

**Proposed Scottish Borders Local Development Plan Examination  
Report to Scottish Borders Council – 30 October 2015**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
001 Chapter 2: Meeting the Challenges for the Scottish Borders: Section on Demographics	<p>I recommend that the following modifications be made:</p> <p>1. On page 10 of Volume 1 Policies, adjust the last sentence of paragraph 2.3 so that it reads: <i>“The combination of an up to date development plan with an effective and generous supply of land for housing, and the current economic downturn means that the land required to deal with future housing need is modest.”</i></p> <p>2. On page 10 of Volume 1 Policies, adjust key outcome 1 so that it reads: <i>“Key Outcome 1: The continued provision of an effective housing land supply to ensure that a generous housing land supply is maintained.”</i></p>	3
002 Chapter 2: Meeting the Challenges for the Scottish Borders: Infrastructure	<p>I recommend that the following modification be made:</p> <p>1. On page 12 of Volume 1 Policies, adjust the last sentence of paragraph 2.9 so that it reads: <i>“The potential for a better rail service for the Berwickshire communities with a rail halt at Reston has been the subject of further study by SEStran. Transport Scotland has included improved rail services between Edinburgh and Berwick-upon-Tweed, incorporating a potential halt at Reston, as a priced option within the Invitation to tender for the next Scotrail franchise.”</i></p>	6
003 Chapter 2: Meeting the Challenges for the Scottish Borders: Section on Climate Change	<p>I recommend that the following modifications be made (see also issue 17):</p> <p>1. On page 24 of Volume 1 Policies, adjust paragraph 1.1 so that it reads: <i>“The aim of the policy is to ensure that all new development, not just housing, is of a high quality and respects the environment in which it is contained. The policy does not aim to restrict good quality modern or innovative design but does aim to ensure that it does not negatively impact on the existing buildings, or surrounding landscape and visual amenity of the area. In some locations, the local environment will be more sensitive to change than in others. The policy aims to help tackle the causes and impacts of climate change, reduce resource use and moderate the impact of development on the environment.”</i></p> <p>2. On page 24 of Volume 1 Policies, add 2 paragraphs at the end of the supporting text, after paragraph 1.4, to read: <i>“...1.5 Local authorities, particularly via Building Standards, have a key role in helping to meet the Scottish Government’s target for nearly carbon zero homes and buildings by</i></p>	8

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	<p>2016. <i>At March 2013, the Buildings Standards target is a 30% carbon dioxide reduction from 2007 levels. The 2003 Building (Scotland) Act allows Scottish Ministers to regulate for the purpose of furthering the achievement of sustainable development. This is achieved through the Building Standards system whereby sustainability is embedded into the Technical Standards. Mandatory parts of the standards deliver sustainability in a number of areas such as energy efficiency, surface water drainage, sound insulation, durability and protection of buildings, access and water saving measures.</i></p> <p>1.6 <i>The standards also offer the possibility for developers to go beyond these minimum standards and obtain recognition for achieving higher performance standards in areas such as further reduction of carbon dioxide levels, low and zero carbon technologies, grey water recycling, smart heating controls, building flexibility and adaptability, enhanced sound insulation, recycling facilities and security. Low and zero carbon technologies can be renewable energy sources such as solar panels and micro wind, heat pumps, combined heat and power and district heating infrastructure, and equipment such as mechanical ventilation and heat recovery which uses fossil fuels but results in significantly lower carbon dioxide emissions overall. The Building Standards application forms request confirmation of the levels of higher performance sustainability standards the applicant wishes to achieve.”</i></p> <p>3. On page 24 of Volume 1 Policies, adjust policy PMD2 so that it reads:          “All new development will be expected to be of high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings. The standards which will apply to all development are that:          SUSTAINABILITY          (a) <i>In terms of layout, orientation, construction and energy supply, the developer has demonstrated that appropriate measures have been taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources such as District Heating Schemes and the incorporation of sustainable construction techniques in accordance with supplementary planning guidance. Planning applications must demonstrate that the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low or zero carbon technology,...</i> “</p>	

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004 Chapter 2: Meeting the Challenges for the Scottish Borders: Section on Environment	I recommend that the following modification be made: 1. On page 12 of Volume 1 Policies, delete the last sentence of paragraph 2.13, and replace it with a new sentence which reads: <i>"The careful management and control of development through the policies in place helps to ensure the continued attractiveness of the area for residents, visitors, tourists, and business."</i>	18
005 General: Increased Flood Risk	No modifications.	22
006 General: Critique of Housing Land Position & Central Strategic Development Area: Spatial Strategy	I recommend that the following modification be made: 1. On page 17 of Volume 1 Policies, adjust paragraph 3.13 so that it reads: <i>"3.13 Future development is focussed on the extension of the main towns of the strategic development areas and they will continue to be the main focus for housing growth within the Borders through the identification of potential areas for longer term growth. The plan seeks to identify a generous land supply at all times, and to meet the housing land requirement for the Scottish Borders as set by the SESplan Strategic Development Plan and Supplementary Guidance on Housing Land. The detail of this approach is set out in Appendix 2. Opportunities are identified across the whole area, but there is recognition that there are limitations to further development in the inner core area, where substantial housing development has been previously planned."</i>	24
007 General: Eastern Strategic Development Area/Eastern Hub/Eastern Spatial Strategy	No modifications.	28
008 General: Environment & Climate Change Issues within Vision, Aims & Spatial Strategy Section	No modifications.	30
009 General: Longer Term Mixed Use Development within Central SDA	No modifications.	34
010 General: Omission of Newcastleton from Central Spatial Strategy (& Central Strategic Development Area)	No modifications.	37
011 General: Quality & Quantity of Business & Industrial Land at Tweedbank	No modifications.	39
012 General: Reference to Green Networks	No modifications.	41

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within Vision Statement		
013 Chapter 3: Vision, Aims & Spatial Strategy (page 17)	<p>I recommend that the following modification be made:</p> <p>1. On page 17 of Volume 1 Policies, adjust the first and last sentences of paragraph 3.17 so that they read:</p> <p><i>“3.17. The roads infrastructure will require further improvement, particularly the A7 (including the provision of a Selkirk By-pass, which is a long term council aspiration), and A68. With the addition of the new Borders railway, the Galashiels Transport Interchange and the new stations at Tweedbank and Stow there will be excellent connection to business and employment markets in the Central Belt. The council also has a long term aspiration to see the future extension of the Borders Railway from Tweedbank to Carlisle via Hawick.”</i></p>	43
014 Chapter 3: Vision, Aims & Spatial Strategy (page 19)	<p>I recommend that the following modifications be made:</p> <p>1. On page 19 of Volume 1 Policies, adjust the first sentence of paragraph 3.32 so that it reads:</p> <p><i>“The council has a long term aspiration for the dualling of the A1 to enhance connectivity to Edinburgh and Newcastle and beyond. This would provide considerable benefit to a number of local businesses in Berwickshire that are involved with fresh, perishable produce that requires to reach market quickly. Future development potential would be further enhanced if a rail station was delivered on the East Coast Mainline to serve the Berwickshire area at Reston.”</i></p> <p>2. On page 20 of Volume 1 Policies, adjust the key of the Eastern Spatial Strategy diagram (figure 10) by replacing the reference to the “dualling of A1,” with the words <i>“Future dualling of A1.”</i></p>	45
015 Chapter 3: Vision, Aims & Spatial Strategy	<p>I recommend that the following modification be made:</p> <p>1. On page 127 of Volume 1 Policies, add a paragraph after paragraph 1.4 of the supporting text for Policy IS4, Transport Development and Infrastructure, which reads:</p> <p><i>“1.5 In dealing with development proposals, account will be taken of cross boundary transport implications, including the implications for cumulative impacts, and the implications arising outwith the SESplan authority area.”</i></p>	47
016 Policy PMD1: Sustainability	No modifications.	50
017 Policy PMD2: Quality Standards	No modifications (but see issue 3 where adjustments are recommended to policy PMD2)	57

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	and its supporting text).	
018 Policy PMD3: Land Use Allocations	No modifications (but see issue 15 where an adjustment is recommended regarding the matters raised in representation 339, and issues 13 and 68 where adjustments are recommended regarding the matters raised in representation 342).	62
019 Policy PMD4: Development outwith Development Boundaries	No modifications.	65
020 Policy ED1: Protection of Business & Industrial Land	I recommend that the following modification be made: 1. On page 36 of Volume 1 Policies, adjust table 1 by inserting on the third last line, under the settlement column for district sites, and in front of the site name Moss Road (zEL44), the settlement name "Newcastleton."	71
021 Policy ED3: Town Centres & Shopping Development	I recommend that the following modifications be made: 1. On page 39 of Volume 1 Policies, adjust paragraph 1.2 so that it reads: <i>"1.2 Scottish Planning Policy sets out policy for town centres and requires that decision making is guided by a network of centres which will, depending on circumstances, include town centres, commercial centres and other local centres and may take the form of a hierarchy. The Strategic Development Plan does not identify any Strategic Town Centres within the Scottish Borders. There are some small scale, edge of town or out of town, retail clusters in the Borders but no commercial centres of the size and importance to justify inclusion in the hierarchy. Development will be directed to the identified District Town Centres in preference to edge of centre locations which, in turn, will be preferred to out of centre locations. However, in out of centre locations preference will be given to a retail cluster or park if the assessment of a retail development proposal points towards the cluster or park being a commercial centre. This takes appropriate account of the preferred order of locations set out in the sequential approach in Scottish Planning Policy. Decision making will be guided by the role in the network of centres, whether the centre is a regeneration priority and by the results of any vitality and viability studies. Development proposals will also be assessed against any development briefs."</i> 2. On page 39 of Volume 1 Policies, adjust paragraph 1.4 so that it reads: <i>"1.4 Appropriate development as well as class 1 shop uses, could include food and drink (class 3 of the Use Classes Order), offices (classes 2 and 4), commercial leisure</i>	78

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	<p><i>and entertainment (including cinemas and theatres), residential, particularly flats above ground floor level, healthcare, education and tourism related uses. The preferred order of locations set out above in the sequential approach will be applied to proposals for a range of appropriate uses which generate significant footfall, as well as retail and commercial leisure uses."</i></p> <p>3. On page 39 of Volume 1 Policies, adjust paragraph 1.5 so that it reads:  <i>"1.5 Proposals for retail related development within rural areas should be assessed not only against this policy, but also against policies IS1 (Public Infrastructure and Local Service Provision) and ED7 (Business, Tourism and Leisure Development in the Countryside)."</i></p> <p>4. On page 40 of Volume 1 Policies, adjust policy ED3, including the deletion of the words <i>"in exceptional circumstances and"</i> from the second paragraph, so that it reads:  <i>"The council will seek to develop and enhance the role of town centres. A network of centres and growth of the retail sector will be supported through directing development to the following district town centres:  Duns, Eyemouth, Galashiels, Hawick, Jedburgh, Kelso, Melrose, Peebles, Selkirk.  To protect town centres, town centre locations will be preferred to edge of centre locations which, in turn, will be preferred to out of centre locations. An out of centre location will only be considered where there is no suitable site available in a town centre or edge of centre location.  The council will support a wide range of uses appropriate to a town centre. Proposals for shopping development and other town centre developments will generally be approved within defined district town centres provided that the character, vitality, viability, and mixed use nature of the town centre will be maintained and enhanced. For the avoidance of doubt, the council will apply the preferred order of locations set out above to appropriate uses generating significant footfall, including community and cultural facilities, offices, libraries, and education and healthcare facilities as well as retail and commercial leisure uses. It will also ensure that different uses are developed in the most appropriate locations.  Town centre enhancement, including the provision of new retail facilities and complementary non-retail uses, will be encouraged in centres both within the hierarchy</i></p>	

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	<p>and other centres which:</p> <ul style="list-style-type: none"> <li>(a) are council priorities for area regeneration because of special economic difficulties and/or population decline,</li> <li>(b) are subject to significant retail spending leakage,</li> <li>(c) play an important role in areas planned for substantial development under the development strategy.</li> </ul> <p><i>The council will have regard to the following considerations, where relevant, in assessing applications for out of centre development, including retail proposals:</i></p> <ul style="list-style-type: none"> <li><i>(a) the individual or cumulative impact of the proposed development on the vitality and viability of existing town centres,</i></li> <li><i>(b) the availability of a suitable town centre or edge of centre site,</i></li> <li><i>(c) the ability of the proposal to meet deficiencies in shopping provision which cannot be met in town centre or edge of centre locations,</i></li> <li><i>(d) the impact of the proposal on travel patterns and car usage,</i></li> <li><i>(e) the accessibility of the site by a choice of means of transport,</i></li> <li><i>(f) the preference for commercial centres in the preferred order of locations, including appropriate retail clusters and parks, over other out of centre locations,</i></li> <li><i>(g) the extent to which a proposal would constitute appropriate small scale shopping provision designed to serve the needs of local rural communities,</i></li> <li><i>(h) the location of the proposal. Sites will be located within existing settlements and, within them preference will be given to applications on vacant or derelict sites, or on sites deemed to be surplus to requirements.</i></li> </ul> <p>The council will encourage the use of town centres during the evening provided residential amenity is protected. Any proposed development which would create an unacceptable adverse impact on the town centre will be refused.”</p>	
022 Policy ED5: Regeneration	No modifications.	89
023 Policy ED6: Digital Connectivity	<p>I recommend that the following modification be made:</p> <p>1. On page 48 of Volume 1 Policies, adjust policy ED6 so that it reads:  <i>“The council will support proposals which lead to the expansion and improvement of the electronic communications network in the Borders, provided it can be achieved without any unacceptable detrimental impact on the natural and built environment. This</i></p>	93

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	<i>includes delivery of core infrastructure for telecommunications, broadband, and other future digital infrastructure.”</i>	
024 Policy ED7: Business, Tourism & Leisure in the Countryside	<p>I recommend that the following modification be made:</p> <p>1. On page 50 of Volume 1 Policies, adjust the first criterion (b) of policy ED7 so that it reads:</p> <p>“Proposals for business, tourism or leisure development in the countryside will be approved and rural diversification initiatives will be encouraged provided that:</p> <p><i>(a) the development is to be used directly for agricultural, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or</i></p> <p><i>(b) the development is to be used directly for leisure, recreation or tourism appropriate to a countryside location and, where relevant, it is in accordance with the Scottish Borders Tourism Strategy and Action Plan;</i></p> <p><i>(c) the development is to be used for other business or employment generating uses, provided that the council is satisfied that there is an economic and/or operational need for the particular countryside location, and that it cannot be reasonably be accommodated within the Development Boundary of a settlement...”</i></p>	98
025 Policy ED8: Caravan & Camping Sites	No modifications.	103
026 Policy ED9: Renewable Energy Development: Policy General	<p>I recommend that the following modifications be made:</p> <p>1. On pages 3 of Volume 1 Policies, adjust the third paragraph of the foreword so that it reads:</p> <p>“In addition, there are important proposed changes to the plan including further emphasis on place making and design, including the promotion of mixed used development; the protection of our key employment areas; the promotion of activity within our town centres; <i>an updated policy on renewable energy, including wind energy, which seeks to guide development to appropriate locations;</i> the identification and protection of key green spaces within settlements; the promotion of green networks around settlements; and the protection of the area’s historic battlefields.”</p> <p>2. On pages 13-15 of Volume 1 Policies, adjust paragraph 2.18 and key outcome 10 so that they read:</p> <p>“2.18 Encouraging renewable energy is seen to be a key part of the Government</p>	107

