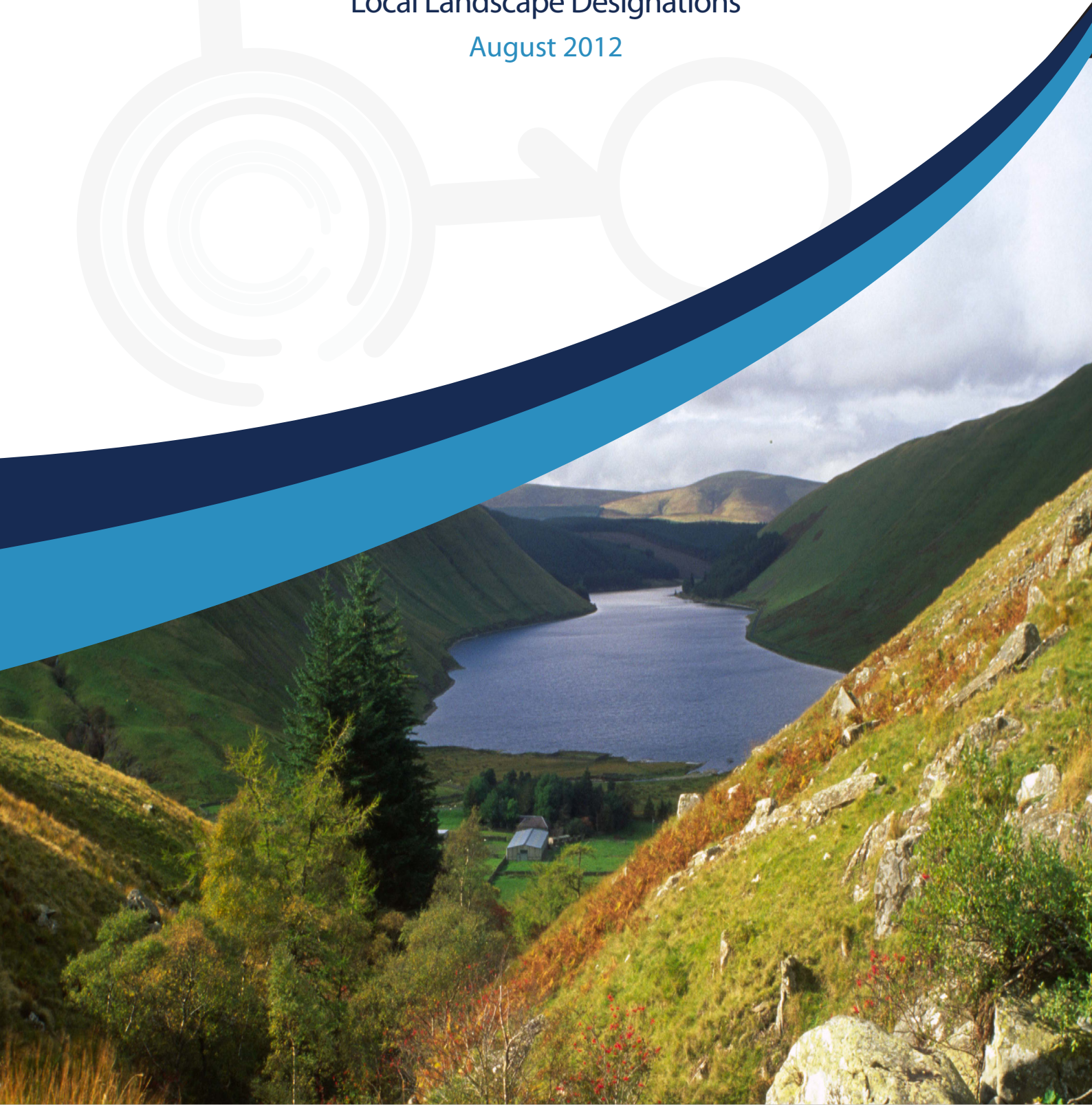


Scottish Borders Council

Supplementary Planning Guidance

Local Landscape Designations

August 2012



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Annexes

Annex 1: Land Use Consultants, Local Landscape Designation Review Revised Report (2012)

Annex 2: Policy Context

1. Introduction

1.1 This Supplementary Planning Guidance (SPG) has been produced to incorporate the review and update of Local Landscape Designations in the Scottish Borders into the Council's planning policy framework. The current designations were made in the 1960s and they have little or no written justification. In the Local Plan Inquiry (18 January 2007) the Reporter stated that due to the length of time since designation and the increase in pressure from development, the Council should undertake a review of Local Landscape Designation areas where they would be desirable and appropriate. This requirement was incorporated into the adopted Local Plan (2008).

1.2 The lack of justification of the existing Local Landscape Designations in the Borders meant it was decided to undertake a complete re-evaluation. The current AGLV designations are largely concentrated on the area's uplands. The re-evaluation was therefore intended to consider the full range of areas of landscape quality through a consistent methodology. As a result the Council employed Land Use Consultants (LUC) to prepare a Local Landscape Designation Review (LLDR). LUC therefore identified a set of proposed Local Landscape Designations for consultation. This was done through a robust methodology that involved a desk-based study, a field survey and stages of refinement. In addition the LLDR identified measures to improve the conservation and management of Local Landscape Designations. The LLDR was presented for Consultation for 12 weeks between August and November 2011 and comments received were analysed by LUC and further revisions were made. As a result a LLDR Revised Report is included at Annex 1. A summary of the consultation representations received is included in Appendix 5 of Annex 1.

1.3 It is intended that the document will reinforce development plan policy and help bring forward land management initiatives to protect and enhance Local Landscape Designations

2. Background

Local Landscape Designations

2.1 There are many areas in Scotland where the scenery of the landscape is highly valued at a local level. To recognise this, local authorities can designate the landscape through a Local Landscape Designation. Currently the names for Local Landscape Designations vary from one local authority to another, the name used in the Scottish Borders is Area of Great Landscape Value (AGLV). In recent years SNH and Historic Scotland guidance has sought to standardise the terminology related to Local Landscape Designations to **'Special Landscape Areas'**, to promote further understanding and awareness of the qualities of local landscapes in Scotland. Therefore in this SPG and in future Local Development Plans it is proposed to use the term Special Landscape Areas (SLA)

Policy Context

2.2 The SPG has been prepared in the context of other documents in the planning hierarchy notably the National Planning Framework 2 (NPF2), the SESplan Proposed Plan and the Local Plan policies EP1, National Scenic Areas and EP2, Areas of Great Landscape Value. In addition there is guidance produced by Scottish Natural Heritage and Historic Scotland that deals with Local Landscape Designations. The policies are summarised on page 4 and stated in Annex 2.

NPF2¹

NPF2 states that “in their rich diversity, Scotland’s landscapes are a national asset of the highest value”. It is also stated that landscape and visual impacts will continue to be important considerations in decision-making on developments at all scales and that the landscape is influenced by a number of factors that can bring positive or negative change.

Scottish Planning Policy (2010)²

Scottish Planning Policy states local authorities should aim to promote landscape through Local Development Plans, and supplementary policy:

- Identification and justification of designations with an aim to promote understanding of the distinctive character and special qualities of the landscape
- Ensuring that there is careful consideration of development and the impacts that may result on the landscape
- Supporting positive change and opportunities for enjoyment and understanding whilst maintaining and enhancing distinctive character

Policy 1B The Spatial Strategy: Development Principles, SESplan Proposed Plan 2011

Local Development Plans will:

- Ensure that there are no significant adverse impacts on the integrity of international, national and local designations, in particular...Areas of Great Landscape Value

Policy EP1 National Scenic Areas Scottish Borders Consolidated Local Plan 2011

... development will only be permitted where the objectives and overall designation of the landscape will not be compromised or any significant adverse effect is outweighed by social or economic benefits of national importance.

Policy EP2 Areas of Great Landscape Value Consolidated Local Plan 2011

...in assessing development in AGLVs the Council will seek to safeguard the landscape and will have particular regard to the impact of the proposed proposal. Proposals that have a significant adverse impact will only be permitted where the impact is clearly outweighed by social or economic benefits at a national or local scale.

SNH & Historic Scotland, 2004, Guidance on Local Landscape Designations³

The guidance is designed to help local authorities undertake a consistent policy direction on Local Landscape Designations. Proposals are therefore put forward which aim for statements of importance to be produced which could put forward consideration of measures to further planning and management initiatives. In addition there is also guidance on development which states that the special character qualities of the landscape area are not adversely affected and that if development does take place it should be of a high standard.

