

### 3. SITE VISIT.

#### 3.1. MONDAY 7<sup>TH</sup> OCTOBER 2019

The site visit was carried out by both members of the review team on Monday 7th October 2019 between 13:30 hrs and 15:00 hrs.

During the site visit the weather was cloudy, it had been raining and the road surface was wet. Traffic flowed constantly along the A703, Edinburgh Road and there was very little pedestrian or cycling activity observed.

Initially the A703, Edinburgh Road was driven in both directions. Manoeuvres were then carried out into and out of the access road, Crossburn Caravans, Crossburn Farm Road and Crossburn Filling Station utilising left and right turn manoeuvres at the junction with Edinburgh Road. The review team thereafter walked around the junctions in order to identify road safety problems and to determine recommended solutions.

An initial survey of the route indicated the following factors:

Good sightline visibility in both directions when exiting the proposed access onto Edinburgh Road. Slow traffic speeds along Edinburgh Road to the south of the junction and within the 30mph speed limit due to the presence of parked vehicles on both sides of the carriageway. Good sightlines when exiting Crossburn Farm Road and Crossburn Filling Station with clear visibility of the site access road. Limited sightline visibility to the right when exiting Crossburn Caravans due to a railing around the watercourse.

- Signing was in good condition.
- The carriageway centre line was in poor condition and it is recommended that this is remarked.
- Junction road markings were in generally good condition.
- There are footways along both sides of the A703 Edinburgh Road
- There are no cycle lanes or shared use paths in the vicinity of the junction.

#### 4. IDENTIFIED ROAD SAFETY PROBLEMS.

##### 4.1. EXISTING ROAD SAFETY PROBLEMS.

During the site visit no road safety problem were identified with the current road layout.

## 5. CONCLUSIONS

The main conclusions are;

- 5.1. Sightlines, taken at 2.4m back from the proposed site access road are good due to the curved horizontal profile of the A703.



5.2. The existing road and access infrastructure in the vicinity of the junction is not complicated to interpret or negotiate by a competent driver and no additional junctions are being created.



5.3. Overlapping junction visibility splays allow acceptable view of oncoming traffic to allow a driver to make a decision on the proposed manoeuvre.

5.4. Vehicles speeds appeared not to exceed 30mph, though this could not be confirmed. However the review team were wearing yellow jackets and this may have influenced driver behaviour.

5.5. The existing pedestrian provision appeared safe and appropriate for the very low level of activity observed.



## 6. RECOMMENDATIONS

The main recommendations are;

- 6.1. The existing access road junction with the A703, Edinburgh Road is not wide enough to accept two way flow. It is recommended that the carriageway is widened and that all carriageway markings in the vicinity of the junction are remarked.
- 6.2. The footways on both sides of the junction are upgraded to 2m wide with dropped kerb crossing facilities.

# ROAD SAFETY REVIEW OF JUNCTION FOR PROPOSED RESIDENTIAL DEVELOPMENT, EDINBURGH RD, PEEBLES.



Report Ref 79319

Issue Date 15 October 2019

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Signature				
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## 1. INTRODUCTION.

This report is a road safety review of an existing junction that is proposed to be upgraded as part of a proposed residential site access on the A703 Edinburgh Road, Peebles..

This report has been compiled by Blair Wyllie and David Lodge of Wyllie Lodge Road Safety Consultants. Both are experienced road safety engineers. Blair Wyllie is an Incorporated Engineer (I. Eng), a member of the Chartered Institute of Highways and Transportation (MCIHT), a member of the Society of Road Safety Auditors and an accredited Cycle Trainer. He has over 30 years' experience in Local Road Authorities covering roads design, traffic management and parking enforcement. David Lodge has a BSc in Mechanical Engineering and gained an MSc in Transportation Planning & Engineering from Napier University in 2003. He is a Chartered member of the Institute of Logistics and Transportation (CMILT), as well as a member of the Chartered Institute of Highways and Transportation (MCIHT) and the Society of Road Safety Auditors. He has over 30 years' experience gained with Lothian and Borders Police, Local Road Authorities and consultants within Scotland. Both Blair and David hold Highways Agency Certificate of Competency in Road Safety Auditing

Peebles is a large former market town located approximately 22 miles south of Edinburgh. It is located alongside the river Tweed and is served by the A72 which runs east-west and the A703 north-south to Edinburgh.



Peebles.

## Road Safety Review – Edinburgh Road, Peebles.

The junction under review is an existing junction to Venlaw Farm and the former Castle Venlaw Hotel, which is no longer operational. The existing access forms a T-junction on the east side of the A703, Edinburgh Road and it is proposed to widen the existing junction to provide access to a 22 unit residential development to the rear of existing properties on Edinburgh Road. Immediately opposite the junction and on the west side of Edinburgh Road is the access to Crossburn Caravans, a static caravan site including caravan sales. Immediately south of this is Crossburn Farm road and Crossburn Filling Station.

There are footways on both sides of the existing junction. However on the north side the footway is at carriageway level and segregated from the A703 carriageway by a raised planted area. It is understood that the footways on both sides of the proposed junction widening will be improved as part of the works. It is noted that some road safety concerns have been raised by Scottish Borders Council regarding the proposed use of this junction and other junctions and accesses.



### 1.1.BRIEF.

Wyllie Lodge Limited, Road Safety Consultants were commissioned by Woolger Hunter to carry out an independent road safety review of the existing operation of the junctions accessing the A703, Edinburgh Road, and the possible impact of the 22 unit development on this operation.

The following information was made available to the review team as part of the study

- Site Location Plan.
- Draft Transport Statement (June 2014).
- Roads Planning Services comments.

### 1.2.METHODOLOGY.

This review was carried out by:

- Visiting the site on a Monday 7<sup>th</sup> October 2019 between 11:15 and 12:30 hours.
- Noting existing road/footway layout in relation to all anticipated road users.
- Noting existing safety problems with the current road infrastructure and usage.
- Noting driver and pedestrian behaviour.

This review and report considers issues that are clearly and solely road safety related, but also includes traffic management and issues that may have a road safety impact.

## 2. BACKGROUND.

### 2.1. HISTORY / EXISTING FEATURES.

The A703, Edinburgh Road carries the main traffic flows between Peebles and Edinburgh. The annual average Daily Flow is 6940<sup>1</sup>

The existing farm and previous hotel access appears to have been in operation for a long period of time with what appears to be a previous minor road realignment to straighten the A703 past the access. This is evidenced by the carriageway level footway to the north of the access and the footway routing to the rear of a triangular section of verge to the south of the junction.

No design proposals for the junction improvement has been provided, however a discussion with the developer and engineer indicate a widening to provide a two way flow at the junction and merge and diverge tapers on the A703 approaches.

The following are features were noted in relation to the junction and other infrastructure in the immediate vicinity.

- The junction is within the 30mph speed limit with the change to derestricted approximately 100m to the north.
- Footway along both sides of the A703.
- On street parking at the frontages of the existing properties south of the junction.
- No specific cycle route identified.
- The existing access is in close proximity to other accesses and a road junction.

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<sup>1</sup> <https://roadtraffic.dft.gov.uk/manualcountpoints/1066>



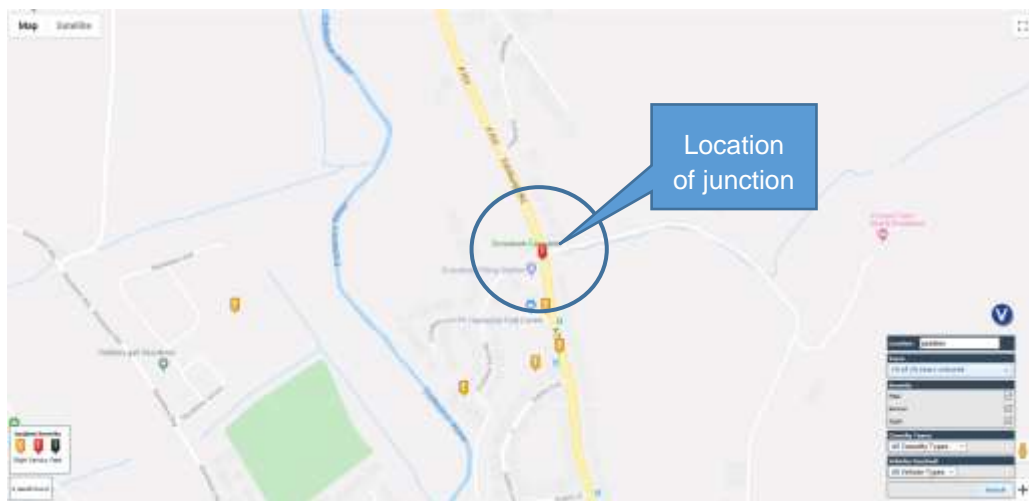
## 2.2.ROAD SAFETY RECORD.

It is an unfortunate fact that in road safety terms the relative safety of a road or an area, is measured by the number of road casualties, hence the reason why the Scottish Government published casualty reduction targets in Scotland's Road Safety Framework 2020<sup>2</sup>. These targets are focused on casualty reduction, as an injured road user suffers more, and places a greater burden on the NHS, than a non-injured road user. Local authorities are working towards these targets and Scottish Borders Council, as the local road authority, have a responsibility to prevent road collisions and promote good road safety practice.

Data from Crashmap.co.uk shows that there has been one recorded collision on Edinburgh Road near to the junction within the last 10 years. The recorded circumstances were:

Sunday 18<sup>th</sup> August 2013 at 1:15pm – Serious injury collision involving a car and a motorcycle. The car appears to have pulled away from a stationary position or turned right into the path of the motorcycle.

No causation information was available for this collision.



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<sup>2</sup> <http://www.gov.scot/resource/doc/274654/0082190.pdf>



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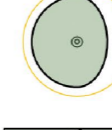
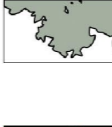
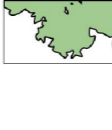
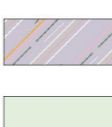
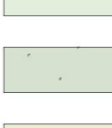

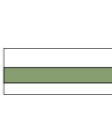
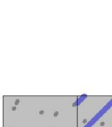
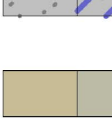
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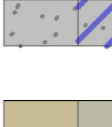





**LEGEND**


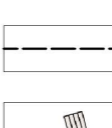
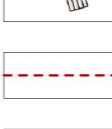



**Softworks**

-  Specimen Tree  
Specimen semi-mature tree, 25/30cm girth, wrb, 5-7m tall
-  Landscape Tree  
Semi-mature tree, 20/25cm girth, wrb, 4-5m tall
-  Garden Tree  
Heritage fruit trees - Half standard, 12l pot, 80cm clear stem,  
Native species - 250/300 multistem, rootballed
-  Existing Tree Retained & RPA  
See erz 18 21 P02 for more information.
-  Existing Woodland/Tree not surveyed
-  Proposed Woodland Planting  
3 plants per sqm, 100-125cm tall, bareroot  
plus 0.2 plants per sqm, 175-200cm tall, feathered, bareroot  
Underseeded with woodland seed mix
-  Shrub/herbaceous planting  
5 plants per sqm, 2L pot grown
-  Lawn  
Turfed with hard wearing amenity turf
-  Existing Meadow  
Eastern field outside of main development - protected from construction works
-  Proposed Meadow  
Main development site - seeded with native wildflower meadow mix
-  Swale/Wetland  
Lined wetland area with marginal plant species, not part of SuDS system, collects  
surface water from surrounding soft
-  Hedge - Proposed  
Fagus sylvatica, double staggered row, 7 plants per linear metre, 80-100cm tall,  
bareroot, integral post and wire fence

**Hardsworks**

-  Asphalt  
To site entrance junction & pedestrian access path.  
Hatch signifies no dig construction
-  Precast Concrete Pavers  
To road and footway, product tbc, to an adoptable standard. Contrasting colours
-  Precast Concrete Pavers  
To garden paths and patios. Narrow gauge, herringbone, colour tbc
-  Resin Bound Gravel  
To private driveways. Porous RBG, colour tbc

**Boundaries**

-  Low Stone Wall  
To site entrance, 1.0m high with piers to ends
-  Retaining Wall  
Between properties, to engineer's design and specification
-  Balustrade  
On top of retaining wall, glass balustrade to match architectural specification
-  Steps  
Precast concrete step units with visibility strips. Colour tbc
-  Handrails  
To pedestrian entrance path. Steel vertical bars. Colour tbc.
-  Location for post and wire fence  
To allow grazing of wider meadow if required

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All dimensions are to be  
checked on site. Do not  
scale from this drawing.  
The contractor is to verify  
the accuracy of the  
dimensions and any  
discrepancies reported in  
this drawing prior to work  
commencing.

Print issued: 12.08.20

Project Title:  
Meadow  
Pondless

Client:  
Carrichall Homes &  
Harkers

Drawing Title:  
Landscape Masterplan

Notes:  
PLANNING

Scale:  
1:500 @ A1

Drawing Number:  
WZ 18 21 P01

Revision Number:  
12.08.20





DONALD RODGER  
ASSOCIATES LTD

**Tree Survey  
and  
Arboricultural Constraints**

*for*

**Land at Venlaw  
Peebles**

*for and on behalf of*

**Carmichael Homes & Interiors**

**May 2020**

**ARBORICULTURAL CONSULTANTS**

**Donald Rodger Associates Ltd, 39a Main Street, Gullane, East Lothian, EH31 2AP  
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Director: Donald Rodger BSc(Hons)For, DMS, FICFor, FArborA, CBiol, MRSB, CEnv, RCArborA  
Registered in Scotland no. 499258 VAT reg no. 790 0818 24**

## **1 INTRODUCTION**

This survey and report relates to trees growing within and adjacent to a parcel of land which lies to the east of the A703 Edinburgh Road and to the west of Castle Venlaw, on the northern edge of the town of Peebles. It was commissioned by Carmichael Homes & Interiors and has been prepared in connection with proposals for residential development. The area of survey is illustrated on the accompanying tree survey plan.

