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Subject: PLDP2 - Representation on behalf of M&J Ballantyne [NLP-DMS.FID367589]

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Attachments:

[22972 - IJ Heritage Statement Aug 17 Final.pdf](#); [22972.1 Scottish Borders PLDP2 Representation on behalf of M&J Ballantyne 25.1.21.pdf](#);

CAUTION: External Email

Good afternoon,

Please see attached our representation on Scottish Borders Council's PLDP2 made on behalf of M&J Ballantyne. This statement should be read alongside some supplementary documentation that was previously provided during the MIR stage of the plan making process, but is resubmitted for ease of reference. These will be spread over a series of emails due to the file sizes.

- Representation statement - Lichfields
- Landscape and Visual Appraisal – Brindley Associates
- Heritage Assessment – Lichfields
- Evolution of Proposals Timeline – Aitken Turnbull

Should you have any queries then please get in touch.

Gordon Thomson
Associate Director



[lichfields.uk](#)



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Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at The Minster Building, 21

Mincing Lane, London, EC3R 7AG.

Proposed Scottish Borders Local Development Plan 2 Land at Netherbarns, Galashiels

Statement of Representation

M&J Ballantyne

25 January 2021



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1.0 Introduction

- 1.1 This representation, prepared by Lichfields on behalf of our client, M&J Ballantyne Ltd, provides a response to Scottish Border Council's ("the Council") Proposed Local Development Plan 2 (2020) ("LDP2").
- 1.2 This document is prepared in respect of our client's interest in land at Netherbarns, Galashiels and its potential for the delivery of new homes within the plan period.
- 1.3 The site has a long planning history, having previously been subject to an application for planning permission (ref:04/00706/FUL) for the '*erection of 79 dwellinghouses*', with this subsequently refused on grounds of density and impact on a listed heritage asset. Since that time our client has taken steps to address the concerns raised and their proposals have continued to evolve in response to feedback received from officers.
- 1.4 In recent years, a representation was submitted in January 2017 in response to the Scottish Borders Councils Draft Housing Supplementary Guidance. In addition, as part of the LDP2 'Call for Sites' process undertaken in August 2017, Lichfields submitted the site as a proposal for consideration. In response to previous feedback concerning the sensitivity of the site in relation to the setting of and views from Abbotsford House a Heritage Statement was submitted alongside the supplementary guidance submission and a Landscape and Visual Appraisal with the LDP2 Call for Sites submission.
- 1.5 Accompanying the Heritage Statement was a letter from Historic Environment acknowledging the site's suitability for an appropriate form of residential development. Based on lower density scheme, the council included Netherbarns as a potential 'alternative site' within the 2018 MIR.
- 1.6 This was followed by a representation to the Council's Main Issues Report ("MIR") consultation in January 2019. This submission built upon the evidence presented at the Call for Sites stage by including updated landscape photography and visualisations to accompany the LVA presenting before and after views in winter months.
- 1.7 These steps have led to Scottish Borders Council identifying the site as an allocation for housing in PLD2 with an indicative capacity of 45 units. M&J Ballantyne are supportive of this allocation and look forward to working with Scottish Borders Council and other stakeholders in the delivery of a sensitive and high quality residential development following adoption of LDP2.
- 1.8 This statement sets out our support for the proposed allocation and the reasoning for doing so as well as support for or suggested changes to other aspects of PLDP2.

2.0 Representations

Section (the policy reference, paragraph number or site reference)

2.1 Paragraph 2.10

Whether or not you want to see a change;

2.2 Support – No change required

What the change is and why.

2.3 Paragraph 2.20 states: *“The LDP has been prepared in consultation with a range of bodies including NHS Borders and it is important that communications continue and are strengthened in order that any potential health care issues, for example impacts on local GP practices, can be identified and addressed at an early stage. Decisions regarding health care provision remain a matter for the NHS.”*

2.4 Increasingly across Scotland emerging draft development plans contain requirements for developer contributions for healthcare provision. This is always a point of contention for two reasons.

2.5 Firstly, the NHS is provided for by general taxation which housebuilders and new residents of the homes they build are contributors.

2.6 Secondly, GPs tend to operate as private businesses and it would be wholly inappropriate for one private business to pay for another through planning obligations.

2.7 For this reason, we welcome Scottish Borders Council adopting the correct approach to this matter and acknowledging that the NHS is responsible for healthcare provision.

Section (the policy reference, paragraph number or site reference)

2.8 Table 3 on P 27

Whether or not you want to see a change;

2.9 Change Required

What the change is and why.

2.10 The LDP is required under the Planning Act (Section 16(6) of the 1997 Act as amended) *“to ensure that the plan prepared is consistent with the strategic development plan”* and para 119 of the SPP states that *“Local development plans in city regions should allocate a range of sites which are effective or expected to become effective in the plan period to meet the Housing Land Requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. In allocating sites, planning authorities should be confident that land can be brought forward for development within the plan period and that the range of sites allocated will enable the housing supply target to be met.”*

2.11 In this instance, the SDP is SESplan (2013). The Council acknowledges that the Proposed SESplan 2 (2016) was rejected by Scottish Ministers but is opting to utilise the background information set out in HNDA2 and the Housing Technical Note which underpinned SESplan2.

2.12 However, while these background papers may provide a more up to date evidence base than SESplan1, their use are in conflict with the primary legislation that is the 1997 Act.

- 2.13 The housing land requirement must be derived from the approved development plan, that being SESplan1.
- 2.14 However this is calculated, either by averaging the total HLR across 2009 – 2024 and rolling this forward to 2031, averaging the HLR in SESplan1’s latter period of 2019 – 2024 and rolling forward to 2031 or by utilising the last 3 years of the HLR and then the projections of HND A1 which informed SESplan1, the number must derive from the adopted development plan.
- 2.15 SESplan1 sets an HLR for the Scottish Borders of 9,650 between 2009 – 2019 and of 3,280 between 2019 – 2024.
- 2.16 The 3 suggested methods described in paragraph 2.14 above give annual HLRs of 862, 656 for the first two options respectively and 656 until 2024 the 492 for the third option.
- 2.17 These represent total HLRs of 15,516, 11,808, 9,348 respectively.
- 2.18 The first of these approaches was utilised by the reporter in the South Lanarkshire LDP examination.
- 2.19 The third was adopted by the reporter in the examination into Scottish Borders’ LDP1, when the plan period extended beyond 2024.
- 2.20 We would stress that these three options are suggestions and that there a potentially other permutations that could appropriately link back to SESplan 1. In any event all options will likely result in an annual HLR that is considerably higher than that currently presented in the LDP.
- 2.21 As a result, the HLR set out in the LDP should be amended so as to be clearly derived from SESplan1. This will lead to a higher HLR to 2031 than is presently set out in the PLDP2.
- 2.22 The Council’s Housing Land Audit 2019 notes a 5 year effective supply of 3,679, a potentially effective supply of 1,945 and a post-7 year supply of 2,249. We dispute the accuracy of this interpretation given the number of long-standing sites in the audit which have year on year failed to deliver and also the number of very small sites which are reliant on funding availability to individuals rather than developers. These small sites should be classed as windfall if they deliver rather than programmed as effective supply.
- 2.23 We understand that the HLA has not been disputed, nor agreed by Homes for Scotland. A thorough review is required to identify what can be considered as effective and what the actual housing land supply is.
- 2.24 This therefore may also result in a need for identification of additional sites to meet the appropriately amended HLR.

Section (the policy reference, paragraph number or site reference)

- 2.25 Policy PMD4: Development Adjoining Development Boundaries

Whether or not you want to see a change;

- 2.26 Support – No change required
- 2.27 SPP 2020 states (Paragraph 119) that:

“Local development plans in city regions should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. In allocating sites, planning authorities should be confident that land can be brought forward for development

within the plan period and that the range of sites allocated will enable the housing supply target to be met.”

