

# Appendix 2: Consultation on Draft Development Plan Scheme

---

## Contents:

Development Plan Scheme 2025 - Participation Statement.....	2
1: Which of the following descriptions best describes who you are? .....	2
2: Scottish Borders Council (SBC) intends to use the Council's website as the main way of sharing consultation information, such as interactive online documents, maps, and videos. Does this make sense? .....	3
3: In addition to the Council's website, SBC intends to use social media (e.g. Facebook) as a way to inform people of the key stages or consultation for the Scottish Borders Local Development Plan. Does this make sense? .....	3
4: Is there another way in which you would like to be informed about the creation of next Scottish Borders Local Development Plan? .....	4
5: We intend to use a wide range of engagement methods to raise awareness and encourage participation in preparing the next Local Development Plan. Which of the following methods would work for you or your organisation? .....	5
6: Do you have any suggestions on how best to target groups that are typically under-represented in such consultations or hard to reach, including but not limited to disabled people, gypsies and travellers, and children and young people? .....	10
7: Are there any under-represented groups that you think should be involved in the Local Development Plan process?.....	11
8: What, if any, suggestions for improving our proposed approach to next Local Development Plan consultation do you have? .....	12
Local Development Plan General: .....	12
Local Place Plans:.....	12
Public Consultation/Engagement:.....	12
Local Development Plan Policy: .....	12
Contents of DPS/Timescale: .....	13
Mediation Section of DPS: .....	14
9: Would you like to be kept up to date on the new Local Development Plan by being added to our mailing list? .....	15

## Development Plan Scheme 2025 - Participation Statement

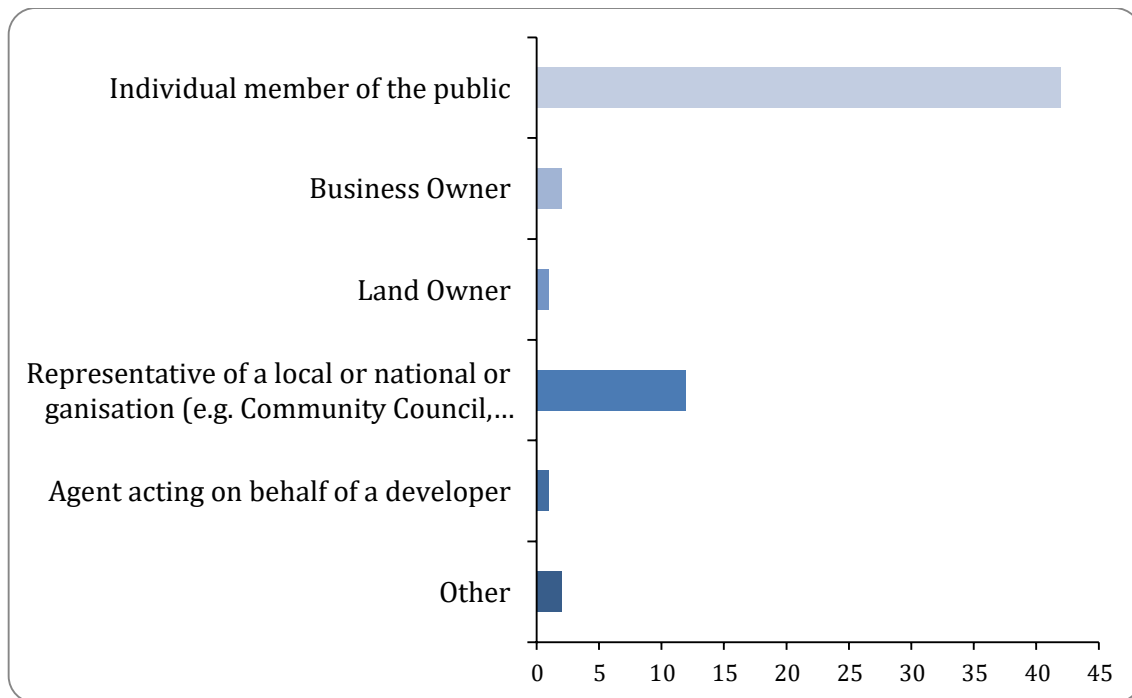
The public consultation on the Draft Development Plan Scheme 2025 ran for six weeks from 25/03/2025 to 06/05/2025.

A total of 60 responses were received to the Citizen Space questionnaire survey.