The **Tree Survey** records in detail the nature, extent and condition of the existing established tree cover within and adjacent to the site and provides interpretation and analysis on the findings. It provides a comprehensive and detailed pre-development inventory carried out in line with **British Standard 5837:2012** ‘*Trees in Relation to Design, Demolition and Construction - Recommendations*’.

**Arboricultural Constraints** are identified in terms of tree retention category and root protection area, consistent with the recommendations contained within BS 5837:2012.

The survey is based on a comprehensive visual inspection carried out from the ground by Donald Rodger on 7 May 2020. The weather conditions at the time were calm, bright and dry.

**Author’s qualifications:** Donald Rodger holds an Honours Degree in Forestry. He is a Chartered Forester, a Chartered Biologist, a Chartered Environmentalist and a Fellow and Registered Consultant of the Arboricultural Association. He has thirty years experience of arboriculture and amenity tree management at a professional level.

**Limitations:**

- The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey (i.e. until 7 May 2021). Trees are living



organisms subject to change – it is strongly recommended that they are inspected on an annual basis for reasons of safety.

- ❑ The recommendations relate to the site as it exists at present, and to the current level and pattern of usage it currently enjoys. The degree of risk and hazard may alter if the site is developed or significantly changed, and as such will require regular re-inspection and re-appraisal.
- ❑ The report relates only to those trees growing within the area of survey as shown on the accompanying plan. Trees outwith the survey area were not inspected.
- ❑ Whilst every effort has been made to detect defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic conditions can cause damage to even apparently healthy trees.
- ❑ This report has been prepared for the sole use of Carmichael Homes & Interiors and their appointed agents. Any third party referring to this report or relying on the information contained herein does so entirely at their own risk.

## **2 TREE SURVEY METHODOLOGY**

All individual and free-standing trees with a trunk diameter greater than 100mm when measured at 1.5m are included in the survey. These are accurately plotted on the enclosed **Tree Survey Plan** and recorded in detail in the **Tree Survey Schedule** (Section 5). The survey includes trees within the subject site, as well as those on adjoining land which impinge upon it.

The trees within the survey have been tagged with a uniquely numbered aluminium identity disc approximately 2m from ground level. A total of **55 individual trees** were surveyed, with tag numbers running sequentially from **1558 to 1612** (only the last three digits are used in this report).

The majority of tree locations were plotted as part of a detailed topographical survey, carried out by others. These were checked on site and adopted for the purposes of this report. A total of twenty additional trees were plotted as part of the tree survey. The actual measured canopy spread of each individual tree is indicated on the Tree Survey Plan. This provides an accurate representation of the extent and configuration of the canopy cover as it affects the site.

Information on each numbered tree is provided in the Tree Survey Schedule (Section 5). Consistent with the approach recommended in **British Standard 5837:2012**, this records pertinent details, including:

- Tree number;
- Tree species;
- Trunk diameter;
- Tree height;
- Crown spread;
- Height in metres of crown clearance above adjacent ground level;
- Age;

- Condition category, Good, Fair, Poor or Dead as per BS 5837;
- Comments and observations on the overall form, health and condition of the tree, highlighting any problems or defects;
- Life expectancy;
- Retention category, A, B, C and U, as per BS 5837;
- Recommended arboricultural works;
- Priority for action.

All trees within the survey have been ascribed a **Retention Category**. In line with the recommendations contained within BS 5837:2012, this takes account of the health, condition and future life expectancy of the tree, as well as its amenity and landscape value and suitability for retention within any proposed development. The retention category for each tree is shown in the Tree Survey Schedule and the central discs colour coded on the plan accordingly.

**A** – High category: trees whose retention is most desirable (green on plan).

**B** – Moderate category; trees where retention is desirable (blue on plan).

**C** – Low category; trees which could be retained (grey on plan).

**U** – Unsuitable for retention; trees which should be removed (red on plan).

An area of outgrown holly hedge is indicated on the plan.

## **3 SURVEY RESULTS**

### **3.1 General Site Description**

The site comprises a long, linear strip of open pasture land located to the rear of residential properties which line the eastern edge of the A703, on the northern edge of Peebles. A private drive serving Venlaw Farm and Castle Venlaw runs to the north. A small burn runs through a natural gully immediately to the south of the track to Venlaw Farm. The topography slopes moderately steeply downhill from east to west. The main body of the site is open grassland.

A total of 55 trees were recorded across the area of survey. The vast majority of these are concentrated within a wooded belt which follows the line of the burn which runs to the north of the site, adjacent to the road serving Venlaw Farm (trees 558 to 610). Two open-grown trees stand as individual specimens in the parkland (trees 611 and 612).

The area of survey, site features and spatial distribution of the tree over is graphically illustrated on the accompanying Tree Survey Plan.

### **3.2 Tree Description and Assessment**

- **Trees 558 to 610 Adjacent to Burn**

A total of 53 trees collectively form a wooded belt running west to east which follows the gully formed by the burn (see photos 1 to 4). These comprise a broad range of species and age class, and form a single, contiguous canopy.

Eight very large and old beech trees form the dominant specimens (trees 592, 593, 595, 597, 598, 599, 601 and 602). These are in full maturity for this species

and estimated to be in the region of 200 to 250 years old. They are generally in fair overall condition given their age and developmental stage, however they are reaching the end of their natural life span and have a relatively limited future life expectancy. Two of the beech (592 and 598) are in poor condition and display significant defects.



**Photo 1.** Trees on north boundary, viewed from site (looking east).



**Photo 2.** Trees on north boundary, viewed from site (looking west).

The remaining tree cover is generally younger in age at around 20 to 80 years. This consists mostly of elm, sycamore and ash regeneration. Conifers are represented by two larch and single examples of Douglas fir, western hemlock

and yew. Much of the relatively young elm, sycamore and ash regeneration is of fair to poor quality. This invariably displays varying degrees of suppression and is of inferior form and structure. The elm component is vulnerable to infection by Dutch elm disease and has an uncertain life expectancy.



**Photo 3.** Trees on north boundary, viewed from road to Venlaw (looking east).



**Photo 4.** Trees on north boundary, viewed from road to Venlaw (looking west).



- **Trees 611 and 612 in Parkland**

These are a pair of large, mature sycamore which stand as prominent specimens within the parkland (see photos 5 and 6). They are of large size and stature, with full and well-balanced open-grown crowns. They are in the region of 250 years in age and form part of the early plantings associated with Castle Venlaw, which stands to the east. They are generally in satisfactory condition and have a reasonable future life expectancy.



**Photo 5.** Tree 611.



**Photo 6.** Tree 612.

## **4 ARBORICULTURAL CONSTRAINTS**

### **4.1 Tree Retention Category**

A retention category (A, B, C or U), based on the grading system as set out within British Standard 5837:2012, has been ascribed to each tree. This is explained at the tree survey schedule. Categorisation is carried out without reference to any proposed development or site alterations, and is based solely on tree health, condition, safe life expectancy and amenity value.

The majority of trees are individually assessed as B (medium) or C (low) retention category. However, they are of increased value when assessed as part of a larger woodland group.

### **4.2 Root Protection Area**

Definition of the root protection area (**RPA**) for trees is provided within British Standard 5837:2012. This is a minimum **area** which should be left undisturbed around each tree and is calculated as an area equivalent to a circle with a radius of 12 times the stem diameter. The RPA may change its shape depending on local site and tree factors, as assessed by an arboriculturalist. The RPA of the individually surveyed trees has been graphically plotted as an **orange circle** on the Tree Survey Plan. An RPA is not shown for those trees in the 'U' retention category.

The root protection area is strongly influenced by local site conditions and previous site history. The presence of roadways, walls and hard surfacing can restrict root development in certain directions. The root protection area, as conventionally defined by a circle centred on the trunk, must therefore be interpreted with caution and in the light of local site features.



In this specific instance, it is pertinent to note that the presence of the burn will act as an effective physical barrier and restrict the growth of the roots of trees. Many of the trees are growing on the edge of the burn and will have one-sided and asymmetrical root systems as a result.

## **5 TREE SURVEY SCHEDULE**

### **Explanation of Terms**

<b>Tag no.</b>	- Identification number of tree as shown on plan.
<b>Species</b>	- Common name of species.
<b>Dia</b>	- Trunk diameter in cm measured at 1.5m. <b>MS</b> = multi-stemmed.
<b>Hgt</b>	- Height of tree in metres.
<b>Crown spread</b>	- Radial crown spread in metres measured to the four cardinal compass points N, E, S and W.
<b>Crown height</b>	- Height in m of crown clearance above ground.
<b>Age Class</b>	- Age class category. <b>Young</b> <b>Semi-Mature</b> <b>Early Mature</b> <b>Mature</b>
<b>Cond Cat</b>	- Condition category ( <b>Good, Fair, Poor, or Dead</b> ).
<b>Notes</b>	- General comments on tree health, condition and form, highlighting any defects or areas of concern.
<b>Life Expect</b>	- Life expectancy, estimated in years.
<b>BS 5837 Cat</b>	- BS 5837:2012 Retention category ( <b>A, B, C or U</b> - see explanation overleaf).
<b>Rec Management</b>	- Recommended remedial action/arboricultural work.
<b>Priority</b>	- Priority for action.

## BS 5837:2012 Category Grading

Categories for tree quality assessment, based on guidance given in British Standard BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.

### Trees unsuitable for retention

Category and definition	Criteria – Subcategories
<p><b>Category U</b></p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<p>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).</p> <p>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</p> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i></p>

### Trees to be considered for retention

Category and definition	Criteria – Subcategories		
<p><b>Category A</b></p> <p>High quality and value with an estimated life expectancy of at least 40 years.</p>	<p>Particularly good example of their species, especially if rare or unusual; or those that are essential components of formal or semi-formal arboricultural feature.</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value.</p>
<p><b>Category B</b></p> <p>Moderate quality and value with an estimated life expectancy of at least 20 years.</p>	<p>Trees that might be in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management or storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.</p>	<p>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.</p>	<p>Trees with material conservation or other cultural value.</p>
<p><b>Category C</b></p> <p>Low quality and value with an estimated life expectancy of at least 10 years, or young trees with a diameter &lt;150mm.</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low landscape benefit.</p>	<p>Trees with no material conservation or other cultural value.</p>

