

SCOTTISH BORDERS COUNCIL
SUPPLEMENTARY GUIDANCE:
HOUSING

SUPPLEMENTARY GUIDANCE HOUSING 2017

FOREWORD

COUNCILLOR TOM MIERS
Scottish Borders Council Executive Member
for Planning and Environment



The built and natural landscape of the Borders is not just of great intrinsic value to those who live here. It is also a vital economic asset – one that sets us apart from other areas and gives us a competitive advantage seeking to enhance our prosperity and well-being.

In the modern economy where capital and labour are increasingly mobile, we must strive to attract investment and jobs by providing the best possible climate for business. This means ensuring that we provide an attractive place to live and work for those considering where to invest. In the Scottish Borders while we must continue to provide good governance and public services at reasonable cost, we should also help to ensure that the Borders offers a great quality of life. That includes good schooling, good communications, a rich cultural offering and, of course, beautiful surroundings. People from far and wide already choose to live in the Borders because it is a good place to live, work and bring up a family. Our duty is to build on those foundations. Beauty and prosperity go hand in hand.

With that in mind we must ensure that new development – particularly new housing – enhances our built environment. Just as we value and protect our traditional villages and town centres, so we must ensure that new building is held to the same high standards of design aesthetics and setting.

This Supplementary Guidance on Housing defines new areas across the Borders where housing can best be established. This is in line with our requirement to provide a generous supply of housing and also the policies set out in the Local Development Plan to ensure high standards of design and placemaking.

As we begin the task of drawing up a new Local Development Plan to meet the needs of the next few years it is a good opportunity to re-emphasise our commitment to the very highest standards of building that both enhance and protect our precious built and natural heritage.

CONTENTS

SUPPLEMENTARY GUIDANCE

HOUSING 2017

1. INTRODUCTION AND PURPOSE	5
Introduction	6
Purpose of Guidance	6
Preparation	6
2. POLICY CONTEXT	7
National Policy (SPP)	8
Regional Policy (SESplan)	8
Local Policy (LDP)	8
Placemaking Principles	9
3. HOUSING SG SITES	11
Berwickshire Housing Market Area	12
Central Housing Market Area	16
Northern Housing Market Area	32
4. CONSIDERATION FOR ALL SITES	39
Sustainability and Placemaking	40
Affordable Housing	40
Developer Contributions	40
Environmental Health	40
Waste Water Disposal	40
Flooding	41
TABLES	
TABLE 1: Housing Sites (Berwickshire HMA)	12
TABLE 2: Housing Sites (Central HMA)	16
TABLE 3: Housing Sites (Northern HMA)	32
APPENDICES	43
APPENDIX 1: Updated Settlement Maps	43
APPENDIX 2: Housing Land Requirement & Contribution	63
APPENDIX 3: Identification of Housing Shortfall	67
APPENDIX 4: Additional Sites to Contribute towards the Housing Shortfall & Methodology	71
ADDITIONAL ACCOMPANYING DOCUMENTS	
1. Strategic Environmental Assessment (SEA)	
2. Habitats Regulation Assessment (HRA)	

SUPPLEMENTARY GUIDANCE HOUSING 2017

1. INTRODUCTION AND PURPOSE

INTRODUCTION

- 1.1 This Supplementary Guidance (SG) has been prepared in accordance with Policy HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding, as contained within the Scottish Borders Local Development Plan (LDP). The Examination of the LDP concluded that there was a shortfall in housing land within the Scottish Borders and that the LDP did not identify sufficient land to meet the requirement contained within the SESplan Supplementary Guidance (SSG). The Reporter recommended that the Council, within 12 months of adoption of the LDP, prepare and submit to Scottish Minister's Supplementary Guidance in order to identify additional sites to provide for a further 916 units. It should be noted that following a review of additional potential through existing allocations, increases in site capacity and the omission of a site in Duns, the finalised residual shortfall required is 811 units. The identification of the housing shortfall is expanded upon in Appendix 3.

PURPOSE OF GUIDANCE

- 1.2 The purpose of the SG is to support the implementation of Policy HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding, as contained within the LDP. The SG will form part of the Development Plan which will be used in the determination of planning applications once adopted.
- 1.3 **The SG aims to;**
- Identify a further 811 units plus flexibility to meet the residual housing shortfall; and
 - Ensure that Scottish Borders Council has a 5 year effective housing land supply.

PREPARATION

- 1.4 The SG provides sites to meet the identified housing shortfall within the Scottish Borders. The appendices contain background information which was used to inform the production of the SG. These are; Appendix 2: Housing Land Requirement & Contribution, Appendix 3: Identification of Housing Shortfall, Appendix 4: Additional Sites to Contribute towards the Housing Shortfall & Methodology. A Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) have been undertaken for the SG. These are set out in separate documents. Furthermore, an Equality Impact Assessment (EIA) and Rural Proofing have been undertaken in respect of the SG.

SUPPLEMENTARY GUIDANCE HOUSING 2017

2. POLICY CONTEXT

NATIONAL POLICY (SPP)

- 2.1 Scottish Planning Policy (SPP) requires Council's to identify a generous supply of land for housing within all housing market areas, across a range of tenures, maintaining a 5 year supply of effective housing land at all times. SPP sets out that Planning Authorities should prepare an annual housing land audit as a tool to critically review and monitor the availability of effective housing land, the progress of sites through the planning process, and housing completions. This is to ensure a generous supply of land for house building is maintained and there is always enough effective land for at least 5 years. A site is only considered effective, where it can be demonstrated that within 5 years it will be free of constraints, and can be developed for housing.

REGIONAL POLICY (SESplan)

- 2.2 The Strategic Development Plan (SDP), produced by the South East Scotland Development Planning Authority (SESplan), covers Edinburgh and the South East of Scotland. SESplan provides high level strategic guidance and provides the context for the LDP, setting an overall housing requirement for the SESplan area derived from the Housing Need and Demand Assessment (HNDA) output. The LDP should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement in full. Policy 5: Housing Land, sets out the housing land requirement, for each Local Authority for the plan period.
- 2.3 Policy 7: Maintaining a Five Year Housing Land Supply, states that sites for greenfield housing development proposals either within or outwith the identified Strategic Development Areas (SDA) may be allocated in the LDP or granted planning permission to maintain a five year effective housing land supply, subject to the following criteria;
- The development will be in keeping with the character of the settlement and local area;
 - The development will not undermine green belt objectives; and
 - Any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

LOCAL POLICY (LDP)

- 2.4 The Scottish Borders LDP sets out the vision, aims and spatial strategy for the Scottish Borders and contains detailed policy, proposals and guidance for future development. One of the aims is to provide a generous supply of land for mainstream and affordable housing. Policy HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding, intends to assist the Council to maintain the 5 year effective housing land supply at all times. The housing land audit process is used to monitor the need for any additional land release.
- 2.5 The LDP was formally adopted on 12th May 2016 and the SG has been prepared in accordance with Policy HD4, as contained within the LDP. The SG identifies additional sites to provide for a further 811 units, as set out within Policy HD4. The Housing SG should be read in conjunction alongside the LDP. It should be noted that a number of the sites contained within the Housing SG are already allocated or identified for development (housing, mixed use or re-development) within the LDP. In these circumstances, the SG allocation status should take precedent. Updated settlement maps are contained within Appendix 1, for those settlements with new allocations.

PLACEMAKING PRINCIPLES

- 2.6 Placemaking is an overarching principal policy within SPP which is echoed within the Development Plan. SPP states that 'Placemaking is a creative, collaborative process that includes design, development, renewal or regeneration of our urban or rural built environments. The outcome should be sustainable, well-designed places and homes which meet people's needs'. The overarching policy principles for placemaking, contained within SPP are outlined below.

SPP PLANNING OUTCOME:

Planning makes Scotland a successful, sustainable place – supporting sustainable economic growth and regeneration, and the creation of well-designed places.

SPP PLACEMAKING POLICY PRINCIPLES:

- Planning should take every opportunity to create high quality places by taking a design-led approach
- Planning should direct the right development to the right place
- Planning should support development that is designed to a high-quality, which demonstrates the six qualities of successful place (distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around and beyond).

- 2.7 Placemaking is underpinned within the LDP policies (PMD1 – PMD5), which incorporate placemaking and design policies. These policies aim to ensure that housing development within the Scottish Borders meets the principles set out within SPP.
- 2.8 For significant developments in particular, it is recommended strongly that developers consult the planning department at an early stage. This should ensure that the best foundations for design and placemaking are introduced to the plans before detailed work on the design is commenced. This is the best way to ensure a smooth design and application process.