The key findings to the survey are set out below:

### 1: Which of the following descriptions best describes who you are?

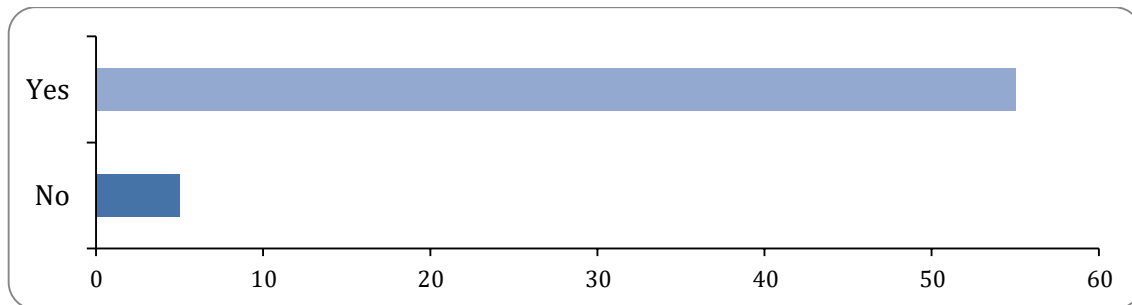
There were 60 responses to this part of the question.



Option	Total	Percent
Individual member of the public	42	70.00%
Business Owner	2	3.33%
Land Owner	1	1.67%
Developer / Builder	0	0.00%
Representative of a local or national organisation (e.g. Community Council, NHS, SEPA)	12	20.00%
Agent acting on behalf of a developer	1	1.67%
Other	2	3.33%
Not Answered	0	0.00%

**2: Scottish Borders Council (SBC) intends to use the Council's website as the main way of sharing consultation information, such as interactive online documents, maps, and videos. Does this make sense?**

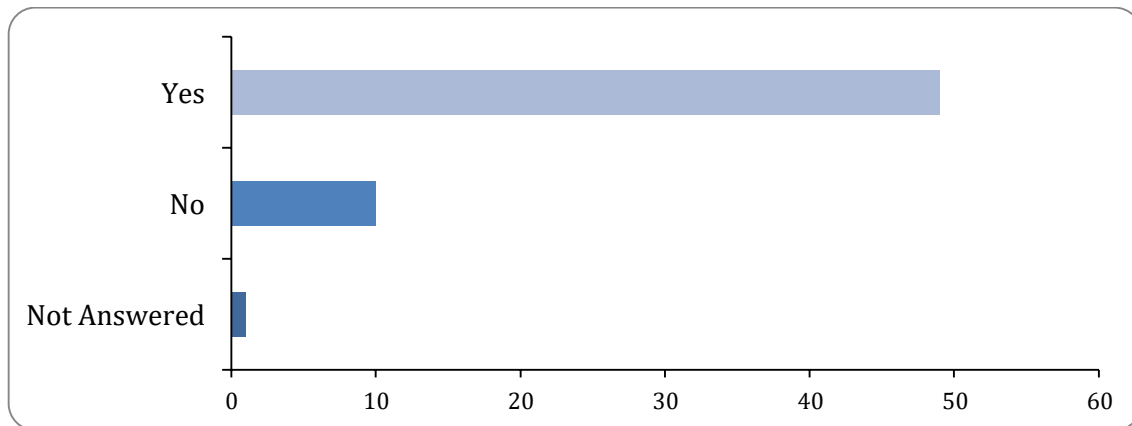
There were 60 responses to this part of the question.



Option	Total	Percent
Yes	55	91.67%
No	5	8.33%
Not Answered	0	0.00%

**3: In addition to the Council's website, SBC intends to use social media (e.g. Facebook) as a way to inform people of the key stages or consultation for the Scottish Borders Local Development Plan. Does this make sense?**

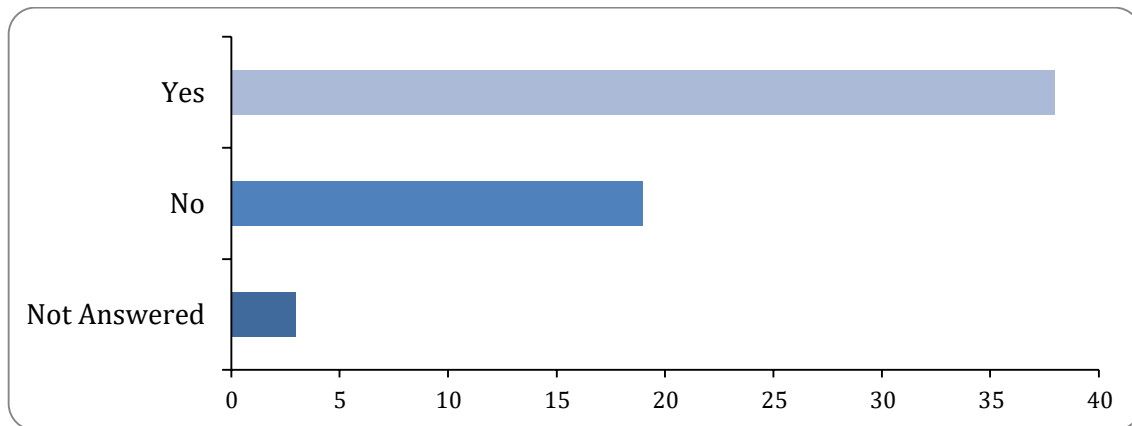
There were 59 responses to this part of the question.