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
558	Rowan	MS 30	5	3	2	3	3	1	Semi mature	Fair	Multi stemmed from base. Congested and crossing codominant stems. Poor form and structure. Rubbing branches. Suppressed on east face.	20-40	B		
559	Elm	18	7	1	1	4	4	3	Semi mature	Fair	Suppressed on north face with pronounced lean and bias to south. One sided and imbalanced. Vulnerable to infection by Dutch elm disease and future life expectancy uncertain.	10-20	C		
560	Rowan	MS 30	5	7	1	1	4	3	Early mature	Poor	Multi stemmed from base. Heavily suppressed with pronounced lean and bias to north. Very imbalanced and one sided crown. Significant decay to trunk and main limbs with crown decline and dieback. Abundant deadwood. Poor specimen with limited future potential. Very low vigour and vitality.	<10	U		
561	Elm	35+ 24	11	5	4	6	4	2	Semi mature	Fair	Twin stemmed from base. Stems touching and rubbing at 2m. Crown bias to south. Vulnerable to infection by Dutch elm disease and future life expectancy uncertain.	10-20	C		
562	Sycamore	13	7	3	2	6	2	2	Young	Poor	Small, young tree in very poor condition. Heavily suppressed. Extensive squirrel damage at 1.5m with badly formed crown. Very poor and with limited future potential.	<10	U		
563	Sycamore	32	9	2	4	6	3	4	Semi mature	Poor	Suppressed on north face with pronounced bias and one sided crown development to south. Heavily branched crown from 2m. Poor form and structure with acute and structurally weak union between two codominant stems at 2m. Extensive squirrel damage and wounding to trunk and main stems.	20-40	C		
564	Elm	27	8	2	4	6	2	3	Semi mature	Fair	Suppressed on north face with pronounced bias and one sided crown development to south. Vulnerable to infection by Dutch elm disease and future life expectancy uncertain.	10-20	C		
565	Rowan	34	4	1	1	1	1	0	Mature	Dead	Dead tree. Skeletal framework. Low risk.	<10	U		
566	Hawthorn	MS 25	7	2	3	4	3	1	Early mature	Fair	Multi stemmed from base with bushy crown. Suppressed on north face with pronounced crown bias to south.	10-20	C		
567	Elm	MS 40	8	2	4	7	4	1	Semi mature	Fair	Multi stemmed from base Suppressed on north face with pronounced crown bias to south. Vulnerable to infection by Dutch elm disease and future life expectancy uncertain.	10-20	C		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
568	Elm	20	7	1	3	6	3	2	Semi mature	Poor	Suppressed on north face with pronounced bias and one sided crown development to south. Imbalanced and one sided. Broken and hanging branch at 3m. Vulnerable to infection by Dutch elm disease and future life expectancy uncertain.	10-20	C		
569	Douglas fir	47	15	3	3	4	3	7	Early mature	Fair	Tall, single trunk with small suppressed crown. Lower trunk bare with abundant dead branch stubs. Growing on edge of burn with very restricted rooting environment to south.	20-40	B		
570	Holly	MS 25	6	3	2	3	3	1	Early mature	Poor	Multi stemmed from base. Heavily suppressed with small and sparse crown. One stem badly decayed. Poor specimen with limited future potential.	10-20	C		
571	Elm	20	7	1	1	1	1	0	Semi mature	Dead	Dead tree. Skeletal framework.	<10	U		
572	Sycamore	MS 70	14	4	5	6	6	7	Early mature	Fair	Multi stemmed from base. Suppressed on north face. Growing on edge of burn with very restricted rooting environment to north.	20-40	B		
573	Elm	27	7	5	1	4	5	1	Semi mature	Poor	Heavily suppressed with pronounced bias and one sided crown development to west. Well established basal shoots. Growing on edge of burn with very restricted rooting environment. Vulnerable to infection by Dutch elm disease and future life expectancy uncertain.	10-20	C		
574	Sycamore	MS 60	11	5	3	5	5	2	Early mature	Fair	Multi stemmed from base. Suppressed on east face.	20-40	B		
575	Ash	MS 40	18	6	6	3	1	8	Early mature	Fair	Multi stemmed from base. Suppressed crown development with bias to north. Growing on edge of burn with very restricted rooting environment. Two main stems with two smaller dead stems.	20-40	B		
576	Sycamore	MS 83	17	8	5	5	7	7	Early mature	Fair	Multi stemmed from base with three codominant trunks. Suppressed on south face with pronounced bias and one sided crown development to north. Old wound at base of trunk. Exposed wood appears sound and wound occluding well. Acute unions between codominant stems.	20-40	B		
577	Ash	24+ 23	12	6	3	2	3	8	Semi mature	Fair	Twin stemmed from base. Suppressed crown development with bias to north. Growing on edge of burn with very restricted rooting environment.	20-40	B		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
578	Elm	29	12	7	6	2	4	8	Semi mature	Fair	Suppressed on south face with pronounced bias to north. Major fork at 5m. Vulnerable to infection by Dutch elm disease and future life expectancy uncertain.	10-20	C		
579	Elm	15	9	2	3	5	3	5	Semi mature	Fair	Suppressed on north face with crown bias to south. Fair condition overall. Vulnerable to infection by Dutch elm disease and future life expectancy uncertain.	10-20	C		
580	Yew	46	7	4	5	4	5	2	Early mature	Fair	Bushy and multi stemmed crown from 1m. Fair condition overall.	20-40	B		
581	Elm	21	10	5	3	1	4	7	Semi mature	Fair	Suppressed on south face with pronounced crown bias to north. Vulnerable to infection by Dutch elm disease and future life expectancy uncertain.	10-20	C		
582	Elm	26	8	7	4	2	2	6	Semi mature	Fair	Suppressed on south face with pronounced crown bias to north. Vulnerable to infection by Dutch elm disease and future life expectancy uncertain. Poorly formed crown. Dead branch stub at 5m.	10-20	C		
583	Elm	18	9	6	2	3	3	7	Semi mature	Poor	Well established secondary stem arises at base. Heavily suppressed. Poor specimen with limited future potential. Vulnerable to infection by Dutch elm disease and future life expectancy uncertain.	10-20	C		
584	Sycamore	36	15	5	3	4	5	8	Early mature	Fair	Single, straight trunk with small suppressed crown. Lower trunk bare. Growing on edge of burn with very restricted rooting environment.	20-40	B		
585	Sycamore	52	18	7	6	6	5	8	Early mature	Fair	Reasonable specimen in fair condition overall. Forks into two codominant stems at 4m - union appears structurally stable. Suppressed crown development. Minor deadwood.	20-40	B		
586	Sycamore	37	18	6	4	1	5	8	Early mature	Fair	Suppressed on south face with pronounced crown bias to north. Lower trunk bare. Squirrel damage in mid crown.	20-40	B		
587	Elm	MS 24	8	6	6	2	2	5	Semi mature	Poor	Multi stemmed from base. Heavily suppressed with pronounced crown bias to north. Poor specimen with limited future potential. Vulnerable to infection by Dutch elm disease and future life expectancy uncertain.	10-20	C		
588	Sycamore	15	10	3	3	2	3	7	Semi mature	Fair	Semi mature tree in fair condition overall. Single, straight trunk.	20-40	B		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
589	Elm	13	7	1	1	1	1	0	Semi mature	Dead	Dead tree. Skeletal framework.	<10	U		
590	Ash	14	9	2	2	2	2	3	Young	Fair	Young tree in fair condition overall. Single, straight trunk.	20-40	B		
591	Sycamore	12	8	4	2	1	3	4	Young	Fair	Suppressed on south face with pronounced crown bias to north.	20-40	C		
592	Beech	128	27	6	9	8	10	6	Mature	Poor	Large, mature specimen. Forks into two codominant stems at 3m. Union very acute and with included bark. This creates a significant structural defect and potential zone of weakness. Large section of crown broken out on south side above weak union to leave large, decaying stump. Crown exhibiting symptoms of stress and low vigour. Mature tree reaching end of natural life span. Limited future potential.	10-20	C		
593	Beech	103	24	9	9	10	9	4	Mature	Fair	Large, mature specimen in fair condition overall. Good shape and form.	20-40	B		
594	Western hemlock	46	22	3	4	3	2	8	Early mature	Fair	Single, straight trunk with small suppressed crown. Lower trunk bare with small diameter deadwood.	20-40	B		
595	Beech	125	25	8	7	10	8	3	Mature	Fair	Large, mature specimen in fair condition overall. Good form and structure.	20-40	B		
596	Elm	36	6	1	3	9	3	1	Early mature	Poor	Very heavily suppressed. Trunk bent over and leaning strongly to south. Poor form and structure. Very imbalanced and one sided. Vulnerable to infection by Dutch elm disease and future life expectancy uncertain.	10-20	C		
597	Beech	120	27	8	9	12	8	8	Mature	Fair	Large, mature specimen. Large limb arises at 3m and extends to south. The union is very acute and poorly formed at this point, with included bark. Area of decay in fork. This creates a significant defect and predisposes limb to failure. Main stem forks at 7m. Crown exhibiting symptoms of low vigour and vitality.	20-40	B		

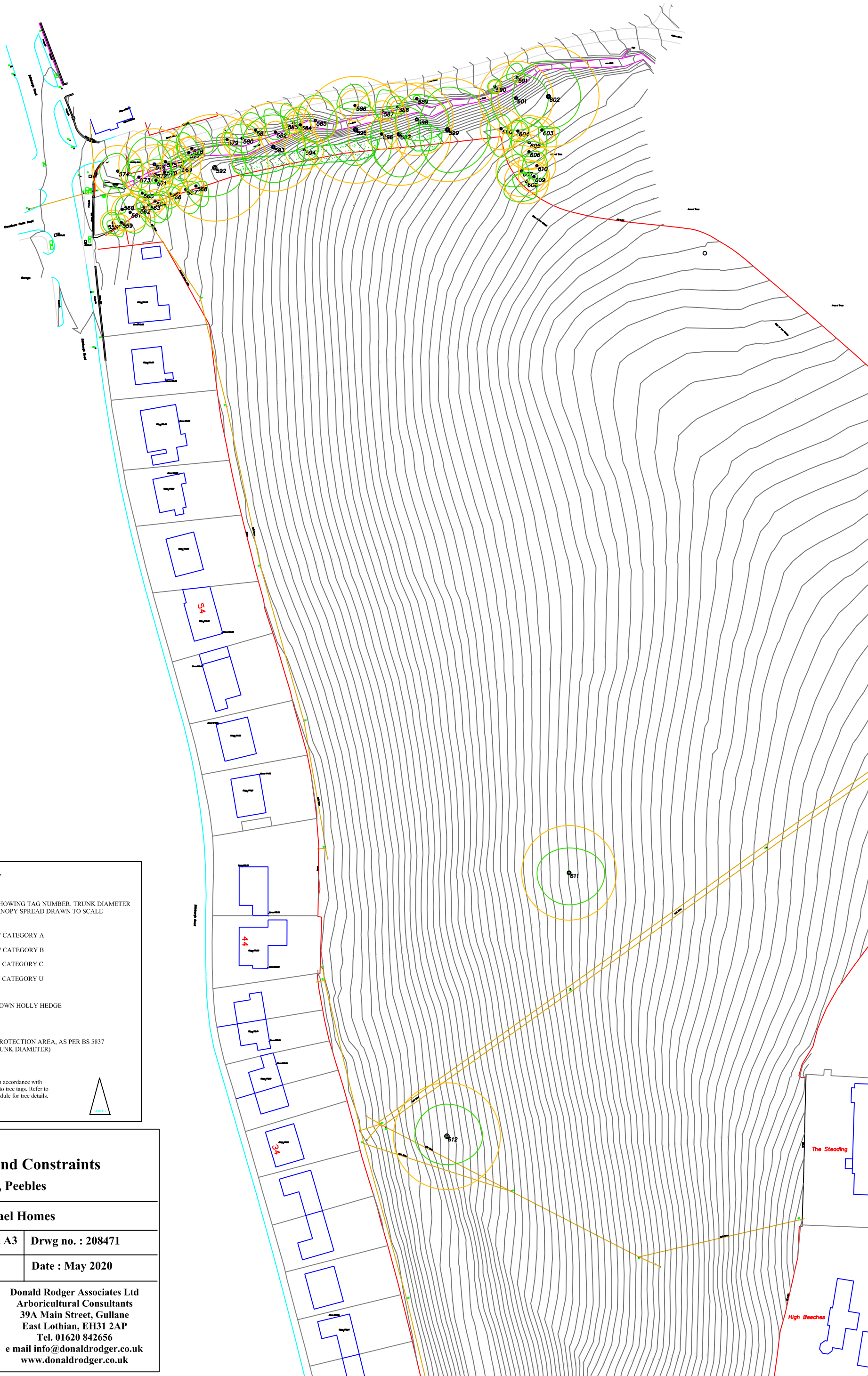
Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
598	Beech	85	14	7	9	6	6	7	Mature	Poor	Top broken out at 9m to leave large standing stump. Still alive with regrowth. Large broken limb hung up in crown of tree 599. Habitat value.	10-20	C		
599	Beech	122	27	12	12	12	8	2	Mature	Fair	Large, mature specimen. Heavily branched and widely spreading crown from 5m.	20-40	B		
600	Sycamore	49	23	4	3	8	4	2	Early mature	Fair	Suppressed crown development with bias to south. Fair condition overall.	20-40	B		
601	Beech	87	26	7	9	9	7	9	Mature	Fair	Large, mature specimen. Suppressed on south face with crown bias to north. Old branch stubs and cavities on lower trunk. Crown exhibiting symptoms of low vigour and vitality.	20-40	B		
602	Beech	118	27	10	9	9	10	9	Mature	Fair	Large, mature specimen. Heavily branched and widely spreading crown from 8m. Old wounds and lesions on lower trunk with associated decay.	20-40	B		
603	Norway maple	30	22	1	5	4	1	8	Early mature	Poor	Heavily suppressed. Tall, spindly trunk with small crown.	20-40	B		
604	Beech	22	8	3	3	3	3	1	Semi mature	Fair	Semi mature tree in understorey. Suppressed development. Fair condition overall.	20-40	B		
605	Lime	63	27	7	5	4	5	9	Early mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk with compact crown form.	>40	A		
606	Larch	40	25	3	5	3	2	9	Early mature	Poor	Tall, spindly trunk with small suppressed crown. Lower trunk bare. Old wound at base of trunk.	10-20	C		
607	Whitebeam	60	15	5	2	4	7	2	Mature	Fair	Suppressed on east face with pronounced bias and one sided crown development to west. Large limb arises at 2m and extends to west.	20-40	B		
608	Larch	52	22	3	2	5	7	2	Early mature	Fair	Tall, single trunk with small suppressed crown biased to west.	20-40	B		




Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
609	Sycamore	37	11	1	1	6	6	2	Early mature	Poor	Heavily suppressed with bent and contorted trunk biased to west. Poor specimen with limited future potential.	20-40	C		
610	Norway maple	44	20	4	3	4	4	8	Early mature	Fair	Suppressed crown development.	20-40	B		
611	Sycamore	111	14	7	10	9	9	8	Mature	Fair	Mature, open grown specimen in parkland. Heavily branched and widely spreading crown from 3m. Good shape and balance. Crown exhibiting symptoms of low vigour and vitality. Prominent individual tree in landscape.	>40	A		
612	Sycamore	131	15	9	10	8	9	1	Mature	Fair	Mature, open grown specimen in parkland. Heavily branched and widely spreading crown from 3m. Good shape and balance. Crown exhibiting symptoms of low vigour and vitality. Prominent individual tree in landscape.	>40	A		





**PLAN**


Tree Survey




**Tree Survey**


 TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE

 TREES BS 5837 CATEGORY A  
 TREES BS 5837 CATEGORY B  
 TREES BS 5837 CATEGORY C  
 TREES BS 5837 CATEGORY U

 OUTGROWN HOLLY HEDGE

 ROOT PROTECTION AREA, AS PER BS 5837 (12X TRUNK DIAMETER)

Tree survey details recorded in accordance with BS5837:2012. Numbers refer to tree tags. Refer to accompanying report and schedule for tree details.  
 Do not scale from drawing.