1<http://www.scotland.gov.uk/Publications/2009/07/02105627/0>

2<http://www.scotland.gov.uk/Publications/2010/02/03132605/0>

3 <http://www.snh.org.uk/pdfs/publications/heritagemanagement/guidanceonLocalLandscapeDesignations.pdf>

Actions from Policy Context

2.3 The Policy Context influenced the scope of the work on the Local Landscape Designation Review.

2.4 The two Borders National Scenic Areas, at Eildon and Leaderfoot, and Upper Tweeddale are designated to be of national importance and have higher protection levels in development plan policy than the Local Landscape Designations (proposed SLA). As a result it was decided that the proposed SLAs should complement rather than duplicate the two National Scenic Areas in the Borders. Therefore the policy recommendations made in the LLDR accept the separate enhanced status of National Scenic Areas⁴.

2.5 In addition the planning policy hierarchy influenced the method of the LLDR through:

- the identification and justification of the proposed SLAs being carried out through a systematic process for implementation through development plan policy EP2.
- the preparation of Statements of Importance and the identification of measures to promote positive change and to conserve landscape qualities.

⁴ Scottish National Heritage is in the process of producing National Scenic Area statements and Scottish Borders Council will take cognisance of these when they are published.

3. Study Approach

3.1 An important part of the LLDR was ensuring that the proposed SLAs were prepared on the basis of a robust and justifiable methodology. To achieve this Land Use Consultants employed a systematic process which used a number of steps to result in proposed Special Landscape Areas. The major steps in this process are described below, and Annex 1(Section 3)contains the methodology in full, within the LLDR Revised Report:

Phase 1: Desk based review

- Borders Landscape Character Assessment
- Landscape Evaluation: Quantitative

Phase 2: Fieldwork and identification of Special Landscape Areas

- Field Survey
 - Landscape Evaluation: Qualitative
- I. Stage 1 Aggregation of LCUs
 - II. Refined Area of Search
 - III. Stage 2 Practical Criterion
- ⇒ Review of SLA identification process in light of consultation responses

Outcomes

- LLDR Revised Report (Annex 1)
- Proposed Special Landscape Areas

Phase 1: Borders Landscape Character Assessment

3.2 The Borders Landscape Character Assessment¹ (1998) was used as a basis for the classification of landscape and as a start point for landscape evaluation in the LLDR. The Borders Landscape Character Assessment identifies landscape types which can be found in the Borders, essentially defining the building blocks of different landscape types. Land Use Consultants examined these and used them as a basis for the evaluation process. This led to the production of 76 Landscape Character Units or LCUs.

1 www.scotborders.gov.uk/pdf/26582.pdf

Phase 1: Quantitative Evaluation

3.3 The Landscape Character Units were considered further by evaluating them against ranked criteria on landscape character and landscape quality as listed below:

Landscape Character Criteria

- **Representativeness**
extent to which a landscape is 'typical' of the Scottish Borders, and contributes to its wider identity and sense of place
- **Rarity**
identifies landscapes of features which are rare or unusual within the Scottish Borders, or which are known to be uncommon elsewhere
- **Condition**
state of repair of the landscape i.e. in ongoing land management and maintenance of landscape features
- **Intactness**
extent to which there is past landscape change or current change due to development or changing land management
- **Wildness**
the relative remoteness of the landscape, including lack of human features, distance from settlement, and ruggedness of terrain

Landscape Quality Criteria

- **Scenic qualities**
the extent to which the landscape contains pleasing combinations of features, or to which it prompts strong sensory appeal
- **Enjoyment**
importance of the landscape as a recreational resource, including accessibility, opportunities for appreciation of the landscape or views
- **Cultural qualities**
extent to which the landscape is the setting for features of historic value, including buildings, archaeology and designed landscapes. Also influence of intangible literary or artistic associations
- **Habitat value**
importance of the area in terms of valued habitats which are present and in terms of recognised natural heritage value in the form of designated sites
- **Settlement setting**
extent to which the landscape allows the appreciation of settlement form, including framing of views to and from settlements
- **Views**
extent and importance of views in and out of the landscape, including the relative visibility of the landscape from key routes and locations
- **Tourist economy**
importance of the landscape to the Borders tourist economy, in terms of the presence of landscape-related tourist attractions, and the area's importance in relation to key tourist centres

Phase 2: Field Survey

- 3.4 The initial evaluation resulted in giving the LCUs a score. The highest scoring 50% were evaluated in detail through a field survey to verify the initial evaluation findings and to gather more specific information on their key qualities. In addition the field work examined whether parts of each unit performed better or worse than the whole, and looked at how they could be split or grouped to form proposed Special Landscape Areas.
- 3.5 Fieldwork was also undertaken to look at the lowest scoring 50% landscape character units, this work validated the initial evaluation findings. If there were significant revisions as a result of the fieldwork a full survey was undertaken.
- 3.6 The results of the evaluation were used to generate a list of the highest scoring LCUs, this in turn was used to produce an initial area of search for proposed Special Landscape Areas.

Phase 2: Qualitative evaluation

- 3.7 To further refine the area of search a qualitative analysis was undertaken to add detail to the initial evaluation. The purpose of this was to examine each of the highest scoring LCUs in turn, in terms of identifying areas of land that had done well against the criteria or formed important composite landscapes. This was an important step because the landscape character units only reflect landscape type and not landscape quality, in completing this step the area of search could start to be refined to form proposed Special Landscape Areas that reflected landscape quality.
- 3.8 The working of the qualitative evaluation is shown in the following pages:
Stage 1: Aggregation of LCUs and
Stage 2: Practical Criteria, including post-consultation review and update.

Stage 1: Aggregation of LCUs

3.9 The Summary of Analysis in the LLDR (Section 8, p64-69) shows the output of the initial evaluation work; the first stage in identifying proposed SLAs that started to emerge; and the further refinement arising from the consultation process. This work is summarised below, the resultant Refined Area of Search is shown in Figure 1 (p15):

UP01 Western Pentlands

- This LCU represents a coherent block of upland landscape which, as a whole, scores highly against a range of criteria. The hills have a strong relationship with the lowland area around West Linton. The whole LCU was therefore considered for inclusion.

UP09 Culter Fell

- This is a consistent upland landscape, which is continuous across the Council boundary to the west. It frames the upper Tweed valley, along with the hills to the east, and forms part of the setting of Broughton and the Upper Tweed NSA. The whole area has been considered for inclusion.

Middle Tweed (RV59)

- The western part of the LCU, west of Peebles, was considered suitable for inclusion as it includes the picturesque gorge at Neidpath and the more remote upper valley around Stobo and Dawyck. It has a strong relationship with the surrounding foothills forming a coherent area focused on the upland valley.
- the central area of the Tweed valley, between Peebles and Walkerburn, scores highly against a number of criteria, but has a different character from the western end. This is largely the result of more extensive settlement development. This area was considered suitable for inclusion, but separately from the upper valley and lower valley sections.
- the eastern section, below Walkerburn, serves as a gateway from the core settlement area around Galashiels, into the Tweed Valley. The narrow lower section is considered to have a stronger relationship with the downstream valley and the Ettrick confluence. Again this area has been considered for inclusion separately.

UP05 Broughton Heights

- This area is a discrete upland hill group, formed by valley landscapes on all sides. It is consistent in terms of character and quality, though there are variations in the relationships with neighbouring valleys. To the south, the transition to the Tweed valley is more gradual, while to the north the hills present a steep slope facing the Pentlands. The whole area is considered for inclusion.

Hart Fell (UP08)

- The whole of this area was considered for inclusion. This area forms an extensive, coherent block of upland, scoring consistently highly against a range of criteria. It is strongly related to the surrounding valleys, and to the Broadlaw Group of hills to the north (UP07), which also score highly.

Broadlaw Group (UP07)

- This whole area was considered suitable for inclusion, as one of the key areas of open upland. It is strongly associated with the hills to the south, and the surrounding river valleys.

Minch Moor (UP10)

- All areas of this LCU scored highly against the criteria. The LCU has strong links with both the Tweed valley to the north, the Yarrow to the south, and the hills to the west. The area is important to the settings of neighbouring river valleys, and the whole LCU was considered for inclusion.

Upper Yarrow (RV49)

- The area around St Mary's Loch was considered for inclusion, as it is a popular recreational destination scoring highly against a range of criteria. It relates strongly to the surrounding upland, particularly Bridge End Hill above the loch, and to the nearby Megget Reservoir. The loch also provides a key gateway into the uplands from the A702.
- The central part of the LCU scores relatively lower than the area around the loch. This area forms the setting of hills to north and south, while the eastern tip of the LCU is closely related to the confluence of the Ettrick and Yarrow.