Option	Total	Percent
Yes	49	81.67%
No	10	16.67%
Not Answered	1	1.67%

#### 4: Is there another way in which you would like to be informed about the creation of next Scottish Borders Local Development Plan?

There were 57 responses to this part of the question.



Option	Total	Percent
Yes	38	63.33%
No	19	31.67%
Not Answered	3	5.00%

If 'Yes', please specify and reasons for the suggestion.

There were 39 responses to this part of the question.

A range of responses were received with many highlighting the value of traditional consultation methods such as adverts in newspapers, notices in libraries and contact centres, circulation of newsletters and the use of email. The distribution of posters/leaflets to community councils was also suggested.

The use of email was noted as a preference by many over the use social media and the Council's website.

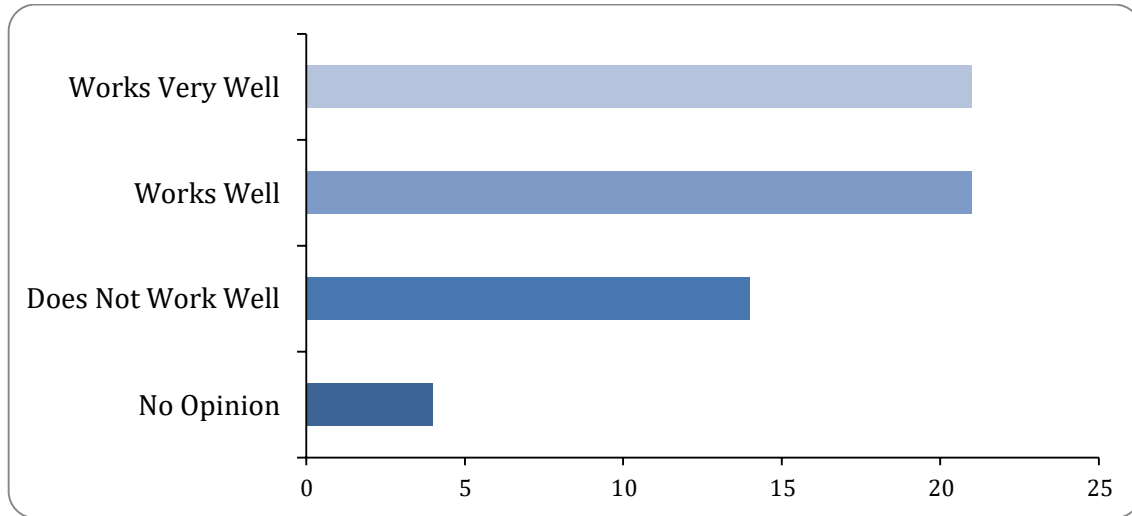
Concern was expressed to the dependency in the use of the internet and the need therefore for mobile exhibitions/displays in locations such as schools, institutions and supermarkets and in local halls. A number of respondents also expressed a preference for public meetings and in-person presentations.

The radio was also suggested as a media that could reach those in the transport sector and letters to household would provide the opportunity to reach those without internet access. Messaging services was also suggested.

**5: We intend to use a wide range of engagement methods to raise awareness and encourage participation in preparing the next Local Development Plan. Which of the following methods would work for you or your organisation?**

**work well - Workshop in person**

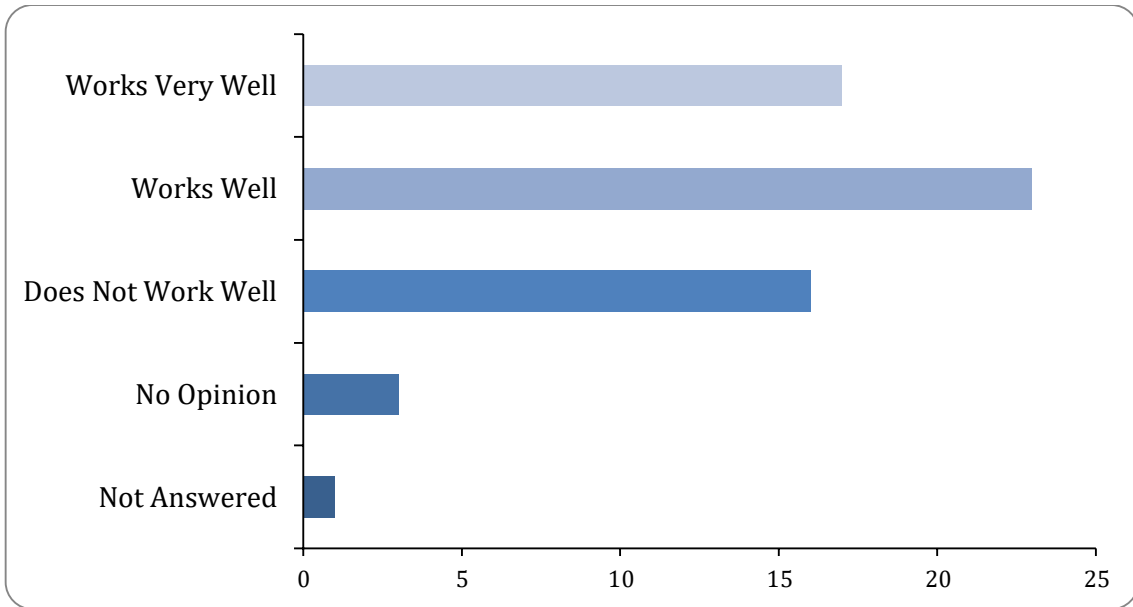
There were 60 responses to this part of the question.