2.28 This is clear that an effective 5 year supply of land for housing should be maintained at all times and that there must be confidence these can be brought forward so as to meet the housing supply target.

2.29 SPP in paragraph 123 confirms that the HLS must be actively managed, utilising the Housing Land Audit (HLA) to ensure that a generous supply is maintained at all times.

2.30 Policy PMD4 confirms, in criteria for exceptions in which development outwith but adjacent to the built up area will be acceptable includes instances where a strong justification can be given that *“there is a shortfall identified by Scottish Borders Council through the housing land audit with regard to the provision of an effective 5 year housing land supply”*.

2.31 This approach is wholly aligned with SPP and the need to maintain an effective 5 year supply at all times.

2.32 It is therefore welcomed and supported.

What the change is and why.

2.33 N/A

Section (the policy reference, paragraph number or site reference)

2.34 Policy HD1: Affordable Housing

Whether or not you want to see a change;

2.35 Support – No change required

2.36 The LDP acknowledges in its subtext and in Policy HD1 that affordable housing requirements will normally be no more than 25% as per SPP paragraph 129. It further sets out the three methods of contribution methods, those being on-site provision, off-site provision and commuted sums. That these are presented equally and without first preference is welcomed, particularly in an area such as the Scottish Borders where on-site provision as a requirement or even first preference can easily be detrimental to viability and commuted sums represent a more viable solution.

What the change is and why.

2.37 N/A

Section (the policy reference, paragraph number or site reference)

2.38 Policy EP6: Countryside Around Towns

Whether or not you want to see a change;

2.39 Change required

What the change is and why.

2.40 Policy EP6: Countryside Around Towns effectively acts as a *greenbelt* around the principal settlements in the Borders Central SDA. Its purposes are stated to be to avoid coalescence and to protect the setting and amenity of settlements and to avoid piecemeal development which could compromise environmental and amenity objectives. These aims are laudable and worthy.

- 2.41 However, the CAT policy is not greenbelt. It does not stem from SPP nor the approved SDP. The aims of CAT are equally captured by other policies in the LDP in relation to biodiversity, historic environment and residential amenity to name a few.
- 2.42 Policy PMD4 sets out instances in which development adjacent to settlement edges can be justified. One of these is where a shortfall exists in the effective 5 year HLS. We have outlined support for this policy earlier in this representation. This criteria is in place in recognition of the need to meet the statutory requirement of compliance with the SDP and the national policy contained in SPP.
- 2.43 In any Scottish local authority, the absence of an effective 5 year HLS would then prompt interventions to address the shortfall, either through plan review, SG or through the development management process. In the latter case, the presumption in favour in SPP would become a material consideration
- 2.44 Policy EP6 does not afford an exemption to meet a shortfall in the 5 year HLS. Indeed, the policy explicitly precludes application of policy PMD4 through criteria c) which states:
“in the case of new build housing it must be located within the confines of an existing building group as opposed to extending outwith it and it must be shown that the high quality environment will be maintained. The definition of a building group is stated within Policy HD2 Housing in the Countryside”
- 2.45 The wording here implies that the CAT policy takes precedence over the maintenance of an effective supply of land for housing.
- 2.46 It is also noteworthy that the CAT policy applies to all land surrounding some of the key settlements in the Central SDA, including Galashiels and Melrose. These settlements and their neighbours at Tweedbank and Newtown St Boswells are the type of settlement where new housing should be delivered, being larger centres with existing amenities and infrastructure including the Waverley Railway Line.
- 2.47 It is therefore prudent that the CAT policy does not preclude the delivery of new homes in these locations in the event of a shortfall in the 5 year effective HLS.
- 2.48 Criteria e) of the policy sets out another exemption worded as follows:
“subject to satisfactory design and setting, it has a proven national or strategic need and no alternative is suitable”
- 2.49 While the case could be made that maintenance of an effective supply of land for housing is a *strategic need* the wording at present is not suitable specific so as to give this issue the prominence it requires. Furthermore, the latter part of the criteria introduces a *sequential test* element which is inappropriate in this context. Policy 7 of SESplan does not include a sequential test component to be applied in such circumstances and requires simply that consideration be given to local character and context, that greenbelt objectives are not undermined and that supporting infrastructure necessary to accommodate the development can be funded by the developer.
- 2.50 On this basis we request that an additional criterion be added to Policy EP6 that is worded as follows:
“f) there is a shortfall with regard to the provision of an effective 5 year housing land supply and the proposal accords with other relevant policies in the development plan.”

Section (the policy reference, paragraph number or site reference)

2.51 Policy EP7: Listed Buildings

Whether or not you want to see a change;

2.52 Yes.

What the change is and why.

2.53 The Listed Buildings policy sets out positively worded criteria in relation to alterations and extensions to Listed Buildings. It does not include negative wording or prohibitions in relation to adverse impact from such work, thereby recognising that in certain instances, where adverse impact occurs this could be mitigated or offset by other benefits.

2.54 In relation to the setting of Listed Buildings, the policy simply states: *“New development that adversely affects the setting of a Listed Building will not be permitted.”*

2.55 This is considerably more prohibitive than the wording in relation to physical works to a Listed Building. It does not offer opportunity for planning balance to be applied, nor for positive impact to offset adverse impact. For example, a minor adverse impact arising from a development proposal would result in the refusal of planning permission, even if a major positive impact would also be achieved.

2.56 It is therefore submitted that Policy EP7 be reworded so as to delete the text reading:

“All applications for Listed Building Consent or applications affecting the setting of Listed Buildings are required to be supported by Design Statements. New development that adversely affects the setting of a Listed Building will not be permitted.”

2.57 This should be replaced with text which reads:

“All applications for Listed Building Consent or applications that may affect the setting of a Listed Building are required to be supported by a Design Statement that demonstrates that the proposals would not have a negative effect on the listed building or its setting that could not be satisfactorily mitigated. New development that would have an unacceptable or unjustified negative affect on a Listed Building or the setting of a Listed Building will not be permitted.”

Section (the policy reference, paragraph number or site reference)

2.58 Volume 2: Development and Safeguarding Proposals – Netherbarns, Galashiels

Whether or not you want to see a change;

2.59 Support – No change required

What the change is and why.

2.60 Our client is fully supportive of the allocation of land at Netherbarns as an allocation for housing with an indicative capacity of 45 homes. The identified site requirements include the need for a masterplan as well as technical design and survey information in relation to a number of topics all of which are recognised by our client who is committed to providing them through working with Council officers and other stakeholders as part of the development management process.

2.61 Chapter 3 of this report provides some minor updates to the statement of support prepared for the MIR stage of the PLDP2 preparation process. The support of this element of PLDP2 should be read alongside Chapter 3 of this report as well as the following supplementary documents:

- Landscape and Visual Appraisal – Brindley Associates

- Heritage Assessment – Lichfields
- Evolution of Proposals Timeline – Aitken Turnbull
- Design Code – Aitken Turnbull

2.62

The information presented demonstrates how the site could be sensitively delivered and clearly counters some of the misleading and inaccurate press coverage that has in recent months been circulating in local and national news outlets arising from a campaign being pursued by one notable objecting party.