SUPPLEMENTARY GUIDANCE HOUSING 2017

3. HOUSING SG SITES

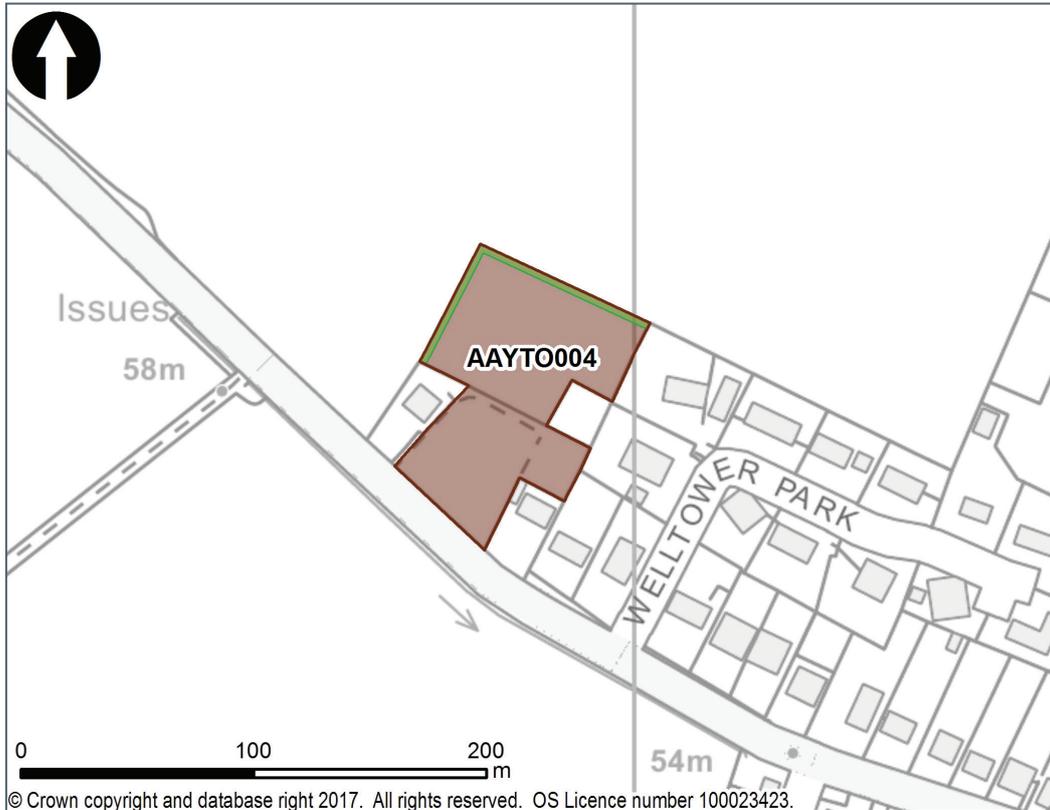
BERWICKSHIRE HOUSING MARKET AREA

3.1 Table 1 outlines the housing sites within the Berwickshire HMA, totalling 144 units.

TABLE 1: HOUSING SITES (BERWICKSHIRE HMA)

BERWICKSHIRE			
SITE CODE	SITE NAME	SETTLEMENT	INDICATIVE CAPACITY
AAYT0004	Land North of High Street	Ayton	6
ACOLD011	Hillview North 1 (Phase 1)	Coldstream	100
AREST004	Reston Long Term 2	Reston	38
Total Berwickshire (units)			144

AYTON



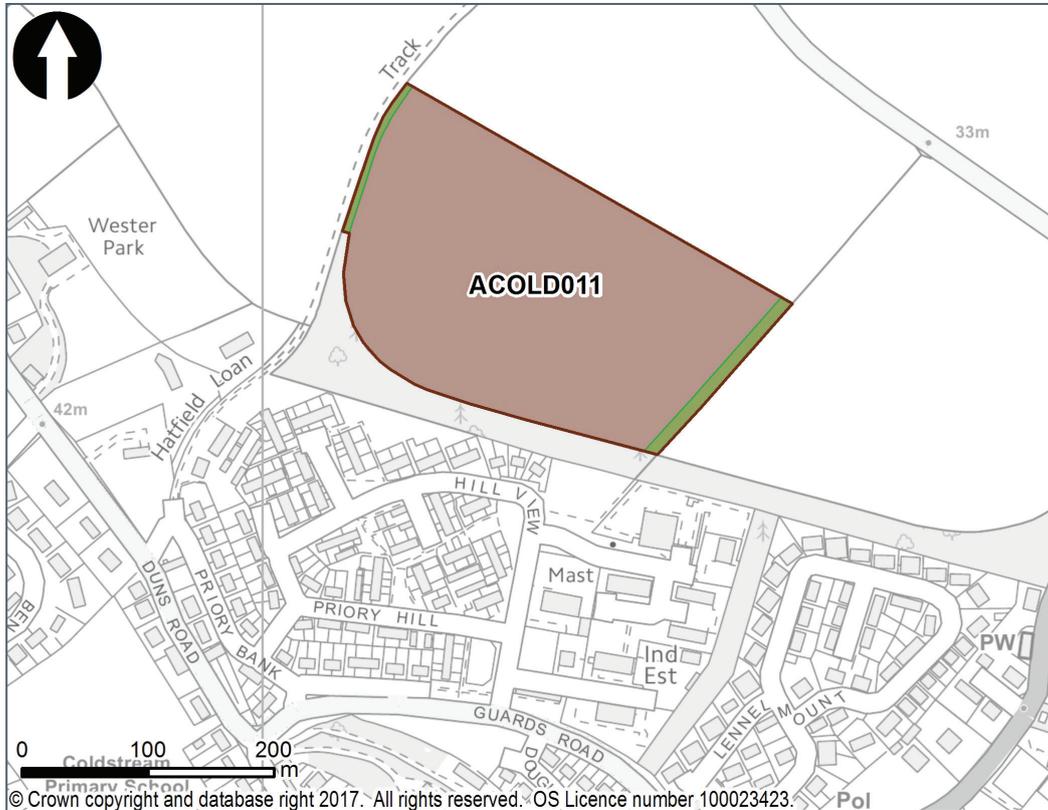
HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AAYTO004	Land North of High Street	0.7	6

Site Requirements

- The adjacent watercourse should be taken into consideration in the detailed design of the site
- Protection of boundary features (hedgerows and trees) where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Hedgerow and tree planting is required along the north and west boundaries, to reinforce the settlement edge
- The long term maintenance of landscaped areas must be addressed
- Archaeology evaluation/mitigation is required
- Potential contamination on the site should be investigated and mitigated
- Respect the amenity of existing neighbouring properties.

COLDSTREAM



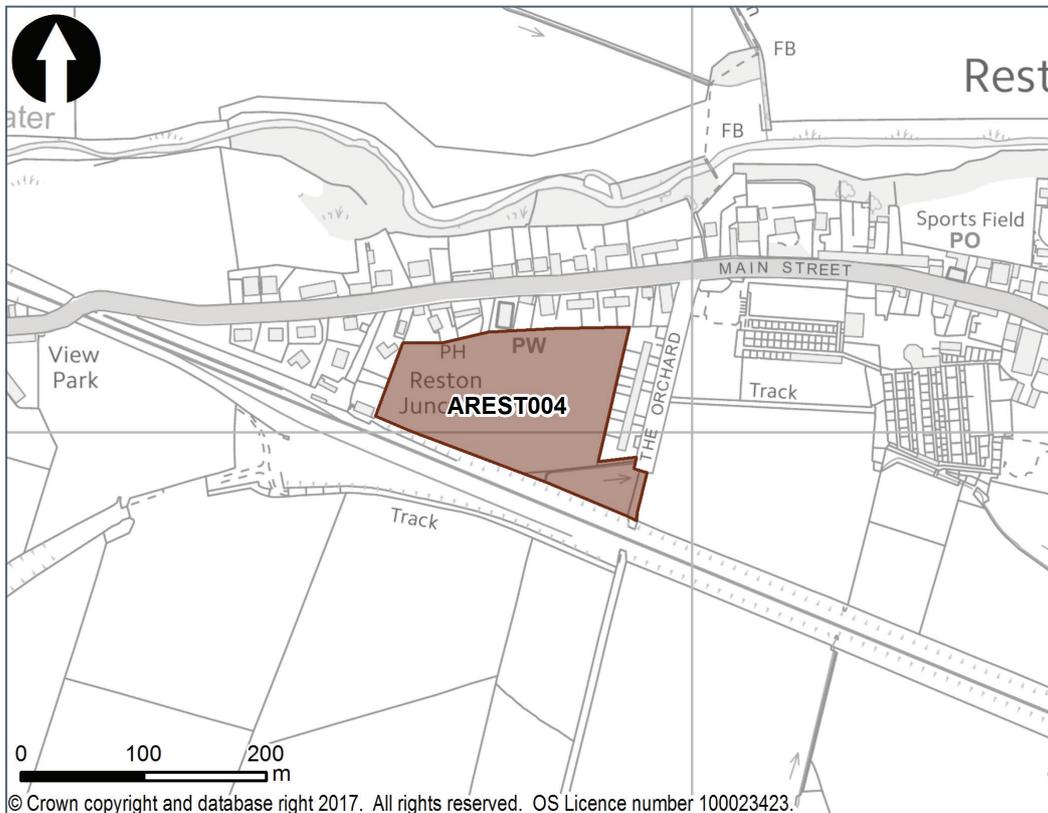
HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ACOLD011	Hillview North 1 (Phase 1)	6.1	100

Site Requirements

- Investigation of any potential flood risk within the site should be undertaken prior to development and mitigation where required
- Investigate the need for diversion of water main in the eastern part of adjacent site SCOLD002
- Protection of boundary features (hedgerows and trees) where possible
- Buffer protection zone along the southern boundary is required, to protect and conserve the existing tree belt to the south
- Provide open space to serve the site and wider settlement. Locate open space along the eastern boundary of the site to provide a buffer between this area and the adjacent employment allocation BCOLD001
- Landscape buffer area to be formed along the western boundary and the eastern boundary between the proposed site and BCOLD001
- Vehicular access from Hill View, A6112 via site BCOLD001 and a minor link from Priory Bank
- Path/cycle linkages to the existing network within Coldstream, particularly linking new open spaces
- A Transport Assessment will be required
- Ensure connectivity to future longer term housing sites and adjacent employment site BCOLD001
- Assessment of ecology impacts and provision of mitigation, as appropriate
- The long term maintenance of landscaped areas must be addressed
- Archaeology evaluation/mitigation is required
- The incorporation of employment allocation BCOLD001 into any masterplan
- Potential for on-site play provision.