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	<p>response to climate change, and this supports the emphasis towards a low carbon economy. In the Scottish Borders the main thrust has been through the provision of on shore wind farms. <i>The council has now undertaken work on the potential landscape capacity for wind energy development because of possible adverse and cumulative impacts arising. In bringing together its overall policy approach to commercial renewable energy production, the plan takes into account a range of potential impacts on matters such as landscape, biodiversity, air quality, water quality, soils, and communities.</i> More recently, off shore wind energy has been marketed by the Scottish Government, and there are other smaller scale energy production sources including solar energy using, for example, photovoltaic panels and hydro schemes...</p> <p>...Key outcome 10: <i>The development of the area's full potential for electricity and heat from renewable sources, in line with national climate change targets, giving due regard to relevant environmental, community and cumulative impact considerations.</i>"</p> <p>3. On pages 55-65 of Volume 1 Policies, adjust paragraph 1.1 so that it reads: "1.1 Interest in renewable energy production has arisen in response to growing concern about the rise in atmospheric levels of carbon dioxide and other greenhouse gases and the change in global climate this could be causing. Burning fossil fuels is a major contributor to greenhouse gas emissions and reducing their use and increasing the proportion of power generated from renewable energy sources is supported by the Government as a vital part of reducing these emissions. <i>The generation of renewable energy also supports the transformational change to creating a low carbon economy and, furthermore, helps to increase sustainable economic growth.</i>"</p> <p>4. On pages, 55-65 of Volume 1 Policies, adjust paragraph 1.2 (to include the deletion of the last sentence) so that it reads: "1.2 <i>The aim of the policy is to support renewable energy, to guide development to appropriate locations, and to advise on the factors to be taken into account in considering proposals. The policy takes account of government policy which emphasises the role of local authorities and the planning system in meeting national renewable energy targets.</i> These targets include: 100% electricity demand equivalent from renewables by 2020; 11% heat demand from renewables by 2020; and 30% overall energy demand from renewables by 2020."</p>	

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	<p>5. On pages, 55-65 of Volume 1 Policies, adjust paragraph 1.3 (to include the deletion of the third sentence) so that it reads:  <i>"1.3 The policy is supportive of a wide range of renewable energy mechanisms including the development of onshore wind farms and turbines, combined heat and power, biomass, energy from waste facilities, and maximising the reuse of surplus heat micro scale photovoltaic/solar panels. This includes provision for "micro generation", the production of heat or electricity by individual households or small groups of households. As part of the review of the policy a report was prepared for the council in March 2013 on the Economic Impact of Wind Energy in the Scottish Borders. Its objectives included confirming the economic benefits of turbines to the area, and considering any potential negative impacts on the local economy. While the report referred to the concerns of some local tourism businesses about the negative effects of wind farms, it highlighted the opportunities that exist for a wide range of local businesses to supply goods and services at the development and construction stages and, in particular, at the operation and maintenance phase of such developments.</i></p> <p>6. On pages 55-65 of Volume 1 Policies, adjust paragraph 1.4 so that it reads:  <i>"1.4 The council promotes and supports its Low Carbon Economic Strategy which develops a series of key themes and objectives suggesting priority actions which will lead to a resilient, lower carbon future for the area. The council supports the development of heat networks and the effective use of renewables, and intends to take forward work on heat mapping."</i></p> <p>7. On pages 55-65 of Volume 1 Policies, adjust paragraph 1.5 so that it reads:  <i>"1.5 Planning applications for wind turbines can be contentious, and there are very strong and differing opinions on them. The council has followed national advice in determining applications by supporting turbines in locations considered appropriate, and refusing them in locations considered inappropriate. A report was prepared for the council in December 2012 on a Public Survey on Attitudes to Wind Energy. The survey found, amongst other things, that there are residents in the Borders who feel very strongly against wind turbines, but that there are a greater number who either support their development or who are fairly ambivalent to them, and that more would agree than disagree that the council should take an active role in encouraging them. It also found</i></p>	

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	<p><i>that those who were opposed to the building of wind farms were most likely to be strongly opposed, and in general this tended to be when it comes to the proposal being built in the vicinity of their home.</i></p> <p>8. On pages 55-65 of Volume 1 Policies, adjust paragraph 1.6 so that it reads:  <i>"1.6 Another report relevant to the consideration of wind turbines, was prepared for the council in March 2013 on Landscape Capacity and Cumulative Impact. It is based on an assessment of landscape sensitivity and value of the different landscape character types and areas in the Borders. The report is a strategic level study, contains an assessment of a broad range of landscape constraints, and provides an initial reference point for the consideration of potential capacity for, and the cumulative effects of, existing and possible future wind turbine developments. No site specific conclusions should be drawn from the report in relation to currently proposed or possible future wind turbines and wind farms. Proposals for wind turbines should demonstrate that they can be satisfactorily accommodated in the landscape, and they should properly address the issues raised in the report.</i></p> <p>9. On pages 55-65 of Volume 1 Policies, delete paragraphs 1.7 to 1.10, and insert:  <i>"1.7 A spatial framework for onshore wind farms helps to guide development to appropriate locations, taking into account important features. The 2010 Scottish Planning Policy requirements for a spatial framework have been superseded by the terms of Scottish Planning Policy (2014). The council's spatial framework (strategy) for onshore wind farms does not comply with the new policy. The new approach of Scottish Planning Policy (2014) to the preparation of a spatial framework is based on 3 groups – (1) areas where wind farms will not be acceptable, (2) areas of significant protection where wind farms may be appropriate in some circumstances, and (3) areas beyond groups (1) and (2) where wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria. The areas where cumulative impact limits further development and landscape capacity considerations are not included in a spatial framework, but National Scenic Areas are included as group (1) areas, and other national and international designations (eg Natura 2000 and Ramsar sites, and Sites of Special Scientific Interest), nationally important mapped environmental interests (for example, areas of wild land as shown on the 2014 Scottish Natural Heritage map of wild</i></p>	

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	<p><i>land areas), and community separation distances are all group (2) areas. A spatial framework requires to indicate the minimum scale of onshore wind development that it applies to.</i></p> <p><i>1.8 Scottish Planning Policy (2014) indicates that the spatial framework is to be complemented by a more detailed and exacting development management process where the merits of an individual proposal will be carefully considered against the full range of environmental, community, and cumulative impacts. The context set by the March 2013 report on Landscape Capacity and Cumulative Impact, the landscape and visual impact assessment for a proposal, and other relevant landscape, visual and cumulative impact guidance, for example that produced by Scottish Natural Heritage, will be taken into account at this stage.</i></p> <p><i>1.9 The council prepared Supplementary Planning Guidance on Wind Energy in May 2011. It is now out of date, and the council will revise its terms. It will be updated as Supplementary Guidance, and will consider other forms of renewable energy as well as wind energy. The Supplementary Guidance will provide further detailed information and guidance for development proposals, taking into account, and properly reflecting, Scottish Planning Policy (2014). This shall be prepared and submitted to Ministers within 12 months of adoption of the plan.</i></p> <p><i>1.10 The council also prepared Supplementary Planning Guidance in December 2013, titled Landscape and Visual Guidance for Single and Groups of 2 or 3 Wind Turbines in Berwickshire. This sets out detailed advice on the siting of development, and will be taken into account in the consideration of planning applications, along with any landscape and visual impact assessment for a proposal, and other relevant landscape, visual and cumulative impact guidance. It is also potentially relevant to the whole of the Borders as it could be developed as a model for supplementary guidance in other areas, if necessary. The guidance requires updating to properly reflect Scottish Planning Policy (2014).</i></p> <p><i>1.11 Policy ED9 sets out the council's overall approach to proposals for renewable energy developments, including wind energy proposals."</i></p> <p><i>10. On pages 55-65 Volume 1 Policies, delete figures ED9a to ED9e (ie the Wind Energy Supplementary Planning Guidance Spatial Strategy [ED9a], Wind Turbine</i></p>	

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	<p>Development Opportunities and Constraints [ED9b], Inherent Landscape Capacity Medium [25m-50m] [ED9c], Inherent Landscape Capacity Large [50m-100m] [ED9d], Inherent Landscape Capacity Very Large [&gt;100m] [ED9e])</p> <p>11. On pages 55-65 Volume 1 Policies, adjust policy ED9: Renewable Energy Development, so that it reads:</p> <p><b><i>“Policy ED9: Renewable Energy Development</i></b>  <b><i>RENEWABLE ENERGY DEVELOPMENTS</i></b>  <i>The council will support proposals for both large scale and community scale renewable energy development including commercial wind farms, single or limited scale wind turbines, biomass, hydropower, biofuel technology, and solar power where they can be accommodated without unacceptable significant adverse impacts or effects, giving due regard to relevant environmental, community and cumulative impact considerations.</i>  <i>The assessment of applications for renewable energy developments will be based on the principles set out in Scottish Planning Policy (2014), in particular, for onshore wind developments, the terms of Table 1: Spatial Frameworks. Renewable energy developments, including wind energy proposals, will be approved provided that there are no relevant unacceptable significant adverse impacts or effects that cannot be satisfactorily mitigated. If there are judged to be relevant significant adverse impacts or effects that cannot be satisfactorily mitigated, the development will only be approved if the council is satisfied that the wider economic, environmental and other benefits of the proposal outweigh the potential damage arising from it.</i></p> <p><b><i>SUPPLEMENTARY GUIDANCE</i></b>  <i>The council will produce statutory Supplementary Guidance on wind energy and renewable energy. This shall be submitted to Ministers within 12 months of adoption of the plan. The guidance will accord with Scottish Planning Policy (2014), and will set out the detailed policy considerations against which all proposals for wind energy and other forms of renewable energy will be assessed, based on those considerations set out at paragraph 169. The guidance on wind energy will contain the onshore spatial framework as required by Scottish Planning Policy (2014), identifying areas where wind farms will not be acceptable, areas of significant protection, and areas with potential for wind farm development, and indicating the minimum scale of onshore wind development</i></p>	

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	<p><i>that the framework applies to.</i></p> <p><i>The council will produce statutory Supplementary Guidance to update the landscape and visual guidance for single and groups of 2 or 3 wind turbines in Berwickshire so that it accords with Scottish Planning Policy (2014).</i></p> <p><b>CONSIDERATION OF WIND ENERGY PROPOSALS</b></p> <p><i>The assessment of wind energy proposals will include the following considerations:</i></p> <ul style="list-style-type: none"> <li>- <i>the onshore spatial framework which identifies those areas that are likely to be most appropriate for onshore wind turbines;</i></li> <li>- <i>landscape and visual impacts, to include effects on wild land, and taking into account the report on Landscape Capacity and Cumulative Impact (March 2013) as an initial reference point, the landscape and visual impact assessment for a proposal (which should demonstrate that it can be satisfactorily accommodated in the landscape, and should properly address the issues raised in the 2013 report), and other relevant landscape, visual and cumulative impact guidance, for example that produced by Scottish Natural Heritage;</i></li> <li>- <i>all cumulative impacts, including cumulative landscape and visual impact, recognising that in some areas the cumulative impact of existing and consented development may limit the capacity for further development;</i></li> <li>- <i>impacts on communities and individual dwellings (including visual impact, residential amenity, noise and shadow flicker);</i></li> <li>- <i>impacts on carbon rich soils (using the carbon calculator), public access, the historic environment (including scheduled monuments and listed buildings, and their settings), tourism and recreation, aviation and defence interests and seismological recording, telecommunications and broadcasting installations, and adjacent trunk roads and road traffic;</i></li> <li>- <i>effects on the natural heritage (including birds), and hydrology, the water environment and flood risk;</i></li> <li>- <i>opportunities for energy storage;</i></li> <li>- <i>net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities;</i></li> <li>- <i>the scale of contribution to renewable energy generation targets, and the effect on</i></li> </ul>	

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	<p><i>greenhouse emissions;</i></p> <ul style="list-style-type: none"> <li>- <i>the need for conditions relating to the decommissioning of developments, including ancillary infrastructure, and site restoration; and</i></li> <li>- <i>the need for a robust planning obligation to ensure that operators achieve site restoration.</i></li> </ul> <p><i>Developers must demonstrate that they have considered options for minimising the operational impact of wind turbine proposals, including ancillary development such as tracks.</i></p> <p><b>CONSIDERATION OF OTHER RENEWABLE ENERGY DEVELOPMENTS</b></p> <p><i>Small scale or domestic renewable energy developments including community schemes, single turbines and micro-scale photovoltaic/solar panels will be encouraged where they can be satisfactorily accommodated into their surroundings in accordance with the protection of residential amenity and the historic and natural environment.</i></p> <p><i>Renewable technologies that require a countryside location such as the development of bio fuels, short crop rotation coppice, "biomass" or small scale hydro-power will be assessed against the relevant environmental protection and promotion policies, and other relevant policies in the local development plan.</i></p> <p><i>Waste to energy schemes involving human, farm and domestic waste will be assessed against Policy IS10 Waste Management Facilities."</i></p>	
027 Policy ED9: Renewable Energy Development: Policy Maps	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	136
028 Policy ED9: Renewable Energy Development: Reference to SPP/Draft SPP	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	153
029 Policy ED9: Renewable Energy Development: Consultants Studies	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	159
030 Policy ED9: Renewable Energy Development: Introductory text	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	169
031 Policy ED9: Renewable Energy Development: Opening Paragraph	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	180
032 Policy ED9: Renewable Energy Development: Text Relating to Renewable	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	183

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Energy Developments		
033 Policy ED9: Renewable Energy Development: Policy Text Relating to paragraph on Wind Turbine Proposals	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	189
034 Policy ED9: Renewable Energy Development: Policy Text Relating to Wind Turbine Proposals (General)	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	191
035 Policy ED9: Renewable Energy Development: Policy Text Relating to Wind Turbine Proposals (Landscape)	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	194
036 Policy ED9: Renewable Energy Development: Policy Text Relating to Wind Turbine Proposals (Visual Impact)	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	200
037 Policy ED9: Renewable Energy Development: Policy Text Relating to Wind Turbine Proposals (Cumulative Landscape & Visual Impacts)	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	205
038 Policy ED9: Renewable Energy Development: Policy Text Relating to Wind Turbine Proposals (Biodiversity)	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	211
039 Policy ED9: Renewable Energy Development: Text Relating to Wind Turbine Proposals (Historic Environment)	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	213
040 Policy ED9: Renewable Energy Development: Policy Text Relating to Wind Turbine Proposals (Other Considerations)	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	215
041 Policy ED9: Renewable Energy Development: Policy Text Relating to Other Renewable Energy Development	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	218
042 Policy ED9: Renewable Energy Development: Section Relating to Key	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	220