3.0 **Allocating Land at Netherbarns, Galashiels**

Background

Site Context

- 3.1 Our client's interest is located at Netherbarns, Galashiels. The 7.4 hectare site has been used exclusively for agriculture, although a small portion of the site is previously developed 'brownfield' land incorporating a former railway cutting which has subsequently been infilled.
- 3.2 The site lies on the opposite side of the River Tweed to Abbotsford House. Abbotsford House is an A-listed building and its policies included within the Inventory of Historic Gardens and Designed Landscapes. The listing covers the house and all other ancillary structures. The site is bounded by areas of mature woodland on all sides.
- 3.3 Our client is in full ownership of the site and has consistently promoted its merits as a deliverable housing site over the past 14 years. The site has received almost continuous support from officers and Members of Scottish Borders Council who collectively recognise its planning merit and the contribution that it could make to the delivery of family homes in Galashiels.
- 3.4 A timeline of the key stages of the site's promotion is shown below:
- Application for planning permission for 91 dwellings at Netherbarns submitted – April 2004
 - Netherbarns identified in Scottish Borders Local Plan Consultative Draft as allocation for 70 dwellings – May 2004.
 - Netherbarns identified in Scottish Borders Local Plan Second Stage Consultative Draft as allocation for 70 dwellings – July 2005.
 - Planning permission granted by Scottish Borders Council for 79 dwellings at Netherbarns – May 2006
 - Call-In of planning permission by Scottish Ministers due to unresolved objection by Historic Scotland.
 - Call-In Inquiry results in refusal of planning permission for 79 dwellings.
 - Conclusion of Local Plan Inquiry results in deletion of Netherbarns' allocation for 79 dwellings from Local Plan – January 2007.
 - Our client adopts a landscape-informed approach to siting of housing, with strategic landscape proposals plan prepared to address concerns regarding landscape and heritage impacts and a significantly reduced quantum of development.
 - Historic Scotland confirms withdrawal of previous objection in light of updated proposals.
 - Netherbarns identified in Scottish Borders Local Development Plan Main Issues Report as a Preferred Housing Site for 45 dwellings - Spring 2012.
 - Advance planting undertaken on southern side of site.
 - Netherbarns identified as housing allocation for 45 dwellings in the Proposed Scottish Borders Local Development Plan – December 2015
 - Conclusion of Examination into Proposed LDP results in reporter reiterating the findings of previous reporters and removing the site from the LDP – December 2016.
 - Our client commissions a Heritage Impact Assessment that assesses the potential for impact upon heritage assets in the area. This finds that the site does have capacity for a quantum of

development as proposed, without compromising the intrinsic qualities of Abbotsford and its policies. The assessment makes recommendations for the siting and design of dwellings that will further reduce the potential for adverse impact.

- Submission of representation accompanied by landscape proposals and heritage assessment to Call for Sites consultation undertaken by Scottish Borders Council – March 2016.
- Council’s Draft Housing Supplementary Guidance published – December 2016. Netherbarns is not included as a housing allocation, however comments in the site assessment are overwhelmingly positive from a range of stakeholders, albeit with an ‘amber’ scoring.
- Our client commissions a Landscape and Visual Appraisal of the site with accompanying visualisations. This sets out an updated landscape led framework for development, building upon that previously considered acceptable by SBC and Historic Scotland, and defining new parameters for development – July 2017
- Heritage Assessment is updated to consider the implications of the LVA – August 2017
- Submission of updated proposals with LVA and Heritage Statement to SBC as part of the LDP2 Call for Sites – August 2017
- Commencement of tree thinning on southern side of site by Abbotsford Trust as part of its new Landscape Management Plan – Early 2018
- Client commissions updated photography to supplement the LVA, showing winter views/tree cover and reflecting the felling undertaken by Abbotsford Trust. The updated photography reaffirms the capacity of the site to sensitively accommodate development. – March 2018
- Netherbarns identified in Scottish Borders LDP2 Main Issues Report as an Alternative Housing Site for 45 dwellings – December 2018
- Netherbarns identified in Proposed Scottish Borders LDP2 as an allocation for housing.

3.5 The timeline shows that the site’s allocation for residential development has continuously been supported by officers and members of the Council with various iterations of development proposals being considered through successive development plans. Throughout this process the proposals have changed in response to comments made by DPEA reporters, Council officers’ assessments and past objectors. The efforts made by our client to address any negative impacts upon Abbotsford and respond to any perceived shortcomings of the site are evident.

Site Assessment

3.6 This section provides an assessment of the site against key topics which would be of relevance for the site being considered as an allocation for housing development within the proposed Local Development.

Effectiveness and Delivery

3.7 The site is effective and free of constraints to development. The site is in the sole ownership of M&J Ballantyne who is committed to its development, as is evident in light of over 17 years of promoting the site through the planning process. There are no third-party land ownership issues which would serve as an impediment to delivery.

3.8 Our client understands that the site has previously been used almost exclusively as agriculture and issues of contamination associated with past uses are not expected. Despite its historically agricultural use it is not classed as prime quality agricultural land.

- 3.9 The site slopes gently from north west to south east and is free from constraints relating to slope, flood risk, aspect and ground stability. In addition, the site is served by water, electricity, sewer and gas services. On this basis our client considers that the site is highly marketable, particularly so in the context of Galashiels being physically constrained for growth.
- 3.10 A gas main crosses the site, however this is not considered to be an impediment to development, subject to an appropriate masterplanning response.
- 3.11 The site is not at risk of flooding. Although adjacent to the River Tweed, the site is elevated from the banks of the river and an open flat area on the opposite bank towards Abbotsford acts as a flood plain. Sustainable Urban Drainage would form an integral component of the development, controlling the rate of water run-off to ensure that the risk of flooding is not increased elsewhere. Indeed, some betterment may be achieved.
- 3.12 Any forthcoming application for planning permission would be accompanied by a Stage 2 Flood Risk Assessment and drainage strategy in line with SEPA's and Scottish Water's guidance.
- 3.13 All of these technical matters have been considered and accepted by Scottish Borders Council and other consultees through previous assessments of the site.
- 3.14 Our client proposes a programme of advance planting to strengthen the established landscape framework and introduce significant areas of new landscape features. Details of this planting strategy are contained in the accompanying Landscape and Visual Appraisal, which shows the existing landscape and the extent of the proposed new planting.
- 3.15 Some advance planting has been in part implemented through grant funding assistance from Historic Environment Scotland. Upon grant of planning permission or identification of the site as an allocation within the statutory development plan the remaining planting strategy would be implemented as part of a phased approach to site delivery in line with an approved layout.
- 3.16 The site would be developed over a 24-month period post-grant of planning permission. Following identification as an allocation for residential development in the Local Development Plan, our client would submit an application for detailed planning permission. This would be evidenced with a full suite of technical evidence which will be informed by and build upon the landscape, design and heritage assessment work undertaken in support of this development plan promotion exercise.
- 3.17 Assuming between 12 – 24 months to achieve the necessary consents including planning permission, roads construction consent and building warrants, the site could be delivered in full within the first 5 years of the plan period.

Accessibility

- 3.18 The site is within walking and cycling distance to the wide range of shops and services within Galashiels town centre which supports sustainable methods of transportation. Vehicular access is available via an existing road junction serving Kingsknowe Drive, which would also serve this site, having the benefit of a right turn lane onto the A7.
- 3.19 The site lies immediately adjacent to the A7 and has the benefit of:
- Street lighting and a 40mph speed limit;
 - A footway for pedestrians, including a crossing island in the main road; and
 - Public transport provision by way of bus lay-bys and shelters.

- 3.20 As part of the Council's site assessments to inform the MIR the PLDP2, the Roads Planning Team concludes that the site has good accessibility to public transport, employment and services.
- 3.21 Any future application for planning permission would be accompanied by a Transport Assessment. The TA would be prepared in consultation with SBC's Roads Planning Team and with Transport Scotland, however issues relating to the trunk road network are not anticipated.