RESTON



HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AREST004	Reston Long Term 2	2.1	38

Site Requirements

- Refer to approved Planning Brief (Reston Auction Mart)
- A flood risk assessment is required to assess the risk from the small watercourse which potentially flows through the site. Consideration should be given to whether there are any culverted/bridges within or nearby which may exacerbate flood risk. In addition, investigation of the possibility for de-culverting should also be undertaken
- Existing trees along the boundary should be retained where possible
- Main vehicular access will be via the potential railway station site and/or The Orchard upgraded. A pedestrian/cycle link is likely to be required directly to the Main Street adjacent to the church
- Enhancement of the local path network, access to the potential railway station and links to the village should be provided
- A Transport Assessment will be required
- Parking provision for the potential railway station
- Protection should be given to the existing boundary features
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Long term maintenance of landscaped areas to be addressed
- Archaeology evaluation/mitigation is required
- Potential contamination on the site to be investigated and mitigation, where required
- Consideration should be given to open space provision within the site.

CENTRAL HOUSING MARKET AREAS

3.2 Table 2 outlines the housing sites within the Central HMA, totalling 647 units.

TABLE 2: HOUSING SITES (CENTRAL HMA)

CENTRAL			
SITE CODE	SITE NAME	SETTLEMENT	INDICATIVE CAPACITY
AGALA032	Lintburn Street	Galashiels	8
AGALA036	Rose Court	Galashiels	12
AGALA037	Former Castle Warehouse Site	Galashiels	30
AHAWI025	Leishman Place	Hawick	5
AHAWI026	Henderson Road	Hawick	6
RHAWI011	Factory, Fairhurst Drive	Hawick	10
AKELS025	Tweed Court	Kelso	15
AKELS026	Nethershot (Phase 2)	Kelso	100
RKELS002	Former Kelso High School	Kelso	50
ANEWS005	The Orchard	Newstead	6
ASELK033	Angles Field	Selkirk	30
MSELK002	Heather Mill	Selkirk	75
MTWEE002	Lowood	Tweedbank	300
Total Central (units)			647

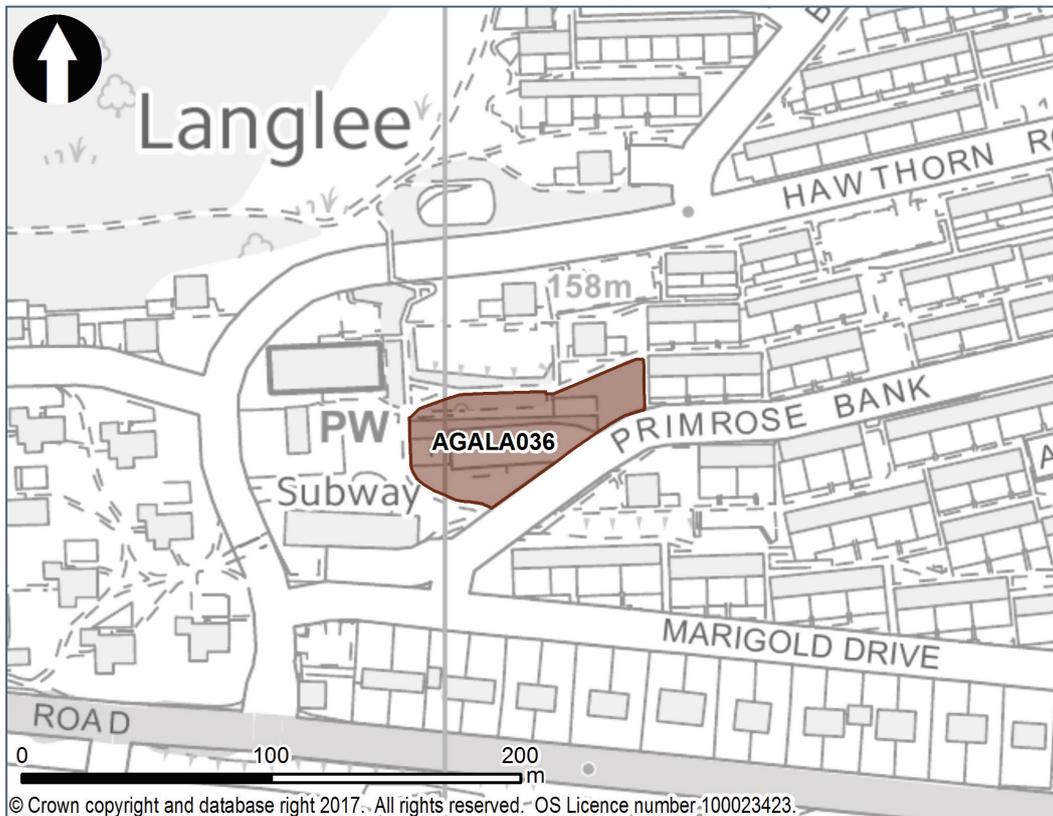
GALASHIELS



HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AGALA032	Lintburn Street	0.03	8
Site Requirements			
<ul style="list-style-type: none"> • The occupancy of the residential units shall meet the definition of affordable housing, as set out in the Local Development Plan, due to the restricted level of parking available • Must be suitably serviced by parking and cycle storage in the interests of road and pedestrian safety • Investigation and mitigation measures may be required in relation to surface water run-off within the site. 			

GALASHIELS



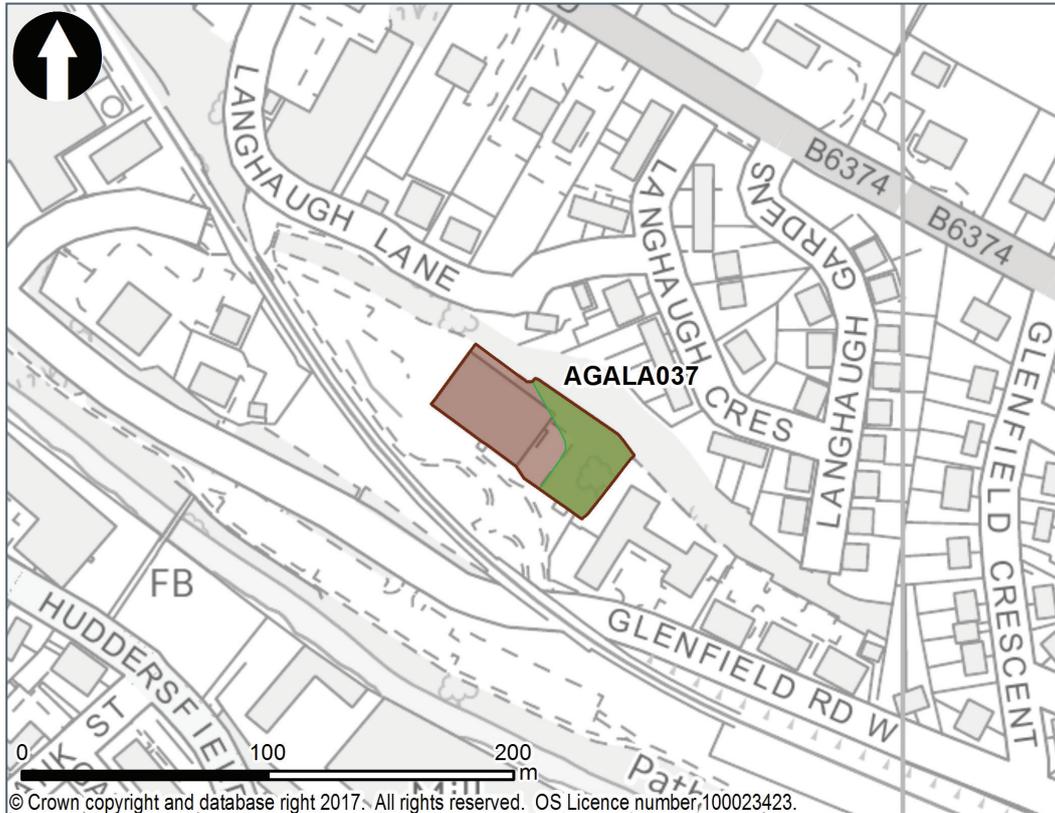
HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AGALA036	Rose Court	0.3	12

Site Requirements

- Potential surface water runoff from nearby hills would require to be considered along with appropriate mitigation
- Existing trees within the site must be retained and protected
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Potential contamination to be investigated and mitigated
- Housing layout and design should exploit the southern aspect and expansive views to the south
- Contact with Scottish Water in respect of water treatment works local network issues.