Eildon Hills (UF33)

- The Eildon Hills and the adjacent landscapes around the Tweed were considered suitable for inclusion within a proposed SLA. The iconic hills are closely related to the Tweed landscapes around St Boswell's and form an important composite landscape particularly when seen from Scott's view
- the western fringe of the LCU forms an important part of the setting of the Tweed and Ettrick valley landscape, including Selkirk, Abbotsford and dramatic views from the western A699 as it descends into the valley
- the central and southern parts score less highly against the evaluation criteria, the central area forms part of the setting to the Eildons and the southern part is physically detached from the Eildons and the Tweed Valley. Neither were considered for inclusion in a proposed SLA.

Lower Ettrick/Yarrow (RV60)

- The majority of this LCU was considered suitable for inclusion. The core of this area is the confluence of the Yarrow and Ettrick which hosts designed landscapes and, like the Ettrick/Tweed confluence to the north (RV67), forms a gateway from the settled areas into the Border valleys. The valley sections around the confluence have strong associations with the hills that define and separate them, including Minch Moor to the north.

West Gala (UF34)

- The southern and eastern parts of this LCU were considered suitable for inclusion, since they relate strongly to the confluence of the Tweed and Ettrick, an area where several high-scoring LCUs coincide (RV60, RV67). West Gala as a whole is not integral to this area, but the southern and western flanks along the Tweed form part of the valley landscape. The north-east area also forms part of the setting of Galashiels, and the hills are visible from the Tweed valley. The parts of the LCU to the north-west do not relate to the Tweed and Ettrick valleys and have not been considered further.

Tweed/Gala/Ettrick Confluence (RV67)

- The area to the south-west around Selkirk was considered suitable for inclusion as a proposed SLA. This area forms a gateway into the Border valleys, and is closely associated with the upland areas which contribute to the valley setting, including Minch Moor and West Gala.
- the western section of the Tweed valley, west of Melrose, was also considered suitable for inclusion. This area is closely associated with the landmark Eildon Hills and iconic features such as Scott's View.
- the developed parts of the LCU and the settlement fringe areas have not been considered for inclusion, since the density of development is not considered appropriate. These areas are also covered by the Country-side Around Towns policy

Lower Tweed (RV73)

- The central area of this LCU, which is focused on the River Tweed, was considered suitable for inclusion. The highest-scoring parts of the LCU are in the north-west, where woodland and designed landscapes predominate. The wider setting of the Tweed to north and south has also been considered, between Smailholm and Lilliardsedge, as the extent of the land with a strong relation to the river. An area to the north-east, which is more intensively farmed and more distant from the river, has not been considered further.

Black Hill/Hume Crags (L043)

- The south-western part of this LCU was considered for inclusion in a proposed SLA. This area is focused on the River Tweed, and those areas which contribute to the setting of the Tweed include the areas around Smailholm which provide the setting to this important landmark, and Black Hill which is important to the lower section of Lauderdale and Leaderfoot. Other features which do not relate to the Tweed valley, such as Hume Castle, although they score relatively highly against a range of criteria, are detached from a focal point and have not been considered further.

Lower Leader (RV65)

- The lower part of this LCU was considered suitable for inclusion. This lower part of the valley, being to the south of Earlston where the valley locally widens, scores more highly against a number of criteria, and is more closely associated with Black Hill and the Tweed valley at Leaderfoot.
- the northern part of the valley was not considered further, as it scores lower against some criteria, and also because it presents a narrow strip with lower-scoring LCUs to either side. The area would therefore lack the required integrity without the inclusion of large areas of lower-scoring landscape.

Lammermuir Plateau (UP02)

- The main plateau west of the Whiteadder forms a coherent upland landscape which scores highly against a range of criteria. Adjacent areas in the upper Whiteadder valley also score well. Areas east of the Whiteadder score relatively less well, as they are more affected by forestry and wind turbines. The Lammermuir Plateau LCU forms part of the wider Lammermuir Hills, extending north and east into Lothian, and the whole LCU was therefore considered for inclusion.

UF37 Greenlaw Common

- This LCU can be divided between the distinctive Dirrington Laws in the north, and the flat open moorland to the south. The Dirrington Laws are landmark features which form a key part of the wider Lammermuir Hills, and have a visual relationship with the plateau to the north. To the south are the Kaims, an important geomorphological feature, though this area is protected as a SSSI and for biodiversity reasons.

Cockburnspath (C045)

- The coastal strip was considered suitable for inclusion in a proposed SLA. It is distinctly different from the inland areas of this LCU, beyond the A1, East Coast Mainline railway and A1107, and scores higher on a number of the assessment criteria. The coastal strip is strongly linked north and south as part of a continuous landscape/seascape along the whole of the Berwickshire coastline.

Coldingham (C044)

- The coastal edge of this landscape was considered for inclusion, incorporating that part of the LCU which has a clear marine influence. Inland, beyond the A1107, the character of the area becomes less dramatic. The coastal strip is strongly linked north and south as part of a continuous landscape/seascape along the whole of the Berwickshire coastline.

Lamberton Moor (C046)

- Again, the coastal strip was considered suitable for inclusion in a proposed SLA, with the A1 forming a distinct boundary to landward. The areas to the west were not considered further, as the landscape qualities are generally identified along the marine edge. The coastal strip is strongly linked north and south as part of a continuous landscape/seascape along the whole of the Berwickshire coastline.

Coldingham Moor (C047)

- The coastal strip was considered suitable for inclusion in a cSLA. The inland moors are less intact, but have rarity value at a national level. The coastal strip is strongly linked north and south as part of a continuous landscape/seascape along the whole of the Berwickshire coastline.

Lower Eye Water (RV76)

- The coastal areas around Eyemouth were considered suitable for inclusion in a proposed SLA. These small areas relate to the coastal strip north and south, as part of a continuous landscape/seascape along the whole of the Berwickshire coastline. Inland areas of the Eye valley have not been considered for inclusion since they do not relate directly to the coast.

Lower Tweed Valley (L039)

- The western part of this LCU, between Kelso and Coldstream, contains the Tweed-Teviot confluence, and the designed landscapes of Floors and The Hirsell. It scores highly on scenic quality and settlement setting, and is contiguous with the high-scoring Lower Tweed LCU (RV73). Over the rest of the LCU, only the north bank of the Tweed is within the Borders, with the south bank in Northumberland, and any designation would lack coherence as a result.

Lower Teviot (RV74)

- The majority of this LCU was considered for inclusion. The area between Hawick and Peniel Heugh contains a number of landmark features which are the highest-scoring parts of the LCU, including Minto Crags, Fatlips Castle and Peniel Heugh. This section of the valley is also strongly interrelated with the landmark hills which define it and neighbouring valleys, the most prominent being Rubers Law to the south. The area of the LCU east of Monteviot is less dramatic and has not been considered further.

Bonchester/ Dunion (UF30)

- This area includes the landmark hills of Bonchester and Dunion, which define the surrounding valleys of Jed, Rule and Teviot. Dunion Hill is also important to the setting of Jedburgh. Much of the LCU has therefore been included for consideration as part of a composite landscape. The south and south-west parts of the LCU scores relatively less well compared to the main hills.

Cocklaw Group (UP17)

- The whole of this LCU was considered suitable for inclusion. The LCU forms a coherent area of upland character which scores highly against a number of criteria. It has strong associations with the surrounding valleys which define the upland area.

Jed Water (RV68)

- Most of this LCU was considered suitable for inclusion. The wooded valley of the Jed has high scenic value and importance as a gateway into the Borders. The valley forms the setting of the town of Jedburgh, and is associated with Dunion Hill above. The upper valley, which is less wooded and is more closely associated with the uplands along the Anglo-Scottish border, has not been considered further.

Rubers Law (UF29)

- Rubers Law was considered for inclusion as an iconic feature visible across wide areas of the Borders. It is a key feature of the adjacent valleys of Rule and Teviot, and scores highly against a range of criteria. The southern part of the LCU beyond the A6086 was not considered further, since it is a less remarkable landscape, not closely related to the hill.

Stage 2: Practical Criteria

3.10 At this stage practical criteria as set out in the SNH/Historic Scotland Guidance were used to inform the choices over inclusion as proposed Special Landscape Areas, the criteria and actions taken are shown below:

- Identity and coherence;
The LLDR states that it is important proposed SLAs represent recognisable landscape units, with a logical theme or focus, therefore areas such as upland hills, coastal landscape and river valleys were considered.
- Suitable size;
Smaller areas of identified quality were not taken forward in isolation since it would be impractical to apply policy at this scale. In larger areas of high quality landscape the area was reduced to focus the proposed SLA on the landscapes which most merit designation.
- Other policy/strategy considerations;
The proposed SLAs were revised on feedback received from the steering group and at this stage it was decided to exclude National Scenic Areas (as described at p5).
- Boundary features.
The aim was to select strong and permanent boundaries for the proposed SLAs, such as roads and tracks, field boundaries and coastal features. If this was not possible or obvious, the boundary was moved outward to incorporate lower quality landscape, rather than inward and risk losing high quality landscape.

