



Local Development Plans Team
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

REPRESENTATION TO LOCAL DEVELOPMENT PLAN 2 MAIN ISSUES REPORT.

Dear Sir/Madam

We write on behalf of [REDACTED] and in relation to the above consultation. This representation relates to a c 1 Hectare site located off Ettrickhaugh Road and within the confines of the Selkirk settlement boundary (as defined by the current LDP). The site represents a natural “infill” housing opportunity and one which can now take advantage of the recent and significant upgrade to the flood defences within Selkirk.

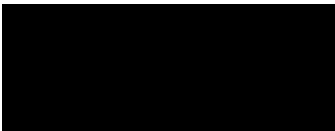
The site is again located between existing houses to the north, east and west and with the LDP2 MIR indicating the acceptability of new housing on site ‘ASELK040’ located directly adjacent to the subject site.

The appended plan provides the extent of the lands in question and to which we kindly seek be allocated as a “preferred” housing site in Selkirk. There is strong mainstream and affordable housing requirements within the town and which are not currently being met by the relatively low level of allocated sites.

The site is located close to community facilities, cyclepaths, public transport and Selkirk Town Centre. It is a sustainable and deliverable site. It is accepted that technical reports on matters such as flooding would be required at the application stage.

Given the site is “white land” within the current settlement boundary we kindly request that the lands be allocated for housing purposes with an indicative capacity of c. 15 dwellings.

Yours faithfully



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7th August 2017

Forward Planning Team
Scottish Borders Council
Council Headquarters
Newtown St Boswells
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Scottish Borders Council

Call for Sites

Site Name: Lower Gateside, Gattonside

Please accept this correspondence as formal representation to the current Call for Sites as part of the preparation for the MIR for Local Development Plan 2. This has been prepared on behalf of [REDACTED] and relates to land submitted to Scottish Borders Council as part of the recent Housing Supplementary Guidance consultation at Lower Gateside, Gattonside.

Included as part of this submission is the Call for Sites Pro Forma response and an indicative site layout plan which illustrates that there is capacity for 70 dwellings which will assist with the Council's housing requirements within the next local plan period.

Location

The site is within very close proximity to the recently opened Tweedbank railway station which can be accessed via the B6360. It is also with easy access to the services and facilities available within Gattonside and Melrose. The Tweedbank Industrial Estate lies to the south west providing employment options within the area for future residents and which forms part of the Borders Railway Blueprint. The site is highly accessible by a number of core paths which connect Tweedbank, Melrose and Galashiels, with a promoted path between the site and Tweedbank railway station.

There are bus stops within 650m of the site which are served by the following services enabling access to local settlements and the wider area:

- Route Number 60 – Galashiels Bus Interchange to Tweedbank Retail Park
- Route Number 67 – Berwick to Galashiels, via Norham, Cornhill, Coldstream, Kelso, St Boswells, Newtown, Melrose, BGH
- The independent Reporter to Route Number 61 – Galashiels to Bannerfield via Selkirk
- Route Number 68 - Galashiels to Jedburgh, via St Boswells
- Route Number 71 – Galashiels to Melrose



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Settlement Pattern & Urban Coalescence

Lower Gateside represents a 'rounding off' of the settlement of Gattonside, this is particularly pertinent as recent developments have extended the town to the north and east and it is considered that any further expansion in this area will be significantly constrained. The site utilises existing boundary features such as the road to the south, residential development to the east and mature boundary planting along the west and north. The development of Lower Gateside would not constitute urban coalescence as the gap between Gattonside, Tweedbank and Melrose would remain unchanged.

The 2011 Census identifies 208 households within the settlement, each accommodating approximately 2.2 residents. The proposed development of this site would represent a small increase in the number of residents in the town within a sustainably located extension.

Existing dwellings in the settlement are generally of a large size and sit within their own extensive grounds. It is anticipated that this pattern of development can be replicated within the proposed site with low density dwelling providing large areas of public and private amenity space. The settlement of Gattonside is consistently popular due to its central location close to main employment hubs and rural recreation activities. The current settlement boundary and lack of available sites within the built envelope means that any further development cannot be accommodated within the town and options for sustainable expansion are required to ensure housing is provided in a place where people want to live.