**TITLE:**  
**Tree Survey and Constraints**  
**Land at Venlaw, Peebles**

**Client:** Carmichael Homes

**Scale :** 1 to 1000 @ A3     **Drwg no. :** 208471

**Drawn by :** DR     **Date :** May 2020



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**TITLE:**  
**Tree Survey and Constraints**  
**Land at Venlaw, Peebles**

**Client: Carmichael Homes**

**Scale : 1 to 500 @ A3**     **Drwg no. : 208472**





**Drawn by : DR**     **Date : May 2020**



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**Tree Survey**

 TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE

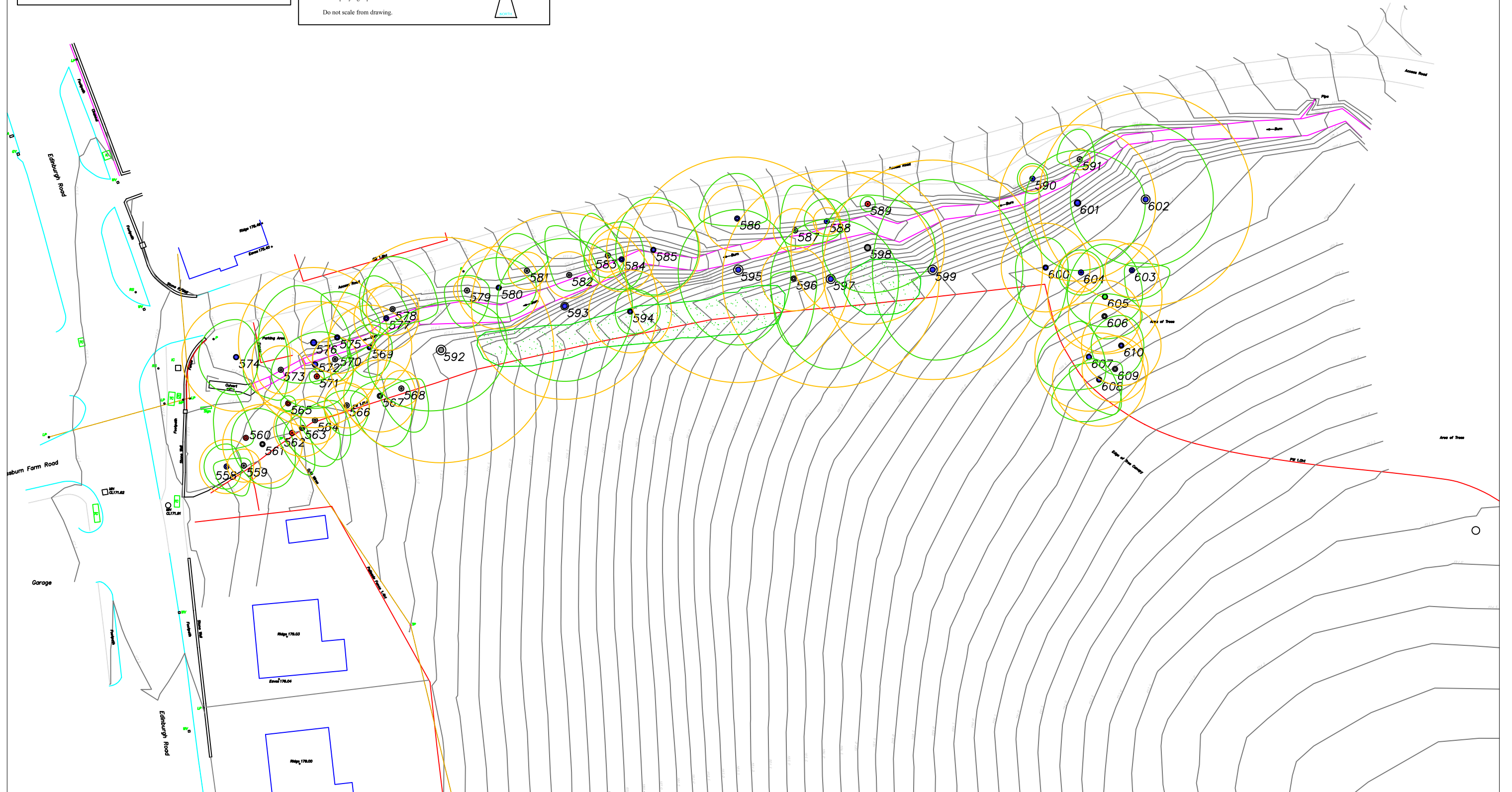
-  TREES BS 5837 CATEGORY A
-  TREES BS 5837 CATEGORY B
-  TREES BS 5837 CATEGORY C
-  TREES BS 5837 CATEGORY U

 OUTGROWN HOLLY HEDGE

 ROOT PROTECTION AREA, AS PER BS 5837 (12X TRUNK DIAMETER)

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Do not scale from drawing.





**NORR** | Integrated Thinking. Inspired Design.

# Venlaw, Peebles - Design & Access Statement

Carmichael Homes & Interiors





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## 1.0 Introduction & Summary

This design and access statement has been prepared with reference to PAN68 and to accompany the application for Full Planning Permission for the proposed 22 unit residential development on the site accessed from the single lane road leading to Venlaw Farm and Venlaw Castle Hotel.

The proposal looks to create high quality housing on a greenfield site in Peebles. Examining the existing site and rural / urban context to develop the overall concept ensuring that it integrates into the landscape and social surroundings.





## 2.1 Site Location & History

The site at Venlaw is located to the north eastern edge of Peebles in the Scottish borders.

To the north and east it is bordered by the access road for Venlaw farm and the now vacant Castle Venlaw Hotel and seven private dwellings.

The C-listed North Lodge along with woodlands and a large residential dwelling, are located to the northern side of the private access road. Venlaw Farm to the northeast with Creag An Airdh to the east. Adjacent to the south east boundary is the Steading, High Breeches and Venlaw Castle Hotel are located directly adjacent the eastern wooded boundary.

Further east Hilltop and Smithfield Garden Cottage are located in proximity, to the western edge the boundary is formed by the rear gardens to the existing properties along the A703 - Edinburgh Road.

The landscape contained within the site is generally open, rough grassland used historically for grazing, however, this land use has ceased with the landscape currently open grassland covering much of the site.



Aerial view of site in wider context of Peebles



The site is located outwith but in proximity to the Peebles conservation area with the only listed buildings being the now vacant Castle Venlaw Hotel and North Lodge which are both within walking distance.

Peebles provides extensive amenities including a range of independent shops and comparison larger retailers.

The town has three local primary schools (Halyrude RC being the closest to the development), with Peebles High School providing secondary education.





## 2.2 Existing Site & Access

Located at the north eastern edge of Peebles and extending to approximately 1.6 hectares in area. It is currently accessed through a field gate off the private single lane road leading to Venlaw Farm, the now vacant Venlaw Castle Hotel and seven private dwellings.

Aerial views shown on the subsequent page highlight both the steep gradient of the site and its visibility within the local area.



View of site access from Edinburgh Rd



View of site access from Crossburn Farm Rd



View of the site from Dalatho Crescent



Aerial view of the site





View of site from Standalane Way



View of site from Eliot's Park



View of site from Kingsland Square



Aerial view of the site in the wider context



## 2.3 Context & Character

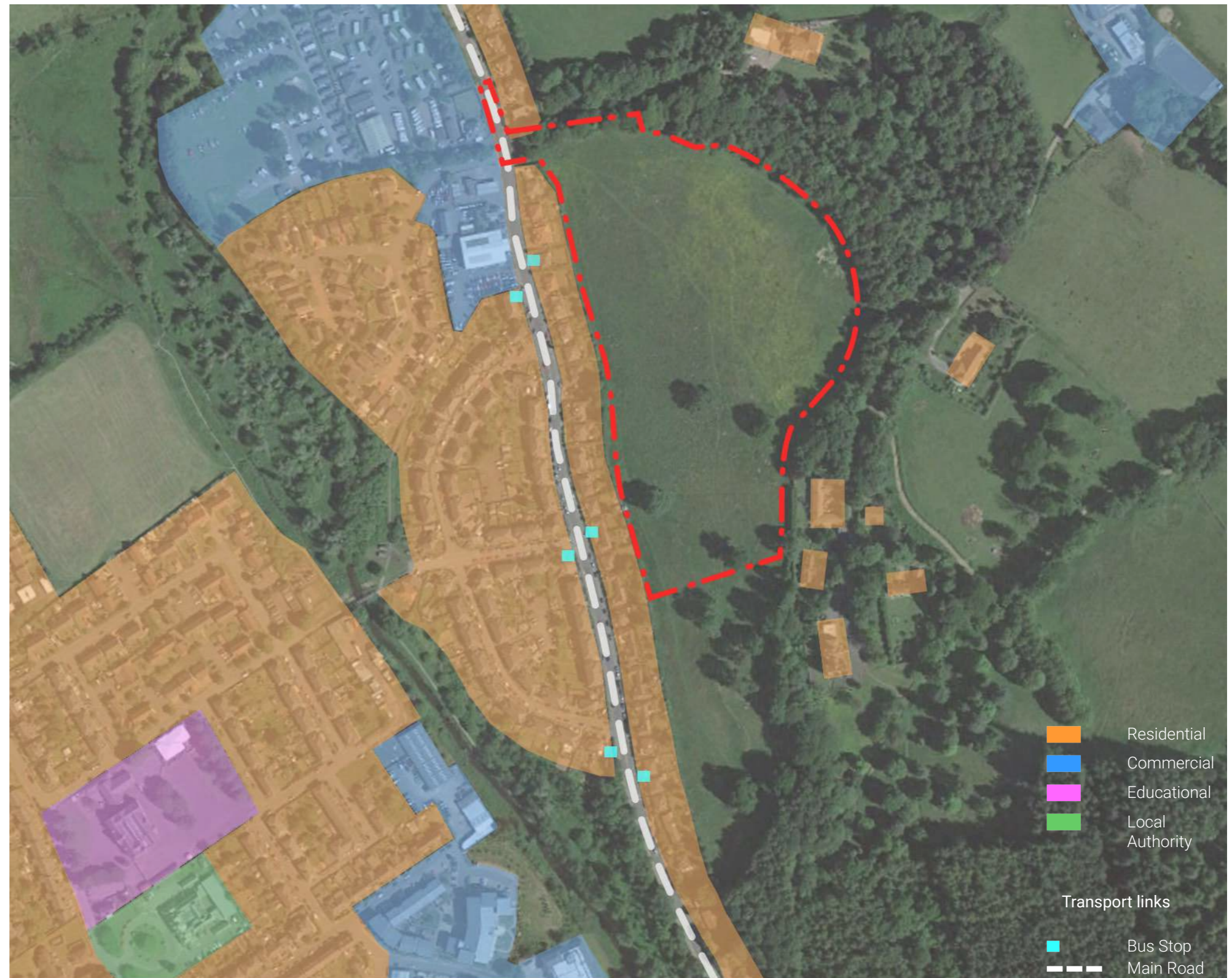
Located in a predominantly residential area, the site is bordered to the west by a series of detached, predominantly single storey, dwellings dating from the early twentieth century.

Across the A703 (Edinburgh Road) lies a sizeable post-war development consisting of a series of typical 2-storey houses.

A further seven residential dwellings in addition to Venlaw Farm are located to the east of the site, accessed via the road leading to the Venlaw Castle Hotel. The latter recently achieving planning permission to be converted and extended into a series of apartments.

A limited number of commercial properties that include Crossburn Garage and Crossburn Caravans holiday park are located to the north-west.

The area immediately surrounding the site is predominantly wooded and hilly in character providing extensive opportunities for leisure and recreation.





## 2.4 Constraints

1. Site is positioned on a steeply sloping hillside which provides challenges to the design of any proposals. The gradient becomes steeper towards the south again limiting area for a potential development.
2. Series of detached houses, mostly bungalows, line the western edge of the site. Maintaining the privacy of these dwellings will have to be considered as part of the design response.
3. Mature trees line the North edge of the site posing a constraint on the site layout.
4. The steep gradient and a water course form part of the site, posing challenges with the pedestrian and vehicular access proposals.





## 2.5 Opportunities

1. Panoramic views over the local area and landscape due to the steeply sloping nature of the site.
2. East/ West site orientation provides good solar access.
3. Site is adjacent to Edinburgh Road, creating ease of access into the center of Peebles and beyond in addition to local transport links.
4. Excess of green space to the west of the site creates opportunities for leisure and recreation.



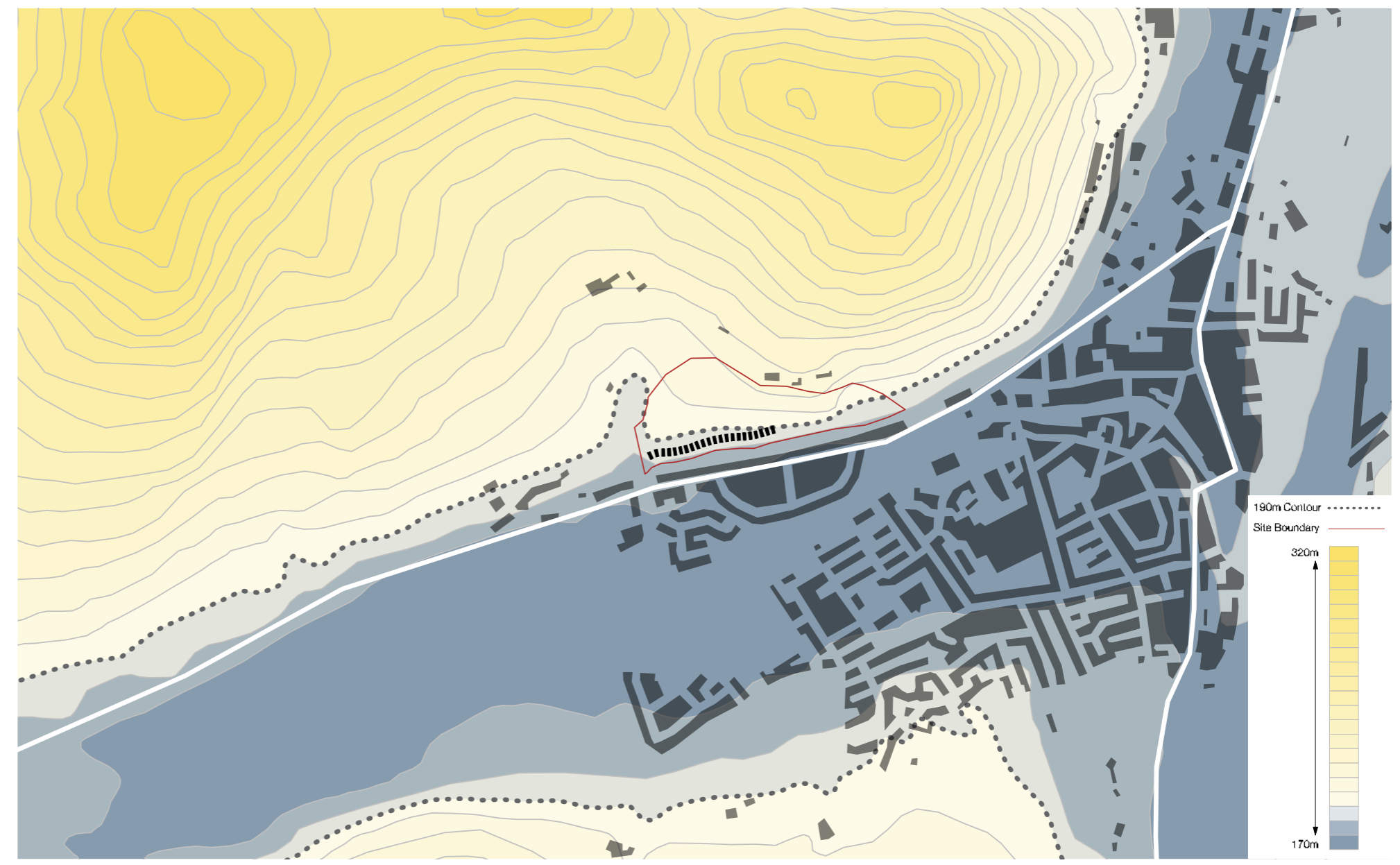


### 3.1 Setting & Visibility

The proposal site is currently an open meadow with scattered trees rising up from the existing settlement of Peebles, which is broadly situated in the valley bottom. It is bordered to the north and east by belts of mature tree planting and a burn.