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Policies to which this Policy should be Cross Referenced		
043 Policy ED10: Protection of Prime Quality Agricultural Land & Carbon Rich Soils	<p>I recommend that the following modifications be made:</p> <ol style="list-style-type: none"> <li>1. On page 66 of Volume 1 Policies, adjust paragraph 1.1 so that it reads:  <i>"1.1 Figure 10a below identifies the core resources of agricultural land and carbon rich soils. Prime quality agricultural land is a valuable and finite resource which needs to be retained for farming and food production. In allocating sites for development, the council has aimed to avoid such land. Carbon rich soils, such as peat, are an important carbon store and its use and extraction can contribute to climate change. The policy seeks to prevent the permanent loss of prime agricultural land and carbon rich soils. In order to take proper account of the terms of Scottish Planning Policy, proposals for renewable energy developments, including proposals for wind energy development, will be required to accord with the objectives and requirements of policy ED9 rather than meet the requirements of this policy."</i></li> <li>2. On page 66 of Volume 1 Policies, adjust policy ED10 (to include the deletion of the word "existing" from criterion [c]) so that it reads:  <i>"Development, except proposals for renewable energy development, which results in the permanent loss of prime quality agricultural land or significant carbon rich soil reserves, particularly peat, will not be permitted unless:</i> <ol style="list-style-type: none"> <li><i>(a) the site is otherwise allocated within this local plan</i></li> <li><i>(b) the development meets an established need and no other site is available</i></li> <li><i>(c) the development is small scale and directly related to a rural business.</i></li> </ol> <i>Proposals for renewable energy development, including proposals for wind energy development, will be permitted if they accord with the objectives and requirements of policy ED9 on renewable energy development."</i></li> <li>3. On page 67 of Volume 1 Policies, adjust figure 10a by relabeling the key so that it correctly shows the colours for prime agricultural land and carbon rich soils.</li> </ol>	222
044 Policy ED11: Safeguarding of Mineral Deposits	<p>I recommend that the following modification be made:</p> <ol style="list-style-type: none"> <li>1. On page 68 of Volume 1 Policies, adjust policy ED11 so that it reads:  <i>"The council will not grant planning permission for development which will sterilise reserves of economically significant mineral deposits unless:</i></li> </ol>	229

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	<p><i>(a) extraction of the mineral is likely to be environmentally and socially unacceptable</i>  <i>(b) there is an overriding need for development, and prior extraction of the mineral cannot reasonably be undertaken."</i></p>	
045 Policy ED12: Minerals & Coal Extraction	<p>I recommend that the following modifications be made:</p> <p>1. On page 71 of Volume 1 Policies, adjust policy ED12 so that it reads:  "Mineral extraction will not be permitted where:</p> <p><i>(a) It may affect areas designated or proposed for designation under European Directives (special areas of conservation and special protection areas) or Ramsar sites, except in the most exceptional circumstances and where it can be demonstrated conclusively that:</i></p> <ul style="list-style-type: none"> <li>- <i>The proposed development will have no adverse effect on site integrity in terms of habitats and species, or</i></li> <li>- <i>There is an overriding national interest in allowing mineral extraction to take place, and no reasonable alternative exists.</i></li> </ul> <p><i>(b) It may affect national nature reserves, sites of special scientific interest or other environmental designations of national importance unless it can be demonstrated that:</i></p> <ul style="list-style-type: none"> <li>- <i>The underlying objectives and overall integrity of the designated area will not be compromised, or</i></li> <li>- <i>Any significant adverse effects on the environmental qualities for which the site has been designated are clearly outweighed by the national benefits that could accrue from mineral extraction.</i></li> </ul> <p><i>(c) It may affect areas of regional or local nature conservation interest as defined in this plan and the following other protected areas, namely conservation areas, scheduled ancient monuments, historic gardens and designated landscapes, significant archaeological sites and where relevant, their settings, prime agricultural land, special landscape areas, national scenic areas, peatland and water supply catchment areas, unless it can be demonstrated that:</i></p> <ul style="list-style-type: none"> <li>- <i>There is no materially damaging impact, or</i></li> <li>- <i>There is a public interest to be gained from mining which outweighs the underlying reasons for designating the site or area.</i></li> </ul> <p><i>(d) It is within 500m of a local settlement and will adversely affect residential and other</i></p>	232

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	<p><i>sensitive property or other activities within that community or areas of locally important landscape character unless it can be demonstrated that there are other mitigating circumstances, that the specific circumstances of a proposal indicate the figure should be varied, or that a significant public interest is to be gained from mining which outweighs this safeguarding.</i></p> <p><i>(e) It is likely to damage the local economy in terms of tourism, leisure or recreation to an unacceptable extent.</i></p> <p><i>(f) The roads are unsuitable as mineral haulage routes by virtue of their design and construction, the nature of other usage and the relationship of residential and other sensitive property to the road.</i></p> <p><i>(g) It results in adverse effects which, when combined with the effects of other existing, consented and currently proposed nearby workings, would have a significantly adverse cumulative impact on the environment or local communities.</i></p> <p><i>Where the council is minded to permit development appropriate mitigating measures will be sought to enable a satisfactory development to proceed, and to set out proposals for restoration and aftercare including the preferred financial guarantee option.”</i></p>	
046 Policy HD1: Affordable & Special Needs Housing	<p>I recommend the following modifications be made:</p> <ol style="list-style-type: none"> <li>1. Amend paragraph 1.4 of the supporting text of Policy HD1, Affordable and Special Needs Housing as follows: “Decision making will be guided by the council’s Supplementary Planning Guidance on Affordable Housing although, in accordance with Scottish Planning Policy, the level of contribution within a market site will generally be no more than 25% of the total number of houses. This percentage may be varied depending on the site characteristics or the information available on local need.”</li> <li>2. Amend clause d) of Policy HD1 as follows: “the provision of a proportion of the site for affordable housing in the form of land or built units, or”</li> </ol>	242
047 Policy HD2: Housing in the Countryside	<p>I recommend the following modification be made:</p> <ol style="list-style-type: none"> <li>1. In Policy HD2, Housing in the Countryside, delete the penultimate paragraph commencing: “The applicant and, where different, the landowner may be required ....”</li> </ol>	249
048 Policy HD3: Protection of Residential	No modifications.	260

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Amenity		
049 Policy HD4: Further Housing Land Safeguarding	I recommend that the following modification be made: 1. The third sentence of Paragraph 1.1 on Page 81 of Volume 1 of the proposed plan should be modified as follows: "Where a potential shortfall is identified within the local development plan area, new development will be directed to the longer term safeguarded areas identified in relation to settlements." <i>Reporter's note: further modifications to Policy HD4 arise from my consideration of Issue 080 later in this report.</i>	262
050 Policy HD5: Care & Retirement Homes	I recommend the following modification be made: 1. In Policy HD5, Care and Residential Retirement Homes, in the list of "Key policies to which this policy should be cross referenced" add: "Policy EP3 Local Biodiversity"	271
051 Policy EP2: National Nature Conservation Sites & Protected Species: Social or Economic Benefits & National Importance	I recommend the following modification be made: 1. In Policy EP2, National Nature Conservation and Protected Species, modify clause b) as follows: "b) the development offers substantial benefits of national importance, including those of a social or economic nature, that clearly outweigh the national nature conservation value of the site."	272
052 Policy EP3: Local Biodiversity: Ecosystems Approach & Cross-referencing	I recommend the following modification be made: 1. In the supporting text for Policy EP3, Local Biodiversity, modify the final sentence of paragraph 1.3 as follows: "The council will adopt an integrated ecosystems approach to ensure sustainable use of land, water and living resources."	274
053 Policy EP4: National Scenic Areas: Initiatives to Extend the Number of National Scenic Areas	No modifications.	278
054 Policy EP5: Existing & Proposed Special Landscape Areas	No modifications.	280
055 Policy EP6: Countryside Around Towns	No modifications.	285
056 Policy EP7: Listed Buildings	No modifications.	289

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057 Policy EP9: Conservation Areas	No modifications.	294
058 Policy EP10: Garden & Designed Landscapes	No modifications.	296
059 Policy EP11: Protection of Greenspace	I recommend the following modification be made: In Policy EP11, Protection of Greenspace, modify the paragraph commencing "In both cases development that would result..." as follows: "In both cases development that would result in the loss of green space, including outdoor sports facilities, will only be permitted if it can be satisfactorily demonstrated that, based on consultation with user groups and advice from relevant agencies:"	298
060 Policy EP13: Trees, Woodland & Hedgerows: Traffic Proposals as Affecting Trees, Hedgerows etc	No modifications.	302
061 Policy EP13: Trees, Woodland & Hedgerows: Tree Planting to Increase & Enhance the Asset	I recommend the following modifications be made: 1. Amend the second sentence of paragraph 1.1 of the supporting text of Policy EP13, Trees Woodlands and Hedgerows, as follows: "The policy seeks to protect and enhance the whole resource, not only individual trees..." 2. Amend clause b) of Policy EP13 as follows: "b) where there is an unavoidable loss of the woodland resource, ensure appropriate replacement planting, where possible, within the area of the Scottish Borders; and"	304
062 Policy EP14: Coastline: Amendment to the Policy	I recommend the following modification is made: 1. add the following sentence to paragraph 1.4 of the supporting text for Policy EP14, Coastline: "This includes appropriate assessment where required to demonstrate no adverse effect on the integrity of Natura sites."	307
063 Policy EP15: Development Affecting the Water Environment: Clarification of Wording within the Policy	I recommend that the following modifications be made: 1. Change the first sentence of paragraph 1.1 of the supporting text for Policy EP15, Development Affecting the Water Environment as follows: "The policy is aimed at ensuring that development does not adversely affect any of the complex components that comprise the water environment, for example, rivers, lochs, groundwater, wetland, coastal waters and estuaries."	309

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	<p>2. Insert a new sentence after the first sentence of paragraph 1.2 of the supporting text for Policy EP15 as follows: “Development proposals likely to have a significant effect on the River Tweed Special Area of Conservation will be subject to appropriate assessment, as set out in Policy EP1.”</p> <p>3. Change the second sentence (which becomes the third sentence) of paragraph 1.2 of the supporting text for Policy EP15 as follows: “The basis of the council’s approach will be the sustainable management objectives set out to improve the River Tweed in the Solway Tweed River Basin Management Plan and to the Eye Water set out in the Forth Area Management Plan.”</p>	
064 Policy IS1: Public Infrastructure & Local Service Provision	No modifications.	313
065 Policy IS2: Developer Contributions	<p>I recommend that the following modifications be made:</p> <p>1. On page 122 of Volume 1 Policies, adjust paragraph 1.2 so that it reads: <i>“1.2 Contributions towards affordable housing provision are detailed in policy HD1 – Affordable and Special Needs Housing. Contributions to the Waverley Railway Project are the subject of special provisions set out in policy IS3 – Developer Contributions related to Borders Railway. While policy IS2 is aimed at planning obligations along with other legal agreements, wherever possible, any requirement to provide developer contributions will be secured by planning condition. Where a legal agreement is necessary, the preference for using an agreement under other legislation, for example the 1973 Local Government (Scotland) Act and the 1984 Roads (Scotland) Act will be considered. A planning obligation will only be necessary where successors in title need to be bound by its terms.</i></p> <p>2. On page 122 of Volume 1 Policies, adjust paragraph 1.3 so that it reads: <i>“1.3 Each application will be assessed to determine the appropriate level of contribution guided by: the requirements identified in the council’s supplementary planning guidance (SPG) on Development Contributions; planning or development briefs; outputs from community or agency liaison; information in settlement profiles; other research and studies such as transport assessments; the cumulative impact of development in a locality; and provisions of Circular 3/2012 in respect of the relationship of the</i></p>	315

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	<p><i>contribution in scale and kind to the development. Contributions will generally be required at the time that they become necessary to ensure timeous provision of the improvement in question. Where appropriate, the council will consider the economic viability of a proposed development, including possible payment options, such as staged or phased payments. It will also pursue a pragmatic approach, taking account of the importance in securing necessary developments, and exceptional development costs that may arise. Contributions are intended to address matters resulting from new development proposals, not existing deficiencies. Affordable housing proposals are predominantly exempt from developer contribution requirements, other policy exemptions are detailed in the associated SPG."</i></p> <p>3. On page 123 of Volume 1 Policies, add a new paragraph at the end of policy IS2 so that it reads:</p> <p>"Where a site is otherwise acceptable in terms of planning policy, but cannot proceed due to deficiencies in infrastructure and services or to environmental impacts, any or all of which will be created or exacerbated as a result of the development, the council will require developers to make a full or partial contribution towards the cost of addressing such deficiencies.</p> <p>Contributions may be required for one or more of the following:...</p> <p>...(g) provision of other facilities and equipment for the satisfactory completion of the development that may include: measures to minimise the risk of crime; provision for the storage, collection and recycling of waste, including communal facilities; provision of street furniture and digital connectivity with associated infrastructure.</p> <p><i>Wherever possible, any requirement to provide developer contributions will be secured by planning condition. Where a legal agreement is necessary, the preference for using an agreement under other legislation, for example the 1973 Local Government (Scotland) Act and the 1984 Roads (Scotland) Act will be considered. A planning obligation will only be necessary where successors in title need to be bound by its terms. Where appropriate, the council will consider the economic viability of a proposed development, including possible payment options, such as staged or phased payments."</i></p>	
066 Policy IS3: Developer Contributions to the Borders Railway	<p>I recommend that the following modification be made:</p> <p>1. On page 124 of Volume 1 Policies, adjust paragraph 1.3 so that it reads:</p>	323

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	<p><i>“1.3 The Act provides for a rail link between Edinburgh and the Central Borders. The postcode sectors affected by this policy are therefore concentrated in the central, northern, and southern housing market areas. The postcodes affected and level of contribution sought will be in accordance with the council’s decisions of 5 October 2004 and 17 October 2006, or from any subsequent council decision during the local development plan period. In the longer term, the council’s aspiration is to extend the reconstruction of this rail link through to Carlisle and as referred to in the strategic development plan. The anticipated route is consequently safeguarded in the proposals map. The Borders Railway project is currently being taken forward by Network Rail on behalf of the Scottish Government.”</i></p>	
<p>067 Policy IS4: Transport Development &amp; Infrastructure</p>	<p>I recommend that the following modification be made:            1. On page 128 of Volume 1 Policies, adjust the second paragraph of policy IS4 so that it reads:  <i>“...The council will support proposals for transport infrastructure that:            (a) promote sustainable travel            (b) facilitate the development of allocated sites in ways which promote sustainable travel            (c) enable the sustainable movement of goods, particularly by rail            (d) have no unacceptable adverse impact on the natural and built environment            (e) have no unacceptable adverse impact on the occupiers of adjacent land by virtue of noise, smell and noise pollution...”</i></p>	<p>325</p>
<p>068 Policy IS4: Transport Development &amp; Infrastructure</p>	<p>I recommend that the following modification be made:            1. On page 127 of Volume 1 Policies, adjust paragraph 1.3 so that it reads as follows:  <i>“In the long term, the council has aspirations to see the reopening of the Borders Railway southwards to Carlisle and a bypass around Selkirk on the A7. In the Eastern Borders, it also supports the construction of a new station on the East Coast Main Line at Reston and has a further long term aspiration for the upgrading of the A1 Trunk Road to a dual carriageway. However, it must be noted that Transport Scotland currently has no proposals to deliver an A7 bypass for Selkirk or to upgrade the A1 to a dual carriageway status over the full length of the route. Transport Scotland also has no current plans to extend the Borders Rail Project from Tweedbank to Carlisle.”</i></p>	<p>328</p>