Review of SLA identification process in light of consultation responses

3.11 Following the consultation, comments on the content and methodology of Annex 1 were reviewed by the Consultants. It was considered that extra practical criteria, additional detailed information on the landscape and cross-boundary issues, should be taken into account in a revised Annex 1. To do this the Consultants updated the evaluation criteria and scoring where appropriate.

Local Landscape Designation Report Revised Report

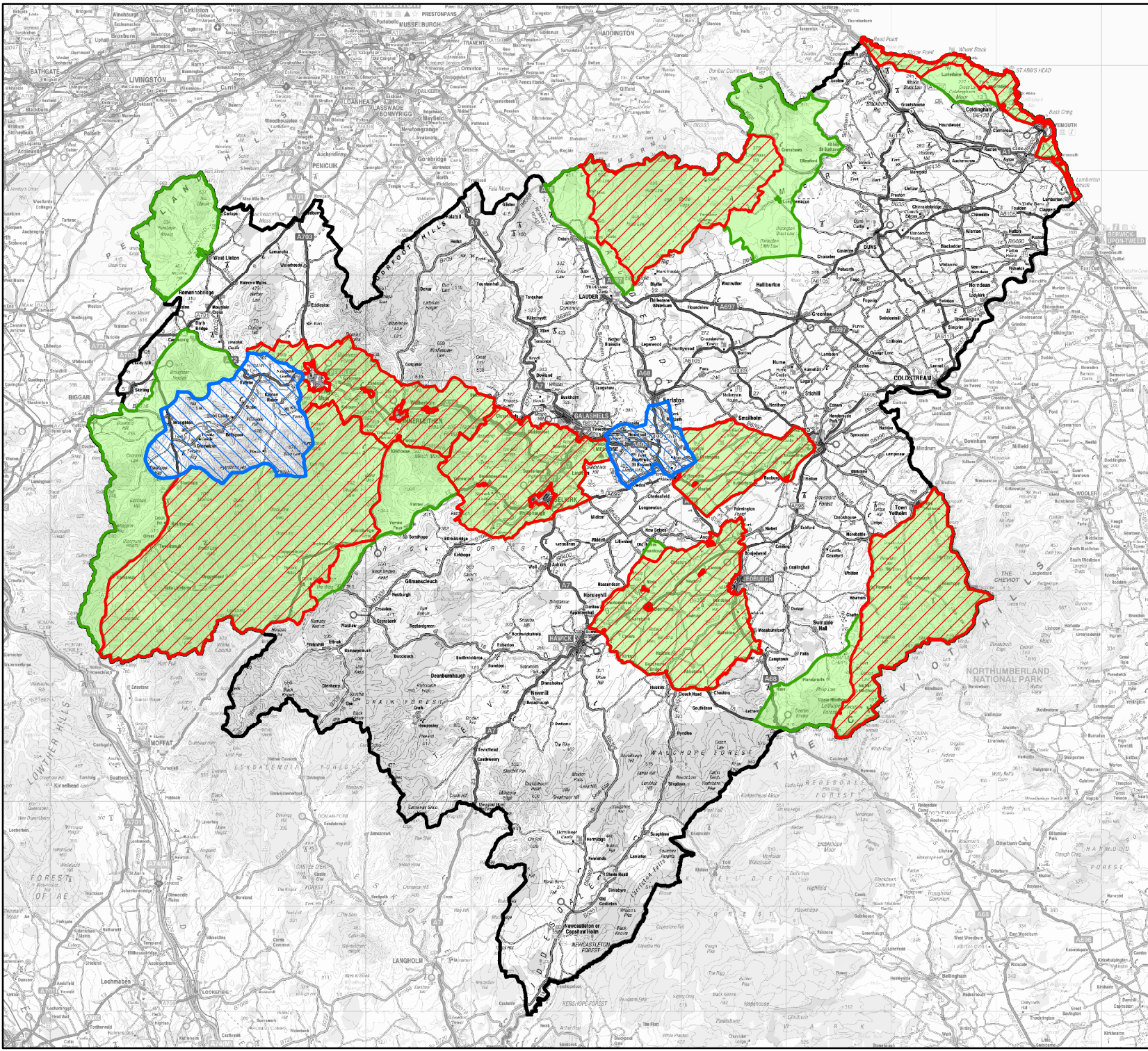
3.12 The main changes incorporated into the Local Landscape Designation Revised Report as a result of the consultation representations are summarised below, these are detailed further in Annex 1:

- ⇒ 'Typicality' criteria was changed to 'Representativeness',
- ⇒ The term 'wild land' was replaced with 'wildness' to reflect recent work carried out by SNH.
- ⇒ A new proposed SLA, Pentland Hills
- ⇒ Revisions to the extent of proposed SLAs Tweedsmuir Uplands, Teviot Valleys, Cheviot Foothills, Lammermuir Hills and Berwickshire Coast
- ⇒ Incorporation of a Statement of Interest for the proposed SLA, Pentland Hills
- ⇒ Revisions to the Statements of Interest for the proposed SLAs Tweedsmuir Uplands, Tweed Valley, Tweed, Ettrick and Yarrow Confluences, Teviot Valleys, Lammermuir Hills, Berwickshire Coast and Cheviot Foothills

Outcome: Proposed Special Landscape Areas

3.13 As a result of the stages in the methodology nine Special Landscape Areas are proposed, these are listed below, and are shown on the map in Figure 2 (p18):

1. Tweedsmuir Uplands
2. Tweed Valley
3. Tweed, Ettrick and Yarrow Confluences
4. Tweed Lowlands
5. Teviot Valleys
6. Lammermuir Hills
7. Berwickshire Coast
8. Cheviot Foothills
9. Pentland Hills






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(A4)



Special Landscape Areas Proposals

Key:

-  Original SLA Proposal
-  Revised SLA Proposal
-  National Scenic Area

4. Statements of Importance

4.1 For each of the proposed Special Landscape Areas a Statement of Importance has been drawn up to record:

- Location and boundaries
The Location and boundaries statement gives a description of where the area is and what landscape type it comprises, most importantly there is justification of the boundaries of the area. This should therefore make any decision based on or near the edge of a proposed SLA better evidenced, given the knowledge that the boundary has been designated for a reason.
- Designation statement
The Designation statement provides the main evidence as to why the proposed SLA has been designated. This details the particular features that make the landscape special. Again this information can better evidence any potential decision on development which may adversely affect the landscape.
- Forces for change
The Forces for Change statement show the threats which could result in an adverse impact on the proposed SLA. This can be used by developers and the development management process to identify development types that would not be encouraged in the designated area. However they can also be used as indicators of how improvements could be made to counter the forces, for example through land management initiatives.
- Management recommendations
The management recommendations provide more details on landscape management and conservation initiatives that will help improve or maintain the proposed SLAs. In addition they also help to indicate what types of development may not be encouraged in the designated areas.

4.2 The Statements of importance attached to each proposed Special Landscape Area are stated in the following pages.

Special Landscape Area 1: Tweedsmuir Uplands

Location and boundaries:

This area comprises an extensive block of upland landscape, extending from Minch Moor, above the Tweed and the Yarrow in the east, to the Council boundary in the west. It is bounded by the A708 and the hills beyond St Mary's Loch to the south-east, and by the edges of the Upper Tweeddale NSA and Tweed Valley cSLA to the north-east. It includes the main group of hills around Broad Law and Hart Fell, extending west to Culter Fell and north to Broughton Heights.

The boundaries generally follow roads, tracks and paths. To the north-east, a combination of water-courses, ridgelines and forestry edges form the boundary between this cSLA and the Tweed Valley cSLA. Other short sections follow watercourses.

Designation statement:

This extensive area represents the Southern Uplands within the Borders. It comprises steep rolling landform, with deep valleys and rounded peaks of glacial origin. The area lacks the blanket forest cover that affects other areas, and is predominantly open moorland of rough grass and heather. This is a highly scenic area of dramatic landform, and has a significant degree of wildness. The more rugged, rocky summits in particular have a strong sense of remoteness, with little overt human influence on the landscape. The large reservoirs are the only substantive human incursion, but add variety rather than reducing remoteness. Together with St Mary's Loch they form the only substantial water bodies in the Borders, and the Loch in particular provides scenic variety in combination with the hills. Key summits include Minch Moor overlooking the Tweed, Broad Law, the highest in the Borders, and Culter Fell on the South Lanarkshire boundary. The uplands extend north to Broughton Heights, providing the setting for the NSA.