To the south are historic landscape terraces visible as cuts in the side of the hill. A single line of detached dwellings sit to the western boundary facing onto the A703, Edinburgh Road.

The development of the site has been kept to the lowest part of the slope so as to maintain Peeble's existing setting. On the whole the built fabric of Peebles is below the 190m contour, we have followed this precedent and set the housing below this line so as to be consistent with the existing settlement.



Contour diagram



Proposal in context as viewed from Edinburgh Road



The site is visually prominent from a number of locations due to the steep incline of the slope and the open landscape character of the valley. Again, by locating the proposals to the lower portion of the site and following the linear character of the existing dwelling to the A703, any visual impact is minimised.

Due to COVID19 outbreak, on site visual assessment has not been possible, as such, a desk-based review of visibility has been undertaken with outline findings set out below. The images produced illustrate the massing only and do not show any mitigation measures or architectural materials. The orange dashed line highlights the extent of the site works.

When viewed from the areas directly to the west and at a lower level, the existing built fabric will sit as a foreground to proposals providing some visual screening and allowing the proposals to sit within a built environment context. The adjacent image shows the view from Crossburn Farm Road with the built envelope highlighted and the extent of works marked in a dashed line.

The development can be seen intermittently between the existing houses, with the ridge-line and tree planting to the top of the slope remaining unbroken. The development becomes more visible as the viewer rises up the other side of the valley, however this is at a greater distance. The adjacent image shows the view from Eliot's Park. Again, the top of the slope and tree belt are visible, but the development proposals are obscured by existing dwellings and trees.





Finally, a view from a greater distance at Standalane from the John Buchan Way shows that, without any foreground screening, the houses are more visible above the existing A703 dwellings. However, there are existing dwellings visible further north that sit at a similar level.

Generally, the site itself is often visible from a number of locations but by setting the development at the lower level it is often obscured or reads as part of the existing built development. As such, the visual impact of the proposals has been minimised respecting the visually contained character of Peebles or the quality of the wider landscape when viewed from either distance or close by.

This conclusion has been made by reviewing the massing of the buildings only. Landscape mitigation will further improve the setting of the development. Please see adjacent image for a rendered view from the Rosetta Holiday Park.













## 4.3 Planting Strategy

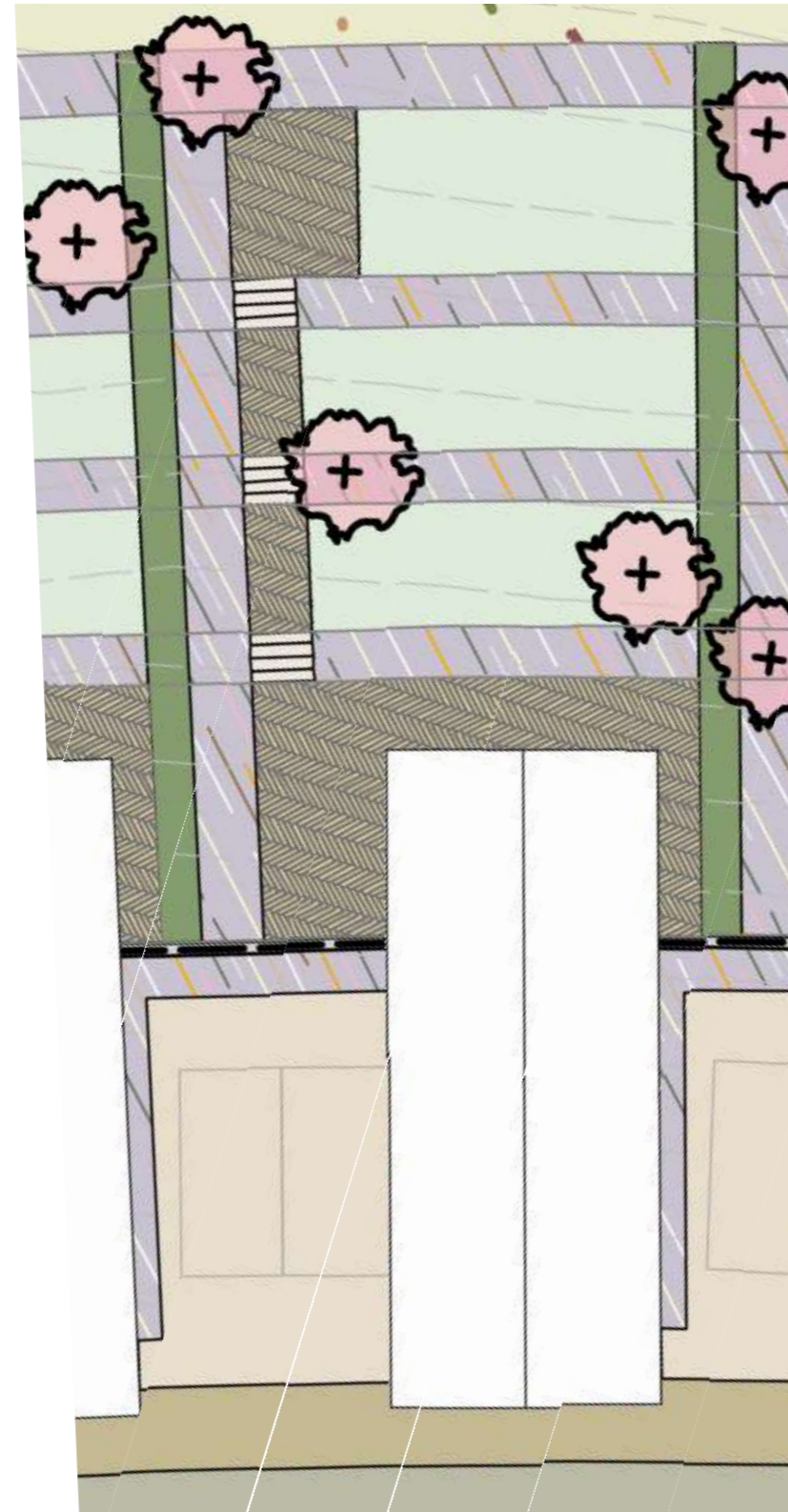
### Gardens:

The rear gardens are formed by cutting a series of terraces into the slope. The banks will be planted with an herbaceous/shrub mix with lawns on the terraces in between.

Access to the gardens will be at first floor level with a paved area for seating. From here there will be a path and steps up to another paved area at the higher lawn level to make best use of the expansive views. In addition to this there are 69no. proposed trees which will be a smaller scale heritage fruit tree. The gardens will be divided by lines of beech hedging.

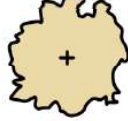


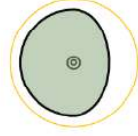








### Slope:

The slope created to the rear of the gardens will be seeded with a wildflower meadow to help blend proposals into the meadow that currently exists on the hillside. In addition to the meadow there will be replacement specimen trees.



### LEGEND

#### Softworks

-  Specimen Tree  
Specimen semi-mature tree, 25/30cm girth, wrb, 5-7m tall
-  Landscape Tree  
Semi-mature tree, 20/25cm girth, wrb, 4-5m tall
-  Garden Tree  
Heritage fruit trees - Half standard, 12l pot, 80cm clear stem,  
Native species - 250/300 multistem, rootballed
-  Existing Tree Retained & RPA  
See erz 18 21 P02 for more information.
-  Existing Woodland/Tree not surveyed
-  Proposed Woodland Planting,  
3 plants per sqm, 100-125cm tall, bareroot  
plus 0.2 plants per sqm, 175-200cm tall, feathered, bareroot  
Underseeded with woodland seed mix
-  Shrub/herbaceous planting  
5 plants per sqm, 2L pot grown
-  Lawn  
Turfed with hard wearing amenity turf
-  Existing Meadow  
Eastern field outside of main development - protected from construction works
-  Proposed Meadow  
Main development site - seeded with native wildflower meadow mix
-  Swale/Wetland  
Lined wetland area with marginal plant species, not part of SuDS system, collect  
surface water from surrounding soft
-  Hedge - Proposed  
Fagus sylvatica: double staggered row, 7 plants per linear metre, 80-100cm tall,  
bareroot, intergral post and wire fence

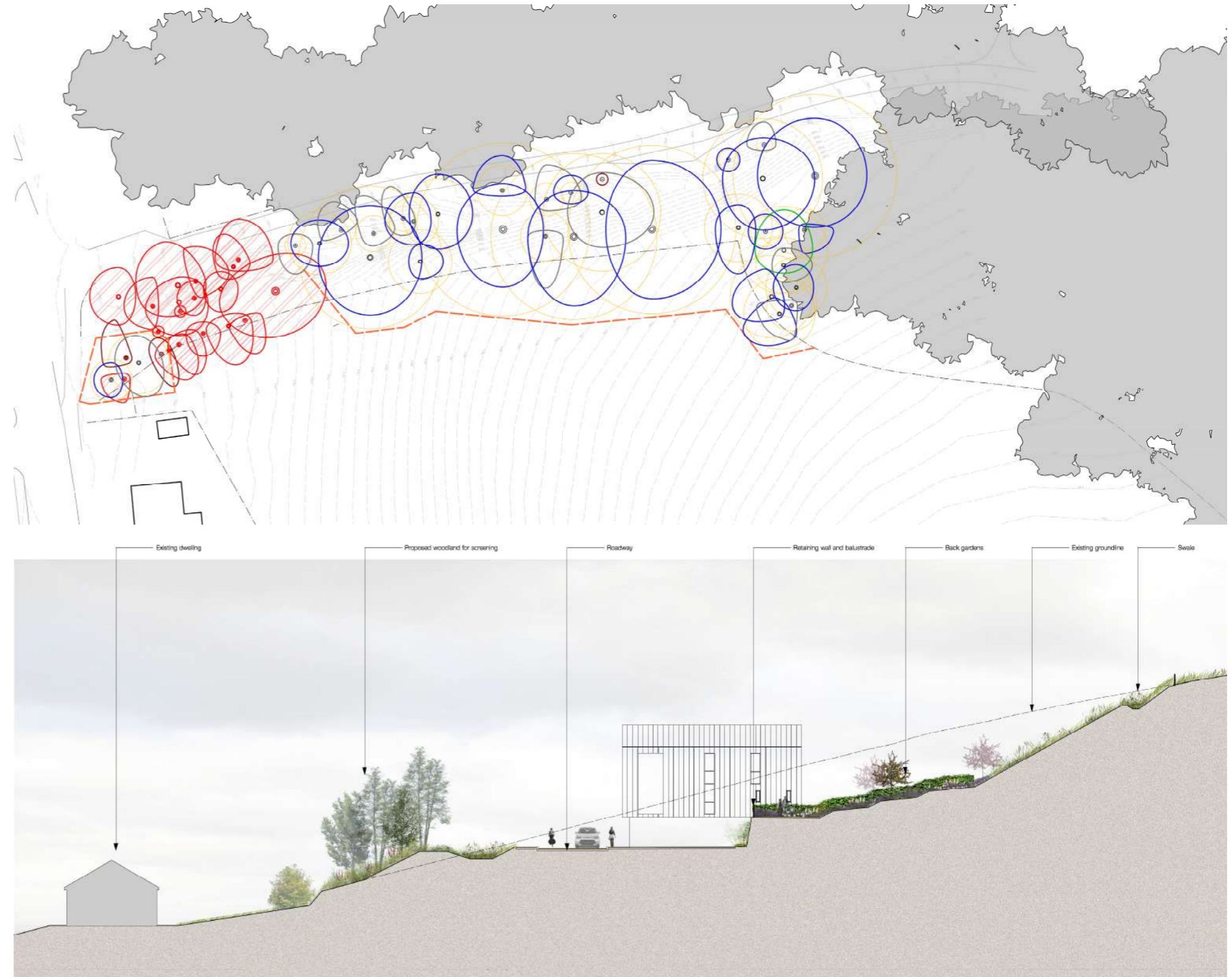


### Trees:

20no. Trees are proposed to be felled to create the site access and earthworks. 24no. Trees will be planted as replacements across the site. The 2no. Large trees to the south that are to be felled due to earthwork operations will be replaced with 4no. specimen trees planted to maintain the character of scattered trees in meadow. There will be a continuous belt of native woodland planting to the western boundary to screen the development.