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	<p>2. On page 128 of Volume 1 Policies, adjust the first paragraph of policy IS4 so that it reads as follows:  <b>“Policy IS4 Transport Development and Infrastructure</b>            The council supports the following schemes to provide new and improved transport infrastructure:            (a) <i>Borders Railway from Tweedbank to the Midlothian border, including proposed route, stations and car parks;</i>            (b) <i>Galashiels Transport Interchange;</i>            (c) <i>Improvements to key road routes – A68, A7 (including Selkirk bypass as a long term aspiration), A72, A697, A698, A699, A703, A701, A702, A6105;</i>            (d) <i>Dualling of the A1 trunk road as a long term aspiration;</i>            (e) <i>Reston Station on the East Coast Main Line railway;</i>            (f) <i>Borders Railway from Tweedbank through Hawick to the English border as a long term aspiration.</i>            Development that could prejudice the delivery of these schemes will not be permitted. Planned routes and locations to be safeguarded are shown on the Proposal Maps...”</p>	
069 Policy IS4: Transport Development & Infrastructure	No modifications.	331
070 Policy IS4: Transport Development & Infrastructure	No modifications.	333
071 Policy IS6: Road Adoption Standards	No modifications.	335
072 Policy IS7: Parking Provision & Standards	No modifications.	339
073 Policy IS8: Flooding	<p>I recommend that the following modification be made:            1. On page 133 of Volume 1 Policies, adjust policy IS8 so that it reads:  <i>“At all times, avoidance will be the first principle of managing flood risk. In general terms, new development should therefore be located in areas free from significant flood risk. Development will not be permitted if it would be at significant risk of flooding from any source or would materially increase the probability of flooding elsewhere. The ability of functional flood plains to convey and store floodwater should be protected, and development should be located away from them.</i>”</p>	341

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	<p><i>Within certain defined risk categories, particularly where the risk is greater than 0.5% annual flooding probability or 1 in 200 year flood risk, some forms of development will generally not be acceptable. These include:...</i></p> <p><i>...Other forms of development will be subject to an assessment of the risk and mitigation measures.</i></p> <p><i>Developers will be required to provide, including if necessary at planning permission in principle stage:</i></p> <p><i>(a) a competent flood risk assessment, including all sources of flooding, and taking account of climate change; and</i></p> <p><i>(b) a report of the measures that are proposed to mitigate the flood risk.</i></p> <p><i>The information used to assess the acceptability of development will include:</i></p> <p><i>(a) information and advice from consultation with the council's flood team and the Scottish Environment Protection Agency;</i></p> <p><i>(b) flood risk maps provided by the Scottish Environment Protection Agency which indicate the extent of the flood plain;</i></p> <p><i>(c) historical records and flood studies held by the council and other agencies, including past flood risk assessment reports carried out by consultants and associated comments from the Scottish Environment Protection Agency, also held by the council;</i></p> <p><i>(d) the Scottish Environment Protection Agency's Land Use Vulnerability Guidance."</i></p>	
074 Policy IS9: Waste Water Treatment Standards & Sustainable Urban Drainage	<p>I recommend that the following modification be made:</p> <p>1. On page 135 of Volume 1 Policies, adjust the last paragraph of policy IS9 so that it reads:</p> <p><i>"...Sustainable Urban Drainage</i></p> <p><i>Surface water management for new development, for both greenfield and brownfield sites, must comply with current best practice on sustainable urban drainage systems to the satisfaction of the council, Scottish Environment Protection Agency (where required), Scottish Natural Heritage and other interested parties where required.</i></p> <p><i>Development will be refused unless surface water treatment is dealt with in a sustainable manner that avoids flooding, pollution, extensive canalisation and culverting of watercourses. A drainage strategy should be submitted with planning applications to include treatment and flood attenuation measures and details for the long term</i></p>	347

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075 Policy IS10: Waste Management Facilities	<p><i>maintenance of any necessary features.”</i></p> <p>I recommend that the following modifications be made:</p> <p>1. On page 136 of Volume 1 Policies, after paragraph 1.3, insert new paragraphs to read:  <i>“1.4 Scottish Planning Policy indicates that regard should be had to the annual update of required capacity for source segregated recyclables and unsorted waste, mindful of the need to achieve the all-Scotland operational capacity, and it includes a reference to the 10 year rolling landfill capacity required. It also indicates that the planning system should support the provision of a network of infrastructure to allow Scotland’s waste and secondary resources to be managed in one of the nearest appropriate installations, by means of the most appropriate methods and technologies.</i>  <i>1.5 Furthermore, Scottish Planning Policy explains: that while a significant shortfall of waste management infrastructure exists, emphasis should be placed on need over proximity; that the achievement of a sustainable strategy may involve waste crossing planning boundaries; that, as the national network of installations becomes more fully developed, there will be scope for giving greater weight to proximity; and that the national capacity figure for source segregated recyclables and unsorted waste is not a cap and can represent an opportunity for economic growth.</i>  <i>1.6 All proposals for waste management facilities should show how they contribute towards delivering both the national annual waste management capacity required and an adequate and integrated network of waste management facilities.”</i></p> <p>2. On page 136 of Volume 1 Policies, adjust paragraph 1.4 (including the deletion of the words “the Area Waste Plan for the Borders”) so that it reads:  <i>“1.7 The council envisages the main site for waste treatment in the Borders to be Easter Langlee at Galashiels, which will be safeguarded for this purpose. Other waste facilities include waste transfer stations and community recycling facilities.”</i></p> <p>3. On page 136 of Volume 1 Policies, after paragraph 1.4 (now paragraph 1.7), insert a new paragraph 1.8 to read:  <i>“1.8 Any applications for energy from waste facilities shall be located where there are opportunities to connect with heat/power grids and users.”</i></p> <p>4. On page 136 of Volume 1 Policies, adjust the numbering of paragraph 1.5 to “1.9.”</p>	349

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	<p>5. On page 137 of Volume 1 Policies, table 1 – hierarchy of council waste facilities, adjust the group 1 – high – Easter Langlee Waste Treatment Facility entry by deleting the words “(soon to be built).”</p> <p>6. On page 138 of Volume 1 Policies, at the end of the existing text of policy IS10, insert a new paragraph to read:  “...Applications for waste facilities that deliver the council’s waste plan will be approved, provided that any impacts on local communities and the environment have been properly addressed and are within acceptable limits as demonstrated by appropriate supporting information. The following matters will be taken into account:  (a) noise, odour and litter  (b) harm to biodiversity and landscape  (c) harm to archaeology and built heritage  (d) traffic generation and vehicle movements  (e) accessibility to major roads and rail routes  (f) reuse of derelict and brownfield land  (g) pollution and contamination of water, air and soils  (h) landscaping and site boundary treatment  (i) site restoration and after use.  <i>Where appropriate, and in addition to the above matters, the assessment of a proposal will take into account the contribution it makes towards delivering both the national annual waste management capacity required to meet the targets set out in the Zero Waste Plan, and an integrated and adequate network of waste management facilities.”</i></p>	
076 Policy IS12: Development within Exclusion Zones	<p>I recommend that the following modifications be made:</p> <ol style="list-style-type: none"> <li>On page 140 of Volume 1 Policies, adjust the natural gas pipelines section of the table at paragraph 1.3, by replacing the consultation distance of “360m” with “370m” for 13 Feeder Drumeldrie/Simprim.</li> <li>On page 140 of Volume 1 Policies, adjust the natural gas pipelines section of the table at paragraph 1.3, by removing the reference to the Lauder to Threepwood pipeline.</li> <li>On page 140 of Volume 1 Policies, adjust the natural gas pipelines section of the table at paragraph 1.3, by removing the reference to the Hume Branch (PO2) pipeline in</li> </ol>	356

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	<p>the entry, "Kelso Branch (PO1) &amp; Hume Branch (PO2)."</p> <p>4. On page 140 of Volume 1 Policies, adjust the natural gas pipelines section of the table at paragraph 1.3, by adding a new pipeline – "<i>Lauderhill to Newhouses (L15)</i>" in the first column, and "<i>35m - Health &amp; Safety Executive/Transco</i>" in the second column.</p> <p>5. On page 140 of Volume 1 Policies, adjust the natural gas pipelines section of the table at paragraph 1.3, by adding a new pipeline – "<i>Newhouses to Calfhill</i>" in the first column, and "<i>36m - Health &amp; Safety Executive/Transco</i>" in the second column.</p>	
077 Policy IS13: Contaminated Land	<p>I recommend that the following modifications be made:</p> <p>1. On page 142 of Volume 1 Policies, after paragraph 1.5, insert a new paragraph to read: <i>"1.6 The policy also covers development on unstable land arising from mining activities, which affects a part of the Borders."</i></p> <p>2. On page 143 of Volume 1 Policies, adjust policy IS13 so that it reads: <i>"Where development is proposed on land that is contaminated, suspected of contamination, or unstable the developer will be required to:</i> <i>(a) carry out, in full consultation with, and to the satisfaction of Scottish Borders Council, appropriate phased site investigations and risk assessments; and</i> <i>(b) where necessary, and to the satisfaction of Scottish Borders Council design, implement, and validate appropriate remedial or mitigation measures to render the site suitable for its proposed use."</i></p>	359
078 Policy IS15: Radio Telecommunications	<p>I recommend that the following modification be made:</p> <p>1. On pages 145-146 of Volume 1 Policies, adjust policy IS15 so that it reads: <i>"Development involving telecommunications masts, antennas, power lines and associated structures required for installation including buildings, access and site security will be assessed against siting and design considerations.</i> <i>(a) Telecommunications equipment should be positioned and designed sensitively to avoid unacceptable effects on the natural and built environments, including areas of landscape importance and areas of ecological interest.</i> <i>(b) Developers must demonstrate that they have considered options for minimising the impact of the development including:</i> <i>(i) the scale and type of equipment used (which should be the smallest suitable,</i></p>	362

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	<p><i>commensurate with technological requirements),</i>  <i>(ii) the potential for mast or site sharing,</i>  <i>(iii) the measures for concealment or disguise through appropriate siting, design, landscaping, materials and colours,</i>  <i>(iv) the timing and method of construction,</i>  <i>(v) the arrangement for access during construction and operation which takes account of the impact on adjoining users and/or wildlife habitats,</i>  <i>(vi) the potential for siting on existing buildings or structures</i>  <i>(c) Where mast or site sharing is shown to be impractical, the developer must demonstrate that there is no alternative location which will satisfy the system's operational requirements, and/or that siting apparatus on existing buildings or structures would cause greater harm to the appearance of the area than that which is proposed. Developers should also address the cumulative effects of a proposal in combination with existing equipment in the area."</i></p>	
079 Policy IS16: Advertisements	<p>I recommend that the following modification be made:  1. On page 147 of Volume 1 Policies, adjust paragraph 1.2 so that it reads:  <i>"1.2 The relevant government guidance is contained in circulars: Circular 10/1984, Circular 22/1986 and Circular 31/1992. Reference should also be made to the Supplementary Planning Guidance relating to Shop Fronts and Shop Signs as well as the Tourist Signposting Policy July 2003 (Factsheet appended May 2007)(Amended May 2010). It should also be noted that where advertisements are on or visible from a trunk road, there is a requirement to consult Transport Scotland regarding advice and the criteria to be met for approval."</i></p>	367
080 Appendix 2: Meeting the Housing Land Requirement	<p>I recommend that the following modifications be made:  1. Replace Appendix 2 in the proposed plan with the revised version attached as Annex A to this report.  2. Amend the title of Policy HD4 to "Policy HD4: Meeting the Housing Land Requirement/ Further Housing Land Safeguarding" and reflect that amended title wherever it appears throughout the plan.  3. Insert an additional paragraph (1.2) on page 81 of Volume 1 of the plan as follows:  <i>"1.2 The examination of the proposed plan concluded that the proposed plan failed to</i></p>	370

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	<p>adequately address the housing land requirement set out in SESplan and in its supplementary guidance on housing land. The council will, accordingly, within 12 months of adoption of this plan, prepare and submit to Scottish Ministers supplementary guidance in order to identify additional sites to provide for a further 916 units. The longer term housing and mixed use sites identified in the plan will be considered first, but that will not preclude looking beyond those in the event that the shortfall cannot be met from those sites considered to have acceptable impacts. In preparing the supplementary guidance, the council will assess the candidate sites against the criteria set out in SESplan Policy 7: <i>Maintaining a five year housing land supply</i>. The council will also consider whether, as part of that process, to seek to replace those longer term sites as part of the supplementary guidance, or to leave that to the next review of the plan.”</p> <p>4. Add a second paragraph to the policy text box as follows:  “As the plan does not adequately address the housing land requirement set out in SESplan and its Supplementary Guidance on Housing Land, the council will prepare and adopt supplementary guidance in order to identify additional sites to provide for a further 916 units during the plan period.”</p> <p><i>Reporter’s note: Annex A is based on the revised version of Appendix 2 submitted by the council in response to FIR 21.</i></p>	
081 Appendix 3: Supplementary Guidance & Standards	<p>I recommend that the following modifications be made:</p> <ol style="list-style-type: none"> <li>On page 167 of Volume 1 Policies, adjust the final paragraph of the section on transportation standards so that it reads:  <i>“The council has published a guide to the design and construction of roads for adoption known as “Standards for Development Roads.” This document may be modified during the local plan period to reflect emerging policies and best practice. Therefore, it is important to discuss the precise details of any proposal with the Roads Planning Service prior to lodging a planning application. Where an access is proposed to be taken from a trunk road, the proposals should be discussed at an early stage with Transport Scotland regarding advice standards and procedures and, in general, comply with the Design Manual for Roads and Bridges.”</i></li> <li>On page 168 of Volume 1 Policies, adjust the paragraph of the section on</li> </ol>	391