We understand from speaking with bodies such as Eildon Housing Association that there is a strong affordable housing requirement in the Central Borders area. This proposal would seek to service this via on site affordable housing as part of the wider Masterplan and seek to work with local Housing Associations in terms of delivering the shortfall in this tenure type.

Opportunities and Constraints

A site is considered 'effective' where it can be demonstrated that within 5 years it will be free of constraints, and can be developed for housing. It should, therefore, be reasonably concluded that the subject site will make an effective addition to the Council's current shortfall in housing land supply, particularly given the limited constraints distinguished. This site should therefore be allocated for residential development on the basis that it is effective and any constraints can be overcome in the plan period in order to bring forward development.

An indicative layout has been prepared which illustrates that the potential layout of the site will be sympathetic to the character of the adjacent, existing Conservation Area and will accommodate an appropriate density to reflect the development pattern within the settlement. The site is within the National Scenic Area, it is highlighted that this should not preclude development and instead any design should take cognisance of this designation and respond accordingly. Therefore, provided any dwellings are sympathetically designed this should not be a constraint to development. There are also no significant biodiversity features which could potentially be affected by the development of dwellings.



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An initial desk based Engineering Site Assessment (ESA) has been undertaken. The only potential issue that the ESA flags up is the conveyance of surface water arisings. There are no 'on site' borehole records, however, the BGS map indicates that the northern half of the site is underlain by Clay with the southern half underlain by Sands and Gravels. Topographically the site falls to the south and it is therefore considered that surface water is likely to infiltrate through the Sands and Gravels to charge the groundwater flow and to the River Tweed beyond. Other sites within the area are significantly constrained by flooding issues from the River Tweed as well as designated SAC and SSSI. The site at Gattonside is not only separated from the sensitive River Tweed by the B6360 but lies to the north and thus is not affected by flooding.

In terms of heritage, the site is outside the Conservation Area with no adjacent listed buildings. The site can be screened with existing and new boundary planting which will mitigate against any potential visual impact. The greenfield use of the site also negates the potential for significant constraints to development from contamination. The gradual or sloping topography degrades or limits the agricultural use of the land.

It is anticipated that access can be taken from the B6360 which forms the southern boundary to the site and any access point would be within the 30mph zone. The access and site falls within the Gattonside and Speed Limits as one approaches from the west. Any development on the site would not be the first built form on approach as there already exists a residential property to the west of the subject site.

Conclusion

All sites should be assessed on their individual merits. We have outlined the reasons why we believe that this site is effective and should be allocated for housing:

- It is deliverable within this Local Plan lifespan
- No allocation within this area of Gattonside despite it being very popular for new homes
- Not within an area of Flood Risk
- Sustainable location: Highly accessible to Tweedbank railway station and industrial estate, Melrose and Gattonside, and local education provision. Existing footpath provision runs past the site.
- Next to current built form and thus easy access to utilities/infrastructure
- Does not represent coalescence with Melrose or Tweedbank

We stress that it is highly important to allocate housing in the Scottish Borders where there is a strong demand to live. There is a clear high demand for homes in Gattonside and thus we hope this site is considered.

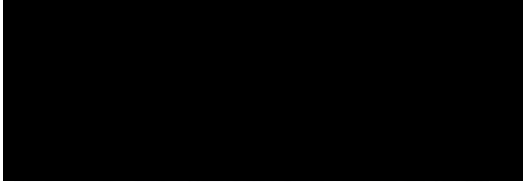


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Should you wish to discuss any aspect of this representation in greater detail then please do not hesitate to contact Tim Ferguson on 01896 668 744.

Yours Faithfully



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Site Location Plan – Lower Gateside, Gattonside





Housing Opportunity

Overview

The scale of housing required for the Scottish Borders area is set out within SESPlan and to be updated shortly once SESPlan2 has been formerly adopted.

The Scottish Borders Local Development Plan (2016)

Ferguson Planning have reviewed the Local Development Plan 2 (LDP) and Main Issues Report (MIR). In particular the 'Growing our Economy' and 'Planning for Housing' Chapters as they both relate to the potential allocation of new housing lands for the LDP 2.

Prior to coming on to answering the related questions within the MIR we would make a number of observations in terms of approach or structure of the MIR report and potential improvements when producing the Proposed Plan.

