that there are a lack of suitable development opportunities within the Tweeddale area going forward. It is acknowledged that the landowners provided the following additional information as part of the Call for Sites process; Access Appraisal, Archaeology Appraisal, Constraints & Opportunities Plan and Development Framework Plan.

Innerleithen has good access to public transport, services and employment, given the proximity to Peebles and good links to Galashiels and Edinburgh. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features and protect boundary features on dis-used railway;
- Potential protected species, including breeding birds within the site, would require mitigation;
- Located within the 'Tweed Valley' Special Landscape Area;
- The western part of the site is constrained within the Landscape Capacity Study;
- SNH advise that the site should remain unallocated, given the potential for any development to result in a dominant element on the western approach into the settlement. However, structure planting is proposed and it is considered that this would mitigate any visual impacts of the development from the A72;
- Transport Assessment or at least Statement required;
- Evidence of archaeology within the site, therefore mitigation required. The Officer would prefer in-situ protection, full investigation would be required for the area within the Roman Camp;
- Roads Planning Officer raised no objections to the allocation;
- Potential for Drainage Impact Assessment, in respect of the WWTW;
- Potential for Water Impact Assessment, in respect of the WTW; and
- Non vehicular links to existing path network and Peebles town/amenities.

Overall, taking the above into consideration, it is considered that there are no insurmountable planning issues which cannot be overcome through appropriate mitigation measures. However, given the existing pressures to find business & industrial land within the Tweeddale area, it is considered that a mixed use allocation on this site (which accommodates an element of both housing and employment land) would be the most appropriate way for the site to be developed. Therefore this proposal for housing (AINNE008) will not be taken forward as an option within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AINNE009	Kirklands II	Innerleithen	Western	Housing	80	7.6	Excluded

Conclusions

It should be noted that this site was initially coded as (AINNE011) however it became evident that the site boundary was actually the same as (AINNE009) which was previously considered. Therefore, the consultation responses will all have the reference (AINNE011). It should be noted that the site was recently submitted for consideration as part of the Housing SG. An initial stage 1 RAG assessment was undertaken, however concluded that the site should not be taken forward as part of the Housing SG.

This site is identified within the Local Development Plan for longer term housing (SINNE001). However, Innerleithen currently has 3 housing allocations and 1 mixed use allocation, with a total indicative site capacity of 245 units, with no completions on any site to date. Furthermore, the 2017 Housing Land Audit states that the total established housing land supply within Innerleithen is 275 units. It is considered that there are sufficient housing allocations within Innerleithen for the LDP2 plan period. Furthermore, as the Roads Planning Officer has indicated this site (AINNE009) would rely on the development of the existing housing allocation (AINNE004) in order to provide a link to the site. It should be noted that (AINNE004) has not yet been commenced.

Therefore, taking the above into consideration, the site will not be included within the MIR as a housing option. However, it will be retained as a potential longer term housing option for the future.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AINNE010	Upper Kirklands	Innerleithen	Western	Housing	40	5.0	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process. The site is located to the north west of the existing housing allocation (AINNE004).

There is some archaeological potential within the site, which would require further investigation. The site is constrained within the Landscape Capacity Study and the site is located within the Tweed Valley SLA. It is considered that development of this site would result in unacceptable encroachment further up the hill which could negatively impact on the settlement. Furthermore the Roads Planning Officer is unable to support development at this site. The Officer advised that whilst access can be achieved from the allocated site (AINNE004), the gradient of the site is such that a suitable layout is unlikely to be achieved. Therefore, there are significant constraints which would prevent this site from being developed.

Innerleithen currently has 3 housing allocations and 1 mixed use allocation, with a total indicative site capacity of 245 units, with no completions on any site to date. Furthermore, the 2017 Housing Land Audit states that the total established housing land supply within Innerleithen is 275 units. It is considered that there are sufficient housing allocations within Innerleithen for the LDP2 plan period.