GALASHIELS



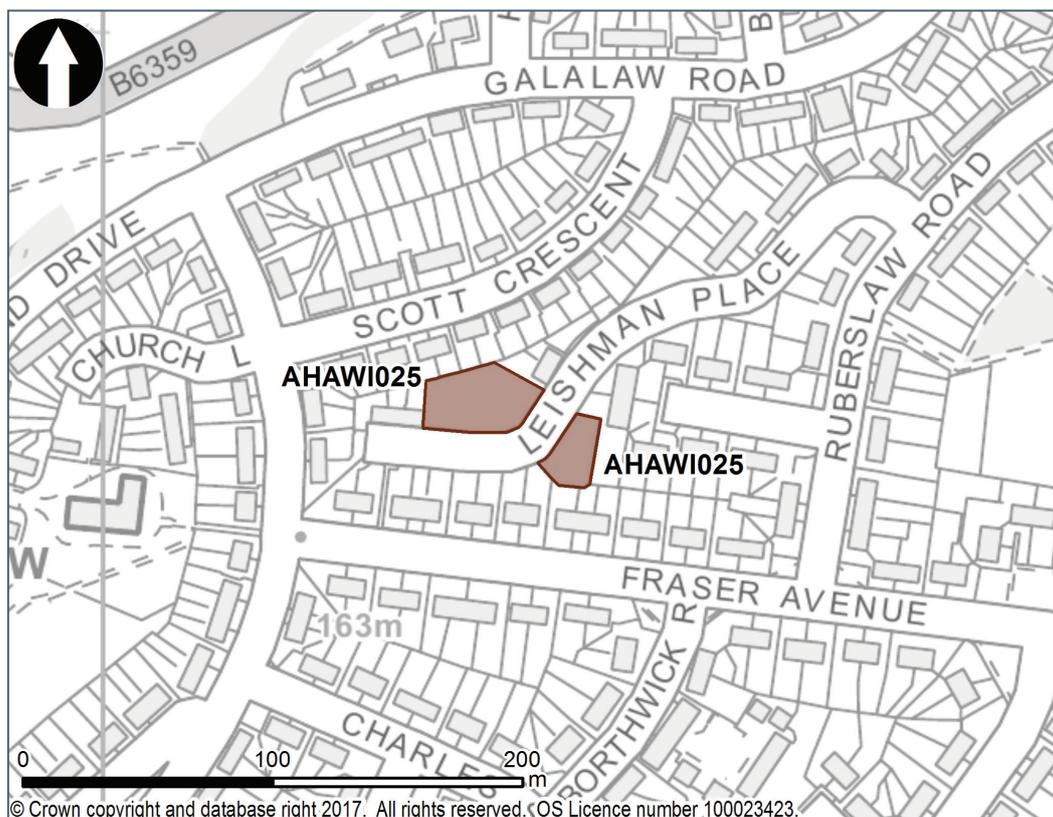
HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AGALA037	Former Castle Warehouse Site	0.3	30

Site Requirements

- A small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area. This matter would require to be investigated. This investigation of surface water should acknowledge the steep slopes to the north-east which could direct surface runoff towards the site. Site investigations would be required to establish whether or not a culverted watercourse exists. No buildings should be constructed over an existing drain/lade that is to remain active
- Assessment of ecology impacts and provision of mitigation, as appropriate
- The existing mature woodland along the northern boundary and on the eastern part of the site must be retained and protected. A tree survey is required to establish the developable area of the site
- Potential contamination to be investigated and mitigated
- Contact with Scottish Water in respect of water treatment works local network issues
- Archaeology investigation/mitigation is required
- Transport Statement will be required to address sustainable travel and street connectivity
- The street is adjacent to an existing business and industrial site and the railway line. This must be considered in the design and layout of development.

HAWICK



HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
HAWI025	Leishman Place	0.2	5
Site Requirements			
<ul style="list-style-type: none"> • Amenity of neighbouring residential properties to be addressed • Boundary trees to be retained. 			

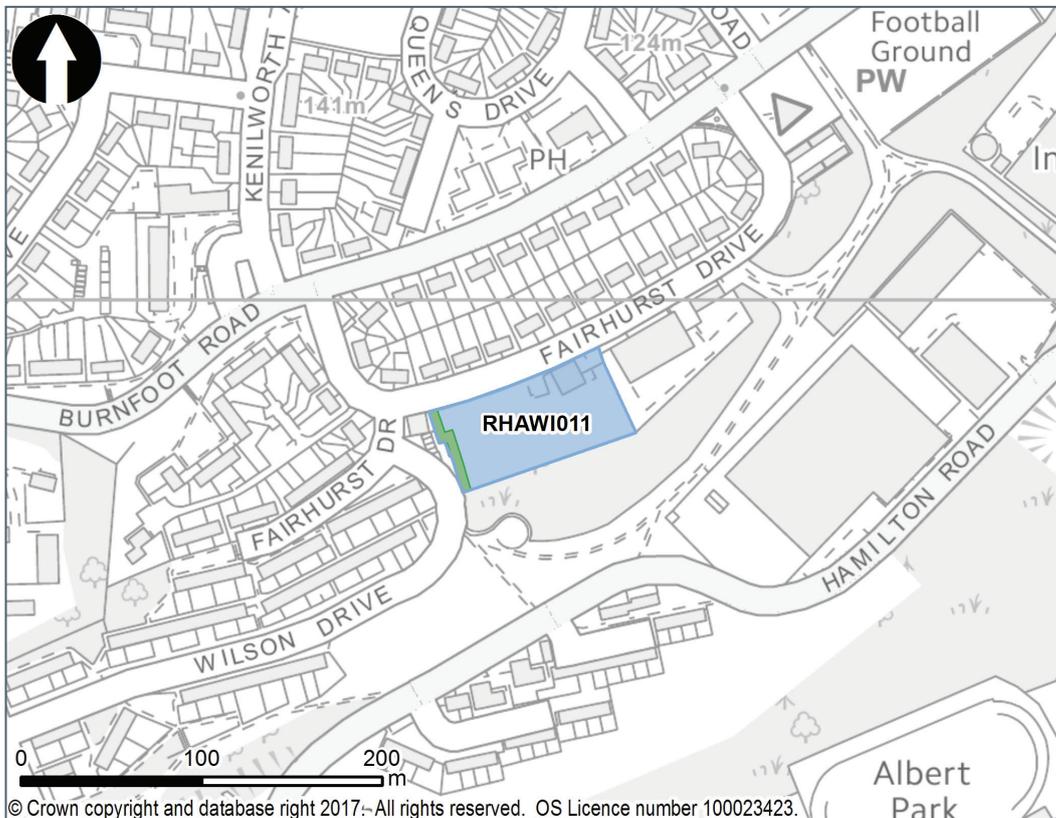
HAWICK



HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AHAWI026	Henderson Road	0.2	6
Site Requirements			
<ul style="list-style-type: none"> • Alternative pedestrian access between Henderson Road and Boonraw Road to be provided • Structure planting on the NE boundary is required, and existing trees on this boundary to be retained • The potential relocation of the adjacent recycling point to be considered • Amenity of neighbouring residential properties to be addressed. 			

HAWICK



REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RHAWI011	Factory, Fairhurst Drive	0.5	10

Site Requirements

- A buffer zone to be formed to the south of the site to be confirmed through the planning application process, to prevent prejudicing the potential future extension of the Borders Railway through the south of the site, and to prevent loss of light into dwellings
- Potential contamination on the site should be investigated and mitigated
- Extension of the existing footway on the south side of Fairhurst Drive along the northern boundary of the site, and explore the potential to tie this in with the footway on Wilson Drive
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Explore the potential to establish a direct pedestrian link onto Wilson Drive
- Landscaping should be established to the west of the site to help separate the site from the neighbouring garage use
- Potential for surface water runoff issues to be addressed at the design stage as requested by SEPA.

KELSO



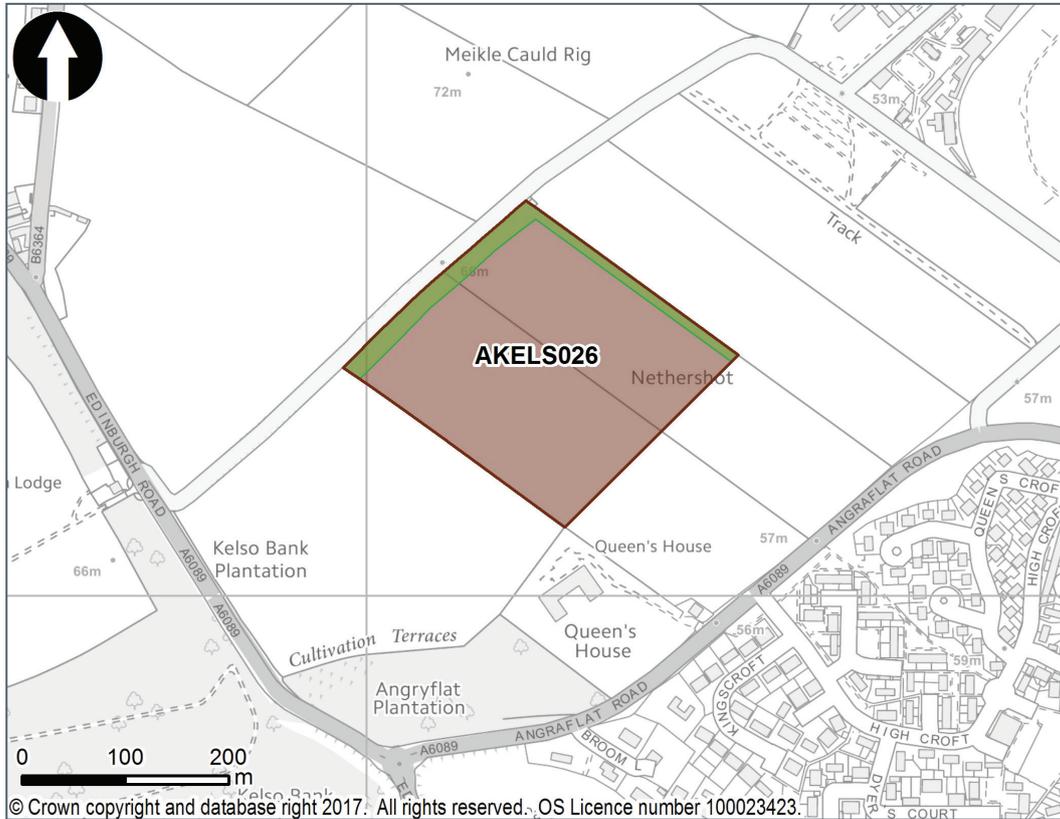
HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AKELS025	Tweed Court	0.3	15

Site Requirements

- A tree survey is required to influence the design and layout of site. The existing trees within the site are to be retained wherever possible, subject to the outcome of the survey to confirm condition
- It would be desirable to retain Abbeyfield House as part of the site layout
- If the site layout is to be significantly changed a stopping up order for the public roads within the site may be required
- Where possible the development should have a strong street frontage onto the existing streets
- Assessment of ecology impacts and provision of mitigation, as appropriate
- A Water Impact Assessment will be required to be undertaken
- An off-site contribution for play may be required
- Residential amenity of neighbouring residential areas must also be considered.