### Swale:

There is a proposed swale to the western edge of the road to catch and treat surface water run off. This will be seeded with a wet meadow seed mix with additional native marginal species around outlets where soil is likely to remain wetter for longer. There will be another swale to the top of the slope at the eastern edge of the site to catch water running down the hill. This will be seeded with the same seed mix.





## 4.5 Planting Palette

### Specimen trees:

25-30cm girth, semi-mature trees, 5-7m tall, rootballed  
Quercus robur  
Fagus sylvatica

### Landscape trees:

20-25cm girth, semi-mature trees, 4-5m tall, rootballed  
And multistem trees, 3.5-4m tall  
Acer platanoides  
Betula pendula  
Fagus sylvatica  
Sorbus aucuparia  
Ulmus lobel

### Woodland belt:

3 plants per sqm, 100-125cm tall, bareroot plus 0.2 plants per sqm, 175cm tall, feathered, bareroot. Mix of native pioneer and evergreen species to include; Acer campestre, Betula pendula, Carpinus betulus, Corylus avellana, Euonymus europaeus, Ilex aquifolium, Lonicera periclymenum, Prunus avium, Quercus robur, Sorbus aucuparia and others. Underseeded with native woodland herbaceous and grass seed mix.

### Garden trees:

Mix of heritage Apples, Pears and Plums with native species Corylus avellane, Prunus avium, Sorbus aucuparia. Fruit trees: Half standard, 12l pot, 80cm clear stem, Heritage fruit trees.  
Native species: 250/300 multistem, rootballed

### Garden shrub/herbaceous planting:

Ornamental planting

Mix of native, naturalised and non-native grasses, ferns, herbaceous perennials and shrubs.

Examples of potential species: Anemone Honrine Jobert, Ceanothus thyrsiflorus var. repens, Deschampsia cespitosa, Dryopteris filix-mas, Stipa tenuissima, Verbena bonariensis and others. 5 plants per sqm, 2L pot grown

In addition to this, there are climbers proposed to the retaining walls. Examples of potential species: Hydrangea petiolaris, Parthenocissus quinquefolia, Lonicera spp, Clematis spp.



Acer campestre



Betula pendula



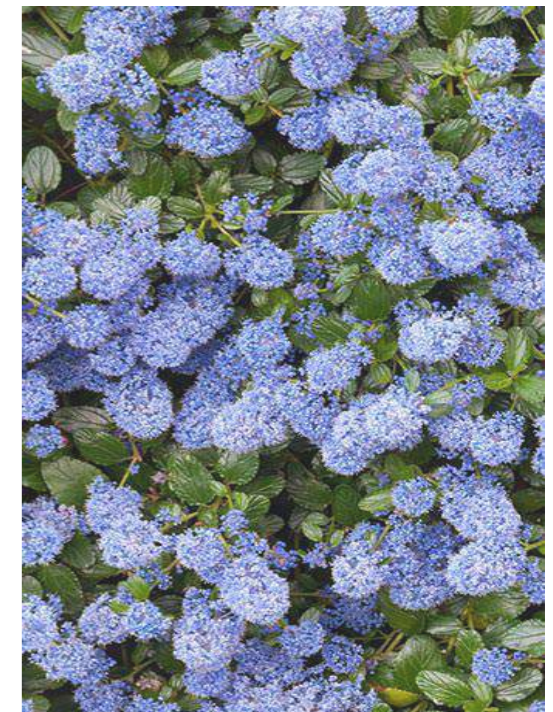
Fagus sylvatica



Anemone Honrine Jobert



Verbena bonariensis



Ceanothus thyrsiflorus var. repens



## 4.6 Hardscape Materials & Boundaries

The new junction to the A703 will be constructed from asphalt. Once into the site the vehicle access roads and footways will be constructed from a pre-cast concrete block to an adoptable standard. The footways and road will have different colours to aid legibility. The pedestrian access path will be constructed from a porous asphalt with a no dig sub-base geotextile to allow for the retention of 2no. existing trees. Step units will be pre-cast concrete with visibility strips.

The private driveways will be constructed from resin bound gravel to create an accessible surface with a rural character.

The paved spaces and paths within private gardens will be constructed from a narrow gauge pre-cast concrete paver laid to a herringbone bond. Step units will be pre-cast concrete with visibility strips.

There is a proposed new low stone boundary wall to the A703 with piers to mark the pedestrian entrance. There will also be steel handrails to the ramp and steps.

Between dwellings will be retaining walls to engineer's details. This will be topped with a balustrade to maintain views across the valley.

Finally, a location is proposed for an agricultural post and wire fence to the top of the development to allow grazing animals access to the existing meadow, if required.

Refer to landscape plan for locations and extents.



Resin bound gravel



Herringbone paver



Coloured Asphalt



Low stone boundary wall



Retaining wall balustrade



Agricultural post & wire fencing



## 5.1 Built Form

The proposal aims to deliver 22 high quality residential properties with associated gardens and car-parking spaces within the existing rural context of Peebles. The site presents a unique opportunity to offer a holistic solution for housing in Peebles' naturally hilly landscape.

Integration with the existing landscape is a fundamental concept at both the macro scale, with the landscaping strategy, and at the micro scale with the spatial organisation of each unit.

The proposed dwellings are 3 stories in height with an identical layout repeated across the proposed layout.



## 5.2 Elevational Strategy

In cohesion with the landscape strategy, the elevational strategy strives towards integration with the landscape. This is achieved predominantly through a limited, yet apt material palette that draws on both contemporary architectural design and traditional rural materials.

The proposed elevational treatment implements a reconstituted stone base that grounds the proposal and reflects characteristics of nearby buildings. In contrast, the lightweight, zinc clad element above forms a contemporary addition. Together they form a harmonious, urban interpretation of a traditional rural dwelling.

The vertical orientation of the zinc cladding panels reinforces the narrow, proportioned nature of the proposal. This is enhanced through the alignment of the fenestration.

Material Palette:

1. Stone Cladding
2. Flat lock Zinc Cladding Panels
3. Horizontal Timber Cladding Panels



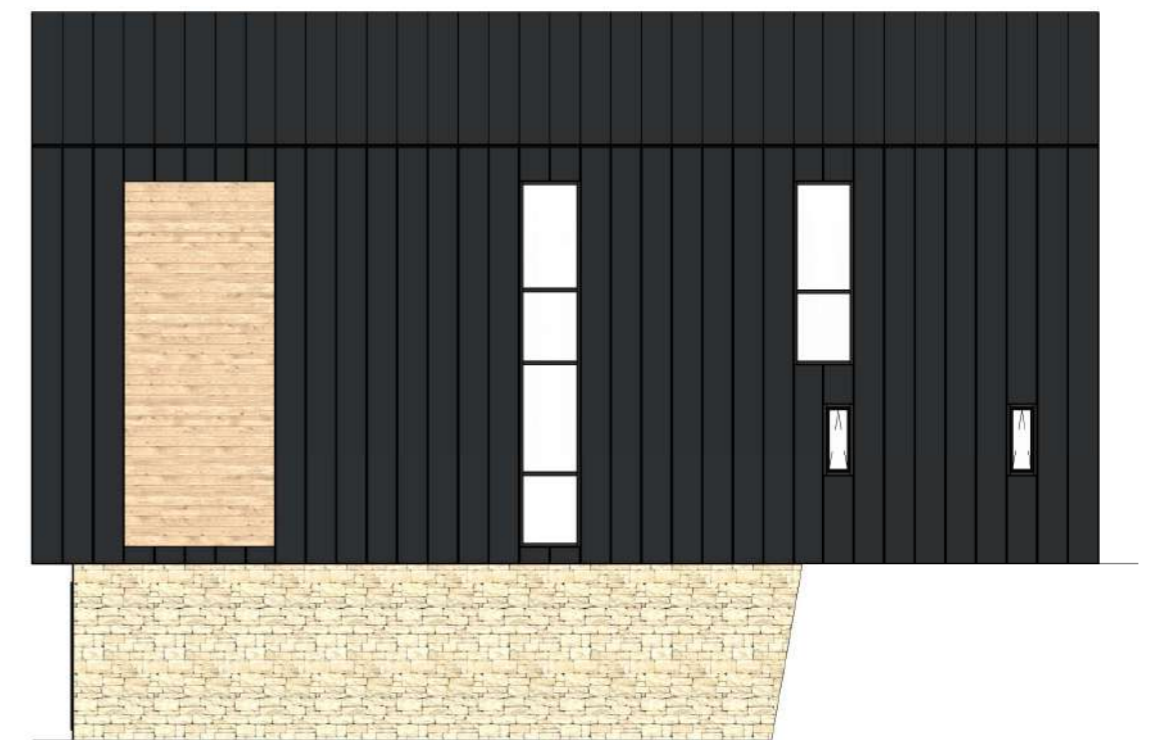
West Elevation



North Elevation



East Elevation



South Elevation



## 5.3 Typical Floor Plans & Area Schedule

Organised over three stories, the internal layout is an upside-down arrangement with the first and second floors providing sleeping and living accommodation respectively. Whereas the ground floor comprises of the functional aspects of the home including a family room with access to a private outdoor space. with access to the terraced garden is provided through the first floor.

This arrangement allows for both a private sleeping level, elevated from the ground, and spacious living level that takes full advantage of the panoramic views over the surrounding landscape.

### Ground Floor

Vestibule	3.5m <sup>2</sup>
Entry Hall	7.7m <sup>2</sup>
Store	4.2m <sup>2</sup>
Accessible Bathroom	6m <sup>2</sup>
Family Room	14.2m <sup>2</sup>
Garage	22m <sup>2</sup>

### First Floor

Hall	15.5m <sup>2</sup>
Store	2.7 m <sup>2</sup>
Accessible W/C	2.8 m <sup>2</sup>
Ensuite 1	3.0m <sup>2</sup>
Bedroom 1	10.5m <sup>2</sup>
Bedroom 2	9.5m <sup>2</sup>
Bedroom 3	9.5m <sup>2</sup>
Master Bedroom	15.3m <sup>2</sup>
Ensuite 2	5m <sup>2</sup>

### Second Floor

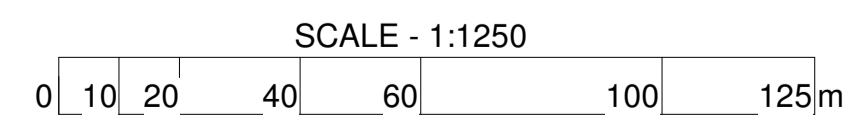
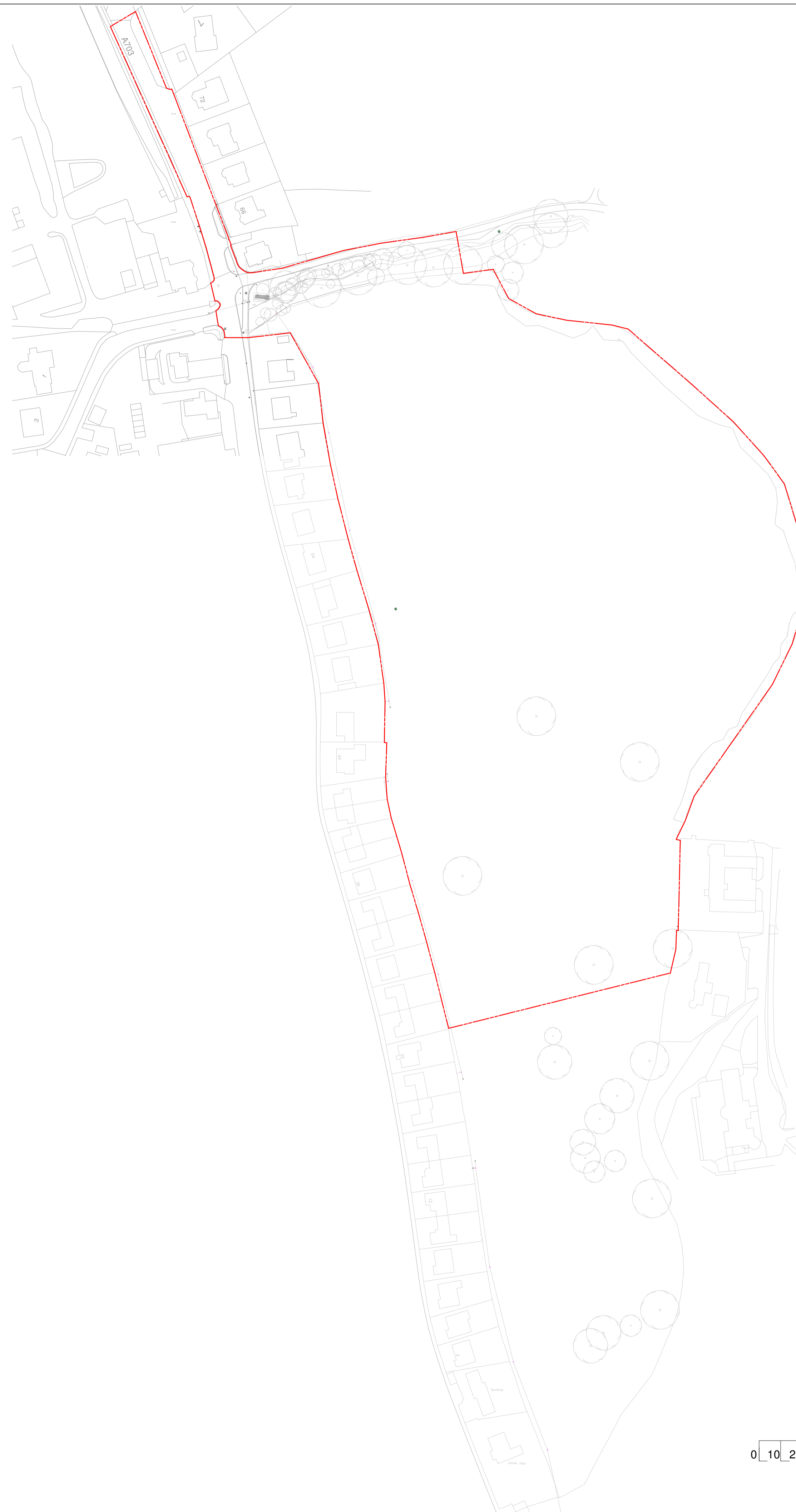
Utility	4.5m <sup>2</sup>
Kitchen / Dining / Living	49m <sup>2</sup>
Terrace	18.5m <sup>2</sup>