Heritage, Design and Visual Impact

Heritage

- 3.22 Abbotsford House and the protection of it and its grounds has been a repeated consideration in assessments of the Netherbarns site. Concerns over setting of the listed asset have already seen the proposals reduced from 91 dwellings to approximately 45 with carefully considered landscape planting and design parameters set in a bid to be sensitive to the surrounding area.
- 3.23 A Heritage Assessment was carried out in 2016 which accompanied submissions to the Call for Sites for SBC's Housing Land Supplementary Guidance. The Stage 2 Assessment which followed included comments from SBC's Heritage and Design officer and Historic Environment Scotland.
- 3.24 The Scottish Borders Council Heritage team commented:
- "Following a review of the Heritage Statement submitted by the contributor I am content with the general conclusion reached that there is scope for some residential development within the M & J Ballantyne site and that subject to reinforcement of the existing planting adjacent to the old railway line to ensure both summer and winter foliage screening that the impact to Abbotsford House and its setting by housing on the site could be reduced to an acceptable minimal level. The detailed design approach is also important, both in terms of identifying and agreeing the "developable" parts of the site; which are likely to be nearer the A7, the landscaping within the site and crucially looking at the colour and hue of the external finishes of any new buildings."*
- 3.25 Historic Environment Scotland commented as follows:
- "We are content with the principle of development for 45 units here, on the basis that site development will be forward via a masterplan which will ensure that the detail of scale and detailed views analysis, amongst other things, can be considered. We would wish to be consulted on these details and others as the masterplanning process develops. The Abbotsford Trust have recently commissioned a landscape management plan for the Abbotsford estate. The plan's proposals may involve reopening of historic views from house and estate, which may take in this site. This will also need to be taken into account in the development of the masterplan."*
- 3.26 These comments have been maintained through to the most recent site appraisal which was updated following the MIR submission. These acknowledge the additional work that has been undertaken since and reiterate the key issues which require to be addressed by a masterplan.
- 3.27 Both sets of comments show that the current proposals address outstanding concerns in relation to heritage. The accompanying Heritage Assessment considers the implications of the most recent landscape and design proposals and the LVA photography considers winter and therefore worst-case views. Combined these address the comments of HES in relation to the opening up of views by the Abbotsford Trust. With this having taken place it is evident that the strategy pursued is not compromised by the work being undertaken by the Trust.

- 3.28 The Heritage Assessment has been informed by the LVA and confirms that, while the introduction of further housing will result in a very slight change to part of the setting of Abbotsford, the resultant situation will be characteristically similar to the existing and, overall, the nature of change to the setting will be neutral. No harm would be caused to the special interest of the Category A listed Abbotsford House or the values of the Designed Landscape.
- 3.29 It finds that the topography and extent of the site is such that it is unlikely that all of the houses would be visible through the trees. Instead, it is expected that without mitigation only a number of façades would be glimpsed and primarily those on higher ground towards the north of the site.
- 3.30 The Landscape and Visual Appraisal shows that glimpsed views could potentially be eliminated by year 15 through sensitive materials and established landscaping. During the summer, the new houses will be entirely screened by the existing trees along the bank of the river and those within the parkland on the Abbotsford side. Throughout these months, there will be no change to the setting of Abbotsford.
- 3.31 Whilst there would be a minor change to the setting of the listed Netherbarns and Kingsknowes through the development of the site for residential use, it would not affect the special interest of the listed buildings. This reflects that the historic and architectural interest of the farm and Kingsknowes lies predominantly in the building fabric and also the scale of change in the surrounding area, including the construction of the A7 and the development of the bungalow and housing estate. The special interest of the heritage assets would be preserved.

Design

- 3.32 The LVA provides guidance on design matters including a high-level masterplan for the site. The lower levels of the site which are more sensitive to the view from Abbotsford House will be free from residential development and will provide open space for the new homes. Development would be focussed on the north western and western portions of the site where existing and enhanced screening will mitigate views into the site.
- 3.33 The accompanying design code prepared by Aitken Turnbull Architecture translates the recommendations of the LVA and the 2017 Heritage Assessment into parameters to inform detailed proposals for development.

3.34 This includes, but is not limited to, the following key criteria:

- *Orientation* - Buildings oriented with larger areas of glazing facing south west, away from Abbotsford, so as to minimise light spill while retaining passive benefits.
- *Street Lighting* - Carefully considered so as to minimise light spill to the south east.
- *Landscape* - The developer intends to put in place a Woodland Management Scheme to maintain the screening and respect the setting of Abbotsford House and adjoining properties. Discussions with representatives from the Abbotsford Estate have taken place and this is considered the minimum acceptable standard.

Additional areas of soft and hard landscaping between and within building plots will help enhance the site's natural features and contain the development. These include specimen tree planting, appropriate hedging and retaining/reinforcing the stone dyke and tree belt which bisects the site.

- *Materials* - The development shall employ external materials which are sympathetic in colour and texture to the vernacular range of Galashiels materials; examples being natural slates; and the use of maintenance-free-self finish renderings in place of traditional painted render.

Colour palettes will be limited, and will include earthy shades, which will be sensitively varied. Reconstituted stone dressings and architectural detailing will echo the local tradition.

- *Permitted Development Rights* - Permitted development rights on the development could be removed so as to afford Scottish Borders Council additional control in future.

3.35 The adherence to these principles, some of which are over and above those recommended by the LVA and Heritage Assessment, will further contribute toward the successful sensitive integration of development into the site.

3.36 SBC's assessment of the site concludes that there are positive components to the landscape/framework proposals which would benefit from further development. Our client would be pleased to work with SBC's officers as the proposals evolve.

3.37 The assessment also notes that the removal of PD Rights should not be necessary if suitable containment within the site is achieved and an appropriate design response implemented. While we understand that officers of Scottish Borders Council do not consider that this is necessary our client is amenable to this as a supplementary measure if the additional controls which would be achieved would provide comfort to third party objectors that maintain concerns regarding the allocation of the site.

Landscape and Visual Appraisal

3.38 The LVA proposes reinforcement of the woodland belt along the southern boundary as recommended by Scottish Borders Council, and the inclusion of a notable proportion of evergreen tree species, combined with the promotion of further tree cover to proposed street frontages and to the northern boundary, which will create tiered year-round screening of the proposed development.

3.39 The LVA finds that:

"In the long term, this will ensure the effects of the proposed development on sensitive winter views from Abbotsford house and grounds are minimised; while also providing further screening to the existing properties at Netherbank.

It is considered that, over time, the proposed development site has the potential to contribute positively to the existing landscape structure."

3.40 These proposals will complement the Abbotsford Landscape Management Plan (ALMP) which proposes felling and restocking of parts of the mature tree belt beyond the south-eastern side of the site. This process will temporarily open up views both into the site and beyond to existing properties at Netherbank. The proposed planting detailed in the LVA will mitigate this effect to the benefit of views from Abbotsford.

3.41 The LVA states:

"... it is deemed that the emerging proposals for development on the site provide an opportunity to safeguard key elements of the setting of Abbotsford House in the long term, by securing perpetual woodland cover on the northern river banks, including in areas out with the ownership of Abbotsford estate."

3.42 On this basis, it is submitted that the impact of new properties within the site can be adequately mitigated and that betterment can be achieved when considering longer views from Abbotsford toward Netherbarns through additional screening.

Housing Land

- 3.43 Our representation demonstrates a shortfall in housing supply within the wider borders area. The allocation of this site, alongside others is necessary for the Council to meet the requirements of SESplan and to maintain an effective 5 year supply of land for housing.
- 3.44 As Galashiels in the largest of the Borders towns with educational and retail facilities alongside the reinstated Waverly line, additional land in Galashiels is required to ensure maintenance of an effective supply of housing land that delivers a range and choice of house types and tenures.