Therefore, taking the above into consideration, the site will not be included within the MIR as a housing option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MINNE002	Traquair Road East	Innerleithen	Western	Mixed Use	12	0.6	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process, for a mixed use. The site is currently allocated within the LDP for business and industrial land. The majority of the site submitted is for housing, with the mixed use element being a part of the site already developed. The area immediately to the west is allocated as safeguarded business and industrial land. There are pressures to find new business and industrial land within the Tweeddale area. As part of the MIR process, LUC have undertaken a study to identify business and industrial opportunities within the Tweeddale area. The development of housing at this location, would ultimately lead to the loss of allocated business and industrial land, would not be supported. This is the only un-developed business and industrial allocation within the LDP for Innerleithen. Furthermore, it is not considered that development here would relate well with the existing industrial estate.

Furthermore, the Roads Planning Officer has concerns for a mixed use on this site. Economic Development state that housing on this site would be impractical.

In addition, Innerleithen already has 3 allocated housing sites and 1 mixed use site allocated within the LDP, amounting to an indicative capacity of 245 units.

In conclusion, taking the above into consideration, the site will not be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RINNE003	St Ronans Terrace/Hall Street	Innerleithen	Western	Redevelopment	9	0.1	Excluded

Conclusions

The site was submitted for consideration as part of the 'Call for Sites' process, with an indicative site capacity of 9 units (social rent/retirement units). There is an existing bungalow on the site at present. It is considered that development of the site for residential purposes is regarded as acceptable in principle. However, the site is small and it is considered that development for 9 units, as submitted, would represent over development of the site. Whilst redevelopment of the site could be supported, it is unlikely that an allocation for 5 units or more could be achieved within the site. The Council would not allocate a site which cannot accommodate less than 5 units. The site is located within the Innerleithen settlement boundary and could offer an opportunity for infill development through the planning application process. Given the uncertainty relating to the capacity of the site, it is considered that this proposal is better considered through the planning application process, as a potential infill development. Therefore, the site will not be included within the MIR as an option for redevelopment.

Lauder

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ALAUD008	Maitland Park (Phase 2)	Lauder	Rest of Borders	Housing	60	4.4	Excluded

Conclusions

The site was submitted as part of the Call for Sites process for consideration for housing.

There is flood risk on substantial part of site along southerly edge. The settlement has limited access to services and potentially a moderate impact on biodiversity. The site contributes to the immediate setting of the settlement. Development at this location would also result in elongating the settlement. The site is constrained within the Development and Landscape Capacity Study and it is considered that development of the site would impact negatively on the settlement approach from south. Lauder has already two allocated housing sites with an indicative capacity of 130 units. The Reporter at a previous Local Plan Inquiry stated "development at this location would be less suitable than development on the west side of Lauder".

At this point in time, it is not considered that there is any need for a further allocation within Lauder. It is likely that the site will continue to be submitted again for consideration in the future and although it is acknowledged that there are major landscape issues to be addressed regarding this site, future other options around the town boundary are limited. Therefore, the site will not be included within the MIR although it will likely be re-considered in the future.

Nether Blainslie

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ANETH002	Nether Blainslie East	Nether Blainslie	Rest of Borders	Housing	20	2.5	Excluded

Conclusions

The site was submitted as part of the Call for Sites process, for consideration as housing. The site has limited public transport and the nearest services are located at Earlston and Lauder. The site benefits from a southerly aspect. The site is an extensive site to the east of the settlement that appears disconnected. The site also contributes to the setting of the settlement. Furthermore, the Roads Planning Officer is unable to support the allocation of this site. Therefore, taking the above into consideration the site will not be included within the MIR.

Oxton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AOXTO009	South west of Oxton	Oxton	Rest of Borders	Housing	25	1.5	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process, for housing development. The site lies to the south west of Oxton. The settlement of Oxton has limited access to services. It is considered that development at this location would not integrate well with the rest of the settlement. The Roads Planning Officer is unable to support development at this location. Part of the site is affected by the HSE zoning. Therefore, taking the above into consideration, the site will not be included within the MIR.

Peebles

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
SBPEE001	Peebles Development Boundary Amendment	Peebles	Western	Development Boundary	N/A	5.5	Excluded

Conclusions

This proposal was submitted as part of the Call for Sites process. The proposal put forward is to extend the existing settlement boundary of Peebles to include the area directly to the west of the existing mixed use allocation (MPEEB006). It should be noted that the proposal is merely for the extension to the existing settlement boundary and does not include any use or indicative site capacity. Therefore, the consultation responses are based on the settlement boundary expansion and not on any proposed use on the site.