Current Housing Overview

There is a requirement for the LDP 2 Proposed Plan to use the most recent housing dataset that emanates from the SESPlan 2 Examination/Adoption. It is expected that a clearer picture will follow in the LDP 2 Proposed Plan as at that stage the latest housing audit will have fed into the process.

However, as part of this consultation process, while not always directly comparable, it is important to make some observations on housing requirements, supply and whether, at the current time, there is agreement that an effective 5 year land supply exists within the Scottish Borders (as required by SPP and SESplan policy guidance).

There is limited value going back over data that is considered out of date or superseded. However, it is worth touching upon housing supply and completions to understand whether there is or could be an effective five year housing land supply and whether additional housing is required in the future to ensure any shortfalls are addressed.

The current LDP touches upon the related HNDA and a yearly delivery target of 492 homes per annum. The SESplan Supplementary Guidance (SSG) target is almost twice that.

Table 1 'Housing Land Requirement' outlines the Scottish Borders Supplementary Guidance (SG) and which was based on the SESplan Supplementary Guidance (SSG).

Table 1. Scottish Borders Housing Land Requirement

Housing Requirement	2009-2025
2009-2019	9,650
2019-2024	3,280

F E R G U S O N P L A N N I N G



2025	492
TOTAL	13,422

The above requirement seeks the delivery of approximately 839 homes per annum. Whether one takes the HNDA or SSG it is critical to appraise whether that annual target and related effective 5 year land supply is being delivered.

It is noted by the Council within paragraph 5.1 of the LDP2 MIR that “a site is only considered to be effective where it can be demonstrated that within 5 years it will be free of constraints and can be developed for housing”.

With that in mind and the aforementioned yearly requirements mentioned previously one requires to look back and understand if that has been achieved and if not what actions are going to be taken to rectify the shortfall.

This is clearly outlined by the Reporter in the recent SESplan2 examination. The relevant extracts are outlined:

3. Replace the final sentence of paragraph 5.11 with the following: “They will maintain a five year effective housing land supply at all times, within each Council area, measured against the five year housing supply targets. These are calculated by multiplying the annual average housing supply targets (Table 5.1) by five, and fully accounting for any deficit or surplus in completions against the housing supply target in previous years. Any deficits arising must be added to the 5-year all-tenure housing supply target to ensure that the whole target is achieved by the end of the plan period.”

4. Replace the first sentence of paragraph 5.12 with the following: “Where a shortfall in the five year effective land supply is identified, sites for greenfield housing development proposals may be allocated in Local Development Plans or granted planning permission to maintain a five years effective housing land supply, subject to the following criteria:”

In simplistic terms, when one acknowledges the annual housing requirement and then reviews, for example, Appendix 2 - Table 9 and 10 of the adopted LDP it gives rise to significant concern regarding an effective five year land supply.

It shows that over the five years between 2010 and 2014/15 there was an average annual completion trend rate of some 367 dwellings per annum.

Further completion trends are outlined within the MIR (Table 4) and Scottish Borders Housing Audit 2018 (Table 8) for the years 2012/13 to 2016/17 showing an annual (average) housing delivery of only 298 dwellings. This indicates a fairly significant drop in housing delivery and cause for concern.

It would therefore suggest that, in annual terms, housing delivery is running at c. 65% below the required target and gives rise to significant questions as to how the current land supply can indeed be



considered “effective” now or into the future. This is further confirmed with the fact that historic trends show that, on average, 43% of completions are from windfall sites.

This leads to two general conclusions:

- There is considered not to be a five year effective land supply
- There is a “root and branches” review required of the sites deemed to be “effective” prior to the Proposed LDP2 consultation. It would appear from a review of available documentation that the sites allocated within the current LDP are not entirely “effective” and will not meet the five year supply targets in full as sought by SPP and SESplan.

The forthcoming Planning Bill does touch upon further gatechecks to better understand the actual delivery of allocated sites. While this may not mean the removal of some sites it does mean that they should be moved into a non-effective/constrained or long term development opportunity.

Undertaking the five year effective land supply study will also require a “reality check” and full understanding of the Scottish Borders Housing Market. This, in our opinion, should lead to the allocation of further deliverable sites in areas where people wish to live.

These are the locations that housebuilders want to develop in and are based on consumer demand. Recent trends show that the majority of housebuilding in the Scottish Borders has been by Affordable Housing providers. While this is commended, going forward, it is vital that a significant uplift in private sector housing is delivered across the Scottish Borders.