Option	Total	Percent
Works Very Well	21	35.00%
Works Well	21	35.00%
Does Not Work Well	14	23.33%
No Opinion	4	6.67%
Not Answered	0	0.00%

**work well - Workshop online**

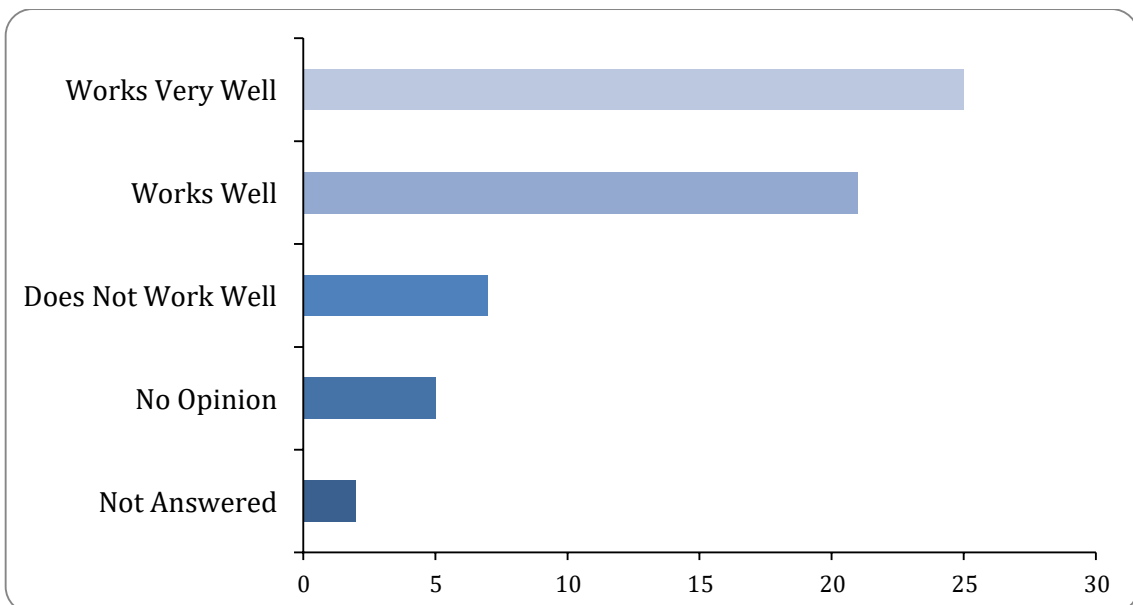
There were 59 responses to this part of the question.



Option	Total	Percent
Works Very Well	17	28.33%
Works Well	23	38.33%
Does Not Work Well	16	26.67%
No Opinion	3	5.00%
Not Answered	1	1.67%

#### **work well - Exhibitions in accessible locations - Staffed**

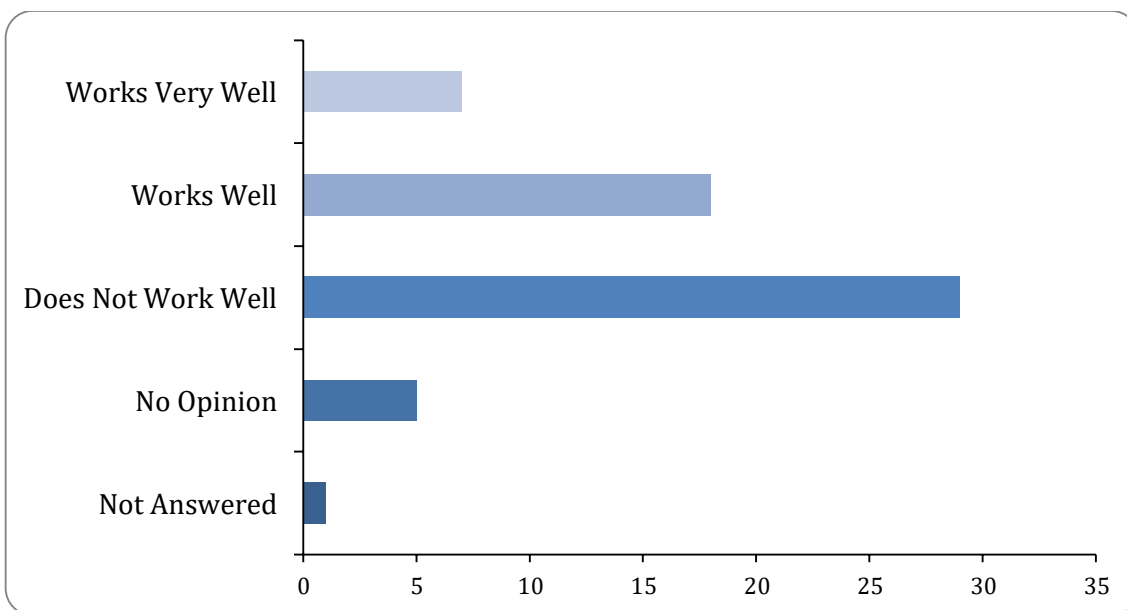
There were 58 responses to this part of the question.