It is acknowledged that the northern part of this site currently forms part of the Rosetta Caravan Site, alongside the area to the east, within the settlement boundary. Furthermore, there is a pending planning application (13/00444/PPP), covering the housing allocation (APEEB044), mixed use allocation (MPEEB006) and this area in question. The indicative proposals show a mixed use development over the housing and mixed use allocations, with the relocation of the caravan park on the site proposed. However, it should be noted that this application remains pending subject to the conclusion of a Section 75 Legal Agreement.

The applicant's submission states that the indicative masterplan submitted as part of (13/00444/PPP) shows the improved holiday park is proposed to the west of (MPEEB006) allocation. They request that the location of the improved holiday park, is identified within the settlement boundary for leisure purposes.

The Local Development Plan does not allocate sites specifically for leisure uses. It is considered that the most appropriate way to deal with such a proposal adjacent to the settlement boundary is through the planning application process, assessing proposals against the relevant policies within the LDP. At this point in time the application including the improved holiday park remains pending and the majority of the site remains open fields. Therefore, it would not be considered appropriate to extend the settlement boundary of Peebles at this point in time. Therefore, the proposed settlement boundary extension will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB038	Langside Farm	Peebles	Western	Housing	40	8.6	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process, for consideration as a housing site.

Further to the site assessment, there are a number of constraints regarding the development of this site. The site is located outwith the extent of the town. There is strong, mature landscaping to the south of the site and the site contributes to the setting of the town. The site is constrained within the D&LC Study. The Roads Planning Officer has stated they are unable to support the current extent of the site as it is.

As part of the MIR process, the Central Tweeddale Study was undertaken by LUC to identify and assess options for housing and business & industrial land within Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area. As part of this study a number of housing and mixed use sites (including longer term) have been put forward. These sites have also been subject to consultation and site assessment. It is considered that the Central Tweeddale Study identified more suitable sites in comparison to this one. Therefore, this site (APEEB038) will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB045	Venlaw	Peebles	Western	Housing	26	7.2	Excluded

Conclusions

The site was submitted as part of the Call for Sites process for housing development. The proposal was recently submitted and considered as part of the Housing SG, however was not taken forward. The site was also considered as part of the LDP Examination and the Reporter did not bring the site forward. The main concern related to landscape fit. The Reporter stated that 'I must pay particular regard to this as the site is located within a Special Landscape Area. I agree with the Council that the existing settlement is well-contained at this point by rising topography to the east. I found that to be a very attractive feature of this important vehicular entrance to the town. Development of the site is likely to lead to the appearance of urban sprawl ascending the higher land to the east. I conclude overall that the potential benefits of increasing the land supply by allocation of this site are outweighed by the likely significant adverse impact on the character and visual amenity of this sensitive settlement edge location'.

Furthermore, there has been a recent planning application (17/00015/PPP) for housing development on this site. The application was refused by a Reporter at appeal. It should be noted that the reason for refusal relating to the principle of housing outwith the settlement boundary and never touched on any other potential constraints with the site.

It is considered that the site contributes greatly to the setting of the settlement. Development at this location would result in a negative impact on the wider settlement and not just to the immediate area. The topography of the site would affect the ease of access particularly for walking and cycling. The Category B listed building 'Castle Venlaw' is located to the south east of the site, and the Category C listed 'North Lodge' to the north. The entire site falls within the SBC Designed Landscape 'Venlaw'. The Cultivation Terraces are sited within the site boundary. There is potential for archaeology on the site. The site is also within the SLA and would negatively impact on it.

The site is also constrained by access into the site. The Roads Planning Service are unable to support the development of the site.

Taking all of the above into consideration, it is not considered that the site will be taken forward for consideration as part of the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB047	South west of Edderston Road	Peebles	Western	Housing	200	11.0	Excluded

Conclusions

The site was submitted as part of the Call for Sites process, for consideration as housing. The site lies to the west of Peebles. This site (APEEB047) was considered as part of the Housing SG and an initial stage 1 RAG assessment was undertaken.