Total NIA	203m <sup>2</sup>
<b>Total GIFA</b>	<b>206m<sup>2</sup></b>







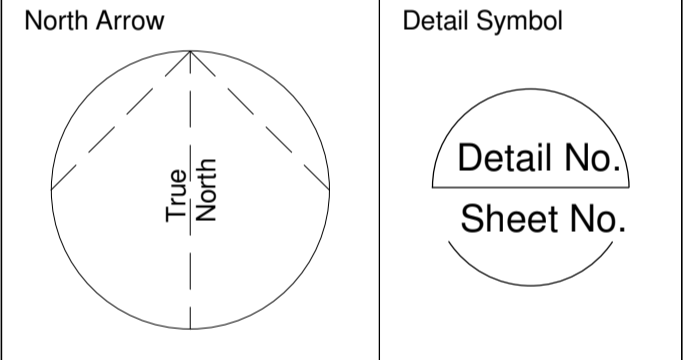


DATE	REVISION	REV	DRW	CHK
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**CARMICHAEL HOMES & INTERIORS**

Project  
**VENLAW, PEEBLES**

Drawing Title  
**SITE - LOCATION PLAN**

Sheet Status  
**S2 - FOR INFORMATION**

Project No. <b>IAGG19-0098</b>	Rev. <b>P01</b>
Drawing No. <b>VNLP-NOR-YY- ZZ-DR-A-90001</b>	

HLA Site Ref	Name	HMA	Year of entry	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Post 2032	Total	Constrained	Comment on amended programming	Strategic Growth
EEH1	Hopehouse	Southern	2010					2	3								5		No comment.	No
EEH2	Hopehouse	Southern	2010					2	3								5		No comment.	No
EEH3	Hopehouse	Southern	2010			1	2										3		No comment.	No
EL253	Yarrow Feus	Southern	pre 2003		1	1	1										3		No comment.	No
RL607	MBC Investment	Southern	2010			1	2	2	2								7		No comment.	No
RN2	Holmhead	Southern	pre 2003					2	2	1							5		No comment.	No
RN3	SW of Police St	Southern	pre 2003	2	2	3											7		No comment.	No
RN35	Caravan Site	Southern	2008				4	4	4	4	3						19		No comment.	No
RR1	Kirk'oer	Southern	2010				1	1	1	2							5		No comment.	No
RR2	Roberton West	Southern	2010							2	3						5		No comment.	No
EL426	Minchmoor Road	Southern	2006					1	2	2							5		No comment.	No
TB1	Broughton Green	Northern	pre 2003					6	6	6	7						25		No comment.	No
TB10	Derva Road	Northern	2008					5	5								10		No comment.	No
TB7	Greenmantle Ho	Northern	pre 2003	3													3		No comment.	No
TB9	Springwell Brae	Northern	2006					5	5								10		No comment.	No
TC1	Stanin Stane	Northern	2011	1	1												2		No comment.	No
TC2	Horsburgh Bridg	Northern	2016			5	5	5	5	5							25		No comment.	No
TL243	Station House	Northern	pre 2003	13	4												17		No comment.	No
TL239	Sandy Hill	Northern	pre 2003			2	2	1									5		No comment.	No
TE11	North of Bellfield	Northern	2016	1			5	5	5	5	5	5	4				35		No comment.	No
TE12	Bowbank Cottag	Northern	2019				5	5	5								15		No comment.	No
TE9	Burnside	Northern	2006						5	5	5	5	5	5			30		No comment.	No
EF1	South Fountainh	Northern	2010				3	3									6		No comment.	Yes
TI142	Carlee Mill	Northern	2016		15	15	14										44		Amended programming to allow for construction lead in prior to completions	Yes
TI37	Clough Mills	Northern	pre 2003	1													1		No comment.	Yes
TI54	St James RC ch	Northern	pre 2003			4	4	4									12		No comment.	Yes
TI76	Peebles Road	Northern	2006				2	2	1								5		No comment.	Yes
TI77	Kirklands	Northern	2006					10	10	10	10	10	5				55		No access available to site. Listed in Audit since 2006 and no progress. Site removed from effective supply.	Yes
TI88	Willobank II	Northern	2010								10	10	10	10	10	100	150		No comment.	No
ELA11	Burnmill	Northern	pre 2003					3	2								5		No comment.	No
ELA48	West Allan Bank	Northern	2010				10	10	10	10	10	10	10				70	30	No developer and no application in last 10 yrs. Site removed from effective supply.	No
ELA50	Wyndhead	Northern	2012	15	15												30		No comment.	No
EL248	Crookston Home	Northern	pre 2003		1												1		No comment.	No
TL288	Steading	Northern	2004				2	2	3	3							10		Permissions to 05 and single apps (small site). Site removed from effective supply.	No
TL294	Thornylee	Northern	2004		1												1		No comment.	No
TL300	Steading	Northern	2006	1	1												2		No comment.	No
TL315	Rutherford Cotta	Northern	2007	1	1	1											3		No comment.	No
TL328	Glenormiston	Northern	2008		3	3											6		No comment.	No
TL346	Rachan Mill Farr	Northern	2010				2	2	1								5		2010 no progress on application, permission granted for holiday lets. Site removed from effective supply.	No
EO16	Station Yard	Northern	2010		3	4	4										11		No comment.	Yes
TP110	Violet Bank	Northern	2008	1													1		No comment.	Yes
TP120	Tweedbridge	Northern	2010			25	25										50		40 units refused and 22 granted, amend effective supply to suit approval.	Yes
TP134	Carnegie Coach	Northern	2014	1													1		No comment.	Yes
TP137	South of South	Northern	2016		25	25											50		No comment.	Yes
TP138	Rosetta Road	Northern	2016					20	20	20	20	20	20	10			130		Caravan site, bridge crossing required and developers confirmed that requirement makes the development unviable. Remove site from effective supply.	Yes





EGL6	Buckholm North	Central	pre 2003				5	5	10	20	20								60	No comment.	Yes
EGL7	Ellwyn Terrace	Central	pre 2003	3															3	No comment.	Yes
EGL714	Easter Langlee	Central	2016				5	5	5										15	Redevelopment opportunity, planning permission in principle valid to September 2018. With wider development programmed to beyond 2024, this would not contribute towards the 5 year effective supply	Yes
EGL83	Ryehaugh	Central	pre 2003								10								10	Programmed Post 2026. No reason to assume that since allocation pre-2003 that site will likely come forward by 2027.	Yes
EGL84	Easter Langlee	Central	pre 2003			30	30												60	Part of wider development, site will not become effective within 5 year period.	Yes
EGT13	St Aidens	Central	2010				10	10	10	10	10	9							59	No developer no progress	Yes
EGT2	Orchard Park	Central	pre 2003		5														5	No comment.	Yes
EGT3	Monkswood	Central	pre 2003	2															2	No comment.	Yes
RHA1	Striches 2	Central	pre 2003			40													40	Only identified within SHIP for 30 units for funding.	Yes
RHA11	Summerfield 2	Central	pre 2003				10	10	10	10	10	10							60	No Developer, No planning application	Yes
RHA12	Crumhaughgill	Central	pre 2003	3			4	4	4	4	3								22	Planning Permission expired on site, no progress since 2013, site is not effective	Yes
RHA128	Kings Hotel	Central	2005	2															2	Approved units are complete.	Yes
RHA13	Hawick Cottage	Central	pre 2003				4	4	4	3									15	No purification of conditions and permission to expire October 2019	Yes
RHA161	Burnfoot Autos	Central	2009				4	3	3										10	No progress and recent commercial proposals	Yes
RHA171	Guthrie Road	Central	2010							20	20	20	20	20					100	No comment.	Yes
RHA173	Stirling Crescent	Central	2010						10	10	10								30	40 Application withdrawn 2014 due to lack of information and no further application submitted. Part of the site noted as constrained.	Yes
RHA227	Henderson Road	Central	2018				3	3											6	Amenity ground at the back of an existing housing estate. Opportunity for housing would have been available prior to SG and this is a windfall site and with little prospect of contribution to land supply.	Yes
RHA228	Lishman Place	Central	2018				3	2											5	No comment.	Yes
RHA234	Bucleugh Street	Central	2019				5	5											10		Yes
RHA3	Summerfield 1	Central	2019						10	10	10	10							40	No Developer, No planning application	Yes
RHA58	Gala Law	Central	pre 2003						20	10	10	10	10						60	130 Part of site constrained, no evidence that since 2003 any development is likely to proceed.	Yes
RHA61	Burnflatbrae	Central	pre 2003	3															3	No comment.	Yes
RHA7	Hislop Gardens	Central	pre 2003	2			1	1											4	No active developer or permission and audit suggests the site 'appears to be in private ownership'	Yes
RHA76	Herohill	Central	pre 2003		1														1	No comment.	Yes
RHA8	Leaburn	Central	pre 2003																0	83 No comment.	Yes
RL462	Cuthbertson (Joi	Central	2006	1															1	No comment.	No
RHE1	Ladyrig View	Central	pre 2003				4	4	6	6									20	No comment.	No
RHE3	Heiton Mains	Central	pre 2003						5	5	5								15	No comment.	Yes
RJ14	Dounehill ii	Central	pre 2003		1														1	Development largely complete. No activity and no marketing on-site. There are no signs that development will proceed on remaining plots. No recent planning applications.	Yes
RJ2	Sharplaw Road	Central	pre 2003				2	2	2	2	2								10	Development largely complete. No activity and no marketing on-site. There are no signs that development will proceed on remaining plots. No recent planning applications.	Yes
RJ28	Oxnam Road	Central	pre 2003				6	6	6	6	6	6	6	4					46	Development largely complete. No activity and no marketing on-site. There are no signs that development will proceed on remaining plots. No recent planning applications.	Yes
RJ57	Lochend	Central	2006						6	6	6	6	6	6	6	1			43	No Planning application, no developer	Yes



RJ58	Howden Drive	Central	2006		16	16	10	10	10	10	8								80	Site approval for 32 units in April 2018. Reduced completions to reflect local market circumstances.	Yes	
RJ59	Annefield	Central	2006					6	6	6	6	6	6	4					40	Outline permission expired 2011, no developer.	Yes	
RJ61	Queen Mary Bui	Central	2006					5	5	5	5	5							25	No Planning application, no developer	Yes	
RJ68	Wildcat Church	Central	2008					3	3										6	No planning application, no developer	Yes	
RJ73	Wiltcate Gate	Central	2010					5	5	5	5								20	No live planning, most recent application for employment use refused. No housing developer identified.	Yes	
RJ74	Howden Drive	Central	2010					5											5	No planning application, no developer identified.	Yes	
RJ87	High Street	Central	2019					2	2	3									7		Yes	
RKE101	Abbeyfield	Central	2009			4	4	4											12	No comment.	Yes	
RKE103	Former Foundry	Central	2010					4	4	4									12	No comment.	Yes	
RKE187	Nethershot 1	Central	2016		9	20	20	20	20	11									100	49 affordable only	Yes	
RKE188	Hendersyde 1	Central	2016					10	10	10	10	10	10	10	10	10	10	30	120	Lead in programming requires to be provided to allow for units to be complete.	Yes	
RKE194	Nethershot 2	Central	2018					15	15	15	15	15	15	10					100	Completion of phase 1 is forecast for 2030 therefore the additional phase of land at this site will not contribute towards the effective land supply within the current plan period.	Yes	
RKE195	Former Kelso Hi	Central	2018					10	10	10	10	10							50	Site is on the market for sale following the completion of a new High School. Site comprises a listed building and there will be significant challenges and financial difficulties in delivering a viable development on this site. Conflict in terms of Council and community desires for the site. The site remains on the market after 8 months. Site should not contribute towards effective supply until a clear future is identified.	Yes	
RKE5	Rosebank 2	Central	pre 2003					5	5	5	5								20	Only planning application is for retail development. Remove from effective supply.	Yes	
RKE87	Bowmont Street	Central	2006	2															2	No comment.	Yes	
RKE88	Wallacenick 2	Central	2006			12	12	12	12	12	12	12	12	12	12	12	180	300	No Developer no progress.	Yes		
RKE90	Broomlands	Central	2006	4	4	5	5	5	5										28	No comment.	Yes	
RKE91	Broomlands Nor	Central	2006	11	11	11	11												44	No comment.	No	
EL11	Musilie Drive	Central	pre 2003																0	7	Proposed for Removal	No
EL116	St Dunstans	Central	2006			2	2	2	2										8	Drainage Infrastructure constrain to any development.	No	
EL123	West of St Duns	Central	2010					5	5	5									15	Drainage Infrastructure constrain to any development.	No	
BL424	Birkenside Farm	Central	2004					2	2	2									6	No Developer, No progress. Widfall site since 2004	No	
EL361	Huntshaw Famr	Central	2004		1	1													2	No Developer, No progress. Widfall site since 2004	No	
EL387	Charlesfield Farr	Central	2005			1	2	2											5	No Developer, No progress. Widfall site since 2005	No	
EL438	Hartwoodburn Fa	Central	2007			2	2	1											5	No Developer, No progress. Widfall site since 2007	No	
EL479	Whytebank	Central	2008	5															5	No Developer, No progress. Widfall site since 2013	No	
EL507	Hartwoodmyres	Central	2010	1		2	2												5	No Developer, No progress. Widfall site since 2010	No	
EL531	Former Office	Central	2012			2	2	2											6	No comment.	No	
EL533	Steading	Central	2013		1	2	3	3											9	No Developer, No progress. Widfall site since 2013	No	
EL535	Steading	Central	2013	2	1														3	No comment.	No	
EL615	Steading	Central	2016		3	3	4												10	No Developer, No progress. Widfall site since 2016	No	
RL155	Edenmouth Farr	Central	pre 2003		1	1	1	1	1	1	1								7	No comment.	No	
RL200	Kinninghall	Central	pre 2003		1														1	No comment.	No	
RL338	Lady Rig	Central	2003		1	1	1												3	No Developer, No progress. Widfall site since 2003	No	
RL480		Central	2007	1	1														2	No comment.	No	