Not least to provide an appropriate tenure mix but also in that the private sector housing will assist in cross funding affordable housing in that particular area. Housebuilder interest (led by the market) is often in the more affluent towns where demand far outstrips supply both for mainstream and affordable housing. It is this issue that the LDP2 must address and pro-actively plan for.

Future Housing Overview

Much of the LDP2 MIR quite rightly focuses on planning for the future of housing delivery in the Scottish Borders. It details the future housing supply targets within it and the appended technical note for the years 2021/22 to 2030/31 and, while slightly different years, relates to the SSG land requirements detailed within the Housing Supplementary Guidance (SG).

However, it is ill-advised to purely focus on those second ten year supply targets (ie. 2021/22 to 2030/32) as being all that LDP2 requires to concern itself with. There is a requirement to understand whether the first five year supply targets that form part of the current LDP are in fact being delivered in full as sought by SPP and SESplan. If not and, as previously outlined in the Reporter’s conclusions to the SESplan2, that shortfall must be carried forward and added to any future requirement.

The Housing Technical Note that informs the LDP2 MIR outlines in Table 4 what is considered to be the ‘Established Land Supply (2017 HLA)’. There are a number of concerns when reviewing the table. The first being looking at past trends in the ‘Effective (Years 1-5)’ supply against the annual delivery in reality.

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One requires greater clarity on how any sites considered “potentially effective” and “Post Year 7” have been arrived at and beyond that how the 1,827 units on constrained sites will be addressed. There is passing comment that the sites can be delivered within the plan period of LDP2. But that largely fails to address if or how the five year effective land supply, as it currently stands, will hit the target levels set? And if they are not what additional sites are being provided to ensure it is met.

Housing delivery analysis should be undertaken annually and local councils stepping in where shortfalls have been identified. We are now into 2019 and in the fourth year of the LDP. One would therefore expect to see all the sites identified to be completed or under construction.

While not exhaustive Table 2 on the following page outlines housing sites identified in the LDP but which we consider likely to be constrained in whole or part. Thus, the need to consider additional opportunities that are likely to be more deliverable within a shorter time frame.

Table 2: Potential LDP (Adopted) Constrained / Non Effective Sites

Market Area	Reference	Unit No.	Constraint
Supplementary Guidance (SG) sites			
Berwickshire HMA	SG-ACOLD011-Coldstream	100	<ul style="list-style-type: none"> • 2019 Not Started • No Planning Permission • Low Market Demand • Slow/Long Build Out Rate • Access/Infrastructure • Lower Dev. Density • Unlikely to be started / completed by LDP 2021
Central HMA	SG-AKELSO26-Kelso	100	<ul style="list-style-type: none"> • 2019 Not Started • Phase 1 requires to be built out first • Access/landlocked in short term • Unlikely to be started / completed by LDP 2021
	SG-RKELSO002-Kelso	50	<ul style="list-style-type: none"> • 2019 Not Started • No Planning Permission • Significant Access/Parking Constraints • Listed Building / Capacity Constraints • Unlikely to be started / completed by LDP 2021
	SG-ASELK033-Selkirk	30	<ul style="list-style-type: none"> • 2019 Not Started • Potential Flooding Constraints • Unlikely to be started / completed by LDP 2021
	SG-MSELK002-Selkirk	75	<ul style="list-style-type: none"> • 2019 Not Started • No Planning Permission • Potential Flooding Constraints • Potential Contamination from Mill • Unlikely to be started / completed by LDP 2021
	SG-ATWEE002-Tweedbank	300	<ul style="list-style-type: none"> • 2019 Not Started • No Planning Permission

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			<ul style="list-style-type: none"> Major Transport & Utility Infrastructure Required Potential Flooding Constraints Environmental/Landscape Constraints Unlikely to be started / completed by LDP 2021
Western HMA	SG-MPEEB006-Peebles	30	<ul style="list-style-type: none"> 2019 Not Started No Planning Permission Phase 1 requires to be built out first Access/landlocked in short term Potential Flooding Constraints Unlikely to be started / completed by LDP 2021
	SG-MPEEB007-Peebles	70	<ul style="list-style-type: none"> 2019 Not Started No Planning Permission / 'Live' Appeal in progress Unlikely to be started / completed by LDP 2021
	SG – Sub Total:	755	