The uplands are well used for recreation, with the Southern Upland Way among many signposted routes in the area. Notable features include high peaks such as Broad Law, and the reservoirs at Talla and Megget which offer water-based activities, and provide access into the hills. St Mary's Loch is also a popular recreational destination, offering outdoor access and water-based activities. The upper Tweed is an important route through the Borders, as well as providing access into the hills.



Talla © LUC

Forces for change:

- Recreational development pressures around St Mary's Loch
- Footpath erosion and access management
- Potential wind farm proposals, and associated development including tracks
- Pressure for afforestation

Management recommendations:

- Focus land-use management around recreational access
- Positive management of valued habitats in line with LBAP, including ongoing protection of international-level designations
- Seek to maintain the wildness character of the great majority of the hills
- Promote the use of forest design plans for areas of proposed afforestation
- Consider visual effects of tall development on views to and from the landscape
- Seek cross-border cooperation on management of boundary areas such as Culter Fell.

Special Landscape Area 2: Tweed Valley

Location and boundaries:

This area includes the Tweed valley between Peebles and Thornielee. It is bounded to the north and south by ridges which contain the valley. To the west the proposed SLA extends to the boundary of the NSA, while to the east the edge of the Elibank and Traquair Forests forms the boundary between the Tweed Valley and Tweed, Ettrick and Yarrow Confluences proposed SLAs. The proposed SLA excludes the settlements of Peebles, Cardrona, Innerleithen and Walkerburn. The boundaries of this area are based on a combination of ridge-lines, watercourses, tracks, paths, settlement boundaries and forest edges. These have been selected as the most suitable available features, particularly with less 'defined' features being used where stronger features such as roads were not available.

Designation statement:

The broad Tweed Valley is typical of the Borders, and is the most familiar of the Borders valleys. Accordingly it has a strong sense of place, with certain views being instantly recognisable. The varied mix of landscape elements is highly representative, with forestry, woodland, open hillsides and pastoral farmland all juxtaposed. Added to this mix is a range of settlement types, with the valley providing the setting to several settlements. The landscape unfolds as the viewer follows the river through the valley, presenting new vistas alternately dominated by forestry, as around Walkerburn, or by the steep rocky slopes above Innerleithen. The contrast between the well-settled valley and the bare heather and grass moors and landmark hills is striking. Well-designed forestry actively contributes to this visual experience in places.

There are numerous opportunities for enjoying this landscape, including the cycle routes at Glentress and elsewhere, golf courses, equestrian centres, and walking routes. The tourist potential of the area is also significant, with Peebles being a key centre, and several attractions including Traquair House. Time depth is evident in estate landscapes and historic buildings. Horsburgh Castle provides a sharp contrast to new development around Cardrona, although landscape works around the new settlement are now maturing, folding this latest addition into the patchwork of the valley.



Tweed at Innerleithen © www.keithrobson.com

Forces for change:

- Development pressures at settlement edges, for housing and commercial developments
- Potential pressure for road upgrading
- Changes to forestry management
- Potential for visual impact of development on hills outside the proposed SLA
- Creation of hillside access tracks

Management recommendations:

- Careful management of land use at settlement edges
- Consider landscape and visual impacts of proposed developments in and around settlements, particularly the treatment of their edges
- Seek opportunities to better integrate existing development into the landscape
- Promote the restructuring of forests, and the use of forest design plans for new areas of afforestation
- Consider the effects of development on hilltops, such as masts or wind farms, which may be visible within the valley

Special Landscape Area 3: Tweed, Ettrick and Yarrow Confluences

Location and boundaries:

This area covers the confluences of the rivers Tweed, Ettrick and Yarrow, with areas of adjoining upland, which form part of the valleys' settings. Boundaries are formed by the ridges which contain the valleys to east, south and north-west, with the settlement of Galashiels forming the north-east edge.

The western edge follows the boundary of proposed SLA 1 Tweedsmuir Uplands and proposed SLA 2 Tweed Valley, along the edge of the Elibank and Traquair Forest. To the south-west the boundary follows watercourses and tracks. The southern boundary follows tracks and roads, extending east to the Eildon and Leaderfoot NSA. The settlement boundary forms the north-east edge, and tracks and watercourses form the northern boundary. These boundaries were selected as the most appropriate available, seeking to include the highest value landscape, without including extensive areas of lesser value.

Designation statement:

The confluence of these three valleys form a key node within the Borders, linking the main population centre with the highly typical Border valley landscapes. The area has a strong sense of place, and contains representative Border features, albeit that each valley retains its own character. The enclosing uplands and upland fringes offer contrast and an attractive wider setting, and enable views across the valleys, the descending approach to Selkirk along the A699 being particularly scenic.

East of Thornielee, the Tweed flows in to a narrower section, winding between steep valley sides which are often densely forested. The Yarrow enters a narrow, picturesque section around Yarrowford, characterised by woodland and estate buildings. The Yarrow flows into the Ettrick south of Selkirk, where the valley broadens, and is characterised by parkland influences, with mixed woodland climbing the valley sides. North of Selkirk the Ettrick joins the Tweed, which here broadens as it approaches the Galashiels area. The valley sides running east form a major part of the setting of Galashiels, Tweedbank and Melrose. A series of estate landscapes give visual diversity to these valleys, including Abbotsford, Sunderland and Bowhill. The area forms the setting for Selkirk, the town with its prominent spire forming an attractive feature in the landscape since, unusually for the Borders, it is located on higher ground.

Although several A roads pass through the landscape, there are many tranquil areas. The Southern Upland Way follows the ridge between Tweed and Yarrow, offering views across the area, before crossing the Tweed towards Galashiels, and there are numerous other paths. Attractions in the area include Abbotsford and Bowhill, and the area is very accessible from the main Borders settlements and further a field.



Three Brethren © www.keithrobesson.com

Forces for change:

- Changes to forestry management practices
- Changes to estate management practices, which may affect large areas
- Development pressure at the edges of Galashiels and Selkirk
- Development of wind farms and wind turbines, and hillside access tracks

Management recommendations:

- Continue to promote sustainable estate management to balance the needs of biodiversity, recreation and tourism
- Careful management of land use at settlement edges
- Consider landscape and visual impacts of proposed developments in and around settlements
- Consider the effects of development on hilltops, such as masts or wind farms, which may be visible within the valley
- Carefully consider the effects of smaller wind energy proposals, and the cumulative effects that may arise

Special Landscape Area 4: Tweed Lowlands

Location and boundaries: This area is focused on the River Tweed as it flows through largely lowland landscapes between St Boswells and Kelso. It is bounded by higher ground to north and south.

The northern boundary follows roads, while the southern boundary is formed by Dere Street, Lilliardsedge, and the dismantled railway to Kelso. These boundaries were selected as they visually contain the Tweed and its setting in this area. To the north-east the Eildon and Leaderfoot NSA forms the boundary, and the east boundary is at the settlement edge of Kelso. The proposed SLA excludes the settlements of St Boswells, Maxton and Roxburgh.

Designation statement:

While the Eildon and Leaderfoot NSA covers some of the iconic landscapes at the heart of the Scottish Borders, including Scott's View and the Eildon Hills, this area includes the less dramatic but still distinctive landscape of the lower Tweed. It is a recognisable Borders landscape of rolling mixed farmland, well-wooded and mature, with attractive vistas over its visual diversity available from several locations. In views from the A699 it forms the foreground to the view of the Eildon Hills.

The area retains a rich cultural heritage with many historic and literary associations. The remains of Roxburgh Castle across the river from the grandeur of Floors Castle reflect two very different phases in the long history of the area. The area is of importance to recreation and tourism, containing numerous opportunities for enjoying the landscape, including some key attractions such as Smailholm Tower, Floors Castle and the Borders Abbeys Way/St Cuthbert's Way. This landscape is held together by the River Tweed, which runs through the geographical and cultural heart of the Borders. The extensive estate landscapes give this area strong visual diversity, and add to the evident time-depth inherent in features such as Dere Street, Smailholm Tower and the battlefield monument at Lilliardsedge.



Floors Castle & Tweed Lowlands © www.keithrobson.com

Forces for change:

- Changes in agricultural practices, crops and methods
- Farm diversification
- Changes in management of hedges and hedgerow trees
- Introduction of new woodlands
- Development pressure at settlement edges

Management recommendations:

- Encourage the sustainable management of hedges, and where possible seek the reinstatement of hedges and hedgerow trees
- Seek to direct farm diversification towards aims in keeping with the landscape, such as the creation of native broadleaf woodland

Special Landscape Area 5: Teviot Valleys

Location and boundaries:

This area covers sections of the Teviot, Jed and Rule valleys as they converge to the north-east of Hawick. It is located between Hawick and Jedburgh, with boundaries formed by ridges which contain the valleys, and by the A6088 to the south.