KELSO



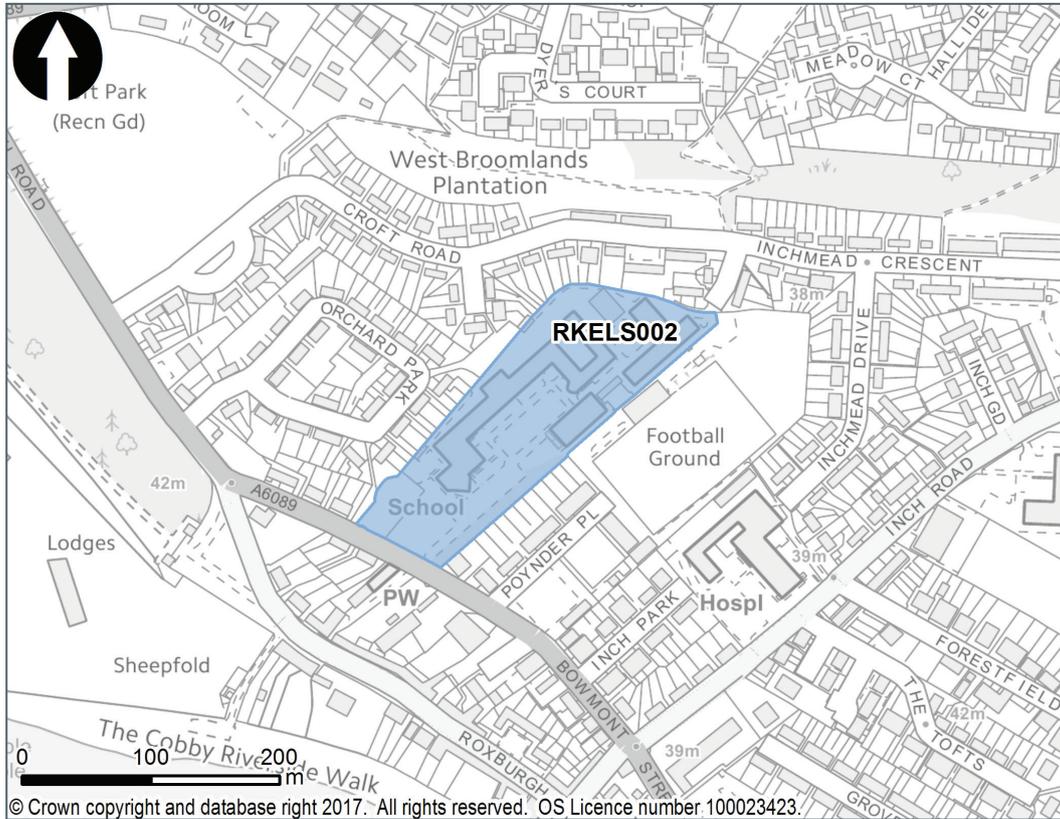
HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AKELS026	Nethershot (Phase 2)	6.3	100

Site Requirements

- The site is to be part of a Masterplan with earlier development phases at Nethershot
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Archaeology investigation/mitigation is required
- Landscaping along the north east and north west boundaries
- Boundary hedges to be retained where possible
- Housing development should orientate habitable rooms to the south east/south west to maximise solar gain
- Access to the site is to be taken through the adjoining site AKELS021 to the south east. Access to longer term housing site to the south west is to be retained. The merits of a secondary vehicular access from the minor public road, on the north western boundary of the site, needs to be assessed. If considered necessary the road will require to be upgraded
- Transport Assessment is required
- A Water Impact Assessment may be required along with associated mitigation
- Investigation and mitigation measures may be required in relation to surface water run-off within the site
- Pedestrian and cycle links from the site to the new adjoining High School site are required. The National Cycle Network Route 1 runs along the northern boundary of the site and appropriately designed active travel connections to the network should be incorporated into the site design.

KELSO



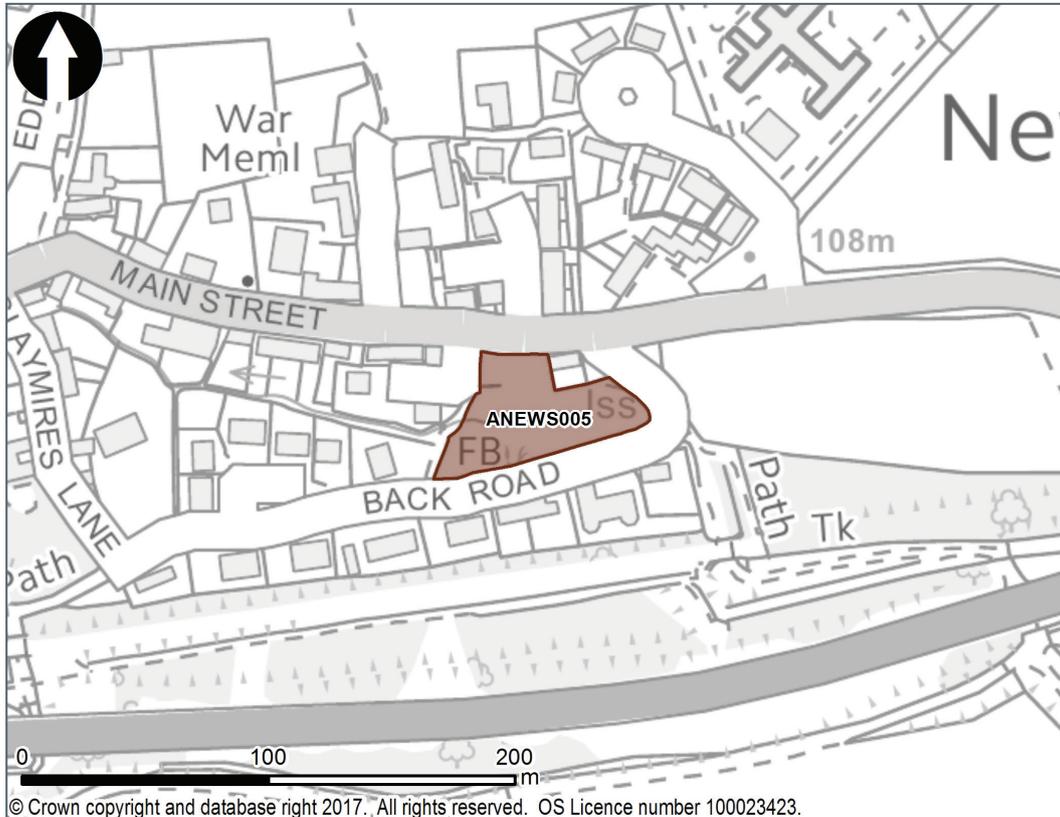
REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RKELS002	Former Kelso High School	2.5	50

Site Requirements

- Transport Statement is required to address sustainable travel and street connectivity
- A variety of uses may be appropriate for the site but, in all cases the established amenity of neighbouring land and property must be protected
- The design and layout of the site must respect the significance of the existing structures and their setting
- The presumption is for retention of the B-listed building. The removal of less significant parts of the complex will likely be acceptable. Any proposals for substantial or total demolition of the listed building will need to demonstrate that one of the demolition tests within the Historic Environment Scotland Policy Statement can be met
- The gates to the north-west and southwest site boundaries should be restored and conserved where possible
- Archaeological evaluation/mitigation is required
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Investigation and mitigation of potential contamination on site
- A tree survey is required to influence the design and layout of the site. The existing trees within the site are to be retained wherever possible, subject to the outcome of the survey to confirm condition
- Structure planting may be required to enhance the setting of the development and protect the residential amenity of neighbouring properties
- Investigation and mitigation measures may be required in relation to surface water run-off within the site.

NEWSTEAD



HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ANEWS005	The Orchard	0.3	6

Site Requirements

- A flood risk assessment is required and should assess the risk from the small watercourse which is partially culverted through the site
- Explore the potential for culvert removal and channel restoration
- The historic wall to north and west of the site should be retained
- Archaeological assessment (including archaeological evaluation) is required, with any associated mitigation as identified
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Access to the site to be directly from Back Road. Back Road to be made up to adoptable standard from the junction with Main Street to the access point into the site
- The design and layout of the site should take account of the Conservation Area, the setting of the nearby Scheduled Monument and trees onsite
- No on-site trees to be removed without the prior agreement of the planning authority.