Land at Netherbarns, Galashiels Heritage Statement

M&J Ballantyne Ltd

August 2017

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Appendices

Appendix 1: Map of heritage assets assessed

Appendix 2: Historic mapping

1.0 Introduction

- 1.1 This statement has been prepared by Lichfields on behalf of M&J Ballantyne Ltd to inform proposals for the development of land at Netherbarns in Galashiels for residential use.
- 1.2 It is intended that the report will be used to accompany a submission to the Council's Call for Sites.

Background

- 1.3 Historic Scotland (now Historic Environment Scotland) has previously objected to a planning application for 83 houses on the site (2004-2006) and to the proposal to allocate the site for 70 houses in the Local Plan. They concluded that the proposal for 83 houses (later reduced to 79) would neither conserve nor enhance the Abbotsford designed landscape which they considered to be of international importance and concluded that the proposals would adversely affect the setting of the Category A listed Abbotsford House. The application was initially granted planning permission by Scottish Borders Council but subsequently refused following call-in by the Scottish Ministers in 2007.
- 1.4 In parallel to the planning application process, Historic Environment Scotland also considered that to allocate the site for 70 houses would severely compromise the immediate setting of the designed landscape and have a detrimental effect on the setting of Abbotsford House. The Local Plan Inquiry Report recommended against including the site "*because of the potential risk of damage to very important landscape, historic and cultural interests, and to the contribution of tourism to the Borders economy*". The Council accepted the Reporter's recommendation and the site was excluded from the adopted Local Plan.
- 1.5 In responding to a subsequent proposal to allocate the site for 45 houses, Historic Environment Scotland were clear that the surrounding historic environment does not preclude appropriate development on the site. They subsequently accepted that there is potential to develop the site for housing (and importantly removed their objection) but considered that the density depends on reinforcing landscape features, considering views into and from the site in relation to Abbotsford House and the associate designed landscape, site topography, scale of buildings and materials used. They suggested a density range with an upper limit might be appropriate. Importantly, they did not object to the allocation of the site for 45 houses.
- 1.6 Historic Environment Scotland advised that the level of detail required to fully assess the site capacity would include detailed plans to show the access roads, parking and scale of buildings, supplemented by detailed views analysis at different times of year.
- 1.7 Despite the removal of the objection from Historic Environment Scotland, the Local Plan Amendment Examination Report found "*no reason to disagree with the previous reporter's findings and conclusions*" in respect of the historic environment and concluded that, in any event, there were other more suitable areas allocated for housing than the site at Netherbarns.

2.0 Site and Surroundings

- 2.1 The proposed development site comprises an area of undulating agricultural land between the A7 and the River Tweed, to the south of Galashiels (see Heritage Assets Map at Appendix 1).
- 2.2 The site is separated into two fields by a thin belt of trees (a historic field boundary) which extends across the full length of the site (from south-west to north-east).

Figure 2.1 Southern part of the site, viewed from the public footpath beyond the south-western boundary



- 2.3 The site is bounded by the A7 to the north-west, although views between the site and road are limited by the belt of trees along the boundary. An early 21st Century residential development is situated on a steep area of land beyond.
- 2.4 The north-eastern site boundary is abutted by a late 20th Century residential (probably 1980s) development with glimpses of the Category A listed Kingknowes beyond the A7 (Figure 2.1).
- 2.5 Abutting the south-east site boundary is a belt of trees (shown on Figure 2.2) with a wide tarmacked path along the route of the former railway and another belt of trees beyond along the River Bank.

Figure 2.2 View towards the site from the former railway line



2.6 Across the River Tweed lies the designed landscape associated with the Category A listed Abbotsford House.

Figure 2.3 Glimpsed view of Abbotsford House from the former railway line with intervening trees along the river bank



- 2.7 To the south-west is Netherbarns, a Category C listed farmstead and area of woodland. A public footpath runs between the A7 and the river bank, outside of the site boundary.
- 2.8 The site and the wider area is identified as being an Area of Great Landscape Value within the adopted development plan.

3.0 Heritage Legislation and Policy Context

3.1 This section sets out the relevant policy and legislative context for the site.

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

3.2 Section 59 (1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses

National Policy and Guidance

3.3 Scottish Planning Policy, Scottish Historic Environment Policy and Historic Scotland's Managing Change in the Historic Environment guidance note series are the documents to which planning authorities are directed in their consideration of planning applications affecting the historic environment and the setting of individual elements of the historic environment.

National Planning Framework 3 (2014)

3.4 The National Planning Framework (NPF) sets the context for development planning in Scotland and provides a framework for the spatial development of Scotland as a whole. It sets out the Government's development priorities over the next 20-30 years and identifies 14 national developments which support the development strategy.

3.5 NPF recognises that the historic environment is an integral part of Scotland's well-being and cultural identity.

Scottish Planning Policy (2014)

3.6 Scottish Planning Policy (SPP) sets out the national considerations to be taken into account in the planning process. It recognises the planning system should promote the care and protection of the designated and non-designated historic environment and enable positive change which is informed by a clear understanding of the importance of the heritage assets affected.

3.7 Paragraph 141 confirms that, where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest.

3.8 The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting.

3.9 Under Paragraph 148, planning authorities should protect and, where appropriate, seek to enhance gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes. Abbotsford Estate is included in the Inventory.

3.10 Setting is described within the glossary to SPP as:

“more than the immediate surroundings of a site or building, and may be related to the function or use of a place, or how it was intended to fit into the landscape of townscape, the view from it or how it is seen from areas round about, or areas that are important to the protection of the place, site or building”

Scottish Historic Environment Policy (2011)

- 3.11 Scottish Historic Environment Policy (SHEP) sets out Scottish Ministers’ policies for the historic environment. The SHEP complements and has the same authority as Scottish Planning Policy.
- 3.12 The SHEP sets out criteria which planning authorities should consider when determining applications for heritage consents, such as listed building consent and conservation area consent.
- 3.13 Paragraph 3.34 confirms that listed building consent is separate from the statutory planning process but that there is a close relationship between them. As such, it advises that the SHEP should be read in conjunction with current Scottish Government planning policy for the historic environment.
- 3.14 The SHEP also confirms that the effect of development on a garden or designed landscape is a material consideration in the determination of a planning application. Paragraph 3.78 states that Scottish Ministers expect planning authorities to have careful regard for the specific qualities, character and integrity of gardens and designed landscapes. Under Paragraph 3.81, informed change should be managed carefully with the aim of ensuring that the significant elements justifying designation are protected and enhanced.

Managing Change in the Historic Environment (Setting Document, 2010)

- 3.15 Historic Scotland (now Historic Environment Scotland) has produced a series of guidance notes on managing change in the historic environment. The notes explain how to apply the policies contained in the Scottish Historic Environment Policy (2009) and Scottish Planning Policy (originally 2010, now 2014).
- 3.16 The Setting note sets out the principles that apply to developments affecting the setting of historic assets or places.
- 3.17 Paragraph 2 confirms that it is important to identify the historic assets that might be affected by development proposals, define the setting of each historic asset and assess how any new development would impact upon this.
- 3.18 Under Paragraph 4, if a proposed development is likely to impact on a setting, an objective written assessment should be prepared by the applicant to inform the decision-making process. The conclusions should take into account the significance of the historic asset and its setting and attempt to quantify the extent of any detrimental impact.
- 3.19 The note defines setting as
“the way in which the surroundings of a historic asset or place contribute to how it is experienced, understood and appreciated”. It is recognised that setting can incorporate a range of factors including the landscape or townscape context, visual envelope, key vistas, relationships between built and natural features and non-visual factors, such as historic associations”.

South East Scotland Strategic Development Plan (2013)

- 3.20 The Strategic Development Plan sets out a spatial strategy which recognises existing development commitments and promotes a sustainable pattern of growth. The plan commits that local development plans will ensure that there are no significant adverse impacts on international and national built or cultural heritage sites.