To the south the boundary follows an A road, and to the south-east, a forest edge. The eastern boundary is formed by minor roads and forest edges above the Jed, and by the settlement boundary of Jedburgh. The boundary follows the A68 north of Jedburgh, and then mirrors the Monteviot designed landscape boundary to the north-east. The north and north-west boundary follows roads and tracks and a disused railway to Hawick, which forms the western edge. These boundaries were selected as they visually contain the valleys and their settings in this area.

Designation statement:

This area covers a series of distinctive Borders valleys and hills, and has been defined to draw together a number of landmark features with their pastoral and woodland settings. Visually prominent hills include Minto Crag, Peniel Heugh, Dunion Hill, Minto Hills and Rubers Law, each of which has a strong relationship with the adjacent valleys and the wider landscape. The three valleys each have their own distinctive character and scale.

Minto Crag is a dramatic feature contrasting strongly with the gentle farmed valley Teviot below. Long views along the Teviot valley are terminated by the monument on Peniel Heugh. The romantic setting of Fatlips Castle is a reminder of a historic past, when the landscape was dominated by wealthy landowning and military classes, and extensive designed landscapes make a positive contribution. The smooth, rounded grassy Minto Hills contrast with the rugged, wooded Minto Crag.

Rubers Law has a distinctive craggy summit, dissected and rocky. Bonchester Hill is almost a reduced version of the same, while Dunion Hill is a landmark above Jedburgh.

The Jed valley is important as a key gateway into the Borders along the A68, including the sense of sudden arrival at Jedburgh after the scenic drive through the wooded valley. Rocky cliff features of red sandstone along the Jed are particularly attractive against spring green of trees.



Eildons Over Teviotdale © www.keithrobesson.com

The Rule Water is smaller in scale than the Jed valley, and is densely wooded with beech trees along the road. It is an intimate, picturesque valley with traditional stone buildings and bridges, and intriguing gateways into estates. There is evidence of management which suggests a well-established and well-loved landscape

Forces for change:

- Changes in agricultural practices, crops and methods
- Farm diversification
- Changes in management of hedges and hedgerow trees
- Introduction of new woodlands
- Potential for visual impact of development on hills outside the proposed SLA
- Development of wind farms and wind turbines, and associated works

Management recommendations:

- Continue to promote sustainable land management to balance the needs of biodiversity, recreation and tourism
- Encourage the sustainable management of hedges, and where possible seek the reinstatement of hedges and hedgerow trees
- Promote the restructuring of forests, and the use of forest design plans for new areas of afforestation
- Consider the effects of development on hilltops, such as masts or wind farms, which may be visible within the valleys

Special Landscape Area 6: Lammermuir Hills

Location and boundaries:

This area includes the open moorland of the main Lammermuir Plateau, from Lauderdale in the west to Abbey St Bathans in the east. It includes the Lammermuir plateau, the upper Whiteadder, Dirrington Laws and the fringes of upper Lauderdale.

The western boundary follows the A68 and A697, taking in the fringes of the Lammermuirs in Lauderdale. The southern boundary follows tracks, paths, watercourses and forest edges, selected to represent the moorland edge, where open land gives way to enclosed farmland. To the south-east the boundary follows the B6456 to the south of Dirrington Little Law, then runs northwards along tracks, watercourses, roads and the Whiteadder Water to Abbey St Bathans. The eastern edge follows the Monynut Water and a minor road to the Council boundary.

Designation statement:

This large area of open upland is representative of the moorlands and valleys of the northern Borders. It is the largest area of moorland in the Borders, with remote, wild qualities, despite its managed nature. Within the plateau, there is little visual diversity aside from the mottled patchwork resulting from muirburn, and views often present a seemingly endless succession of moorland ridges. The extent and uninterrupted openness of the landscape lend scenic value. To the south the moorland extends onto the striking conical Dirrington Laws, unique landscape features. The upper Whiteadder is a broad, relatively shallow upland valley, which serves as a visual foreground to the Lammermuir Plateau. The landscape becomes more intricate in the east, around Abbey St Bathans and the incised cleughs of the Monynut valley. Forestry and wind turbines are prominent around the valley of the Bothwell Water.

The area is popular with recreational users, with the Southern Upland Way passing through the area. The B6356, following the Whiteadder, is the main access into and through the hills. The area is valued especially for its upland and heathland habitats. Although the area is very sparsely settled, the wider Lammermuir plateau forms an important part of the setting of settlements in East Lothian. Visually, the edges of the hills are important to the Leader and Whiteadder valleys.



Lammermuir Hills © LUC

Forces for change:

- Wind farm development, including ancillary development such as tracks
- Changes in estate management practices
- Construction of vehicle access tracks and associated erosion

Management recommendations:

- Seek to balance the needs of biodiversity, recreation, access and tourism with estate management practises
- Positive management of valued habitats in line with LBAP, including ongoing protection of natural heritage designations
- Seek to maintain the strong wildness character of the plateau, including the sense of isolation where this is apparent

Special Landscape Area 7: Berwickshire Coast

Location and boundaries:

This cSLA covers the coastal edge of the Scottish Borders Council area, from the East Lothian boundary in the north to the English Border in the south. For the most part it comprises a narrow strip broadening to include the coastal moorland of Coldingham Common. The cSLA is bounded on the landward side by the A1 and A1107, or by landforms which mark the extent of overt marine influence. The settlements of St Abbs, Coldingham and Eyemouth are excluded.

Designation statement:

The proposed SLA covers the rocky coastline of the Borders. Although untypical of the wider Borders landscape, this stretch of cliffs and bays represents one of the most dramatic sections of Scotland's east coast. Around Cockburnspath the coast is dramatic and wild, expansive and exciting. The steeply-sloping landform results in a pleasing, occasionally secluded landscape with attractive colours. Coldingham Moor is wild and rugged, and of very high scenic quality, with distinctive rocky outcrops and long views to Fife. The elevated coastal moorland is unique along the Scottish east coast. Coldingham Bay is very attractive, and the surrounding cliff features make for a distinctive section of coast. The bay itself is a tranquil, calm environment in comparison with the wilder seas around St Abbs. Important coastal landmarks include St Abbs Head, and sites of biodiversity and geodiversity interest such as Siccar Point. Dramatic cliffs continue south of Eyemouth, though the A1 has a greater influence in this area.

The valued coastal landscape is well used for recreation. A continuous coastal footpath now links East Lothian and Berwick, passing Fast Castle, Siccar Point. The area provides the settlement settings of Eyemouth, St Abbs, Coldingham and Cockburnspath. The fishing village of Eyemouth is an important coastal access point, with a historic harbour.

Forces for change:

- Recreational development pressures such as caravan parks
- Wind farm development and associated access tracks
- Development pressure at settlement edges
- Road improvements along the A1 corridor

Management recommendations:

- Protect the wild nature of the marine edge, and continue to protect the internationally-designated natural heritage assets
- Recognise the importance of the open coastal moorlands and headlands as a unique landscape on the east coast of Scotland.



St Abb's Head © www.keithrobesson.com

Special Landscape Area 8: Cheviot Foothills

Location and boundaries:

This area covers the Cheviot Foothills, which occupy the south-east corner of the Borders, and adjoin the Northumberland National Park across the border. It is bounded to the north by the B6401, the Bowmont Water, and a minor road. To the west the boundary follows a minor road which runs along the Kale Water, then paths to Pennymuir, and minor roads west to the A68 and A6088. These boundaries contain those hills which are most representative of the Cheviot landform, and the area which forms the foreground to the Carter Bar viewpoint.

Designation statement:

The Cheviot uplands are distinct from typical Borders hills, being of different form with more frequent rocky outcrops. The area has a very remote feel, with wildness value at the summits. The rocky outcrops enliven the green grass moorland expanse of some hills. Layers of hills give visual depth to views into and within the area. It can be an exciting, dramatic landscape which draws you in with the promise of fine views from higher ground. The surrounding valleys have a quieter, unimposing drama. Flat valley floors without tree cover allow open views to the hills.

Carter Bar is a key access point into the Borders, and indeed into Scotland. The border car park offers panoramic views across wide areas of the Southern Uplands. The Cheviots are a well-used recreational resource, contiguous with the Northumberland National Park, and including sections of the Pennine Way and St Cuthbert's Way. The valley is a minor gateway into the Borders from Northumberland. Yetholm is an important settlement for recreation as it lies at the end of the Pennine Way. The Kale valley has prominent cultivation terraces on its east slope, presenting a clear sign of past habitation.