SELKIRK



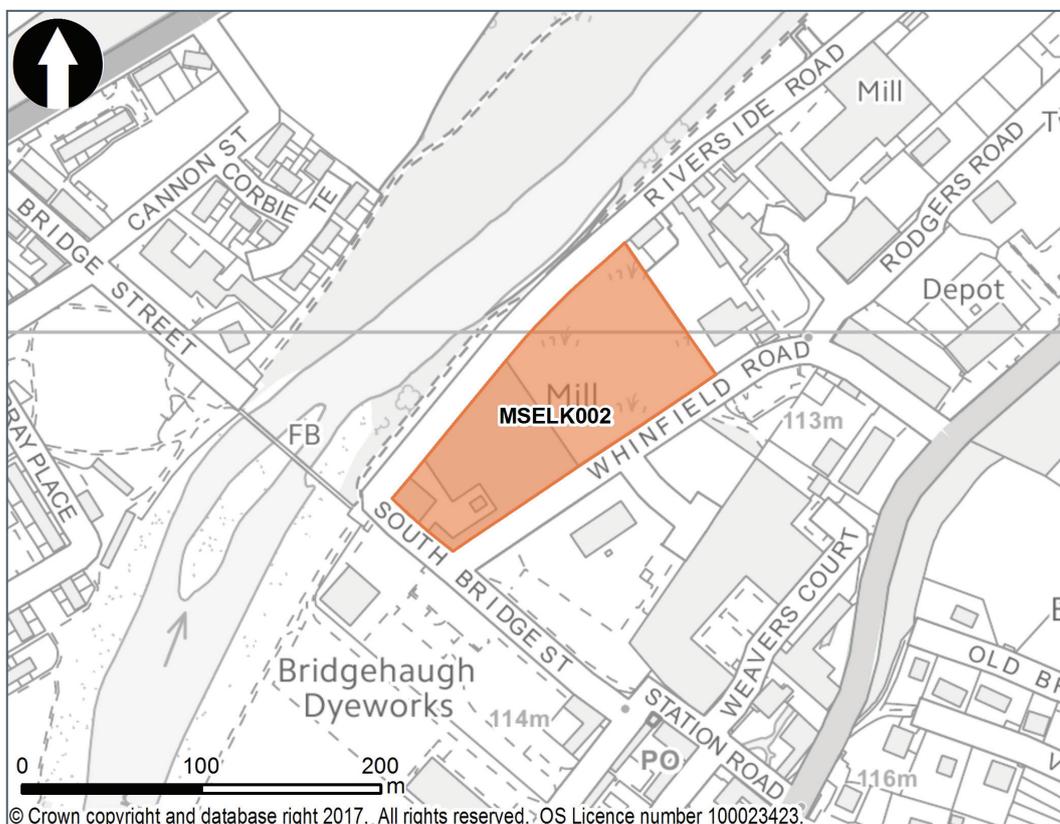
HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ASELK033	Angles Field	2.0	30

Site Requirements

- The submission of a Flood Risk Assessment should address any risk to the site from the Long Philip Burn, the small drain, as well as the Ettrick Water and address interaction between them is required. The FRA will need to take into consideration the recent changes to the channel and the Flood Protection Scheme as well as blockages to structures
- Development must not have a negative impact upon the key landscape characteristics, special qualities and setting of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape
- Vehicular access will be via the two roads immediately adjacent to the site
- Pedestrian/cycle links to be improved between the site and Selkirk and the existing path network within the vicinity
- The submission of a Transport Statement will be required
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Retain existing trees along the southern and eastern boundaries of the site
- The natural heritage interest of the Long Philip Burn on the southern boundary will require mitigation measures to prevent any impact on the River Tweed Special Area of Conservation
- Development to face outwards over the adjacent roads where possible in order to create an attractive place.

SELKIRK



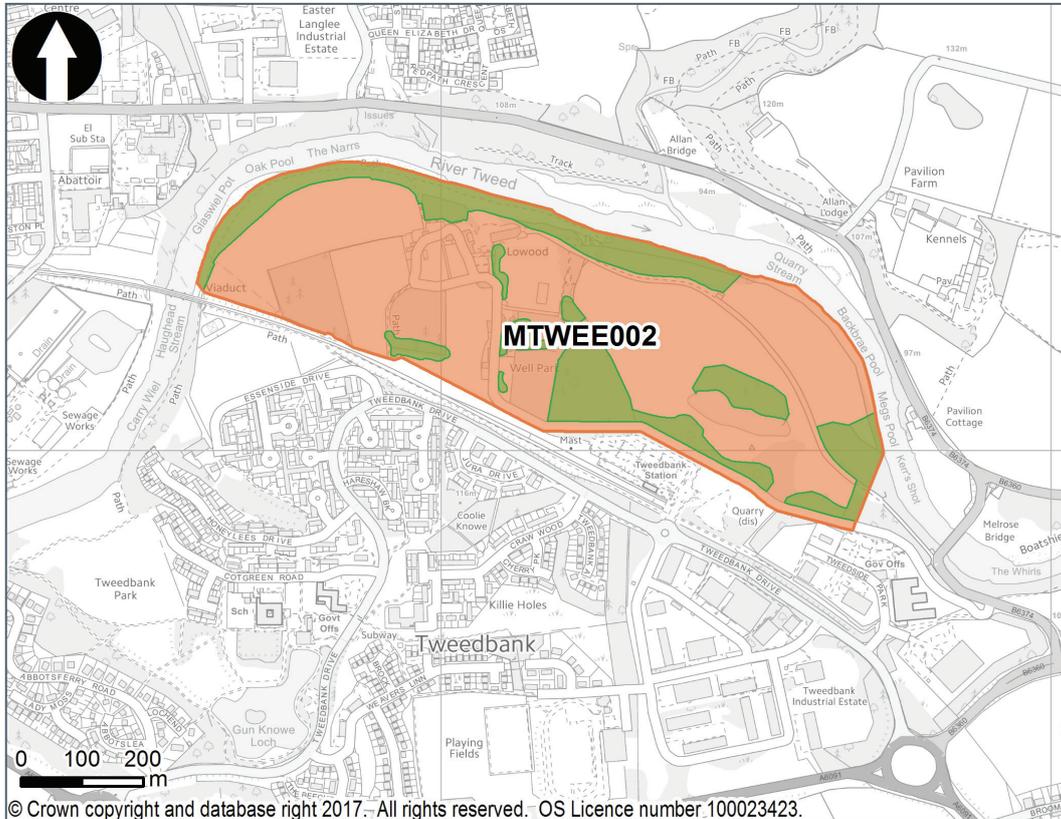
MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MSELK002	Heather Mill	1.4	75

Site Requirements

- Potential contamination on the site should be investigated and mitigated
- A Transport Assessment will be required
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Pedestrian/cycle access through the site between Whinfield Road and Riverside Road should be provided
- Potential for establishing roads access through the site between Whinfield Road and Riverside Road should be explored
- Potential impact on SAC/SSSI Etrick Water should be assessed and mitigated
- A design vision is required which reflects the context of the site
- Archaeological interests require to be investigated and mitigation measures may thereafter be required
- Development should have attractive frontage to Etrick Water
- The design and layout should ensure no adverse impacts upon the adjacent Special Landscape Area
- There will be a clear requirement to provide an element of employment land on part of the site to reflect its mixed use allocation
- The site has been allocated for mixed use following completion of the Selkirk Flood protection Scheme. Any development proposal coming forward on the site should address the risk of any potential surface water ponding behind flood defences
- The setting of the Battle of Philiphaugh Battlefield should be considered as part of the site design to ensure that development is sensitive and appropriate to its location within the battlefield and does not have a negative impact on its key landscape characteristics and special qualities.

TWEEDBANK



MIXED USE

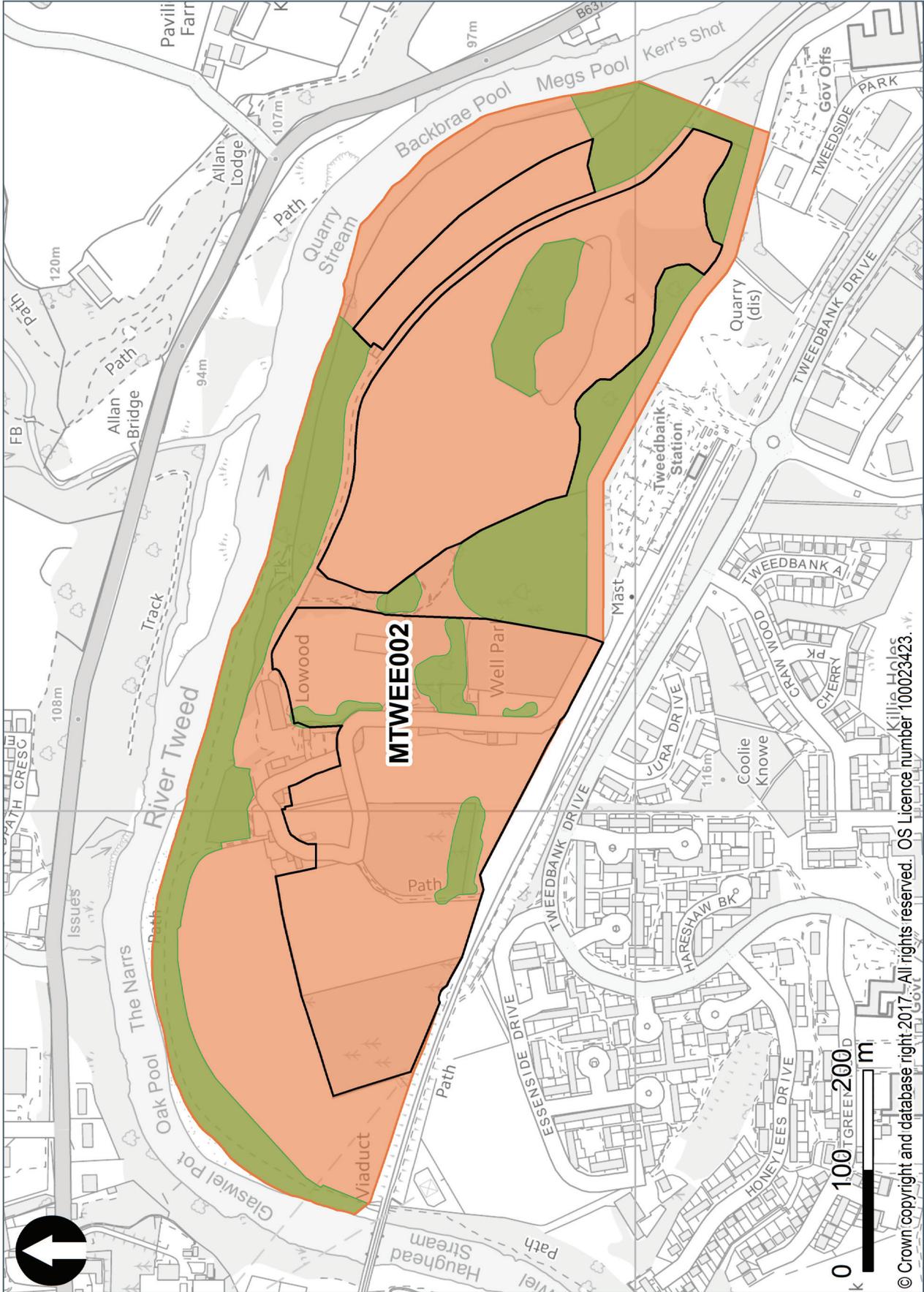
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ATWEE002	Lowood	33.9	300