Option	Total	Percent
Works Very Well	25	41.67%
Works Well	21	35.00%
Does Not Work Well	7	11.67%
No Opinion	5	8.33%
Not Answered	2	3.33%

#### work well - Exhibitions in accessible locations - Unstaffed

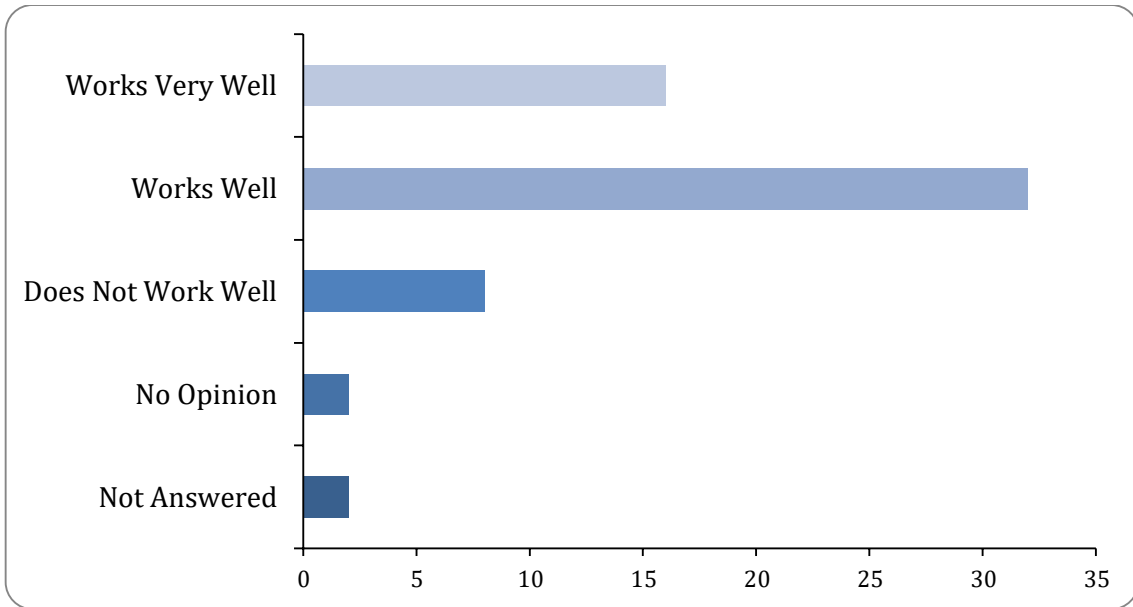
There were 59 responses to this part of the question.



Option	Total	Percent
Works Very Well	7	11.67%
Works Well	18	30.00%
Does Not Work Well	29	48.33%
No Opinion	5	8.33%
Not Answered	1	1.67%

#### work well - Online surveys

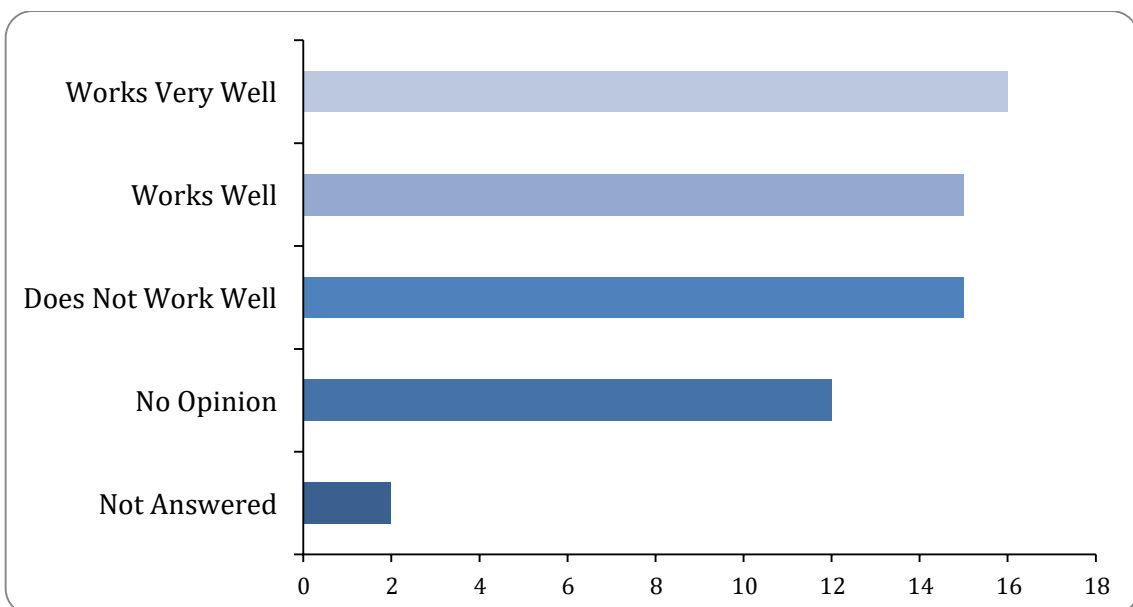
There were 58 responses to this part of the question.