Mainside, Hownam © www.keithrobson.com

Forces for change:

- Changes in moorland management practices
- Potential for afforestation
- Recreational pressures including footpath erosion
- Increasing marginality of hill sheep farming
- Afforestation or changes in forestry management
- Development of wind farms and wind turbines, and associated tracks

Management recommendations:

- Seek to balance management needs of recreation, biodiversity and farming
- Seek to maintain the largely unforested and undisturbed wild land character of the hills
- Promote the reintroduction of native broadleaf woodland in valleys and along burns
- Positive management of valued habitats in line with LBAP, including ongoing protection of natural heritage designations

Special Landscape Area 9: Pentland Hills

Location and boundaries:

This area covers the section of the Pentland Hills which lie within the Scottish Borders. The south-east boundary follows the A702, while the other edges are formed by the Council boundary. The cSLA includes the uplands and the farmland foreground, though the settlement of West Linton is excluded.

Designation Statement:

The Pentlands form a distinct and recognisable hill group, running south-west from Edinburgh into Lanarkshire, and forming the physical boundary between the Borders and West Lothian. Though less dramatic than the northern hills, the Borders' section of the Pentlands is an integral part of this wider landscape. They are underlain by Old Red Sandstone, in contrast to other Borders Uplands, and gives rise to a distinctive topography. The rolling, rounded hills have wildness character despite their small extent and proximity to settlement. A patchwork of heather and grass is divided by occasional stone walls and isolated dwellings in upper valleys.

The Pentlands are a popular recreational resource for the Borders and the wider region. The area to the north is a Regional Park which, although not extending into the Borders, encourages high levels of use across the hills. The area is readily accessible from Edinburgh on the A702, which enables framed views into the hills from the road. The farmland at the foot of the hills serves as a foreground in these views.

Forces for change:

- Changes in estate management practices, including afforestation
- Pressures for enhanced recreational opportunities and access
- Potential loss of wildness character

Management recommendations:

- Maintain wildness character of the hills and upland glens
- Enhance native woodland cover in valleys
- Promote recreational access whilst minimising conflicts with other land uses
- Seek integration of management across Council boundaries



Top of Mount Maw, Pentland Hills © www.keithroberson.com

5. Development Pressures and Landscape Type

5.1 Paragraph 10.9 of the Local Landscape Review (LLDR Revised Report p84) states that development has the potential to affect different SLAs in different ways. The proposed designated landscapes represent a range of landscape types and therefore this may need to be reflected in policy. Distinctions given are:

- Upland SLAs, where the emphasis of policy should be on retaining their largely undeveloped and remote character. This means ensuring that any developments are located and designed to limit their wider visibility and, as far as possible, protecting open skylines and rugged summits.
- Valley SLAs, where the emphasis of policy should be on maintaining the current patterns of land use and settlement, with development focused within towns and villages. Elsewhere, development should be located on the lower slopes or floor of the valley and carefully sited, designed and landscaped to integrate within the valley landscape. Development proposals in surrounding upland areas should be assessed to minimise the visual impact on the SLA, including views and vistas along the valley.
- Lowland SLAs, where the emphasis of policy should be to retain the distinctive rural character of the landscape. Isolated developments in the open countryside should be avoided wherever possible. Agricultural development and proposals for diversification or conversion of agricultural buildings should retain their character and avoid the creation of incongruous elements.
- Coastal SLA, where the emphasis of policy should be to maintain the focus of development within existing coastal settlements in order to retain the undeveloped character of the coast. Development within these settlements should be of scale and character that respects and complements their historic character. The effects of development along the coastal edge and within the hinterland adjacent to the SLA should be carefully considered.

6. Analysis of difference between AGLV and proposed SLA

- 6.1 The methodology employed in the Local Landscape Review found that there is a good correlation between the current Areas of Great Landscape Value the initial proposed Special Landscape Areas and the revised proposed Special Landscape Areas, though there are important areas of differentiation.
- 6.2 The revised proposed SLA cover an area of 152,913ha and the current AGLV cover 129,294ha (including 14,100ha of National Scenic Areas). If the revised proposed SLA and NSAs are added together it equates to 167,013ha of land designated. This is a 29% increase in land designated in the Borders from the current AGLV position.
- 6.3 Table 1 shows the existing Areas of Great Landscape Value, the initial proposed Special Landscape Areas and explanation of the change that has resulted from the LLDR, and the revised proposed Special Landscape Areas and the position that has resulted from the revised LLDR. In addition Figure 9.11 (p82 LLDR Revised Report) shows the existing AGLV and National Scenic Areas with the proposed SLA superimposed and Figures 9.2-9.10 show the proposed SLA in greater detail.
- 6.4 The amendments that comprise the proposed Special Landscape Areas are made on the basis that the methodology in the Local Landscape Designation Review Revised Report found that the areas described above either scored highly enough through the revised evaluation stages to be designated or, in turn, did not score highly enough to be designated as part of a proposed SLA.
- 6.5 By employing the robust methodology of the Local Landscape Designation Review Revised Report the final revised Special Landscape Areas have a justifiable basis. This is because the proposed designations have met a rigorous evaluation process which means that they are truly special. This is said in the context of the argument that the Borders landscape in its totality could be described as special. Therefore an important consideration was that the designation should not become diluted and less meaningful as a result.

Table 1: Difference between AGLV and proposed Special Landscape Areas

AGLV	Proposed SLAs	Explanation of difference between AGLV, initial proposed SLA and proposed SLA following consultation
Berwickshire Coast	Berwickshire Coast	<p>There is a slight increase in the proposed SLA from the existing AGLV:</p> <ul style="list-style-type: none"> • in the far north-east to the south of Reed Point • to incorporate land to the north-east of Coldingham and also to the east of Ayton (Annex 1, Figure 9.8) <p>There was additional land designated because parts of the LCU CO44 'Coldingham' and the LCU CO46 'Lamberton Moor' were found to be areas of high quality landscape, in the evaluation stages, and therefore worthy of addition to the proposed Special Landscape Area.</p> <p><u>Following Review of SLA identification process in light of consultation responses</u></p> <p>There is a further increase in the revised proposed SLA from the existing AGLV:</p> <ul style="list-style-type: none"> • The coastal strip broadens to include the coastal moorland of Coldingham Common <p>It was considered that the coastal moorland is unique to the east coast and that by moving the landward boundary to the A1107 more or the moorland would be protected.</p>
Cheviot Foot-hills	Cheviot Foothills	<p>The proposed SLA is significantly smaller than the current AGLV due to:</p> <ul style="list-style-type: none"> • the removal of land from Morebattle in the north, running south west to the Border and Carter Bar (Annex 1 Figure 9.9) <p>There was a reduction in designated land because the LCU UP18 'Fala Group' was found to be an area of lower quality landscape in the evaluation stages, it was therefore considered not worthy of designation.</p> <p><u>Following Review of SLA identification process in light of consultation responses</u></p> <p>The revised proposed SLA is larger than the original proposed SLA due to:</p> <ul style="list-style-type: none"> • the inclusion of additional land to the south west, including Carter Bar and the land that forms the Carter Bar foreground <p>It was considered that Carter Bar was a key gateway into the Borders and Scotland and that the panoramic views meant extension of the proposed SLA westward was warranted.</p>

AGLV	Proposed SLAs	Explanation of difference between AGLV, initial proposed SLA and proposed SLA following consultation
Eildon Hills and Bowhill	Tweed, Ettrick and Yarrow Confluences	<p>The proposed SLA differs from the existing AGLV due to: the separation from the Eildon and Leaderfoot National Scenic Area. There is additional land designated:</p> <ul style="list-style-type: none"> • an area in the west to the north of Yarrowford running to south west of Clovenfords • an area to the south around Aikwood Tower • an area in the north to the east of Caddonfoot (Annex 1 Figure 9.4) <p>There was additional land designated because the land in LCU UP10 'Minch Moor' was considered to be an area of high quality landscape, in the evaluation stages, and was therefore considered to be worthy of designation as part of a proposed SLA</p> <p><u>Following Review of SLA identification process in light of consultation responses</u> No revisions were made following the re-evaluation</p>
Lammermuir Hills	Lammermuir Hills	<p>The proposed SLA is significantly smaller than the current AGLV due to:</p> <ul style="list-style-type: none"> • the removal of land on the local authority north-eastern border to, Abbey St-Bathans and Ellemford, in the south; • the removal of a wedge of land in the south-east covering Dirrington Law and on to Greenlaw in the south; • the removal of a section of land on the western edge adjacent to the A68. <p>There is a small addition to the proposed SLA:</p> <ul style="list-style-type: none"> • to the south, covering Edgarhope Wood (Annex 1 Figure 9.7) <p>Although the LCU UP02 'Lammermuir Plateau' was identified as an area of high quality landscape in the quantitative analysis; the qualitative analysis showed that there was variation within the LCU that meant areas to the east and south east of the Whiteadder Plateau should not be considered as part of a proposed SLA. This was because of the effects of forest planting and wind turbines.</p> <p>In contrast the area of addition around Edgarhope Wood' was found to be of a consistent high quality after both stages of analysis and was considered worthy of being designated as part of the proposed SLA.</p> <p><u>Following Review of SLA identification process in light of consultation responses</u> The revised SLA is larger than the initial proposed SLA:</p> <ul style="list-style-type: none"> • the Dirrington Laws are included,