Site Requirements

- This is a mixed use site which will incorporate a mixture of uses including housing and employment. This will be established in more detail by a Masterplan
- Development must be high quality and sustainable
- A comprehensive Transport Appraisal to be undertaken. There will need to be at least two vehicular access points into the site. The appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and would identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7
- Appropriate internal and external connectivity as well as the creation of effective pedestrian/cycle connectivity with both Tweedbank and Galashiels
- Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement Lowood Bridge
- A Flood Risk Assessment is required as the site is at risk from a 1:200 year flood event from fluvial and surface water flooding. The FRA would require to assess the flood risk from the River Tweed and the developer to demonstrate how the risk from surface water would be mitigated. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. The possibility of de-culverting should be investigated
- Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation

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SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ATWEE002	Lowood	33.9	300
Site Requirements			
<ul style="list-style-type: none"> • Mature woodland and parkland trees and buffer area to River Tweed SAC/SSSI to be safeguarded • There is a significant tree and woodland structure on the estate. Tree survey to BS5837 to be undertaken to inform potential areas of development • Some archaeological investigation may be necessary before or during development • The wall that defines much of the southern boundary to be retained as much as possible • Potential need for Environmental Impact Assessment • Potential contamination to be investigated and mitigated • An extension to the Primary School would potentially be required • A full Drainage Impact Assessment would be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. An upgrade would be required, the developer would need to meet the 5 growth criteria • Contact with Scottish Water in respect of water treatment works local network issues • Potential for on-site play provision • Existing path network to be safeguarded and potentially extended • Incorporation of affordable housing as set out in the Local Development Plan • Assessment of ecology impacts and provision of mitigation, as appropriate • The design and layout of the site should consider co-location issues in relation to odour from Easter Langlee Landfill (PPC) and Waste Management License exempt composting site at Pavilion Farm. 			
*NOTE: Detailed plan outlines developable areas			



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*The plan identifies three areas outlined in black for potential development which will accommodate the proposed housing and employment land

NORTHERN HOUSING MARKET AREAS

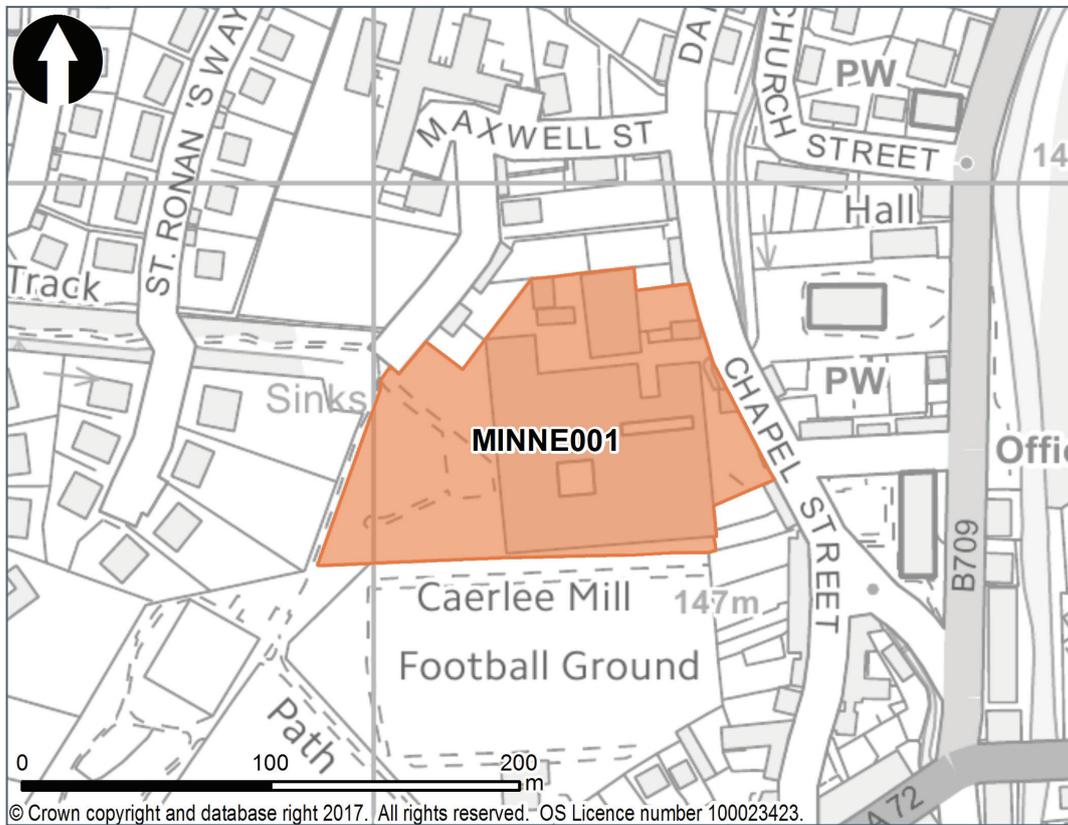
3.3 Table 3 outlines the housing sites within the Northern HMA, totalling 135 units.

TABLE 3: HOUSING SITES (NORTHERN HMA)

NORTHERN SITES			
SITE CODE	SITE NAME	SETTLEMENT	INDICATIVE CAPACITY
MINNE001	Caerlee Mill	Innerleithen	35
MPEEB006	Rosetta Road Mixed Use	Peebles	30
MPEEB007	March Street Mill	Peebles	70
Total Northern (units)			135

3.4 It should be noted that there are a number of infrastructure constraints within the Northern HMA, including waste water, flooding and transportation, which limit the availability of effective land for housing. This is something which will require to be looked at and assessed as part of the next LDP.

INNERLEITHEN



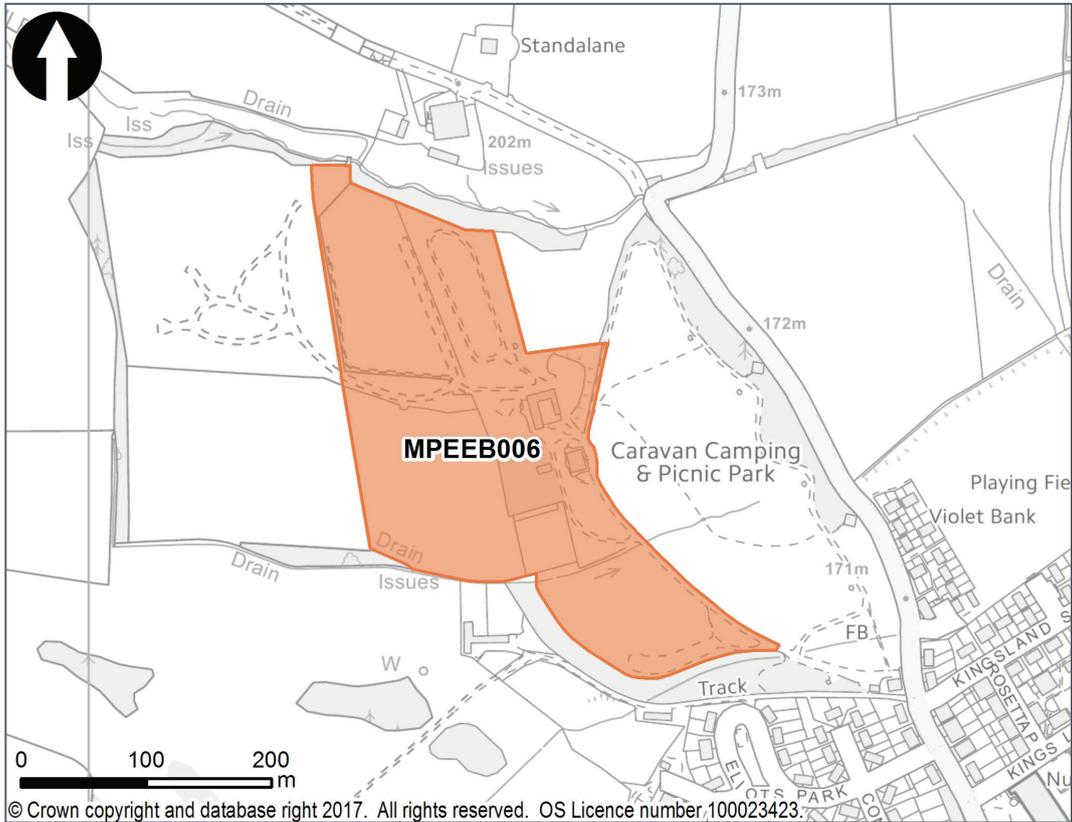
MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MINNE001	Caerlee Mill	1.5	35

Site Requirements

- A planning brief has been undertaken for the site
- The site must provide a mix of uses including housing, employment and/or commercial
- A Flood Risk Assessment may be required. No building should take place over any existing drain/lade that is to remain active. Where watercourses may be culverted through the site, opportunity should be taken to de-culvert
- A water impact assessment will be required
- The main vehicular access into the site will be via Chapel Street. Maxwell Street is currently not adopted and whilst a vehicular link with Maxwell Street is desirable it will require the entire length of Maxwell Street to be upgraded to an adoptable standard
- A Transport Statement will be required
- Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced
- Further assessment of archaeological interest will be required and mitigation put in place
- Assessment of ecology impacts and provision of mitigation, as appropriate
- The site is located within the Innerleithen Conservation Area, and the category 'B' listed Brodie's Mill is also located on the site. As a result any new development on the site must incorporate the conversion and retention of the listed building and enhance its setting. The development must also incorporate the retention of the stone boundary walls
- In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required
- Potential contamination on the site should be investigated and mitigated.