Scottish Borders Local Development Plan (2016)

- 3.21 The Scottish Borders Local Development Plan was adopted in May 2016 and replaced the Scottish Borders Consolidated Local Plan.
- 3.22 Policy EP7 (listed buildings) states that the Council will support development proposals that conserve, protect and enhance the character, integrity and setting of listed buildings. Under the policy, new development which adversely affects the setting of a listed building will not be permitted.
- 3.23 Policy EP10 supports development that safeguards or enhances a garden and designed landscape and its setting. It requires all development to be carefully sited, be of the highest standards of design and be informed by, and respectful of, the historic landscape structure. Proposals that will result in an unacceptable adverse impact will be refused.

Other Guidance

Historic Scotland – New Design in Historic Settings

- 3.24 This guidance note sets out some broad principles and examples with the aim of raising the standard of new design in historic settings.

4.0 Historic Development

Abbotsford

- 4.1 The history of Abbotsford dates back to the early 19th Century when the writer Sir Walter Scott bought a farm, known as Cartleyhole or ‘Clarty Hole’, in 1812. At the time that he purchased the farm, it comprised a farmhouse, barn, yard and duck pond. Scott quickly renamed the farm Abbotsford.
- 4.2 Scott’s first priority was to extend the land from 110 acres of farmland to an estate of 1400 acres which later became landscaped woodland. He also made a number of small alterations to the farmhouse, including the addition of a new porch and stable buildings.
- 4.3 Over the next 14 years, and in three main phases, Scott transformed the farm into a magnificent estate.
- 4.4 The first phase of development occurred between 1817 and 1819. To the west of the original farmhouse, a new extension was added to provide a new study, dining room, armoury and conservatory (the conservatory has since been lost) with bedrooms and dressing rooms above and kitchens below. Windows along the northern (rear) elevation benefitted from views towards the River Tweed.
- 4.5 A second phase of development occurred between 1822 and 1825. The original farmhouse was demolished and a new wing, with the appearance of a Scottish castle, was built in its place. This wing included a new library and drawing room overlooking the Tweed with a study and grand entrance hall on the opposite side. Both the first and second phases were designed by architect William Atkinson with inputs from Edward Blore to give a more Scottish appearance to the house. Formal courtyards were also added during this phase.
- 4.6 The Picturesque landscape was also designed and planted during this period with estate woods and farmland extending to the south and south east over undulating ground. The present form of the landscape can be attributed predominantly to a period of acquisition and construction from 1812 to the 1820s.
- 4.7 The third phase of development occurred in between 1850 and 1855 after the death of Scott under the instruction from his granddaughter. A Tudor-style wing, designed by architect William Burn, was added to Abbotsford House and terracing was introduced to the north and north-west where the house overlooked the river. A new chapel was built and a walled service area was added to the formal gardens at this time. Further improvements were made to the gardens around this time, including alterations to the composition of many of the plantations, although their essential structure remained.
- 4.8 The part of the original Abbotsford estate which surrounds the house is now within the ownership of Abbotsford Trust, although much of the wider site is now in separate ownership; the rest of the estate was sold in response to Scott’s financial difficulties towards the end of his life. A new visitor centre and car park were built to the east of the house in 2012. As part of the changes, the 1850s wing of Abbotsford House was also converted into short term holiday accommodation.
- 4.9 The listing description for the designed landscape says:
- “the boundary of the designed landscape has undergone recent revision (2004). Formed by the north bank of the Tweed, field boundaries, minor roads and the edges of woodland plantations, this boundary now encompasses some 559 hectares and includes all of Scott’s*

former estate, except for Broomilees Farm and the area now occupied by the Borders General Hospital”.

- 4.10 Based on this description, the site has historically never been part of Scott’s former estate – the north bank of the River Tweed defined the northern extent of the estate.

Surrounding Area

- 4.11 The surrounding area outside the Abbotsford estate continued to be in agricultural use during these phases of development. On the opposite side of the River Tweed was a farmstead known as Netherbarns dating from the early 19th Century, situated within an area of farmland with a small woodland to the south-east.
- 4.12 The Selkirk and Galashiels Railway opened in 1856 and connected the two towns until 1951 for passenger travel and 1964 for goods traffic. The railway line ran along the northern bank of the River Tweed, between Netherbarns and Abbotsford.
- 4.13 By 1897, map evidence shows that two properties (Lynhurst and Kingknowes) had been built further along the River Tweed, opposite the Abbotsford Estate and beyond the railway line. Kingknowes, which survives today and is Category A listed, was built 1868-9 and took references from the Scots Baronial architectural style of Abbotsford House, as did Glenmayne further along the Tweed valley to the west (Category A listed, reference LB12929).
- 4.14 It is not known what architectural style the now demolished Lynhurst adopted, although by 1921 it had been adapted and extended to create Abbotsview, a convalescent home which is understood to have been run by the Co-operative Society.

Later Development

- 4.15 Following the closure of Abbotsview convalescent home, the site was developed into residential use in the late 20th Century. As part of the development of the site, the original house and later extensions were demolished.
- 4.16 A public footpath and cycle route have been developed along the former route of the railway which closed in the late 20th Century.
- 4.17 By the late 20th Century, the A7 had been built and cut across the agricultural fields to the north east of Netherbarns. A residential development was subsequently built on the steep land between the original road and the A7, following the grant of planning permission in 2000.

5.0 **Assessment of Special Interest of Heritage Assets**

5.1 An assessment has been undertaken using a combination of desk-based study and fieldwork to identify the location of heritage assets which could be affected by residential development of the site, including listed buildings and gardens and designed landscapes.

5.2 The desk-based study considered the records for listed buildings, scheduled monuments, inventory gardens and designed landscaped, inventory battlefields and historic marine protected areas, available from Historic Environment Scotland. Fieldwork was undertaken to confirm the role of the site in the setting of identified heritage assets.

5.3 An overview of the special interest of the heritage assets has been undertaken. This includes an assessment of the contribution of the proposed development site to the special interest of the heritage assets.

5.4 The heritage assets which have the potential to be affected by the residential development are:

- Group 1: Abbotsford House (Category A) and Abbotsford Garden and Designed Landscape
- Group 2: Netherbarns Farmhouse, Stable Cottage and Steading (Category C)
- Kingsknowes Hotels (Category A)

5.5 The heritage assets are shown on the map in Appendix 1.

Group 1: Abbotsford House (Category A) and Abbotsford Garden and Designed Landscape

5.6 Abbotsford was the country seat and estate of Sir Walter Scott. The designed Picturesque landscape which makes up the estate is listed on the Inventory of Garden and Designed Landscapes (reference GDLO0001). Abbotsford House and its associated buildings, structures and works of art are Category A listed (reference LB15104).

Figure 5.1 Abbotsford House



5.7 Abbotsford is recognised as being among the most significant designed landscapes in Scotland, renowned for its historical and artistic importance as the creation of prominent writer and poet, Sir Walter Scott. The house is of major architectural interest and is one of the most important 19th Century buildings in Scotland.

5.8 A full description of the special interest of the listed building and value of the garden and designed landscape is set out in the designation reports. Further information is provided within the book “*Abbotsford: The Home of Sir Walter Scott*”, published by The Abbotsford Trust (undated).

Abbotsford House

5.9 Significant historic and architectural interest exists in Abbotsford House as the first Baronial Revival house where a conscious effort was made to re-create an authentic Scottish castle with turreted towers, high chimneys and a castellated fringe. Its architectural style was particularly important in a period when Classical architecture dominated and the house set a fashion for architecture that influenced Scottish buildings throughout the 19th Century.

5.10 There are also unusual survivals across the site, such as an early example of a glasshouse with a glazed roof as well as terraces and a game larder which were built as part of a philanthropic job-creating scheme.