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	<p>transportation assessments and travel plans for development sites so that it reads: <i>“Significant travel generating developments will require the submission of a transport assessment (TA). A transport assessment aims to provide information on how a proposed development is likely to function in transport terms with emphasis on sustainable travel patterns. In 2005, the Government published a guide on transport assessments for development proposals, including indicative threshold levels for transport assessment requirements, entitled “Transport Assessment and Implementation: A Guide.” As a guide for housing proposals, the council is likely to request a transport assessment for developments in excess of 25 dwelling units. As a matter of course, a transport assessment will be requested for developments in excess of 50 units. The developer will be expected to pay for or contribute towards the cost of identified off site roadwork required as a result of their development and/or the cumulative effect of overall development. Certain types of significant travel generating retail and business developments will bring about the need for a travel plan as a part of the planning/transport assessment process. Developments which impact upon the trunk road may have different requirements for the transport assessment and developers should contact Transport Scotland for further advice.”</i></p>	
082 Appendix 3: Supplementary Guidance and Standards	No modifications.	394
085 Housing within Central Strategic Development Area: Ashkirk (EA200 Cransfield)	No modifications.	396
086 Housing within Eastern Strategic Development Area: Ayton (AAYTO003 Lawfield)	<p>I recommend that the following modification be made: 1. Insert an additional site requirement for site AAYTO003 as follows: “A flood risk assessment is required to inform the site layout, design and mitigation”</p>	398
087 Housing within Eastern Strategic Development Area: Ayton (AY1A Beanburn)	No modifications.	401
088 Housing outwith Strategic Development Areas: Bonchester Bridge (SRB5B Caravan Site)	<p>I recommend that the following modifications be made: 1. On page 214 of Volume 2 Settlements, delete housing allocation SRB5B (Caravan Site) from the settlement map. 2. On page 213 of Volume 2 Settlements, delete from the settlement profile, under the</p>	403

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	<p>Development and Safeguarding Proposals section, the entry for housing allocation SRB5B (Caravan Site).</p> <p>3. On pages 212-214 of Volume 2 Settlements, adjust the settlement profile and settlement map where necessary to take account of the deletion of housing allocation SRB5B (Caravan Site), including deleting the penultimate sentence of the second paragraph of the Place Making Considerations section.</p>	
<p>089 Development within Central Strategic Development Area: Bowden (new sites ABOWD008 Bothendene House II; ABOWD009 South of Morven II; ABOWD010 South of Cross II); amendment of Settlement Boundary to take account of land west of Quarry Green)</p>	<p>No modifications.</p>	<p>406</p>
<p>090 Business &amp; Industrial Safeguarding outwith Strategic Development Areas: Broughton (zEL43 former station yard)</p>	<p>I recommend that the following modifications be made:</p> <p>1. On page 221 of Volume 2 Settlements, the settlement plan for Broughton should be adjusted by deleting the north eastern part of the business and industrial safeguarding allocation at zEL43, in line with the plan submitted by the council on 31 March 2015, in response to further information request 19, which showed this change.</p> <p>2. On pages 218-220 of Volume 2 Settlements, adjust the settlement profile where necessary to take account of the deletion of the north eastern part of the business and industrial safeguarding allocation at zEL43, including revising the size given for this site in the tables under the Development and Safeguarding Proposals section.</p>	<p>410</p>
<p>091 Broughton Settlement Profile (Development Contribution Text)</p>	<p>No modifications.</p>	<p>413</p>
<p>092 Broughton Settlement Profile (longer term development text)</p>	<p>No modifications.</p>	<p>415</p>
<p>093 Development outwith Strategic Development Areas: Broughton Development Boundary</p>	<p>I recommend that the following modifications be made:</p> <p>1. On page 218 of Volume 2 Settlements, under the Place Making Considerations section, adjust the third paragraph so that it reads: <i>“The plan provides 2 housing allocations; both are located to the north east of the village. They are Dreva Road and Springwell Brae. Additionally, there is planning</i></p>	<p>418</p>

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	<p><i>permission in principle for a housing development on the western side of Dreva Road opposite the 2 housing allocations and the existing housing at Springwell Brae. The site extends up to the development boundary to the south of Elmsfield. The plan also safeguards an established business and industrial site – Former Station Yard.”</i></p> <p>2. On page 221 of Volume 2 Settlements, the settlement plan for Broughton should be adjusted by moving the development boundary between Dreva Road and Broughton Burn to a line south of Elmsfield, as shown on the proposed residential development sketch site layout plan (project 9064 drawing number 0.01 revision C, dated 23 July 2012) which was attached to the representation.</p>	
094 Housing outwith Strategic Development Areas: Broughton (TB10B Springwell Brae)	No modifications.	422
095 Housing outwith Strategic Development Areas: Broughton (TB200 Dreva Road)	<p>I recommend that the following modification be made:</p> <p>1. On page 219 of Volume 2 Settlements, under the Development and Safeguarding Proposals section, add a further site requirement for site TB200 (Dreva Road) to read: <i>“Consider the potential for any culvert removal and channel restoration.”</i></p>	425
096 Longer Term Housing with Western Strategic Development Area: Cardrona (SCARD001 south of Cardrona Mains)	No modifications.	429
097 Mixed Use with Western Strategic Development Area: Cardrona (MCARD007 south of Horsbrugh Bridge)	No modifications.	432
098 Housing within Eastern Strategic Development Area: Chirnside (SCHIR004 east of Crosshill)	No modifications.	435
099 Housing within Central Strategic Development Area: Clovenfords (EC2 Caddonhaugh)	No modifications.	438
100 Housing within Central Strategic Development Area: Clovenfords (EC13B Meigle)	No modifications.	441

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101 Housing outwith Strategic Development Areas: Cockburnspath (BC01B Burnwood)	I recommend that the following modification be made: 1. Insert an additional site requirement for site BCO10B as follows: "A flood risk assessment is required to inform the site layout, design and mitigation" <i>Reporter's note: although this Schedule 4 form refers to site BCO1B, I take this to be a typographical error as the settlement profile and proposals map both refer to site BCO10B.</i>	443
102 Housing within Eastern Strategic Development Area: Coldingham (BCL2B Bogangreen)	I recommend that the following modification be made: 1. Amend the site requirements for site BCL2B as follows: "Refer to approved Planning Brief, which shall be updated to consider the need for flood risk assessment and the investigation of whether culverted watercourses are present within the site."	445
103 Settlements within Eastern Strategic Development Area: Potential Settlement Boundary at Coldingham Sands	No modification.	449
104 Redevelopment outwith Strategic Development Areas: Coldstream (RCOLD001 Lennel Cottages II)	No modifications.	452
105 Redevelopment outwith Strategic Development Areas: Coldstream (zRO17 Duns Road)	No modifications.	456
106 Redevelopment outwith Strategic Development Areas: Coldstream (zRO18 Lees Farm Mill)	No modifications.	458
107 Development outwith Strategic Development Areas: Lennel (FCOLD001 Lennel; FCOLD002 Lennel II)	No modifications.	460
108 Housing within Central Strategic Development Area: Crailing (ACRAI001 Crailing Toll)	I recommend the following modification be made: 1. In the Crailing Settlement Profile under the Housing section of the Development and Safeguarding Proposals, amend the third bullet point as follows: "Location of the culvert needs to be considered in the layout of the site in respect of the potential for flooding along with any potential for culvert removal and channel	462

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	restoration.”	
109 Development outwith Strategic Development Areas: Cranshaws: proposed Settlement Boundary (SBCRAN001)	No modifications.	465
110 Development within Central Strategic Development Area: General: Darnick Coalescence	I recommend the following modification be made: 1. In the Place Making Considerations section of the Darnick settlement profile, amend the fourth paragraph as follows: “The distinct character and setting of Darnick is recognised. As indicated in Figure EP6a, Policy EP6 (Countryside Around Towns) seeks to protect the areas between Darnick and Melrose, and Darnick and Tweedbank from development in the longer term, ...”	467
111 Housing within Central Strategic Development Area: Darnick (EM9B Chiefswood Road)	I recommend the following modification be made: 1. In the Housing section of the Development and Safeguarding Proposals of the Darnick settlement profile, amend the first bullet point in the site requirements for site EM9B, Chiefswood Road, as follows: “A flood risk assessment is required. Areas identified as being at risk of flooding should be excluded from the developable area.”	469
112 Housing within Central Strategic Development Area: Darnick (EM35D Broomilees Road)	I recommend the following modification be made: 1. In the Housing section of the Development and Safeguarding Proposals contained in the Darnick settlement profile, change the indicative site capacity for site EM35D, Broomilees Road from “8” to “4”.	471
113 Housing outwith Strategic Development Areas: Dolphinton (ADOLP003 south of Sandy Hill)	I recommend that the following modifications be made: 1. On page 266 of Volume 2 Settlements, under the Place Making Considerations section, delete the second paragraph and replace it with a new paragraph which reads: <i>“The plan provides a housing allocation for a small scale residential development which will bring a brownfield site back into use. The allocation is on the eastern edge of that part of the village on the west side of the A702.”</i> 2. On page 266 of Volume 2 Settlements, after the Infrastructure Considerations section, insert a new section headed “ <i>Development and Safeguarding Proposals</i> “, with a sub heading of “ <i>Housing</i> “, and a table containing the following information: <i>“Site Reference: ADOLP003</i>	474

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	<p><i>Site Name: South of Sandy Hill</i>  <i>Site Size (ha): 0.4</i>  <i>Indicative Site Capacity: 5</i>  <i>Site Requirements:</i></p> <ul style="list-style-type: none"> <li>- Existing landscaping on site to be retained. Landscape enhancement to the south and south east boundaries of the site adjacent to the A702 will be required. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed.</li> <li>- The site coincides with the former site of Dolphinton station. Further assessment of archaeology will be required and mitigation put in place.</li> <li>- Vehicular access to be achieved off the minor road to the south west of the site and the development to be designed so that there is no adverse effect on the safety of the nearby junction between the minor road and the A702.</li> <li>- Provision of amenity access to the countryside for pedestrians and cyclists.</li> <li>- Potential contamination on site to be investigated and mitigated.</li> </ul> <p>3. On page 267 of Volume 2 Settlements, the settlement plan for Dolphinton should be adjusted to allocate site ADOLP003 (South of Sandy Hill) for housing, and the development boundary should be changed to accommodate the allocation, all as shown on the schedule 4 settlement map for Dolphinton, which was lodged by the planning authority for the examination.</p>	
114 Housing within Eastern Strategic Development Area: Duns (ADUNS010 Todlaw Playing Fields)	No modifications.	479
115 Development within Eastern Strategic Development Area: Duns (ADUNS023 south of Earlsmeadow; potential replacement MDUNS002 south of Earlsmeadow II)	No modifications.	481
116 Housing within Eastern Strategic Development Area: Duns (BD200 Langton Edge)	<p>I recommend that the following modification be made:</p> <ol style="list-style-type: none"> <li>1. Amend the site requirements for site BD200 as follows:  "Refer to draft Planning Brief, which shall be updated to consider the need for flood risk assessment."</li> </ol>	486

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117 Housing within Strategic Development Area: Duns (BD4B Todlaw Road)	No modifications.	489
118 Redevelopment within Eastern Strategic Development Areas: Duns (RDUNS002 Duns Primary School)	No modifications.	491
119 Redevelopment within Eastern Strategic Development Area: Duns (RDUNS003 disused Chicken Hatchery, Clockmill)	No modifications.	493
120 Development within Eastern Strategic Development Area: Duns (SDUNS001 south of Earlsmeadow; zEL8 Peelrig Farm; new site MDUNS001 Cheeklaw Farm)	I recommend that the following modifications be made: 1. Insert an additional site requirement for site zEL8 as follows: "A flood risk assessment and consideration of whether there are culverted watercourses within or adjacent to the site are required to inform the site layout, design and mitigation" 2. On the Duns proposals map, show site zEL8 as a Business and Industrial proposal site.	495
121 Business & Industrial Safeguarding within Eastern Strategic Development Area: Duns (zEL26 Berwick Road)	I recommend that the following modification be made: 1. On the Duns proposals map, show site zEL26 as a Business and Industrial Safeguarding site.	500
122 Business & Industrial Safeguarding within Central Strategic Development Area: Earlston (zEL57 Mill Road)	I recommend the following modification be made: 1. In the Business and Safeguarding section of the Development and Safeguarding Proposals of the Earlston settlement profile, under site requirements for site zEL57, Mill Road, add a further bullet point as follows: "In the event of further proposed development or redevelopment, a flood risk assessment is required."	503
123 Business & Industrial Safeguarding within Central Strategic Development Area: Earlston (zEL56 Station Road)	No modifications.	505
124 Business & Industrial Safeguarding within Central Strategic Development Area: Earlston (zEL55 Turfford Park)	I recommend the following modification be made: 1. In the Business and Safeguarding section of the Development and Safeguarding Proposals of the Earlston settlement profile, under site requirements for site zEL55, Turfford Park, add a further bullet point as follows: "In the event of further proposed development or redevelopment, a flood risk	509

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	assessment is required.”	
125 Business & Industrial within Central Strategic Development Area: Earlston (BEARL002 Townhead)	No modifications.	511
126 Earlston Settlement Profile & Map	No modifications.	513
127 Housing within Central Strategic Development Area: Earlston (EEA12B Earlston Glebe)	No modifications.	516
128 Housing within Central Strategic Development Area: Earlston (EEA101 Mill Road)	<p>I recommend the following modifications be made:</p> <ol style="list-style-type: none"> <li>1. In the Earlston settlement profile, under the Housing section of the Development and Safeguarding Proposals, delete site EEA101, Mill Road.</li> <li>2. Delete site EA101 from the Earlston settlement map, including the related structure planting/landscaping.</li> <li>3. Relevant references elsewhere, including the reference to “six housing sites” in the Earlston settlement profile (which should now be “four housing sites”*) and house building totals in other parts of the proposed local development plan should also be adjusted as appropriate.</li> </ol> <p>*See also Issue 129 which recommends the deletion of housing site EEA200.</p>	520
129 Housing within Central Strategic Development Area: Earlston (EEA200 Earlston Mill)	<p>I recommend the following modifications be made:</p> <ol style="list-style-type: none"> <li>1. In the Earlston settlement profile, under Housing section of the Development and Safeguarding Proposals, delete site EEA200, Earlston Mill.</li> <li>2. Delete site EEA200 from the Earlston settlement map and show as “white land”.</li> <li>3. Relevant references elsewhere, including the reference to “six housing sites” in the Earlston settlement profile (which should now be “four housing sites”*) and house building totals in other parts of the proposed local development plan should also be adjusted as appropriate.</li> </ol> <p>*See also Issue 128 which recommends the deletion of housing site EEA101.</p>	523
130 Housing within Central Strategic Development Area: Earlston (AEARL013 East of Georgefield)	No modifications.	527
131 Housing within Central Strategic	No modifications.	530