It is acknowledged that parts of this site/larger sites have been assessed for development in previous Local Plans and the site has not been taken forward. Although the sites/parts of the site have previously been assessed, since these previous assessments, as part of the MIR process a more extensive study of the Central Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area, in comparison to other areas within the Scottish Borders. 24 search areas were identified within the study and this site (APEEB047) was part of search area number 12 'Southpark and Edderston Park'. Ultimately, part of the area on the north side of the road was included within a site put forward for consideration as part of the study, however the area to the south of the road was not. The site put forward as part of the Central Tweeddale Study took into consideration the landscape constraints surrounding the area, including the NSA, SLA and Landscape Capacity Study and mitigation proposed.

The site assessment identifies a number of constraints regarding this site, including; potential archaeology, development at this location would become detached from Peebles, the site is constrained within the Landscape Capacity Study and the site is dependent upon a new River crossing. As discussed above, further to previous assessments of this site, the Central Tweeddale Study looked at the wider area and ultimately identified a number of housing and mixed use opportunities for the area, which have taken into consideration constraints.

Overall, there are constraints to developing this site, including the requirement for a new river crossing over the River Tweed, which would require further investigation. However, ultimately it is considered that better sites have been identified through the LUC Study, this includes a longer term mixed use site (SPEEB008), which includes part of this site and a larger area to the north, wrapping around Edderston Ridge and Southpark Industrial Estate. Therefore, this site will not be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB049	South west of Whitehaugh	Peebles	Western	Housing	106	4.1	Excluded

Conclusions

The site was submitted as part of the Call for Sites process. This site was recently considered as part of the Housing SG and was not taken forward. The site takes in almost all of the longer term housing site (SPEEB003) identified within the LDP, with exception of the plot of land where a new house has already been constructed.

Whilst the site is an acceptable site for development, SEPA have stated that a flood risk assessment would be required. The site would have a potential minor impact on biodiversity; the site is located on the edge of the settlement and has good access to services and facilities; consideration should be given to the design of the overall site to take account of the Special Landscape Area, the adjacent SBC Garden and Designated Landscape and the setting of the the adjacent Scheduled Monument. Additional landscape enhancement would also be required along with buffers to existing and proposed landscaping. Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI. Further assessment on nature conservation interest will also be required and mitigation put in place. Development should not take place in the required buffer area of the Scheduled Monument but rather that area should be left as open space. Enhancement of the footpath would also be required.

Roads Planning also state that development in this location is reliant on a new crossing over the Tweed, vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park as well as the upgrading of Glen Road adjacent to Forest View.

As part of the MIR process, LUC have undertaken a study in order to identify and assess options for housing and business & industrial land within Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Tweeddale area, in comparison to other areas within the Scottish Borders. A number of housing and mixed use sites, including additional longer term sites have been identified. It is considered that there are constraints to the development of this site, which require further investigation, for example the river crossing. Therefore, it is considered that more suitable sites have been identified as part of the Tweeddale Study which could be included within the MIR as options for the LDP2. This site will remain as an identified longer term option for housing in the future, and allow time for further investigations regarding a river crossing.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB052	South west of Peebles	Peebles	Western	Housing	100	43.0	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process, for housing development.

It is acknowledged that parts of this site have been assessed for development in previous Local Plans and the site has not been taken forward. Although the site/parts of the site have previously been assessed, since these previous assessments, as part of the MIR process a more extensive study of the Central Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area, in comparison to other areas within the Scottish Borders. 24 search areas were identified within the study and this site (APEEB052) was part of search area number 12 'Southpark and Edderston Park'. Ultimately, a small part of this site was identified as part of an option within the study for mixed use development. The site put forward as part of the Central Tweeddale Study took into consideration the landscape constraints surrounding the area, including the NSA, SLA and Landscape Capacity Study and mitigation proposed. Therefore, a re-assessment of this site has been undertaken, taking into consideration the information contained within the LUC Study.

The site assessment identifies a number of constraints regarding this site, including; potential archaeology, SLA, NSA, the site is constrained within the Landscape Capacity Study and the site is dependent upon a new River crossing. As discussed above, further to previous assessments of this site, the Tweeddale Study looked at the wider area and ultimately identified a number of housing and mixed use opportunities for the area, which have taken into consideration constraints.