5.11 Particular architectural interest lies in the building’s details (such as crowstepped gables, towers and gothic features to the sash and case windows), many of which were copied from earlier buildings or include pieces of old stonework from buildings which were demolished around the time of its construction.

5.12 The house also combines the historic with the modern; as well as stone from ruined abbeys and castles, the house had modern conveniences and included early examples of gas lighting, under-floor heating and water closets with flushing toilets.

- 5.13 The principal rooms of Abbotsford, which look out over the River Tweed, are lavishly decorated and, at ground floor in particular, survive relatively intact complete with furniture and antiquity collections. Features of interest include the gothic-style plasterwork ceilings, stone chimneypieces, a spiral staircase, timber panelling and shelving, surviving gas light fittings and armoury. The library houses Scott's complete and unaltered book collection and is of particular national historic interest. The views from the rooms along the River Tweed-facing side of the house added to their grandeur and it was from here that Scott would entertain.

Designed Landscape

- 5.14 The landscaped grounds which form the setting for Abbotsford House are exceptional, retaining much of their historic structure and are a good example of a Picturesque landscape. They were developed in the early 19th Century across what was historically a farming landscape largely devoid of trees which was transformed with a design that included a new mansion with garden grounds, woodland and parkland. The house was orientated and its plan form arranged to make the most of the surrounding landscape from the rooms within. The extent of the boundary on the north-western side of the house was the northern bank of the River Tweed.
- 5.15 The Picturesque landscape is of historic and scenic value as a landscape developed in a period where 'natural' landscape designers such as William Kent and Capability Brown were prominent. Scott had his own opinion of what was important in a landscape and instead returned to an older style focused on courtyards and formal gardens around Abbotsford House but set within a wider woodland setting.
- 5.16 Within the courtyards, pieces of medieval and Roman stone work (such as medallions, panels, a sundial and fountain), as well as the stone walls, cloister/screen and entrance, contribute to the historic and architectural value of the garden and special interest of the house.

Close Historical Associations

- 5.17 The connection with renowned literary figure Sir Walter Scott contributes to the special historic interest of the house and wider estate. Scott had a strong influence on Abbotsford and the design of the estate gives an insight into his interests in history and the ancient customs of Scotland as well as gardening, the scenery of the Scottish Borders and the theory of Picturesque landscape. Abbotsford remains the only substantial and intact example of Scott's work which contributes further towards its historic interest. Scott's surviving writings, records and annotated designs of Abbotsford also aid our understanding of the site and contribute towards its special historic interest.
- 5.18 Several professional architects, craftsmen, designers and friends contributed to Abbotsford. The principal architect on the first and second phases of development was well-known architect William Atkinson with inputs and advice from Edward Blore. Notable local architects and builders John Smith and Thomas Smith of Darnick (with inputs from Scott) are also attributed to many of the works at Abbotsford, including the south courtyard, kitchen garden, conservatory and game larder. The interior of Abbotsford House was decorated by David Ramsay Hay of Edinburgh (who later redecorated the Palace of Holyrood for Queen Victoria) and the furniture was largely designed by George Bullock. A number of artists are responsible for the sculptures across the estate, including John Smith and John Greenshields.
- 5.19 These connections with named and notable professionals contributes to the historic interest of the house and historic value of the landscaped estate.

Setting

The Gardens

- 5.20 The immediate setting of Abbotsford House comprises three interconnected walled gardens (divided by features such as a cloister and Italianate arch) which create outdoor ‘rooms’, designed as picturesque settings for the house. The formal gardens were an integral part of Scott’s vision for the house and make a strong contribution to the significance of Abbotsford.
- 5.21 South Court was originally designed to provide a formal entrance to the house and it is from this court that Scott’s new entrance with timber panelling and displays of armoury is accessed. Scott’s study, where he did most of his writing, overlooked South Court. The current planting scheme was introduced in the 1850s.

Figure 5.2 South Court of Abbotsford House with 1850’s wind and part of turreted courtyard wall in view



- 5.22 East Court is connected by cloisters/a stone screen and was designed as a more private garden with a brick-walled kitchen garden beyond through an arch with surviving conservatory.

Figure 5.3 Abbotsford House viewed from East Court, with South Court on opposite side of stone screen



Figure 5.4 Archway from East Court to Kitchen Garden with conservatory beyond



River Tweed

5.23

Abbotsford House occupies an elevated position above the River Tweed. Lawned terraces with an in-built game larder with castellated viewing platform were introduced in the 1850s as part of philanthropic job-creating project and further heighten the appearance of scale and grandeur from the river bank.

Figure 5.5 View of Abbotsford House from the south bank of the River Tweed



Figure 5.6 View from ground floor rooms of Abbotsford House towards River Tweed with glimpses of harled and painted houses beyond tree line



5.24

At the bottom of the terraces is an area along the edge of the river which forms the only area of parkland within the estate. A line of trees frame views from the rooms along the river-facing elevation of the house.

- 5.25 The River Tweed, the intervening terraces and parkland and the area of woodland beyond can be seen in views from the dining room, armoury, library and drawing room and will also be visible from the bedrooms above. Historically, trains running along Selkirk Branch Railway on the opposite side of the River Tweed would have also been visible.
- 5.26 Glimpses of contemporary housing estates can also be seen through the trees, made particularly visible by their harled and painted exterior finishes, as well as occasional glimpses of traffic travelling along the A7, although it is expected that with full tree cover they would no longer be visible. The description of the Garden and Designed Landscape by Historic Environment Scotland describes the recent housing development around Galashiels which “is partially screened by the summer foliage of shelter-belts, but is otherwise visible from this [Abbotsford House], and other parts of the designed landscape”.

Wider Estate and Surrounding Landscape

- 5.27 The remainder of the Abbotsford estate which forms the wider setting of Abbotsford House extends across a significant area of land to the south and south east of the house and mainly comprises extensive woodland development along the upper hill slopes which were historically areas of farmland. The north bank of the River Tweed delineates the northern extent of the estate boundary.
- 5.28 Whilst the house occupies an elevated position above the river, it is ‘sunken’ in views from the wider estate (which comprises land which rises to the south and south east). Notably, the house and its castellated roofline are not visible from the road which runs directly to the south of the house and gardens.
- 5.29 The wider estate does, however, provide a dramatic backdrop to Abbotsford House when viewed from the River Tweed (Figure 5.5) and since its planting has significantly altered the Tweed valley landscape; views down the River Tweed are enriched by the extensive and well-designed woodland plantations.
- 5.30 Although the wooded estate is visible from the surrounding area, Abbotsford House can rarely be seen. Its visibility is limited by the dense woodland which surrounds the house (with the exception of the parkland between the house and the river) and the topography of the estate. From the opposite side of the River Tweed, views are limited primarily to the river’s edge; although very slight glimpses of the house can be afforded through the trees during winter, it is expected that the house would not be visible during the summer months when the trees along the north bank of the River Tweed and along the Abbotsford parkland are in full leaf.