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Development Area: Earlston (AEARL002 surplus land at Earlston High School)		
132 Housing within Central Strategic Development Area: Earlston (AEARL010 East Turrford)	No modifications.	532
133 Housing within Central Strategic Development Area: Earlston (AEARL011 Georgefield Site)	No modifications.	535
134 Redevelopment within Central Strategic Development Area: Earlston (zRO12 Brownlie Yard)	No modifications.	538
135 Redevelopment within Central Strategic Development Area: Earlston (REARL001 Halcombe Fields)	No modifications.	541
136 Eckford Settlement Profile	No modifications.	543
137 Housing outwith Strategic Development Areas: Eddleston (TE6B Burnside)	I recommend that the following modification be made: 1. On page 292 of Volume 2 Settlements, under the Development and Safeguarding Proposals section, adjust the first site requirement for site TE6B (Burnside) so that it reads: <i>"- Refer to approved Planning Brief and, additionally, consider the potential for culvert removal and channel restoration"</i>	545
138 Housing within Central Strategic Development Area: Ednam (AEDNA002 West Mill)	No modifications.	548
139 Housing within Central Strategic Development Area: Ednam (EDNA008 site NE of War Memorial)	No modifications.	551
140 Housing within Central Strategic Development Area: Ednam (EDNA009 site NE of War Memorial - large)	No modifications.	555

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141 Housing within Central Strategic Development Area: Eildon (AEILD002 West Eildon)	No modifications.	558
142 Development outwith Strategic Development Areas: Proposed settlement boundary: Ellemford (SBELL001)	No modifications.	559
143 Ettrick (Hopehouse) Settlement Profile	No modifications.	561
144 Housing outwith Strategic Development Areas: Ettrick (Hopehouse) (AETTR002 Hopehouse East)	I recommend that the following modification be made: 1. On page 302 of Volume 2 Settlements, in the table in the Development and Safeguarding Proposals section under the heading of Housing, adjust the site name for site AETTR002 from "West Eildon" to " <i>Hopehouse East</i> ."	563
145 Housing outwith Strategic Development Areas: Ettrick (Hopehouse) (AETTR003 Hopehouse West)	No modifications.	569
146 Housing outwith Strategic Development Areas: Ettrick (Hopehouse) (AETTR004 Hopehouse North East)	No modifications.	575
147 Housing outwith Strategic Development Areas: Ettrickbridge (METTB001 Woodend Extension)	No modifications.	581
148 Housing within Eastern Strategic Development Area: Eyemouth (AEYEM006 Gunsgreenhill Site C)	I recommend that the following modification be made: 1. Amend the site requirements for site AEYEM006 as follows: "Refer to approved Planning Brief, which shall be updated to consider the need for flood risk assessment."	585
149 Housing within Eastern Strategic Development Area: Eyemouth (AEYEM007 Gunsgreenhill Site B)	I recommend that the following modification be made: 1. Amend the site requirements for site AEYEM007 as follows: "Refer to approved Planning Brief, which shall be updated to consider the need for flood risk assessment."	588
150 Housing within Eastern Strategic Development Area: Eyemouth (BEY2B Acredale Farm Cottages)	No modifications.	590

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151 Mixed Use Development within Eastern Strategic Development Area: Eyemouth (MEYEM001 Gunsgreen Mixed Use)	No modifications.	593
152 Development within Eastern Strategic Development Area: Eyemouth (zEL63 Eyemouth Industrial Estate; new site: GEYEM002 Eyemouth Services (retail))	No modifications.	595
153 Redevelopment within Eastern Strategic Development Area: Eyemouth (REYEM005 Whale Hotel)	No modifications.	600
154 Housing outwith Strategic Development Areas: Fountainhall (AFOUN005 South Fountainhall)	No modifications.	602
155 Business & Industrial within Central Strategic Development Area: Galashiels (BGALA002 Galafoot)	I recommend the following modification be made: 1. In the Business and Industrial section of the Development and Safeguarding Proposals of the Galashiels settlement profile, under site requirements for site BGALA002, Galafoot, add a further bullet point (the fifth) as follows: "Any implications in respect of the consultation zone associated with the Dewarton/Selkirk major accident hazard pipeline must be assessed."	605
156 Business & Industrial Safeguarding within Central Strategic Development Area: Galashiels (BGALA003 Langhaugh)	I recommend the following modification be made: 1. In the Business and Industrial section of the Development and Safeguarding Proposals of the Galashiels settlement profile, under site requirements for site BGALA003, Langhaugh, add a further bullet point as follows: "In the event of further proposed development or redevelopment, a flood risk assessment is required."	608
157 Business & Industrial within Central Strategic Development Area: Galashiels (BGALA005 Easter Langlee)	No modifications.	610
158 Business & Industrial Safeguarding within Central Strategic Development Area: Galashiels (zEL40 Netherdale Industrial	I recommend the following modification be made: 1. In the Business and Industrial section of the Development and Safeguarding Proposals of the Galashiels settlement profile, under site requirements for site zEL40,	613

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Estate)	Netherdale Industrial Estate, add a further bullet point as follows: "In the event of further proposed development or redevelopment, a flood risk assessment is required."	
159 Business & Industrial Safeguarding within Central Strategic Development Area: Galashiels (zEL41 Huddersfield Street Mill)	I recommend the following modification be made: 1. In the Business and Industrial section of the Development and Safeguarding Proposals of the Galashiels settlement profile, under site requirements for site zEL41, Huddersfield Street Mill, add a further bullet point as follows: "In the event of further proposed development or redevelopment, a flood risk assessment is required."	616
160 Business & Industrial Safeguarding within Central Strategic Development Area: Galashiels (zEL42 Wheatlands Road)	I recommend the following modification be made: 1. In the Business and Industrial section of the Development and Safeguarding Proposals of the Galashiels settlement profile, under site requirements for site zEL42, Wheatlands Road, add a further bullet point as follows: "In the event of further proposed development or redevelopment, a flood risk assessment is required."	618
161 Education within Central Strategic Development Area: Galashiels (zED2 Heriot Watt University, Netherdale Campus)	I recommend the following modification be made: 1. In the Education section of the Development and Safeguarding Proposals of the Galashiels settlement profile, under site requirements for site zED2, Heriot Watt University, Netherdale Campus, add a further bullet point as follows: "In the event of further proposed development or redevelopment, a flood risk assessment is required."	620
162 Galashiels Settlement Profile	No modifications.	622
163 Housing within Central Strategic Development Area: Galashiels (AGALA024 Easter Langlee Expansion Area)	No modifications.	624
164 Housing within Central Strategic Development Area: Galashiels (AGALA027 expansion of Birks View)	I recommend the following modifications be made: 1. In the Galashiels settlement profile, under the Housing section of the Development and Safeguarding Proposals, delete the reference to site AGALA027, Extension to Birks View. 2. Delete site AGALA027 from the Galashiels settlement map, including the areas shown for structure planting/landscaping.	627

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	<p>3. Amend the text of the settlement profile and remove the reference to two new housing sites (the Netherbarns site is also recommended for deletion – see Issue 165).</p> <p>4. House building totals elsewhere in the proposed local development plan should also be adjusted as appropriate.</p>	
<p>165 Housing within Central Strategic Development Area: Galashiels (AGALA029 Netherbarns)</p>	<p>I recommend the following modifications be made:</p> <ol style="list-style-type: none"> <li>1. In the Galashiels settlement profile, under the Housing section of the Development and Safeguarding Proposals, delete the reference to site AGALA029, Netherbarns.</li> <li>2. Delete site AGALA029 from the Galashiels settlement map, including the areas shown for structure planting/landscaping.</li> <li>3. Amend the text of the settlement profile and remove the reference to two new housing sites (the Birks View site is also recommended for deletion – see Issue 164).</li> <li>4. House building totals elsewhere in the proposed local development plan should also be adjusted as appropriate.</li> </ol>	<p>633</p>
<p>166 Housing within Central Strategic Development Area: Galashiels (AGALA030 Hawthorn Road)</p>	<p>No modifications.</p>	<p>642</p>
<p>167 Housing within Central Strategic Development Area: Galashiels (AGALA031 Damhead, King Street)</p>	<p>No modifications.</p>	<p>646</p>
<p>168 Housing within Central Strategic Development Area: Galashiels (EGL17B Buckholm Corner)</p>	<p>I recommend the following modification be made:</p> <ol style="list-style-type: none"> <li>1. In the Galashiels Settlement Profile under the Housing section of the Development and Safeguarding Proposals schedules, add a second bullet point in the site requirements for site EGL17B, Buckholm Corner: “Consider the potential for culvert removal and channel restoration.”</li> </ol>	<p>649</p>
<p>169 Housing within Central Strategic Development Area: Galashiels (EGL19B Mossilee)</p>	<p>I recommend the following modification be made:</p> <ol style="list-style-type: none"> <li>1. In the Galashiels Settlement Profile under the Housing section of the Development and Safeguarding Proposals add a further bullet point in the site requirements for site EGL19B, Mossilee: “Consider the potential for culvert removal and channel restoration.”</li> </ol>	<p>653</p>
<p>170 Housing within Central Strategic Development Area: Galashiels (EGL32B</p>	<p>No modifications.</p>	<p>656</p>

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Ryehaugh)		
171 Housing within Central Strategic Development Area: Galashiels (EGL41 Buckholm North)	I recommend the following modification be made: 1. In the Galashiels Settlement Profile under the Housing section of the Development and Safeguarding Proposals, add a second bullet point in the site requirements for site EGL41, Buckholm North: "Consider the potential for culvert removal and channel restoration."	658
172 Housing within Central Strategic Development Area: Galashiels (EGL43 Balmoral Avenue)	No modifications.	661
173 Redevelopment within Central Strategic Development Area: Galashiels (RGALA004 Bylands)	No modifications.	663
174 Redevelopment within Central Strategic Development Area: Galashiels (RGALA001 St Aidans Church)	I recommend the following modification be made: 1. In the Redevelopment section of the Development and Safeguarding Proposals of the Galashiels settlement profile, under site requirements for site RGALA001, St Aidan's Church, add a second bullet point as follows: "Flood risk assessment may be required."	665
175 Redevelopment within Central Strategic Development Area: Galashiels (RGALA002 vacant buildings at Kirk Brae)	No modifications.	667
176 Redevelopment within Central Strategic Development Area: Galashiels (zCR2 Huddersfield Street/Hill Street)	No modifications.	669
177 Redevelopment within Central Strategic Development Area: Galashiels (zCR3 Stirling Street)	No modifications.	671
178 Redevelopment within Central Strategic Development Area: Galashiels (zRO202 Melrose Road)	No modifications.	673
179 Redevelopment within Central Strategic Development Area: Galashiels (zRO4	I recommend the following modification be made: 1. In the Redevelopment section of the Development and Safeguarding Proposals of	675

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Plumbtreehall Brae)	the Galashiels settlement profile, under site requirements for site zRO4, Plumbtreehall Brae, add a second bullet point as follows: "Flood risk assessment may be required."	
180 Redevelopment within Central Strategic Development Area: Galashiels (zRO6 Roxburgh Street)	No modifications.	678
181 Transportation within Central Strategic Development Area: Galashiels (zTI1 Galashiels Interchange)	No modifications.	680
182 Transportation within Central Strategic Development Area: Galashiels (zTI1 Galashiels Interchange)	I recommend that the following modification be made: 1. In the Gattonside proposals map, remove the property and curtilage of "Archnacairidh", Bakers Road, from site AGATT007, St Aidan's. The revised boundary should reflect the site plan for application 09/01043/FUL (document SD182-1).	682
183 Housing within Central Strategic Development Area: Gattonside (AGATT011 site north of Montgomerie Terrace)	No modifications.	685
184 Housing within Central Strategic Development Area: Gattonside (AGATT010 Monkwood Extension)	No modifications.	688
185 Housing within the Central Strategic Development Area: Gattonside (AGATT013 Castlefield/Gateside Meadow)	No modifications.	690
186 Development outwith Strategic Development Areas: Proposed Development Boundary SBGLE001 Glen Estate	No modifications.	695
187 Development outwith Strategic Development Areas: Gordon (AGORD003 Kelso Road West; RGORD001 east of Station Road)	No modifications.	698
188 Housing outwith Strategic Development Areas: Greenlaw (AGREE007 Greenlaw	No modifications.	701

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Poultry Farm)		
189 Housing outwith Strategic Development Areas: Greenlaw (AGREE006 Marchmont Road II)	No modifications.	703
190 Development outwith Strategic Development Areas: Greenlaw (MGREE001 south of Edinburgh Road; SGREE003 Halliburton Road)	No modifications.	705
191 Mixed Use outwith Strategic Development Areas: Greenlaw (MGREE003 extension to former Duns Road Industrial Site)	No modifications.	708
192 Key Greenspace: Greenlaw	I recommend that the following modification be made: 1. Within the settlement profile for Greenlaw, delete reference to key greenspace GSGREE001 as "Greenlaw Football Club" and replace with "WS Happer Memorial Park".	710
193 Business & Industrial Safeguarding within Central Strategic Development Area: Hawick (zEL49 Burnfoot)	No modifications.	711
194 Business & Industrial Safeguarding within Central Strategic Development Area: Hawick (zEL52 Liddesdale Road)	I recommend that the following modification be made: 1. In the Hawick Settlement Profile under the Business and Industrial Safeguarding section of the Development and Safeguarding Proposals, add a bullet point in the site requirements for site zEL50, Mansfield Road: "A flood risk assessment is required for proposed development within this area."	713
195 Business & Industrial Safeguarding within Central Strategic Development Area: Hawick (zEL52 Liddesdale Road)	No modification.	715
196 Business & Industrial Safeguarding within Central Strategic Development Area: Hawick (zEL62 Weensland)	I recommend that the following modification be made: 1. In the Hawick Settlement Profile under the Business and Industrial Safeguarding section of the Development and Safeguarding Proposals, add a bullet point in the site requirements for site zEL62, Weensland:	717

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	"A flood risk assessment is required for proposed development within this area."	
197 Redevelopment within Central Strategic Development Area: Hawick (zRO8 Commercial Road)	No modifications.	719
198 Housing within Central Strategic Development Area: Hawick (AHAWI006 Guthrie Drive)	No modifications.	723
199 Housing within Central Strategic Development Area: Hawick (AHAWI013 Gala Law)	No modifications.	725
200 Housing within Central Strategic Development Area: Hawick (RHA12B Summerfield 1)	No modifications.	727
201 Housing within Central Strategic Development Area: Hawick (RHA13B Summerfield 2)	I recommend the following modifications be made: 1. In the Hawick proposals map, reduce the size of site RHA13B, Summerfield 2, to the extent shown on the location map accompanying representation 370, MacDonald, 2 of 2. 2. The land removed from the site should be re-allocated as "white land". 2. Make any consequential adjustments to the size and indicative capacity of the site in the Housing section of the Development and Safeguarding Proposals of the Hawick settlement profile along with any other statistical adjustments elsewhere in the proposed plan.	729
202 Housing within Central Strategic Development Area: Hawick (RHA25B Stirches 2)	No modifications.	732
203 Longer Term Housing within Central Strategic Development Area: Hawick (SHAWI003 Burnfoot Phase 1)	I recommend the following modification be made: 1. In the Hawick Settlement Profile under the Potential Longer Term Housing Land (Subject to Review) section of the Development and Safeguarding Proposals, amend the second bullet point in the site requirements for site SHAWI003, Burnfoot Phase 1, as follows: "Development to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west.	734