Overall, there are constraints to developing this site, including the requirement for a new river crossing over the River Tweed, which would require further investigation. Ultimately it is considered that better sites have been identified through the LUC Study. This includes the mixed use site (SPEEB008), which forms part of this site, wrapping around Edderston Ridge and Southpark Industrial Estate, which takes into consideration the surrounding landscape constraints. However, there are still outstanding constraints regarding access with (SPEEB008), including the requirement for a new river crossing, therefore that option will be a longer term mixed use opportunity. This will allow time for further investigations regarding a new bridge. This site (APEEB052) will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB053	Rosetta Road II	Peebles	Western	Housing	30	6.4	Excluded

Conclusions

This site is currently allocated for mixed use development within the LDP (MPEEB006), with an indicative site capacity for 30 units. The site was recommended for inclusion within the LDP by the Reporter. The indicative site capacity was added through the Housing Supplementary Guidance. The site was again submitted as part of the Call for Sites process, however for consideration solely as a housing allocation. The landowner requests that the site allocation is altered to reflect the planning application (13/00444/PPP) indicative masterplan.

This site was recently included within the LDP by the Reporter for a mixed use development, which included no indicative site capacity at that time. The Reporter also included within the LDP the adjacent housing allocation (APEEB044) with an indicative site capacity of 100 units. As part of the Housing SG, an indicative site capacity was added to the existing mixed use allocation (MPEEB006). This reflected the ability of this site to accommodate an element of housing in the future.

The landowner states that the reason for requesting that this site is allocated for housing, rather than mixed use development, is to reflect the masterplan included within planning application (13/00444/PPP). The indicative proposals show a mixed use development covering the housing and mixed use allocations, with the relocation of the caravan park on the site adjacent site to the west. However, it should be noted that this application remains pending subject to the conclusion of a Section 75 Legal Agreement. Therefore, there is nothing to say for definite that the masterplan included within the pending planning application will actually be developed.

Given the recent allocation for the mixed use by the Reporter, it is not considered appropriate to alter this allocation so soon. Furthermore, there is an indicative housing capacity within the mixed use allocation. It would be for the applicant to test an increased housing capacity through the planning application process. Furthermore, the planning application which the applicant refers to remains pending. Once the Section 75 Legal Agreement has been resolved, this issue could perhaps be re-visited further down the line. However taking into consideration the above, it is not considered that the housing proposal will be included within the MIR, rather retained as a mixed use allocation with an indicative site capacity of 30 units.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB054	East of Kittlegairy View	Peebles	Western	Housing	200	20.7	Excluded

Conclusions

The western part of the proposed site forms part of a larger site (SPEEB005), identified for potential longer term mixed use development within the LDP. However, the eastern part of the proposed site is not identified for longer term development. The site was put forward as part of the Call for Sites process, for consideration as housing development. Parts of the site have previously been considered for mixed use/housing development in previous Local Plans. Most recently as part of the Housing SG (MPEEB004 and MPEEB008) were considered for mixed use development, however not taken forward.

There are a number of constraints regarding the site. SEPA have raised flood risk issues and request that the site is removed from the LDP. The Ecology Officer advises that there are major biodiversity risks. There is potential archaeology constraints within the site. In respect of landscape, the site is located within the Tweed Valley SLA and is constrained within the Landscape Capacity Study.

The Roads Planning Officer has advised that development in this location is reliant on a new crossing over the River Tweed, but some development could be brought forward to meet a need for employment land.

It is acknowledged that the site within the LDP is identified for potential mixed use development which could incorporate a mixture of housing and employment uses. The site put forward is solely for housing development and omits a small parcel of land, which the applicant states could be for future employment use. Given the lack of employment land within the Central Tweeddale area it is considered more appropriate to retain this as a mixed use allocation, which would allow the provision of both housing and employment opportunities in the future.

Taking into consideration the above constraints, including the requirement for an additional river crossing, the site will not be included within the MIR. However, it will be retained in the LDP as a potential longer term mixed use site. This will allow time for further investigations to be undertaken regarding the flood risk concerns and new bridge crossing requirement.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB055	Standalane	Peebles	Western	Housing	50	2.6	Excluded

Conclusions

The site was submitted as part of the Call for Sites process, for housing. The site lies to the north of Peebles, adjacent to the existing housing allocation (APEEB044) and mixed use allocation (MPEEB006).