Option	Total	Percent
Works Very Well	16	26.67%
Works Well	32	53.33%
Does Not Work Well	8	13.33%
No Opinion	2	3.33%
Not Answered	2	3.33%

### work well - Digital tools e.g. ArcGIS StoryMaps

There were 58 responses to this part of the question.

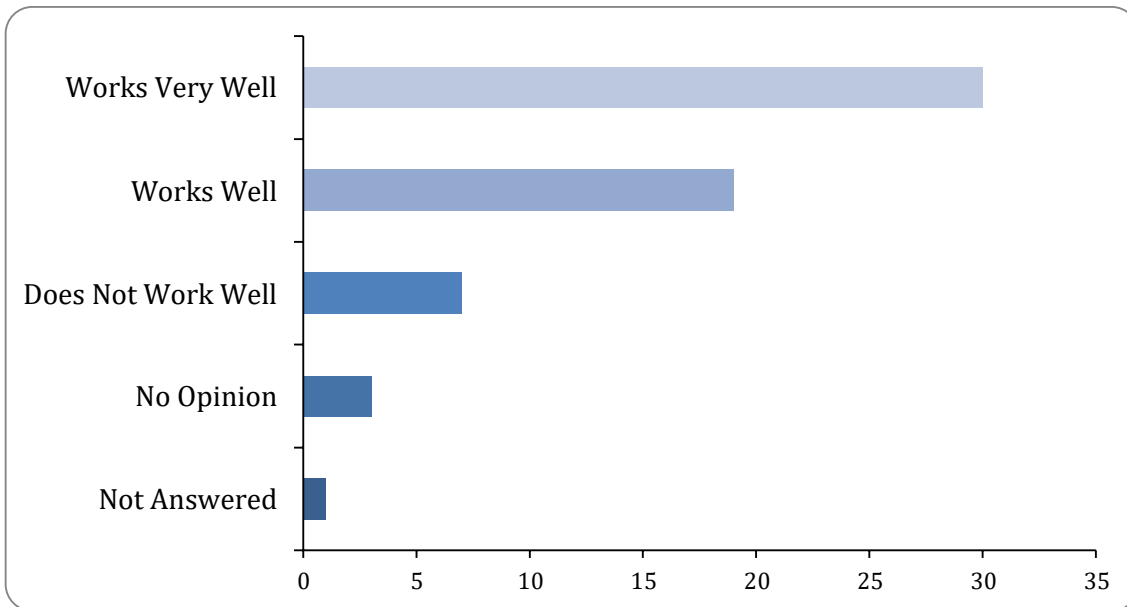




Option	Total	Percent
Works Very Well	16	26.67%
Works Well	15	25.00%
Does Not Work Well	15	25.00%
No Opinion	12	20.00%
Not Answered	2	3.33%

**work well - Targeted Events (For individual groups such as those that are hard to reach, e.g. Children and Young People or key stakeholders)**

There were 59 responses to this part of the question.



Option	Total	Percent
Works Very Well	30	50.00%
Works Well	19	31.67%
Does Not Work Well	7	11.67%
No Opinion	3	5.00%
Not Answered	1	1.67%

**6: Do you have any suggestions on how best to target groups that are typically under-represented in such consultations or hard to reach, including but not limited to disabled people, gypsies and travellers, and children and young people?**

**How to target a group.**

There were 34 responses to this part of the question.

It was acknowledged that the process has to be accessible, such as the working population requires a time and place to contribute to the process, and that there is need for an awareness by the Council that at public meetings many can't see or hear well. In addition, there are elements of the population who are unable to read and write fluently.

It was also noted that making things clear on the website, and on social media, would be more fruitful than events / strategies specifically designed to reach such groups and that there is a danger that scarce resources may be used on tokenistic strategies to little effect.