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	A flood risk assessment may be required."	
204 Housing within Central Strategic Development Area: Hawick (AHAWI024 former Stonefield Quarry)	No modifications.	736
205 Redevelopment within Central Strategic Development Area: Hawick (RHAWI009 Knitwear Factory)	No modifications.	738
206 Housing within Western Strategic Development Area: Innerleithen (AINNE004 Kirklands/Willowbank II)	I recommend that the following modifications be made to the plan: 1. Insert an additional site requirement for site AINNE004 as follows: "A flood risk assessment is required to inform the site layout, design and mitigation" 2. Amend the southern boundary of site AINNE004 in accordance with the plan submitted by the council in response to FIR 16.	740
207 Housing within Western Strategic Development Area: Innerleithen (TI200 Kirklands/Willowbank)	I recommend that the following modification be made to the plan: 1. Amend the southern boundary of site TI200 in accordance with the plan submitted by the council in response to FIR 18.	744
208 Business and Industrial within Western Strategic Development Area: Innerleithen (zEL16 Traquair Road East)	I recommend that the following modification be made: 1. Insert an additional site requirement for site zEL16 as follows: "A flood risk assessment is required to inform the site layout, design and mitigation, and consideration should be given to the potential for channel restoration"	746
209 Business & Industrial Safeguarding within Western Strategic Development Area: Innerleithen (zEL200 Traquair Road)	I recommend that the following modification be made: 1. Insert an additional site requirement for site zEL200 as follows: "In the event of further proposed development or redevelopment, a flood risk assessment is required to inform the site layout, design and mitigation"	749
210 Redevelopment within Western Strategic Development Area: Innerleithen (RINNE002 Caerlee Mill)	No modification.	751
211 Redevelopment within Western Strategic Development Area: Innerleithen (zRO9 High Street gap site)	No modification.	756
212 Longer Term Housing within Western Strategic Development Area: Innerleithen	I recommend that the following modification be made: 1. Insert an additional site requirement for site SINNE001 as follows:	758

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(SINNE001 Kirklands II)	"A flood risk assessment is required to inform the site layout, design and mitigation"	
213 Redevelopment within Western Strategic Development Area: Innerleithen (RINNE001 former gas works)	I recommend that the following modification be made: 1. Delete proposal RINNE001 from the Innerleithen settlement profile; from the proposals map; and from the accompanying text under the section headed <i>Place Making Considerations</i> .	760
214 Business & Industrial Safeguarding within Central Strategic Development Area: Jedburgh (zEL34 Bankend South Industrial Estate)	No modifications.	763
215 Business & Industrial Safeguarding within Central Strategic Development Area: Jedburgh (zEL37 Bongate North)	No modifications.	765
216 Business & Industrial Safeguarding within Central Strategic Development Area: Jedburgh (zEL35 Bongate South)	No modifications.	767
217 Business & Industrial Safeguarding within Central Strategic Development Area: Jedburgh (zEL33 Edinburgh Road)	No modifications.	769
218 Housing within Central Strategic Development Area: Jedburgh (AJEDB013 Oakieknowe)	No modifications.	771
219 Housing within Central Strategic Development Area: Jedburgh (AJEDB014 Riverside Mill 2)	No modifications.	773
220 Housing within Central Strategic Development Area: Jedburgh (RJ14B Oxnam Road)	No modifications.	776
221 Redevelopment within Central Strategic Development Area: Jedburgh (RJEDB001 The Anna)	No modifications.	778

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222 Housing within Central Strategic Development Area: Jedburgh (RJ27D Wildcat Cleuch)	I recommend the following modification be made: 1. In the Jedburgh Settlement Profile under the Housing sites section of the Development and Safeguarding Proposals, add a fourth bullet point to the site requirements for site RJ27D, Wildcat Cleuch: "Consider the potential for culvert removal and channel restoration."	780
223 Housing within Central Strategic Development Area: Jedburgh (AJEDB005 Wildcat Gate South)	No modifications.	783
224 Retail within Central Strategic Development Area: Jedburgh (GJEDB001 Edinburgh Road Retail - large)	No modifications.	785
225 Retail within Central Strategic Development Area: Jedburgh (GJEDB002 Bankend South Retail)	No modifications.	789
226 Development within Central Strategic Development Area: Jedburgh (zEL33 Edinburgh Road) (GJEDB003 Edinburgh Road Retail - small)	No modifications.	793
227 Business & Industrial Safeguarding in Central Strategic Development Area: Kelso (BKELS005 Pinnaclehill Industrial Estate)	No modifications.	798
228 Business & Industrial in Central Strategic Development Area: Kelso (zEL206 extension to Pinnaclehill Industrial Estate)	I recommend the following modification be made: 1. In the Kelso Settlement Profile under the Potential Longer Term Housing Sites (Subject to Review) <i>[incorrectly titled?]</i> section of the Development and Safeguarding Proposals add a further bullet point (to be third in the list of bullet points) in the site requirements for site zEL206, Extension to Pinnacle Industrial Estate: "Consider the potential for culvert removal and channel restoration."	800
229 Business & Industrial in Central Strategic Development Area: Kelso (BKELS003 Wooden Linn)	I recommend the following modification be made: 1. In the Kelso Settlement Profile under the Potential Longer Term Housing Sites (Subject to Review) section <i>[incorrectly titled?]</i> of the Development and Safeguarding Proposals, add the following to the second bullet point in the site requirements for site	803

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	BKELS003, Wooden Linn: "along with consideration of the potential for culvert removal and channel restoration."	
230 Housing within Central Strategic Development Area: Kelso (AKELS021 Development Brief – Appendix 3)	No modifications.	805
231 Longer Term Housing within Central Strategic Development Area: Kelso (SKELS004 Nethershot (longer term))	No modifications.	808
232 Housing within Central Strategic Development Area: Kelso (RKE12B Rosebank 2)	No modifications.	811
233 Redevelopment within Central Strategic Development Area: Kelso (RKELS002 former Kelso High School)	I recommend the following modification be made: In the Redevelopment section of the Development and Safeguarding Proposals of the Kelso settlement profile, under the under site reference RKELS002, Former Kelso High School, modify the first bullet point as follows: 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.	813
234 Housing outwith Strategic Development Areas: Lauder (ALAUD001 West Allanbank)	I recommend that the following modification be made: 1. On page 399 of Volume 2 Settlements, under the Development and Safeguarding Proposals section, add a further site requirement to site ALAUD001 (West Allanbank) which reads: "...- Flood risk from a watercourse on the west end of the site should be evaluated and mitigated - <i>the development layout and design should take into account the potential risk of nuisance from the adjacent poultry unit.</i> "	816
235 Housing outwith Strategic Development Areas: Lauder (ELA12B Wyndhead II)	No modifications.	819
236 Business & Industrial Safeguarding outwith Strategic Development Areas: Lauder (zEL61 Lauder Industrial Estate)	No modifications.	823
237 Business & Industrial outwith Strategic	No modifications.	825

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Development Areas: Lauder (BLAUD002 North Lauder Industrial state)		
238 Redevelopment outwith Strategic Development Areas: Lauder (RLAUD002 Burnmill)	No modifications.	828
239 Longer Term Housing outwith Strategic Development Areas: Lauder (SLAUD001 Lauder South)	No modifications.	831
240 Housing outwith Strategic Development Areas: Leitholm (BLE2B Main Street)	No modifications.	834
241 Development outwith Strategic Development Areas: Lennel (ALENN001 land north west of A6112; proposed Lennel Settlement Boundary)	No modifications.	836
242 Housing within Central Strategic Development Area: Lilliesleaf (EL16B Muselie Drive)	No modifications.	838
243 Development outwith Strategic Development Areas: Longformacus (conservation area; number of listed buildings; potential limited housing; flood risk of Dye Water)	I recommend that the following modification be made: 1. In the settlement profile for Longformacus, the second paragraph under <i>Place Making Considerations</i> should be amended to state: "There are 13 C-listed buildings and 1 B-listed building in the village."	840
244 Key Greenspace: Longformacus	No modifications.	843
245 Housing within Central Strategic Development Area: Melrose (EM32B Dingleton Hospital)	I recommend the following modifications be made: 1. In the Melrose proposals map, remove the "Housing" allocation from that part of site EM32B, Dingleton Hospital, subject to tree preservation orders and replace it with a "Structure Planting/Landscaping" allocation. 2. Adjust the size of the site as appropriate in the Housing section of the Development and safeguarding Proposals of the Melrose settlement statement.	846
246 Housing within Central Strategic Development Area: Melrose (EM4B The	I recommend the following modification be made: 1. In the Melrose settlement profile under the Housing section of the Development and	849

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Croft)	Safeguarding Proposals, add a further bullet point in the site requirements for site EM4B, The Croft: "Consider the potential for culvert removal and channel restoration."	
247 Development within Central Strategic Development Area: Midlem (AMIDL003 Townhead & amendment of Settlement Boundary to the west; amendment of Settlement Boundary to north)	No modifications.	852
248 Housing outwith Strategic Development Areas: Newcastleton (ANEWC010 Newcastleton West)	I recommend that the following modifications be made: 1. On page 436 of Volume 2 Settlements, delete housing allocation ANEWC010 (Newcastleton West) from the settlement map. 2. On page 434 of Volume 2 Settlements, delete from the settlement profile, under the Development and Safeguarding Proposals section, the entry for housing allocation ANEWC010 (Newcastleton West). 3. On pages 432-436 of Volume 2 Settlements, adjust the settlement profile and settlement map where necessary to take account of the deletion of housing allocation ANEWC010 (Newcastleton West).	856
249 Housing outwith Strategic Development Areas: Newcastleton (RNE2B south of Holmhead)	I recommend that the following modification be made: 1. On page 433 of Volume 2 Settlements, under the Development and Safeguarding Proposals section, add a further site requirement for site RNE2B (South of Holmhead) to read: "...- Existing trees to the north, south and west of the site to be retained and protected where possible. A tree protection plan will be required. - <i>Flood risk assessment will be required.</i> "	860
250 Development within Central Strategic Development Area: Newstead (MNEWS001 Newstead East)	No modifications.	862
251 Business & Industrial within Central Strategic Development Area: Newtown St Boswells (BNEWT001 Tweed Horizons Expansion)	I recommend the following modifications be made: 1. In the Business and Industrial section of the Development and Safeguarding Proposals of the Newton St Boswells settlement profile, under site BNEWT001, Tweed Horizons Expansion:	865

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	<p>(a) amend the eighth bullet point as follows: "Development of the site should include a new access from the A68 and may require to be supported by a new roundabout on the A68 in conjunction with the Newtown expansion to the west of the A68." (b) amend the eleventh bullet point as follows: "Flood risk assessment recommended to inform site layout. The assessment should include consideration of the potential for culvert removal and channel restoration."</p>	
252 Housing in Central Strategic Development Area: Newtown St Boswells (ENT4B Melrose Road)	No modifications.	869
253 Mixed Use in Central Strategic Development Area: Newtown St Boswells (MNEWT001 Auction Mart)	<p>I recommend the following modifications be made:</p> <ol style="list-style-type: none"> <li>1. In the Mixed Use section of the Development and Safeguarding Proposals of the Newtown St Boswells settlement profile, under site MNEWT001, Auction Mart, amend the site size to "9.6" and the indicative site capacity to "220".</li> <li>2. House building totals in other parts of the proposed local development plan should also be adjusted as appropriate.</li> </ol>	871
254 Newtown St Boswells Settlement Profile	<p>I recommend the following modification be made:</p> <ol style="list-style-type: none"> <li>1. In the Infrastructure Considerations section of the Newtown St Boswells settlement profile, amend the second sentence of the third paragraph as follows: "The current premises require upgrade or development."</li> </ol>	873
255 Housing in Central Strategic Development Area: Newtown St Boswells (ANEWT008 Newtown Expansion 2)	No modifications.	878
256 Mixed Use in Central Strategic Development Area: Newtown St Boswells (MNEWT003 Borders Rural Centre)	No modifications.	882
257 Housing outwith Strategic Development Areas: Oxton (AOXTO001 station yard)	<p>I recommend that the following modification be made:</p> <ol style="list-style-type: none"> <li>1. On page 450 of Volume 2 Settlements, under the Development and Safeguarding Proposals section, adjust the fourth site requirement for site AOXTO001 (Station Yard) so that it reads: "- Consider the need for a topographic survey to determine site levels and following this</li> </ol>	884

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	<i>a flood risk assessment and appropriate mitigation may be required, because of the culvert under the site and, additionally, consider the potential for culvert removal and channel restoration."</i>	
258 Housing outwith Strategic Development Areas: Oxton (AOXTO005 Nether Howden)	No modifications.	889
259 Peebles Settlement Profile: Affordable Housing	No modifications.	892
260 Peebles Settlement Profile & Map: Core Activity Area	No modifications.	894
261 Business & Industrial within Western Strategic Development Area: Peebles	No modifications.	896
262 Business & Industrial Safeguarding within Western Strategic Development Area: Peebles (zEL2 Cavalry Park)	No modifications.	898
263 Peebles Settlement Profile & Map: Future Development of Peebles	No modifications.	900
264 Housing within Western Strategic Development Area: Peebles (APEEB021 housing south of South Park)	No modifications.	904
265 Housing within Western Strategic Development Area: Peebles (APEEB031 George Place)	No modifications.	911
266 Housing within Western Strategic Development Area: Peebles (APEEB041 Violet Bank II)	I recommend that the following modification be made: 1. Insert an additional site requirement for site APEEB041 as follows: "Investigation of the potential for culvert removal and resultant channel restoration"	915
267 Housing within Western Strategic Development Area: Peebles (APEEB042 South Parks)	No modifications.	920
268 Housing within Western Strategic Development Area: Peebles (APEEB043 Tantah)	No modifications.	924

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269 Housing within Western Strategic Development Area: Peebles (APEEB044 Rosetta Road)	I recommend that the following modifications be made: 1. Site APEEB044 be allocated as a housing proposal on the Peebles proposals map and in the Development and safeguarding proposals section of the Peebles settlement profile. 2. The indicative site capacity should be set at 100 units. 3. The following site requirement should be included: "Development of the site shall proceed in accordance with the requirements agreed by the council in regard to its consideration of planning application 13/00444/PPP. Should that development not be implemented, a Planning Brief in the form of Supplementary Guidance will require to be produced for this site." 4. Any minor consequential modifications to the plan are left to the discretion of the council.	926
270 Housing within Western Strategic Development Area: Peebles (APEEB045 Venlaw)	No modifications.	930
271 Housing within Western Strategic Development Area: Peebles (TP7B Whitehaugh)	No modifications.	934
272 Longer Term Housing within Western Strategic Development Area: Peebles	No modifications.	937
273 Longer Term Housing within Western Strategic Development Area: Peebles (SPEEB003 south west of Whitehaugh)	I recommend that the following modification be made: 1. Insert an additional site requirement for site SPEEB003 as follows: "A flood risk assessment is required to assess the flood risk from the Haytoun Burn"	939
274 Longer Term Mixed Use within Western Strategic Development Area: Peebles (SPEEB005 Peebles East (south of river))	No modifications.	941
275 Longer Term Housing within Western Strategic Development Area: Peebles (SPEEB006 south west of Peebles)	No modifications.	946
276 Mixed Use within Western Strategic Development Area: Peebles (MPEEB006	I recommend that the following modifications be made: 1. Site MPEEB006 be allocated as a mixed use proposal on the Peebles proposals	948