PEEBLES



MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MPEEB006	Rosetta Road Mixed Use	6.4	30

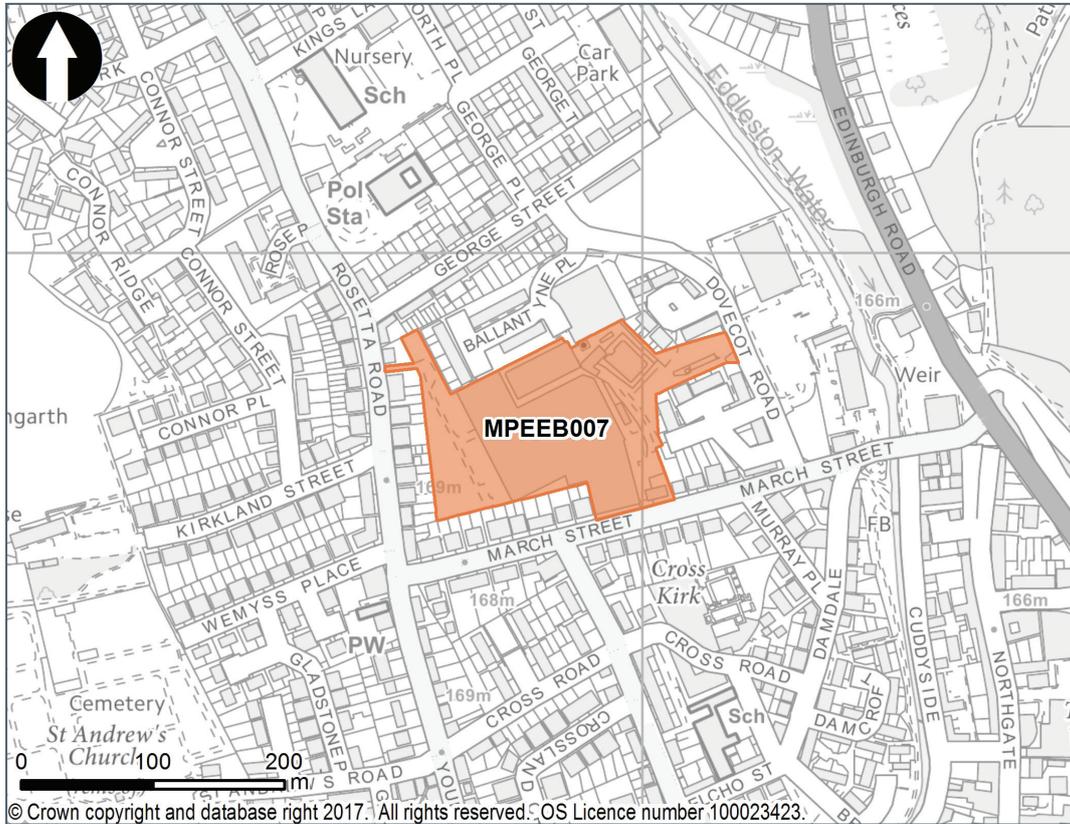
Site Requirements

- A Flood Risk Assessment will be required to inform the design and layout of the proposed development. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. There should be no culverting for land gain. In addition, investigation of the possibility for de-culverting should also be undertaken
- A Water Impact Assessment may be required
- The site must provide a mix of uses including housing and an enhanced tourism offering
- The main vehicular access to the site will be at the existing lodge house, but the option of a second vehicular access to Rosetta Road needs to be investigated. The housing development is dependent on a vehicular bridge link over the Eddleston Water to connect Rosetta Road with Edinburgh Road via Kingsland Road/Kingsland Square and Dalatho Street
- A Transport Assessment will be required
- Provision of amenity access within the development for pedestrians and cyclists. A pedestrian/cycle link to be formed between the site and the minor public road on the southern boundary. Links to the footpath network to be created and amenity maintained and enhanced
- Further assessment of archaeology will be required and mitigation put in place
- Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation via the Eddleston Water

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SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MPEEB006	Rosetta Road Mixed Use	6.4	30
Site Requirements			
<ul style="list-style-type: none"> • Any new development must respect the setting of the Listed Buildings onsite and of the adjacent Special Landscape Area. Views from across the valley and from adjacent paths will require to be taken into account. Landscape enhancement will be required to protect the amenity of the area and link with existing landscaping within and outwith the site • Investigation and mitigation of potential contamination on site • In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required • Assessment of ecology impacts and provision of mitigation, as appropriate. 			

PEEBLES



MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MPEEB007	March Street Mills	2.3	70

Site Requirements

- Consideration must be given to surface water flooding, any new development will require to include associated mitigation. No building should take place over any existing drain/lade that is to remain active
- A Water Impact Assessment may be required
- Vehicular access will be from March Street and from Dovecot Road with two further optional vehicular links to Ballantyne Place to be explored
- Provision of amenity access within the development for pedestrians and cyclists. Amenity access links will be required to Ballantyne Place and to Rosetta Road via the current allotment access route. Links to the footpath network to be created and amenity maintained and enhanced
- A Transport Statement will be required
- Landscape enhancement alongside associated buffers will be required. Open views towards the east of the site should also be retained
- Further assessment of archaeological interest will be required and mitigation put in place
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Potential contamination on site to be investigated and mitigated
- In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required
- The site must provide a mix of uses including housing, employment, and potentially commercial and community use

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SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MPEEB007	March Street Mills	2.3	70
Site Requirements			
<ul style="list-style-type: none"> • The allotments on the western side of the site, are identified within the LDP as Key Greenspace and require to be protected in line with Policy EP11 Protection of Greenspace • The site is located within the Peebles Conservation Area, and as a result retention of some of the historic buildings will be required. Therefore any new development must seek to ensure the retention and reuse of at least the Engine House and the Lodge House. The overall scale and height of any new build will require to respect the Conservation Area. Where any buildings are to be removed, as far as possible their materials should be reused within the site. 			

SUPPLEMENTARY GUIDANCE
HOUSING 2017

4. CONSIDERATION FOR ALL SITES

- 4.1 The site requirements for all sites have been compiled, taking on board consultation responses, from internal and external bodies.

SUSTAINABILITY AND PLACEMAKING

- 4.2 All sites should ensure that they promote sustainable and place making principles, in line with SPP, SDP, LDP and the Council's SPG on Placemaking and Design. This will ensure that new development is of a high quality and respects the area in which it is contained. These themes are underpinned within the policies contained within the Local Development Plan.

AFFORDABLE HOUSING

- 4.3 Policy HD1: Affordable and Special Needs Housing, as contained within the Local Development Plan, aims to ensure that new housing development provides an appropriate range and choice of 'affordable' units as well as mainstream market housing. The policy states that where the Local Housing Strategy or Local Housing Needs and Demand Assessment identifies a local affordable housing need, the Council will require the provision of a proportion of land for affordable or special needs housing, of 25%. This will ensure that a range of housing is provided for the area. Each application will be assessed on their own merits and depending on the overall scale of the development.

DEVELOPER CONTRIBUTIONS

- 4.4 All proposals will require to be assessed for any developer contribution requirements. Policy IS2: Developer Contributions, as contained within the Local Development Plan, outlines the criteria for assessment. Developer contributions may assist in overcoming obstacles to the granting of planning permission through the compensation for, reduction, or elimination of, negative impacts, for example the provision of open-space, education facilities, Borders Railway or other infrastructure. Each application will be assessed on their own merits in line with Policy IS2 and the Scottish Borders SPG on Developer Contributions. There may also be a requirement for applicants to enter into a legal agreement (Section 69 or 75) in respect of any required contributions.

ENVIRONMENTAL HEALTH

- 4.5 All proposals which include the use of low carbon/carbon neutral technologies, must be discussed with Environmental Health at an early stage, to ensure that there are no adverse impacts in terms of noise or air quality impacts. Proposals must be assessed against policies PMD2, EP16, and HD3, as contained within the LDP, to ensure that development is in accordance with the sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings. Furthermore, appropriate steps must be taken to ensure that development does not adversely impact upon the amenity of the existing residential area.

WASTE WATER DISPOSAL

- 4.6 In respect of water provision and waste water disposal, proposals must be assessed against Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, as contained within the LDP. The policy aims to achieve a satisfactory disposal of sewage and to maintain and improve standards of public health. It outlines the Council's hierarchy of preference for dealing with waste water associated with new development. Any specific requirements for sites being put forward within this SG are outlined within the site requirements.

FLOODING

- 4.7 In respect of the protection and enhancement of the water environment, proposals must be assessed against Policy IS8: Flooding, as contained within the LDP. The policy aims to discourage development from taking place in areas which are, or may become, subject to flood risk. Development should ensure it helps contribute to the objectives of the Water Framework Directive (WFD) and the associated duties of the Local Authority under the Water Environment and Water Services (Scotland) Act 2003 to ensure compliance with the WFD and River Basin Planning process in carrying out statutory functions. Development should not add any further morphological pressures to the water bodies or result in any deterioration in status. Any opportunities to improve modified habitat should also be harnessed.