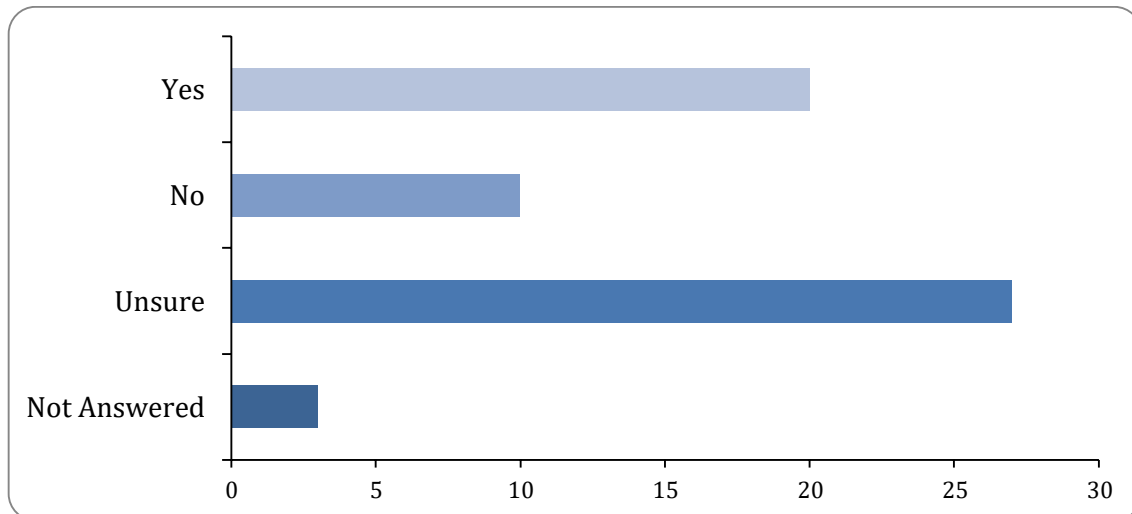
One response noted that parental responsibility for children would assist in ensuring that all under-represented groups would have an advocate.

Suggestions were made to consult/inform schools, youth groups, doctor surgeries, hospitals, food banks, Kirk Sessions of local churches and parent and toddler groups, however no responses included contact details to these groups. One respondent suggested that the Council contact Equality Groups.

## 7: Are there any under-represented groups that you think should be involved in the Local Development Plan process?

### Underrepresented

There were 57 responses to this part of the question.



Option	Total	Percent
Yes	20	33.33%
No	10	16.67%
Unsure	27	45.00%
Not Answered	3	5.00%

### If 'Yes', please provide details of whom we might engage with and how.

There were 22 responses to this part of the question.

Under-represented groups raised included: BANG (Borders Additional Needs Group), ethnic minorities, the LGBTQ community, Gypsy/Travelers, refugees and asylum seekers.

Respondees to this question also raised a number of groups not necessarily considered to be “under-represented”, these included: key workers, first-time buyers, families, self-builders and small developers.

In terms of details of who the Council might engage with and how, young people were identified, and it was suggested that contact with schools, Borders College, Heriot Watt University and youth theatre groups could be made.

Some respondents noted that the Scottish Borders is getting more diversified and having some sessions targeted at ethnic minorities and immigrants would be good.

One response stated that Peebles Town Team would also be able to assist in connecting with under-represented groups.

## **8: What, if any, suggestions for improving our proposed approach to next Local Development Plan consultation do you have?**

There were 25 responses to this part of the question.

For simplicity comments have been divided up into a number of areas.

### **Local Development Plan General:**

The Council should seek to use simple language and strong graphics for documents produced and check that everyone can see them e.g. colour blind.

Consider summarised versions of documents produced. Clear messages are essential to gain public response and participation.

### **Local Place Plans:**

Provide Community Councils clarity about how Local Place Plans will be used.

Clarify how communities can go about updating their Local Place Plans.

### **Public Consultation/Engagement:**

Official document titles do not always make it clear that public consultation is vital. In future please can it be made clear that people are being asked for their views, perhaps refer to that stage as "Major planning issues consultation" or similar.

The results of consultation should be openly shared.

Provide information to community councils directly so this can be shared with their own community website and social media reaching those who would not follow SBC online.

Potential for online consultations directed at individual communities on use of land and future developments.

It was acknowledged that you will never please everyone. Engage with the community and possibly consider appointing key individuals to convey messages to the public.

Potential for Community Hustings.

Potential for targeted notification on specific topics/areas.

### **Local Development Plan Policy:**

Preservation of agricultural land, built heritage and an effort to encourage biodiversity.

Town centre regeneration and encouragement of river walks.

No more wind farms, pylons and batteries.

If this area is to attract tourists then keep it beautiful, rewilding is needed.

Consider the impact on current schools as well as impact on local health services that are both areas under immense pressure. Consideration of public transport.

Seek to make life in the Borders better for those who live and work here, and for those visiting. Keep unique traditions, boost business and recreational facilities.