LDP (Adopted) Sites			
Central HMA	EA200-Ashkirk	20	<ul style="list-style-type: none"> 2019 Not Started Marketed. No Purchaser Low Market Demand Slow/Long Build Out Rate Access/Infrastructure Unlikely to be started / completed by LDP 2021
	MCHIR001-Chirnside	60	<ul style="list-style-type: none"> 2019 Not Started No Planning Permission Low Market Demand Slow/Long Build Out Rate Access/Infrastructure Lower Dev. Density Unlikely to be started / completed by LDP 2021
	EC2-Clovenfords	6	<ul style="list-style-type: none"> 2019 Not Started Land in Administration / Auction Flooding Unlikely to be started / completed by LDP 2021
	EC6-Clovenfords	60	<ul style="list-style-type: none"> 2019 Not Started No Planning Permission Unlikely to be started / completed by LDP 2021
	AEARL011-Earlston	120	<ul style="list-style-type: none"> 2019 Not Started Phase 1 requires to be built out first Access/landlocked in short term Landscaping / Flooding Unlikely to be started / completed by LDP 2021

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	EGL17B/41/L32B/ GL200 - Galashiels	270	<ul style="list-style-type: none"> • 2019 Not Started • No Planning Permission • Land in Administration / Auction • Land locked (in part) • Low Market Demand • Access / Trunk Road • Topography / Engineering • Unlikely to be started / completed by LDP 2021
	AGATT007- Gattonside	40	<ul style="list-style-type: none"> • 2019 Not Started • Planning Permission (no action) • Sale Value Expectations • Flooding • Unlikely to be started / completed by LDP 2021
	EL16B-Lilleasleaf	7	<ul style="list-style-type: none"> • 2019 Not Started • Bought by Community Trust • Community Garden • No houses to be developed on land • Unlikely to be started / completed by LDP 2021
	EM32B-Melrose	230	<ul style="list-style-type: none"> • Lower Density than specified • Topography / Access (in part)
	ANEWT005-NSB	900	<ul style="list-style-type: none"> • 2019 Not Started • Land locked (in part) • Low Market Demand • Access / Infrastructure • Landscape • Topography / Engineering • School Provision • Will not be completed by LDP 2021
	ASELK021-Selkirk	20	<ul style="list-style-type: none"> • 2019 Not Started • Potential Flooding Constraints • Unlikely to be started / completed by LDP 2021
Eastern HMA	AAYT0003-Ayton	20	<ul style="list-style-type: none"> • 2019 Not Started • No Planning Permission • Low Market Demand • Phase 1 requires to be built out first • Access/landlocked in short term • Unlikely to be started / completed by LDP 2021
	Aeyem006-7- Eyemouth	132	<ul style="list-style-type: none"> • 2019 Not Started • No Planning Permission • Low Market Demand • Slow/Long Build Out Rate • Access/Infrastructure • Lower Dev. Density • Unlikely to be started / completed by LDP 2021
	BEY2B-Eyemouth	244	<ul style="list-style-type: none"> • 2019 Not Started • No Planning Permission • Low Market Demand

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			<ul style="list-style-type: none"> • Slow/Long Build Out Rate • Access/Infrastructure • Lower Dev. Density • Unlikely to be started / completed by LDP 2021
	MREST001-Reston	100	<ul style="list-style-type: none"> • 2019 Not Started • No Planning Permission • Slow/Long Build Out Rate • Access/Infrastructure • Contamination • Unlikely to be started / completed by LDP 2021
Northern HMA	TE6B-Eddleston	30	<ul style="list-style-type: none"> • 2019 Not Started • Low Market Demand • Flooding • Topography/Landscape • Density • Unlikely to be started / completed by LDP 2021
	AEDDL002-Eddleston	35	<ul style="list-style-type: none"> • 2019 Not Started • Low Market Demand • Access • Topography/Landscape • Density • Unlikely to be started / completed by LDP 2021
Western HMA	AWALK005-Walkerburn	100	<ul style="list-style-type: none"> • 2019 Not Started • Low Market Demand • Access • Topography/Landscape • Density • Unlikely to be started / completed by LDP 2021
Outside HMA	BC04B-Cockburnspath	45	<ul style="list-style-type: none"> • 2019 Not Started • Low Market Demand • Access • Density • Unlikely to be started / completed by LDP 2021
	LDP- Sub Total	2,439	
	TOTAL (SG+LDP)	3,194	

As we have indicatively shown there are land allocations totalling a significant **3,194 homes**, that we would question in terms of being fully deliverable as part of any five year effective land supply or during the lifespan of the current LDP. Even if one were to take the approach that 50% of the above sites were delivered be it within the 5-10 year cycle that still results in **c.1,597 homes** not meeting the LDP's objective on housing delivery.