Further to the site assessment and consultation, the Roads Planning Officer is unable to support the proposed development for housing. The main reasons for this being the topography of the site and proposed access route. The excessive gradient represents a significant problem in terms of achieving a suitable road layout. In addition Rosetta Road would have to be upgraded from the entrance to the Violet Bank development to the access. Links to the allocated housing and mixed use sites site at the caravan park (MPEEB006 and APEEB044) would also have to be incorporated into any layout, which would involve structures to cross Gill Burn. Any development at the north end of Peebles will be reliant upon improved vehicular linkage being provided over the Eddleston Water between Rosetta Road and the A703. This should ideally be provided between Kingsland Square and Dalatho Street, but there may be other acceptable opportunities further north.

Taking into consideration the above comments from the Roads Planning Officer and the infrastructure constraints, the site will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
SPEEB007	Land East of Cademuir Hill	Peebles	Western	Long Term Housing	N/A	83.4	Excluded

Conclusions

The sites lie to the south of Peebles, adjacent to the settlement boundary and to the south of Kings Muir. The sites were identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The sites currently being considered are proposed for longer term housing development.

It is acknowledged that parts of the site(s) have previously been assessed for development and not been taken forward. Although the sites/parts of the site(s) have previously been assessed, since these previous assessments a more extensive study of the Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Tweeddale. This site was one option put forward for consideration, in respect of a longer term housing site.

The Roads Planning Officer was not supportive of the development of the southern 2 sites, as Bonnington Road would be the shortest route into town and it is not of a standard suitable for serving this level of development. However they advised that the northern site has potential subject to a new bridge crossing over the River Tweed.

In conclusion, this site will not be taken forward with the inclusion of all 3 parcels of land. However, taking on board the comments from the Roads Planning Officer, a reduced site (SPEEB009) which only includes the northern site will also now be considered.

Stow

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASTOW029	West of Crunzie Burn	Stow	Rest of Borders	Housing	5	1.5	Excluded

Conclusions

This site was submitted for consideration as part of the Call for Sites process for housing. A larger site was previously assessed as part of the Housing SG, however not included.

Further to a site assessment and consultation, there are a number of constraints regarding the development of this site for housing. The site forms an important part of the setting of the settlement, and is constrained within the Development and Landscape Capacity Study. In addition, development at this location would result in extending higher into the hill than all other development. The Roads Planning section have raised concerns and are only able to support a minimum amount of development. Anything over 4 units will require the road to be brought up to an adoptable standard and it is not envisaged that this could be achieved. This is likely to include the provision of a possible new bridge over the Crunzie Burn and the access route via Earlston Road is narrow will a considerable level of on street parking and is not suitable to serve more houses. It should be noted that developments of less than 5 units will not be allocated within the LDP.

Taking the above into consideration, the site will not be included within the MIR.

West Linton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWEST019	North East of Robinsland Farm	West Linton	Rest of Borders	Housing	100	3.2	Excluded

Conclusions

The site was submitted as part of the Call for Sites process for housing development.

Development of this site would have a moderate impact on the local ecology. West Linton has a range of services and facilities and access to a potential employment site. The majority of the site is flat, exposed and open in character. Potential for archaeology on the site. The site is constrained within the Development and Landscape Capacity Study undertaken for the settlement.

The Roads Planning Officer is unable to support the site, for the following reasons. The road infrastructure in West Linton, and in particular Main Street, is not capable of supporting further development in the village unless some relief can be afforded. As such, any further housing in West Linton should be immediately to the east of Broomlee Crescent and will rely on street connectivity between Deanfoot Road and Station Road. Such linkage would offer some relief for Main Street.

Taking into consideration the above constraints, the site will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWEST020	Deanfoot Road	West Linton	Rest of Borders	Housing	30	2.6	Excluded

Conclusions

The site was submitted as part of the Call for Sites process, for consideration to housing development. The site has previously been considered for housing as part of the Local Plan Amendment (AWEST008) and the Local Development Plan (AWEST015) and not taken forward. The site is located to the north east of West Linton adjacent to the settlement boundary.