#### Contents of DPS/Timescale:

The Draft Development Plan Scheme says the Council expects to have developed the plan and approved it by full council by March 2028. This is a full year before you intend to publish and complete consultation in Mar 2029. You then allow only one quarter to modify the plan before beginning work on examination. This gives the appearance that the plan will be fully formed and bought into by SBC staff and councillors a year before the public get a chance, and that the consultation will not result in any meaningful change. This is the criticism of the process of developing the last LDP.

This process could be vastly improved by following the process used in the creation and adoption of NPF4, whereby the Scottish Government proposed a number of drafts, on which comment from the public was invited, with comments used to inform subsequent drafts. The Council is urged to incorporate two rounds of public feedback - one on an early draft and a second on a late stage draft - prior to SBC Council sign off.

The DPS is targeting adoption of the next LDP in 2030. With all Local Authorities expected to have an adopted Plan in place by May 2028, the Council can and should be more ambitious with these timescales. The Local development planning guidance (2023) states: *"It will be important for the first round of 'new style' LDPs to be prepared in a timely fashion. Every planning authority in Scotland should have a new style LDP in place within around 5 years of the Regulations coming into force i.e. by May 2028."* The Council is not planning to meet these timescales. The DPS does not adequately consider how this slippage will affect planning and delivery processes in the Scottish Borders.

It is positive that the Plan Preparation process of the DPS includes a Call for Ideas stage. It should be incumbent upon all Local Authorities to complete a robust Call for Ideas stage, to enable the most transparent approach to policy formation, and the selection of sites for development. It is recommended that at least a 16-week period be allowed for to accommodate the initial Call for Ideas process.

Establishing a coherent Site Assessment Methodology will require significant continued engagement with Homes for Scotland and our members. Given the restricted capacity for non-allocated sites to come forward in the post-NPF4 landscape, it is vital that every site that is allocated is delivered within the plan period.

The socio-economic benefits of home building cannot be understated. Homes for Scotland members contribute millions of pounds annually to infrastructure investment across the district and their role as a principal funder of future investments must be fully

recognised, as should their role in the journey towards net zero through the delivery of increasingly energy efficient homes as well as local living neighbourhoods.

**Mediation Section of DPS:**

It is considered that the single paragraph of comments in respect of mediation on page 19 of the draft DPS does not meet the requirements of Planning circular 2/2021 - planning system - promotion and use of mediation: guidance. In respect of paragraph 12 of the guidance, "*The planning authority's view on the opportunity and potential scope for the use of mediation should be set out in the planning authority's participation statement.*" SBC have not done so and this should be rectified.

Opportunities for the Council to use mediation exist including:

- a) In respect of the second road bridge in Peebles and whether developments should be approved on the south side of the river – in line with comments in LDP2 paragraphs 5.6 and 4.12.
- b) Issues of planning decision making raised in recent communication between our chairman and SBC chief executive, in particular

[https://ccrbpeebles.co.uk/Reports/Chair/Archive/David Robertson - Planning - 26 February 2025.pdf](https://ccrbpeebles.co.uk/Reports/Chair/Archive/David%20Robertson%20-%20Planning%20-%2026%20February%202025.pdf)

and

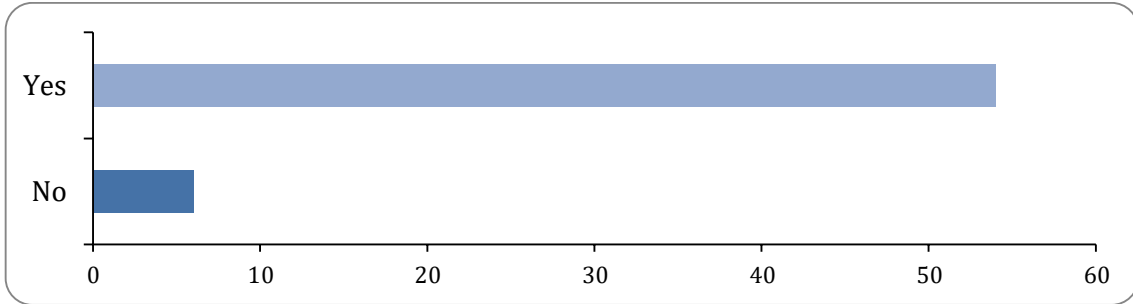
[https://ccrbpeebles.co.uk/Reports/Chair/Archive/4.3.2025 Peter Maudsley.pdf](https://ccrbpeebles.co.uk/Reports/Chair/Archive/4.3.2025%20Peter%20Maudsley.pdf)

The respondent would like to formally request mediation in respect of a) and b) and remind you of paragraph 11 of the guidance "The planning authority should have regard to any requests for the use of mediation when preparing its participation statement."

**9: Would you like to be kept up to date on the new Local Development Plan by being added to our mailing list?**

**On mail list?**

There were 60 responses to this part of the question.



Option	Total	Percent
Yes	54	90.00%
No	6	10.00%
Not Answered	0	0.00%