In short there are arguably a further 1,500 to 3,000 new allocations required in order to meet set targets given the constraints of existing allocated sites. An over reliance on windfall sites should not be advocated by the LDP2 but more modest and deliverable sites added to the housing supply.

To be clear we are not advocating in whole or part that the sites be removed but more an acknowledgment that there are more long-term opportunities that are unlikely to go towards providing an effective five-year land supply. Thus, there is a need to provide sites that can be delivered within a 5 year period.

Proposed Allocations: Deliverability Concerns

Moving forward to the LDP2 MIR and the approach in identifying new land for housing in the forthcoming LDP2. We again have some reservations regarding the approach taken in allocating certain sites and the lack of allocations within demand housing market areas and towns.

As noted previously we consider prior to producing the LDP2 Proposed Plan further review is required and in taking on board the outcome of SESplan2. In our opinion there needs to be an increase to compensate for the identified shortfall.

If that requires altering the total allocation within the Housing Market Areas then we consider that should be undertaken. Over identifying land in locations where there is not significant housing demand is counterproductive and only going to lead to housing targets not being met and pent up demand in areas where developers and people wish to live.

Within Table 3 below we note sites that again we would request be reviewed in greater detail in relation to their general location acceptability and overall deliverability in the short to medium term. Many of which are identified in areas where large allocations are yet to come forward and thus adding further allocations in these areas requires greater consideration.

Table 3: MIR Proposed / Alternative - Site Constraints

Market Area	Reference	Unit No.	Constraint
Supplementary Guidance (MIR) Sites			
Eastern / Berwickshire HMA	MDUNS005-Duns	100	<ul style="list-style-type: none"> • Landlocked/Access • Flooding • Existing Undeveloped Allocations
	ACOLD014-Coldstream	100	<ul style="list-style-type: none"> • Landlocked/Access • Flooding • Existing Undeveloped Allocations
Western / Tweeddale HMA	MESH1001-Eshiels	200	<ul style="list-style-type: none"> • No settlement • Access • Infrastructure /sewerage • Landscape / Ecology Impact • Unlikely to be completed by LDP2
	MESH1E002-Eshiels	50	<ul style="list-style-type: none"> • No settlement

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			<ul style="list-style-type: none"> • Access • Infrastructure /sewerage • Landscape / Ecology Impact • Unlikely to be completed by LDP2
	SCARD002-Cardrona	TBC	<ul style="list-style-type: none"> • No settlement • Access • Infrastructure /sewerage • Landscape / Ecology Impact • Unlikely to be completed by LDP2
	SPEEB008-Peebles	TBC	<ul style="list-style-type: none"> • Landlocked / Access • Transport Impact • Landscape Impact • Infrastructure • Unlikely to be completed by LDP2
	APEEB056-Peebles	150	<ul style="list-style-type: none"> • Transport Impact • Landscape Impact • Infrastructure • Unlikely to be completed by LDP2
	AEDDL008-Eddleston	40	<ul style="list-style-type: none"> • Existing Undeveloped Allocations • Transport Impact • Landscape Impact • Infrastructure • Low Market Demand • Unlikely to be completed by LDP2
	AEDDL009-Eddleston	35	<ul style="list-style-type: none"> • Existing Undeveloped Allocations • Transport Impact • Landscape Impact • Infrastructure • Low Market Demand • Unlikely to be completed by LDP2
	SEDDL001-Eddleston	TBC	<ul style="list-style-type: none"> • Existing Undeveloped Allocations • Transport Impact • Landscape Impact • Infrastructure • Low Market Demand • Unlikely to be completed by LDP2
	SPEEB009-Peebles	TBC	<ul style="list-style-type: none"> • Transport Impact • Landscape/Environmental Impact • Flooding • Infrastructure • Unlikely to be completed by LDP2
	TOTAL	675+	