AGLV	Proposed SLAs	Explanation of difference between AGLV, initial proposed SLA and proposed SLA following consultation
Lammermuir Hills	Lammermuir Hills	<ul style="list-style-type: none"> • On the eastern side, land to the west of Cranshaws to the Monynut Edge and Abbey St Bathans is incorporated • On the western side, the proposed SLA is extended to the A68, running south east along the A697 at Carfraemill roundabout <p>It was considered that the Dirrington Laws are striking conical hills that are unique landscape features and that on the eastern side the Upper Whiteadder serves as a visual foreground to the Lammermuir Plateau. The western fringe acts as a gateway to the Borders as well as the setting to Lauder and Oxton.</p>
Pentland Hills	Pentland Hills	<p>The Pentland Hills AGLV to the west of West Linton has been removed. During Phases 1 and 2 of the study approach it was found that the Pentland Hills AGLV did not score highly enough against the evaluation criteria to be considered further as a proposed Special Landscape Area.</p> <p><u>Following Review of SLA identification process in light of consultation responses</u></p> <p>The Pentland Hills is put forward as a proposed Special Landscape Area. The only difference between the AGLV and the proposal is that the boundary on the eastern side has been extended so that it now runs south-west along the A702.</p> <p>It was considered that the Pentlands form a distinct and recognisable hill group, of which the Borders part, though less dramatic, is an integral part of the wider landscape. In addition the Pentlands are a popular recreational resource for the Borders and the wider region.</p>
Tweedsmuir Hills and Upper Tweeddale	Tweedsmuir Uplands	<p>The proposed SLA is significantly smaller than the current AGLV due to</p> <ul style="list-style-type: none"> • the separation from the Upper Tweeddale National Scenic Area; • the removal of land in the north-west corner (south of Blyth Bridge to the NSA boundary); • the removal of land in the hills to the local authority western boundary (Annex 1: Figure 9.2). <p>There is a slight increase in the proposed SLA:</p> <ul style="list-style-type: none"> • land in the east to the south west and west of Kirkhouse <p>There was a reduction in designated land because the LCUs UP09, RV54, UP05 and LCU RV50 were found to be areas of lower landscape quality in the evaluation stages. Therefore they were not considered to be worthy of designation in the proposed SLA</p>

AGLV	Proposed SLAs	Explanation of difference between AGLV, initial proposed SLA and proposed SLA following consultation
Tweedsmuir Hills and Upper Tweeddale	Tweedsmuir Uplands	<p><u>Following Review of SLA identification process in light of consultation responses</u></p> <p>The proposed SLA increases in size. The revisions include:</p> <ul style="list-style-type: none"> • Inclusion of the land west of the A701 to the authority boundary • Inclusion of land to the north of Broughton Heights • Inclusion of land to the south of Minchmoor Summit, to the A708 and summits adjacent to the B709 including Peat Law and Altrieve Rig <p>It was considered the land to the west of the A701 and to the north, around Broughton Heights, is more contiguous with the Upper Clyde Valley and Tinto SLA in South Lanarkshire. It is also more representative of the Borders part of the Southern Uplands, including the key summit of Culter Fell. The land to the south of the Minchmoor Summit was a logical inclusion to protect the flanks of the hill and the views from the A708.</p>
	Tweed Valley	<p>Covers:</p> <ul style="list-style-type: none"> • land around Peebles (excluding the NSA in the west); • land around Cardrona, Innerleithen and Walkerburn. (Annex 1 Figure 9.3) <p>The Tweed Valley was considered to be a new proposed Special Landscape Area because the two constituent LCUs, fringes of UP10 Minch Moor and the central section of RV59 Middle Tweed were found to be areas of high landscape quality in terms of examples of a river valley and the hills that contain it.</p> <p><u>Following Review of SLA identification process in light of consultation responses</u></p> <p>No revisions were made following the re-evaluation</p>
	Teviot Valleys	<p>Covers</p> <ul style="list-style-type: none"> • a new proposed landscape designation which stretches over the confluence of the A68, A698 and B6400 in the north; • skirting Jedburgh to the east and Camptown in the south east • southern boundary stretches from Camptown, incorporating Bonchester Bridge to the north east of Hawick. • western boundary stretches over the Minto Hills and on to Ancrum to the north (Annex 1 Figure 9.5, 9.6) <p>The Teviot Valleys was considered to be a new proposed Special Landscape Area because, after the evaluation and scoring, it was felt that a coherent proposed SLA could be formed by combining a number of individual landmark features. Therefore the proposed SLA combines a number of LCUs of different types, to create a composite landscape of hill and valley. The constituent LCUs of RV72 'Rule Water' and, smaller parts, of UF29 'Rubers Law', UF30 'Bonchester/Dunion', RV68 'Jedburgh' and RV74 'Lower Teviot' were found to be areas of high quality landscape in the evaluation stages. Therefore they could be combined to form a proposed Special Landscape Area.</p>

AGLV	Proposed SLAs	Explanation of difference between AGLV, initial proposed SLA and proposed SLA following consultation
	Teviot Valleys	<p><u>Following Review of SLA identification process in light of consultation responses</u></p> <p>There is a slight increase in the revised proposed SLA:</p> <ul style="list-style-type: none"> • Inclusion of land to the north west to include the Troneyhill summit and for the boundary to follow roads and then the disused railway to Hawick. <p>This was considered to be a logical change to provide a more permanent boundary to the proposed SLA in the north west corner.</p>
	Tweed Lowlands	<p>Covers:</p> <ul style="list-style-type: none"> • the lowlands between west of Kelso to the east of St Boswells; • skirting Smailholm in the north, and Roxburgh and Fairnington in the south (Annex 1 Figure 9.5) <p>The Tweed Lowlands was considered to be a new proposed Special Landscape Area because the constituent LCUs, the central part of RV73 'Lower Tweed' and smaller parts of LO39 'Lower Tweed Valley', LO43 'Black Hill/Hume Craggs' and RV74 'Lower Teviot' were found to be areas of high landscape quality. Due to the removal of the National Scenic Area from consideration, the focus moved further east to represent the landscape of the area, settling on the land between Kelso and St Boswells.</p> <p><u>Following Review of SLA identification process in light of consultation responses</u></p> <p>No revisions were made following the re-evaluation</p>

7. Supplementary Planning Policies

7.1 In order for the Local Landscape Designation Review to influence the policy approach of Scottish Borders Council with regards to decisions affecting local landscape designations it is necessary to set out supplementary policies. The three policies below allow for the proposed Special Landscape Areas to replace the existing Areas of Great Landscape Value and ensure that the Statements of Importance can be used as a material consideration to better evidence relevant development management decisions, and to help inform decisions on conservation and enhancement measures for management of the proposed SLAs.

Policy A Boundaries

The Council will apply the Special Landscape Area boundaries as set out in Figures 9.2-9.10 (Annex 1 LLDR Revised Report) in the implementation of the Scottish Borders Local Plan policy EP2.

Justification

The Local Landscape Designation Review proposes appropriate boundaries for proposed Special Landscape Areas, the process of evaluation in the LLDR means that the boundaries can be justified as being robust. However the Council will monitor and update the boundaries, if there is an appropriate reason to do so, through future Local Development Plans.

Policy B Development Management

The Council will use the Statements of Importance attached to each of the proposed Special Landscape Areas as a material consideration in the determination of planning applications

Justification

The policy aims to ensure that the SPG and particularly Annex 1, the LLDR Revised Report, are to be used in the development management process. In particular this will mean that the Location and boundaries, Designation statement and Forces for change, contained within the Statement of Importance provided with each proposed SLA, will be used to evidence decisions taken. The SPG can therefore be used to support the Development Plan policies, as reflected by its position in the planning hierarchy.

Policy C Landscape

The Council will promote the use of the proposed Special Landscape Areas for conservation and enhancement measures taking into account the Statements of Importance.

Justification

The aim of the policy is for the Statement of Importance, and particularly the Forces for change and Management recommendations within, to be used to identify areas where conservation and enhancement of the proposed SLAs can be made. The aim of this is to enhance the landscape character and habitat and safeguard natural and historic features within the proposed SLAs. To achieve the body of work the Council can seek to identify partnership working with implementation agencies such as the Borders Forest Trust, Southern Upland Partnership and Tweed Forum.