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Rosetta Road)	<p>map and in the Development and safeguarding proposals section of the Peebles settlement profile.</p> <p>2. The following site requirement should be included: "Development of the site shall proceed in accordance with the requirements agreed by the council in regard to its consideration of planning application 13/00444/PPP. Should that development not be implemented, a Planning Brief in the form of Supplementary Guidance will require to be produced for this site."</p> <p>3. Any minor consequential modifications to the plan are left to the discretion of the council.</p>	
277 Peebles Settlement Profile: Education Text	No modifications.	952
278 Peebles Whole Town Masterplan	No modifications.	954
279 Redevelopment within Western Strategic Development Area: Peebles (RPEEB001 Dovecot Road)	No modifications.	956
280 Redevelopment within Western Strategic Development Area: Peebles (RPEEB002 George Street)	No modifications.	958
281 Redevelopment within Western Strategic Development Area: Peebles (RPEEB003 Tweedbridge Court)	No modifications.	962
282 Key Greenspace: Peebles	<p>I recommend that the following modification be made:</p> <p>1. Identify within the Peebles Settlement Profile, and on the Peebles proposals map, the following additional areas of Key Greenspace: Violet Bank Playing Fields (denoted No. 24 on the community council's submission); and High School Playing Fields (2 sites denoted No. 25 on the community council's submission). <i>The reference numbers and precise naming of these sites are left to the council's discretion.</i></p>	966

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283 Development outwith Strategic Development Areas: Polwarth (APOLW001 land north & west of Cheviot View)	No modifications.	969
284 Redpath Settlement Profile	I recommend the following modification be made: 1. In the Place Making Considerations section of the Redpath settlement profile, amend the fourth sentence as follows: "Other distinct features are an ancient oak tree near the village hall, and the rows of cottages ....."	971
285 Key Greenspace: Redpath	No modifications.	973
286 Housing within Eastern Strategic Development Area: Reston (BR6 rear of primary school)	I recommend that the following modification be made: 1. Insert an additional site requirement for site BR6 as follows: "A flood risk assessment is required to inform the site layout, design and mitigation"	976
287 Development outwith Strategic Development Areas: Reston (FREST001 Houndwood (cemetery))	I recommend that the following modification be made: 1. Delete proposal FREST001 from the Reston Settlement Profile and from the accompanying proposals map.	978
288 Mixed Use within Eastern Strategic Development Area: Reston (MREST001 Auction Mart)	No modifications.	980
289 Longer Term Mixed Use within Eastern Strategic Development Area: Reston (SREST001 Reston Long Term 1)	I recommend that the following modification be made: 1. Amend the site requirements for site SREST001 as follows: "Refer to approved Planning Brief (Reston Auction Mart), which shall be updated to consider the need for flood risk assessment."	982
290 Longer Term Mixed Use within Eastern Strategic Development Area: Reston (SREST002 Reston Long Term 2)	I recommend that the following modification be made: 1. Amend the site requirements for site SREST002 as follows: "Refer to approved Planning Brief (Reston Auction Mart), which shall be updated to consider the need for flood risk assessment."	984
290a Housing within Central Strategic Development Area: Robertson (AROB003 site adjacent to Kirk'oer)	I recommend the following modification be made: 1. In the Housing section of the Development and Safeguarding Proposals of the Robertson settlement profile, add a further bullet point (to be sixth in the list of bullet points) in the site requirements for site AROBE003, Site Adjacent to Kirk'oer: "Consider the potential for culvert removal and channel restoration."	986

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291 Development within Central Strategic Development Area: Roxburgh Development Boundary (SBROX001)	No modifications.	989
292 Business & Industrial within Central Strategic Development Area: Selkirk (BSELK002 Riverside 5)	I recommend that the following modification be made: 1. In the Business and Industrial section of the Development and Safeguarding Proposals of the Selkirk settlement profile, add a bullet point in the site requirements for site BSELK002, Riverside 5: "Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required."	992
293 Redevelopment within Central Strategic Development Area: Selkirk (zRO200 Philiphaugh Mill)	I recommend the following modifications be made: 1. In the "Redevelopment" section of the Development and Safeguarding Proposals of the Selkirk settlement profile, delete site zRO200, Philiphaugh Mill. 2. Delete site zRO200 from the Selkirk settlement map. 3. Relevant references elsewhere and house building totals in other parts of the proposed local development plan should also be adjusted as appropriate.	996
294 Business & Industrial within Central Strategic Development Area: Selkirk (BSELK003 Riverside 8)	I recommend that the following modification be made: 1. In the Business and Industrial section of the Development and Safeguarding Proposals of the Selkirk settlement profile, add a further bullet point (to be fourth in the list of bullet points) in the site requirements for site BSELK003, Riverside 8: "Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required"	1003
295 Business & Industrial within Central Strategic Development Area: Selkirk (zEL11 Riverside 2)	I recommend that the following modification be made: 1. In the Business and Industrial section of the Development and Safeguarding Proposals of the Selkirk Settlement Profile, add a further bullet point (to be fourth in the list of bullet points) in the site requirements for site zEL11, Riverside 2: "Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required."	1008
296 Business & Industrial within Central Strategic Development Area: Selkirk (zEL15 Riverside 6)	I recommend that the following modification be made: 1. In the Business and Industrial section of the Development and Safeguarding Proposals of the Selkirk settlement profile, add a bullet point (to be the second bullet point) in the site requirements for site zEL15, Riverside 6:	1013

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	"Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required."	
297 Business & Industrial Safeguarding within Central Strategic Development Area: Selkirk (BSELK001 Riverside 7)	I recommend that the following modification be made: 1. In the Business and Industrial Safeguarding section of the Development and Safeguarding Proposals the Selkirk settlement profile, add a second bullet point in the site requirements for site BSELK001, Riverside 7: "Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required for proposed development within this area."	1016
298 Housing within Central Strategic Development Area: Selkirk (ASELK006 Philiphaugh Steading)	I recommend the following modification be made: 1. In the Housing section of the Development and Safeguarding Proposals of the Selkirk settlement profile, add the following sentence to the sixth bullet point in the site requirements for site ASELK006, Philiphaugh Steading: "In this respect, potential developers should be aware of the provisions of the Selkirk Flood Protection Scheme."	1020
299 Housing within Central Strategic Development Area: Selkirk (ASELK021 Philiphaugh North)	I recommend the following modification be made: 1. In the Housing section of the Development and Safeguarding Proposals of the Selkirk settlement profile, add a further bullet point in the site requirements for site ASELK021, Philiphaugh North: "Consider the potential for culvert removal and channel restoration."	1023
300 Housing within Central Strategic Development Area: Selkirk (ESE10B Linglie Road)	I recommend the following modification be made: 1. In the Housing section of the Development and Safeguarding Proposals of the Selkirk Settlement Profile, add a further bullet point (to be inserted as the third bullet point) in the site requirements for site ESE10B, Linglie Road: "Consider the potential for culvert removal and channel restoration."	1026
301 Housing within Central Strategic Development Area: Selkirk (ESE2 Kerr's Land)	I recommend the following modification be made: In the Housing section of the Development and Safeguarding Proposals of the Selkirk settlement profile, the following should be added to the first bullet point in the Site Requirements for Site ESE2, Kerr's Land: "and the need to provide an access that meets the standards of Transport Scotland in respect of the A7, a trunk road."	1030

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302 Redevelopment within Central Strategic Development Area: Selkirk (RSELK004 Souter Court)	I recommend the following modification be made: In the Redevelopment section of the Development and Safeguarding Proposals of the Selkirk settlement profile, add the following bullet point to the site requirements for site RSELK004, Souter Court: "Layout and design should conserve and enhance the character of the conservation area."	1033
303 Redevelopment within Central Strategic Development Area: Selkirk (RSELK002 St Marys Church)	No modifications.	1036
304 Selkirk Settlement Profile & Map	No modifications.	1038
305 Key Greenspace: Selkirk	I recommend the following modification be made: In the Key Greenspace section of the Development and Safeguarding Proposals of the Selkirk settlement profile, amend the name for site reference, GSSELK006 to: "The Pringle Park/Scott Crescent Recreation Ground".	1041
306 Housing within Central Strategic Development Area: Sprouston (RSP3B Teasel Bank)	No modifications.	1044
307 Business & Industrial Safeguarding within Central Strategic Development Area: St Boswells (zEL3 Charlesfield)	I recommend the following modification be made: 1. On the St Boswells proposals map, remove the property known as Westlea from site zEL3, Charlesfield, to be reallocated as "white land". The extent of the land to be re-allocated is as illustrated in the communication dated 2 December 2013 from Scottish Borders Council attached to the representation submitted by Mr and Ms Redpath (no. 402), other than for the access which should be retained within site zEL3.	1047
308 Development within Central Strategic Development Area: Stichill Development Boundary (SBSTI001)	No modifications.	1049
309 Housing outwith Strategic Development Areas: Stow (ASTOW002 Craigend Road)	No modifications.	1052
310 Housing outwith Strategic Development Areas: Stow (ASTOW027 Stagehall II)	I recommend that the following modifications be made: 1. On page 514 of Volume 2 Settlements, under the Place Making Considerations section, delete the fourth paragraph and replace it with a new paragraph which reads:	1055

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	<p><i>“The plan provides one housing allocation to the north of the village along Craigend Road, and another to the south at Stagehall II. A mixed use site is also provided within the centre of the village on the former Royal Hotel site. The plan also provides a new site for a railway station.”</i></p> <p>2. On page 516 of Volume 2 Settlements, under the Development and Safeguarding Proposals section and the sub heading of Housing, add a new housing site in a table containing the following information:  <i>“Site Reference: ASTOW027  Site Name: Stagehall II  Site Size (ha): 1.1  Indicative Site Capacity: 12  Site Requirements:</i> <ul style="list-style-type: none"> <li>- Existing landscaping on site to be retained and enhanced. The introduction of structure planting along the south and south eastern edges of the site will be required to provide a defensible settlement edge. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed.</li> <li>- Careful consideration should be given to the design of the overall site to take account of its position in the landscape and views into the site from the A7.</li> <li>- Surface water run off from the surrounding area will be required to be considered during the design stage and mitigation put in place.</li> <li>- Consideration to be given to the need for a flood risk assessment.</li> <li>- The stone boundary wall on site to be retained and incorporated into the overall design for the site.</li> <li>- Vehicular access to be taken from the adjacent housing development – Wedale View. Alterations and traffic calming measures along Wedale View and to its junction with Station Road will also be required. Parking arrangements will be required to be accommodated on site.</li> <li>- Provision of amenity access in the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced.”</li> </ul> <p>3. On page 517 of Volume 2 Settlements, the settlement plan for Stow should be adjusted to allocate site ASTOW027 (Stagehall II) for housing, and the development</p> </p>	

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	boundary should be changed to accommodate the allocation, all as shown on the schedule 4 settlement map for Stow, which was lodged by the planning authority for the examination.	
311 Mixed Use outwith Strategic Development Areas: Stow (MSTOW001 Royal Hotel)	I recommend that the following modification be made: 1. On page 516 of Volume 2 Settlements, under the Development and Safeguarding Proposals section, adjust the site requirement for MSTOW001 (Royal Hotel) so that it reads: <i>"Refer to approved planning brief and, additionally, a flood risk assessment will be required."</i>	1062
312 Development outwith Strategic Development Areas: Swinton (ASWIN001 east of Coldstream Road 1; GSWIN001 east of Coldstream Road 2; BSWIN002 land north of Wellfield; zEL45 Coldstream Road)	No modifications.	1064
313 Development outwith Strategic Development Areas: Swinton (MSWIN002 land adjacent to Swinton Primary School; new proposed Longer Term Site Coldstream Road II)	No modifications.	1067
314 Key Greenspace: Tweedbank	No modifications.	1070
315 Housing within Western Strategic Development Area: Walkerburn (TW200 Caberston Farm Land)	No modifications.	1072
316 Walkerburn Settlement Profile: Longer Term Development Text	No modifications.	1075
317 Business & Industrial outwith Strategic Development Areas: West Linton (zEL18 Deanfoot Road)	No modifications.	1077
318 Housing outwith Strategic Development Areas: West Linton (AWEST009 Robinsland Steading)	No modifications.	1083

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319 Housing outwith Strategic Development Areas: West Linton (AWEST012 farm east; AWEST013 South Robinsland; AWEST014 Extended South Robinsland)	No modifications.	1085
320 Housing outwith Strategic Development Areas: West Linton (AWEST015 east of Dryburn Brae)	No modifications.	1089
321 Development outwith Strategic Development Areas: Westruther (MWESR001 Greenlees I; AWESR008 Greenlees II; AWESR007 north of Edgar Road)	No modifications.	1092
322 Housing outwith Strategic Development Areas: Yetholm (RY4B Morebattle Road)	No modifications.	1095
323 Policy Maps & Settlement Profiles with Maps: Extension of Borders Rail Project	No modifications.	1097
324 General Criticism & Support of the Production of the Proposed Local Development Plan	No modifications.	1100
325 General: Consideration of Core Areas of Wild Land	No modifications.	1102
326 General: Progress of Habitats Regulations Appraisal & Inclusion of Consideration of European Sites	No modifications.	1104
327 General: Reference to Strategic High Amenity Business & Industrial Site at Cavalry Park in Peebles	<p>I recommend that the following modifications be made:</p> <ol style="list-style-type: none"> <li>1. Amend the first sentence of paragraph 3.23 of Volume 1 of the proposed plan as follows: "The strategic high amenity business site at Cavalry Park..."</li> <li>2. Amend the site requirements for Cavalry Park set out on page 460 of Volume 2 of the proposed plan as follows: "This is a strategic high amenity business site..."</li> </ol>	1106

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328 General: Safeguarding Existing & Promoting New Railway Routes	No modifications.	1108
329 General: Short-term Parking Provision for Visitor Spend in Established Town Centres	I recommend that the following modification be made: 1. On page 11 of Volume 1 Policies, adjust paragraph 2.7, chapter 2, so that it reads: <i>“The traditional town centre is under threat from the rapid rise in internet shopping and out of centre retail development. The town centres in the Borders still remain important for shopping, tourism and other related facilities (including parking provision), but there has been a significant decline in footfall and this has meant that there is a continued problem in terms of vacant units.”</i>	1110
330 Renewable Energy: General	My conclusions and recommendations in issue 26 cover the representations referred to in this issue.	1112