RL483		Central	2007			1														1	No comment.	No		
RL486		Central	2007	1	1																2	No comment.	No	
RL495		Central	2007			1	2	2	2												7	No comment.	No	
RL546	Linton Bankhead	Central	2008		6																6	No comment.	No	
RL554		Central	2008	1	0	1															2	No comment.	No	
RL565		Central	2009		1	1	1	1	1	1	1	1	1								8	No Developer, No progress. Widfall site since 2010	No	
RL612		Central	2011			3	2	2													7	No Developer, No progress. Widfall site since 2011	No	
RL658		Central	2015			2	2	1													5	No Developer, No progress. Widfall site since 2015	No	
EL77	Meadowbank	Central	pre 2003					2	3												5	No progress since outline application in 1996	No	
EMX1	East Maxton	Central	2010				5	5													10	No progress since outline application in 1997	Yes	
EM55	Dingleton	Central	2003	10	10	10	10	10	10	4											64	Constrained by market completions amended in accordance with recent years.	Yes	
EM62	The Croft	Central	2006		12	13															25	No comment.		
RM21	Renwick Garden	Central	2006				4	4													8	No comment.		
RM24	West Renwick G	Central	2010				5	5	5	5											20	No comment.	Yes	
ENS13	The Orchard	Central	2004				3	3													6	Site was previously granted planning permission in principle in 2008 and development did not progress. The site is a windfall opportunity and at present there is no information to suggest that it will contribute towards the effective land supply.	Yes	
ENT21	Sergents Park	Central	2006		4																4	No comment.	Yes	
ENT22	RO Auction Mart	Central	2006						30	30											60	160	No comment.	Yes
ENT25	Newton Expansio	Central	2010			30	30	39	50	50	50	50	50								349	551	Expansion area. No house builder, major scale, no full planning approval for development. Site has been listed in Audit since 2006 with no progress.	Yes
ENT8	Melrose Road	Central	pre 2003				15	15	15	15	8										68	PAN lodged by landowner 2018. No application made. Programming amended to allow lead in.	Yes	
EL187	Philliphaugh	Central	2007						10	10	12										32		No comment.	Yes
ESE118	Kerrs Land	Central	2008				12	12													24		No Planning Application and no developer. Listed in Audit for 10 years. Not effective.	Yes
ESE125	Philliphaugh Nor	Central	2010						10	10											20		No comment.	Yes
ESE126	St Marys Church	Central	2010				11	10													21		Application withdrawn, no developer.	Yes
ESE134	Heather Mill	Central	2018				20	20	20	15											75		Site on the market for sale, no planning application for the residential development. The site is within the settlement. Equorium Property Company Ltd (formerly EWM Property Company Ltd) own the site and are willing to release the land for sale. No progress made towards delivery.	Yes
ESE41	The Priory	Central	pre 2003	1	2	2	1														6		No comment.	Yes
ESE45	Station Hotel	Central	pre 2003	1																	1		No comment.	Yes
ESE52	Philipshaugh Rd	Central	pre 2003				10	10	10												30		No developer no progress	Yes
ESE54	Lingle Road	Central	pre 2003			10	10	10													30		No comment.	Yes
ESE60	Forest Mill	Central	pre 2003				8	8	5	5	4										30		No progress since application in 2007	Yes
ESE73	High Street	Central	pre 2003	10																	10		No comment.	Yes
ESE94	Linglie Mill	Central	2004	2																	2		No comment.	
RS4	Adj Railway	Central	pre 2003				9	9													18		No comment.	
RS5	Sprouston Churd	Central	pre 2003				9	9													18		No comment.	Yes



EGL220	Lowood	Central	2018				30	50	50	50	50	50	20					300	SBC now own the site and are to progress to adopt a masterplan for the area as supplementary guidance to be adopted 2020. There is a focus on the commercial elements of the development strategy by the Council. The planning authority will require a second vehicular access to the development and the Masterplan states that " If viable the proposed pedestrian/ cycle bridge across the railway (6) could be upgraded to accommodate vehicular traffic to service the residential clusters." The site is in Council control and private development will be subject to selling land for development and the Council bringing this to the market. There remains no developer and no planning permission. Based on work to be done and a phased developmnt it is considered phasing of development is not realistic.	No
RKI27	Morebattle	Central	2008					6	6	6								18	No comment.	No
RKI6	Blunty's Mill	Central	pre 2003		3													3	No comment.	No
RT1	Wauchope Hall	Central	pre 2003					3	4									7	No comment.	No
BAY1	Beanburn	Berwickshire	pre 2003		10	10	10	10										40	No comment.	No
BAY6	North of High St	Berwickshire	2007			3	3											6	No comment.	No
BB27	East of Birgham	Berwickshire	2016	2	4	4												10	No comment.	No
BBU1	Lyll Terrace	Berwickshire	2010				5	5										10	No comment.	No
BCH2	Erskine Road	Berwickshire	pre 2003	25														25	No comment.	No
BCH20	Southfield Cottag	Berwickshire	2004			1												1	No comment.	No
BCH30	Crosshill	Berwickshire	2010					4	4									8	No comment.	No
BCH31	Comrades Park	Berwickshire	2010			20	20	20										60	No comment.	No
BCC7	Ladyhall Road	Berwickshire	pre 2003				8	8	8	8	8	8						48	No comment.	No
BCC8	Foodmarket	Berwickshire	pre 2003		1	1												2	No comment.	No
BCC9	West of Former	Berwickshire	pre 2003				4	4	4	4	4	4	4					28	No comment.	No
BCI32	The Firs	Berwickshire	2006			2	2	2	2	2								10	No developer no progress	No
BCI33	Bogangreen	Berwickshire	2006				6	6	6	6	6	6						36	No developer no progress	No
BCS2	Guards Road	Berwickshire	pre 2003				3	4										7	No comment.	No
BCS23	High Street	Berwickshire	2007		1													1	No comment.	No
BCS25	Trafalgar House	Berwickshire	pre 2003			1												1	No comment.	No
BSC43	West Paddock	Berwickshire	2006			9	10	10	10	10	10	10						69	No comment.	No
BSCS52	Soith of West Pa	Berwickshire	2010	8	8	8	7											31	No comment.	No
BCS54	Hillview	Berwickshire	2018					10	10	10	10	10	10	10	10	20		100	Council led proposals in the surrounding area. No progress on existing allocations in Coldstream. Access has been opened up with EU funding. Access requires to be taken through employment allocation or through service yard.	Yes
BD2	Todlaw Road		pre 2003		13	14												27	No comment.	Yes
BD26	Bridgend II	Berwickshire	pre 2003		29	24	24	11										88	No comment.	Yes
BD69	Berrywell East	Berwickshire	2006					10	10	10	10							40	24 Partially constrained for market reasons. Units previously identified for 2022. There is no reason to suggest that part of the site remains marketable.	Yes
BD78	Langton Edge	Berwickshire	2008				5	5	5	5								20	Legal restriction on use, no planning permission and no developer.	Yes
BD86	Todlaw	Berwickshire	2010			7	7	7	7	7	7	7						49	2010 Audit listing, no progress.	Yes

BD87	Duns Primary Sc	Berwickshire	2010					5	5	5	5	5	5	5	5	5	5	45	No developer, no planning permission, demolition costs prior to any development.	Yes	
BD91	South of Earls M	Berwickshire	2016				10	10	10	10	10	10						60	No developer no progress	Yes	
BL405	Pouterlynie Park	Berwickshire	2004		1													1	No comment.	Yes	
BL478	Chicken Hatcher	Berwickshire	2005				5	5	5	6								21	No developer no progress	No	
BEC2	Main St	Berwickshire	2010					5										5	No developer no progress	No	
BL530	Cherryburn	Berwickshire	2006				3	4										7	No developer no progress	Yes	
BE18	Gungreenhill	Berwickshire	pre 2003		1		5	5	5	5	5	5	5	5	5	5	5	13	59	No developer no progress	Yes
BE3	Barefoots II	Berwickshire	pre 2003															0	20	Proposed for Removal	Yes
BE43	Acredale	Berwickshire	2006				10	10	10	10	10	10	10	6				76	Planning approved for 30 affordable units only. Remainder of the site has no identified developer.	Yes	
BE44	Gungreenhill	Berwickshire	2006					10	10	10	10	10						50	82	No planning application. Ongoing development at Gungreenhill by Berwickshire HA not due for completion until post 2024.	Yes
BE49	Eyemouth High S	Berwickshire	2010			12	12	8	8	8	8	8	8	8	8	8	8	2	90	listed in Audit 2006, no planning approval, windfall site, when and if planning permission is granted	No
BGA7	West Gavinton	Berwickshire	2008				6	6	6	6	6	6	6	6	6	6	6	54	No comment.	No	
BGO27	Larger Glebe	Berwickshire	2008					6	6	6								18	No comment.	No	
BGO31	Specialist Lamin	Berwickshire	2018				3	4										7	No developer no progress	No	
BGR1	Marchmount Rog	Berwickshire	pre 2003					5	5	5	5	5	5	5	5	5	5	20	60	No comment.	No
BGR24	Marchmount Rog	Berwickshire	2008					5	5	5	5	5						25	No comment.	No	
BGR25	North of Edinbur	Berwickshire	2010				5	5	5									15	No comment.	No	
BGR29	South of Edinbur	Berwickshire	2016															0	6	Proposed for Removal	No
BGR30	Poultry Farm	Berwickshire	2019				5	5	5	5	5	5	5	3				38		No	
BH10	Rose Bank	Berwickshire	2006					5	6									11	No developer no progress	No	
BL531	Main Street	Berwickshire	2006					5	5	5	5	5						25	No comment.	No	
BL263		Berwickshire	pre 2003				2	2	2	2								8	approvals date to 2014	No	
BL329		Berwickshire	pre 2003			1	1	1										3	No comment.	No	
BL369		Berwickshire	2003		1	1	1											3	No comment.	No	
BL408		Berwickshire	2004			2												2	No comment.	No	
BL409		Berwickshire	2004		1	1	1											3	No comment.	No	
BL432		Berwickshire	2004	2	1													3	No comment.	No	
BL439	Polwarth Village	Berwickshire	2004			1	1	2	2	2								8	No comment.	No	
BL442	Whitesome	Berwickshire	2005			1												1		No	
BL466	Garden Ground	Berwickshire	2005			2	2											4	No comment.	No	
BL514	Reedylock Farm	Berwickshire	2006		1	1	1	1										4	No comment.	No	
BL520	Hawkslaw Farm	Berwickshire	2006			2	2	2	2									8	no progress since entry in 2006 windfall if progresses	No	
BL543	Lamberton	Berwickshire	2007		1													1	No comment.	No	
BL549	Mines Farm	Berwickshire	2007			1	1	1	2	2								7	No comment.	No	
BL590		Berwickshire	2008			1	1	1	1									4	No comment.	No	
BL609		Berwickshire	2008			1	2	2	2	2	2							11	No comment.	No	
BL669		Berwickshire	2011			1	1											2	No comment.	No	
BL679		Berwickshire	2013				2	2	2									6	no progress since entry in 2015 windfall if progresses	No	
BL694		Berwickshire	2014			1	2	2										5	no progress since entry in 2014 windfall if progresses	No	
BL715		Berwickshire	2016				4	4										8	no progress since entry in 2016 windfall if progresses	No	
BL729		Berwickshire	2016				2	2	2	2								8	no progress since entry in 2016 windfall if progresses	No	
BL731	Restonhill	Berwickshire	2017				3	3	3									9	no progress since entry in 2017 windfall if progresses	No	
BL532	Preston Farm	Berwickshire	2006															0	45	Proposed for Removal	Yes
BL533	West Reston Ma	Berwickshire	2007				5	5	5	5								20	Developer listed dissolved 2015. Planning Permission expired 2010.	Yes	
BR15	Rear of PS	Berwickshire	pre 2003				5	5	5									15	No developer no progress	Yes	



BR27	Auction Mart	Berwickshire	2006				10	10	10	10	10	10	10	10	10	10	100	Planning brief approved 2008. Application lodged 2008. Site sold to new owners and correspondence in 2015, but no progress on application. No progress in last 12 years.	Yes
BR30	Reston Long	Berwickshire	2018				8	10	10	10							38	Phase 3 of the development brief in Reston. No progress on previous phases of development, site will not form part of the 5 year effective land supply.	No
BSW1	Coldstram Road	Berwickshire	pre 2003				5	5	5	5	5						25	No comment.	No
BSW15	Adjacent Swinton	Berwickshire	2016				5	5	5	5	5						25	No comment.	No
BL394	Kirkpark	Berwickshire	2003			1	3										4	No comment.	No
BWR2	East of Kirkpark	Berwickshire	2010				3	3									6	No developer no progress	No
BL131	Main St	Berwickshire	pre 2003		1												1	No comment.	No