Further to a site assessment and consultation, there are a number of constraints on the site. Development would have a moderate impact upon ecology, therefore mitigation would be required. There is potential for archaeology on the site and mitigation would be required. The Development and Landscape Capacity Study considered this area to be marginal for development. The site is within a visible location from the main Edinburgh Road. However, the site can integrate well, if planting was established to create a well defined setting and visual containment. The Roads Planning Officer is unable to support housing at this site for the following reason. The road infrastructure in West Linton, and in particular Main Street, is not capable of supporting further development in the village unless some relief can be afforded. As such, any further housing in West Linton should be immediately to the east of Broomlee Crescent and will rely on street connectivity between Deanfoot Road and Station Road. Such linkage would offer some relief for Main Street.

Given the above constraints from the Roads Planning Officer it is not considered that housing can be supported on this site. Therefore, the site will not be included within the MIR. However, the Roads Planning Officer can support an employment use on this site. Consequently the site has also be considered for a business & industrial use (BWEST003) and is subject to a separate site assessment.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWEST021	North of West Linton	West Linton	Rest of Borders	Housing	180	12.3	Excluded

Conclusions

The site was submitted as part of the Call for Sites process, for housing development. The site was recently assessed as part of the Housing SG (AWEST016 and AWEST018) and was not taken forward for inclusion.

Further to a site assessment and consultation, a number of constraints were identified with the site. The site is highly visible when approaching the settlement from the north. There is also potential for archaeology onsite. The site is identified as constrained within the Development and Landscape Capacity Study, and is located within the Special Landscape Area.

The Roads Planning Officer is unable to support the allocation of this site and provided the following comments. The road infrastructure in West Linton, and in particular Main Street, is not capable of supporting further development in the village unless some relief can be afforded. As such, any further housing in West Linton should be immediately to the east of Broomlee Crescent and will rely on street connectivity between Deanfoot Road and Station Road. Such linkage would offer some relief for Main Street. Furthermore, this site in particular is somewhat disconnected from the rest of the village. There are too many constraints with the private road known as The Loan so that sole means of vehicular access would likely be from a new roundabout on the A702 Trunk Road outside the village (subject to Transport Scotland approval). The A702 Trunk Road through the village operates to a degree as a bypass and the site sits on the opposite side of it from the village services. A development of this scale would be expected to integrate well with the existing street network and there is very little opportunity for this.

In conclusion, taking the above constraints into consideration, the site will not be included within the MIR for housing.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWEST022	The Loan	West Linton	Rest of Borders	Housing	10	1.0	Excluded

Conclusions

The site was submitted as part of the Call for Sites process for housing development.

The site would have a moderate impact on the ecology of the area, and West Linton has a range of services and facilities. The Roads Planning Officer is unable to support the allocation of this site for the following reasons - The vertical and horizontal constraints of the Loan. The Loan is currently a private road and any further development which utilises this access would require the road to be upgraded to an adoptable standard. Whilst the running surface could be improved the horizontal constraints and vertical alignment of this road is such that I do not believe the road could be upgraded to a suitable standard for adoption. The access onto the A702 would be a matter for Transport Scotland to comment.

Taking on board the above comments, the site will not be included within the MIR for housing. There are more suitable sites identified through the Central Tweeddale Study which will be put forward for consideration.

Southern HMA

Newcastleton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ANEWC004	North of Station House	Newcastleton	Rest of Borders	Housing	22	1.0	Excluded

Conclusions

The Roads Planning Team has objected to the allocation of the site on the grounds of the former railway line which extends along the eastern edge of the site and is safeguarded under Policy IS4 of the Local Development Plan 2016. The site lies adjacent to the Conservation Area of Newcastleton which is characterised by a grid building pattern. The site is detached from the settlement by the former railway line and it is difficult to envisage how it could be developed in keeping with the character of the Conservation Area. For these reasons, it is not considered that this site can be accepted. Any development of the site would require to be the subject of a Flood Risk and Drainage Assessment.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ANEWC012	Land north of Copshaw Place	Newcastleton	Rest of Borders	Housing	19	1.0	Excluded

Conclusions

The site is located within the 1 in 200 year floodplain of the Liddel Water, this is one of the most at-risk sites in Newcastleton. New development within this area is therefore viewed as unacceptable.