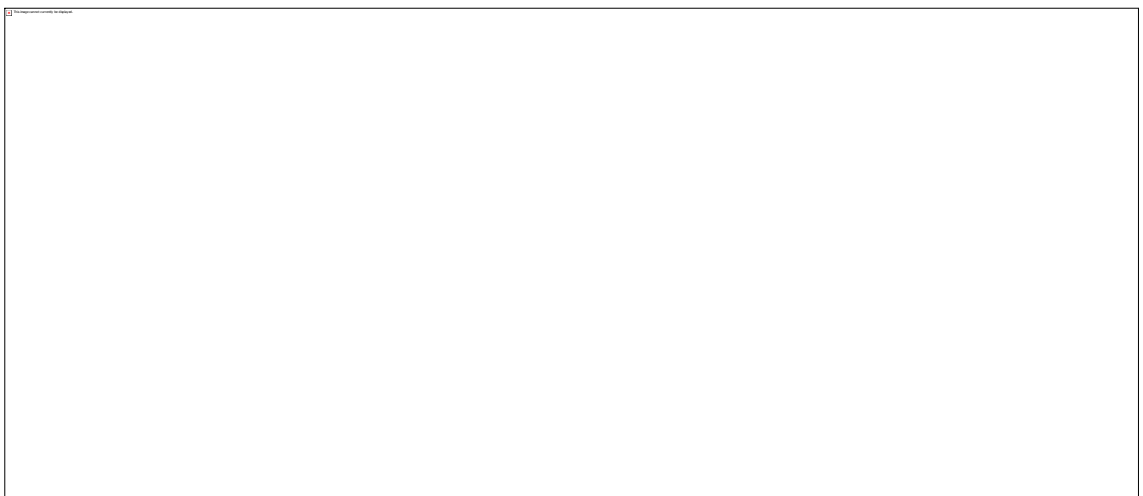
Figure 5.7 View of Abbotsford House from the public footpath (formerly the Selkirk Railway) on the opposite side of the River Tweed



5.31 The site owned by M&J Ballantyne Ltd is located on the opposite side of the River Tweed to Abbotsford and comprises an area of undulating agricultural land.

5.32 During the winter, glimpses of grass within the site can be seen through the trees from Abbotsford House, together with glimpses of the façades of housing within the surrounding area (see Figure 5.6). During the summer, when the trees along the northern bank of the River Tweed and along the parkland in front of Abbotsford House are in full cover, it is unlikely that the site or the surrounding houses would be visible. This undated photograph (See Figure 5.8) indicates the extent of tree screening in the summer. This indicates there would be no views of the site in summer.

Figure 5.8 Undated photograph showing view from Abbotsford House when the trees are in full cover



- 5.33 The site also forms only a small part of a wider and more extensive view from the principal rooms of Abbotsford which extends along the river valley and includes the parkland within the Abbotsford Estate, the woodland on the opposite bank of the river and the hilly landscape beyond. The site is generally imperceptible within views and, in this context, does not contribute to the landscaped setting of Abbotsford House or the wider estate.

Group 2: Netherbarns Farmhouse (Category C) Stable Cottage (Category C) and Steading (Category C)

- 5.34 The group of buildings within the Netherbarns farmstead are all Category C listed (reference LB50712).

Figure 5.9 View of Netherbarns from access road



- 5.35 A summary of its special interest is provided within the listing description. This confirms that Netherbarns is a good example of a large planned farmsteading and house dating from the very early 19th Century with possible earlier fabric (18th Century). The buildings are considered to remain largely in their original condition and form, with slight modifications to reflect changing farming practices.
- 5.36 The immediate setting of the farmstead is focused primarily on its curtilage. The wider setting extends across the woodland to the south and surrounding fields, some of which will have historically formed part of the estate of the farmstead, although the development on the A7 in the late 20th Century, directly adjacent to the farmsteading, has altered much of its historic context.
- 5.37 Views of the farmstead from the surrounding landscape are limited by topography and the areas of woodland adjacent to Netherbarns and along the river bank.
- 5.38 The proposed development site is located to the north-east of Netherbarns, between a bungalow which appears to date from the late 20th Century and a housing development beyond.

- 5.39 The fields within the site may have been connected with Netherbarns since the 19th Century and the field boundary which runs through the site can be seen on maps as early as 1863, although was originally a footpath or track. Although the 1897 field patterns can still be identified, there have been alterations over time, including to the field closest to the A7 which was reduced in size through the construction of the road in the late 20th Century.
- 5.40 As undeveloped agricultural land, the site is situated within the setting of the farmstead. Given the alteration of the wider landscape of the farmstead in more recent years, such as the development of the A7 and recent housing developments to the north and north-east, the wider setting has been significantly altered and undermines its contribution to the special interest of the farmstead. As such, the historic and architectural interest of Netherbarns lies primary within the building fabric.

Kingsknowes Hotel (Category A)

- 5.41 Kingsknowes is a Category A listed mansion (reference LB31999). A summary of its special interest is provided within the listing description and confirms that Kingsknowes is a fine example of a Scots Baronial mansion by William Hay with a contemporary conservatory by Mackenzie and Moncur. The ‘vigorous silhouette of towers, turrets and stacks’ is recognised, as is the interior detailing which is thought to have been carried out by Italian craftsmen.

Figure 5.10 View of Kingsknowes from hotel carpark. The conservatory can be seen to the right of the house



- 5.42 The house is described as one of Hay’s more elaborate designs, whilst the unaltered conservatory is a very fine example of an exquisite and intricate design by MacKenzie and Moncur who became prominent producers of cast-iron structures later in the 19th Century.
- 5.43 The association with Netherdale Mill owner Adam Lees Cochrane adds to its special interest.
- 5.44 A contemporary stepped terraced garden which faces the River Tweed forms the immediate setting of Kingsknowes, although the hotel car park, late 20th Century housing estate and

contemporary road network which now surround the building has eroded much of its historic context.

5.45

Views of Kingsknowes can be afforded from the site, although the housing estate separates the two. The site will similarly be visible from some of the rooms of Kingsknowes. As undeveloped agricultural land viewed in the context of the intervening housing development and much altered historic context, the site makes a small contribution to the setting of the listed building. The historic and architectural interest of Kingsknowes lies primary within the building fabric and, as such, the site does not contribute towards its special interest.

6.0 Assessment of Potential Effects on Special Interest

- 6.1 This qualitative assessment considers the effects of the potential residential development of the site on the special interest of the heritage assets. It uses the following methodology:
- 1 Describes the extent of change to the setting of the heritage assets if the site were to be developed for residential use.
 - 2 Using the significance/special interest established at Section 5, understands the effect of the change to the setting on the significance/special interest of the heritage assets.
 - 3 Assesses the effect of the use of the site for residential development on the significance/special interest of the site against key heritage planning legislation and policy.
 - 4 Concludes whether the use of the site for residential development is acceptable in heritage planning terms.
- 6.2 The assessment has been informed by the Landscape and Visual Appraisal prepared by Brindley Associates. This includes a Landscape and Development Framework and photomontages. The Framework includes 'development areas' and proposed tree planting; areas of public open space are also identified, where development will not be permitted. The Framework does not suggest a detailed site layout or a number of dwellings, but it is envisaged that around 45 houses could be delivered within the development areas.

Group 1: Abbotsford House (Category A) and Abbotsford Garden and Designed Landscape

- 6.3 Sections 4 and 5 demonstrate that the site does not currently form an important part of the setting of Abbotsford House or the designed landscape in which it sits. The undeveloped site never formed part of the historic Walter Scott estate and does not contribute to its significance or special interest. During the winter, views of the site from the river-facing windows of the house (the rear of the building) and from the parkland to the north-west of the house are limited to glimpses of grass through the trees and are seen in the context of the façades of surrounding residential properties which are made more prominent by the use of white render and traditional harl (see Figure 5.6).
- 6.4 The Landscape and Visual Appraisal confirms that new homes on the site, developed within the limits set by the Landscape and Development Framework, would be visible during the first winter in a part of the view from Abbotsford House. However, existing trees and woodland belts within Abbotsford and on the banks of the river Tweed, combined with proposed tree planting on-site, will ensure that views are filtered and that the focus remains on the river in the foreground and the landscape in the distance. The development will also be seen in the context of similar developments at Netherbank and Kingsknowe Drive which can currently be seen.
- 6.5 Whilst the introduction of further housing will result in a very slight change to this part of the setting of Abbotsford, the resultant situation will be characteristically similar to the existing and, overall, the nature of change to the setting will be neutral. No harm would be caused to the special interest of the Category A listed Abbotsford House or the values of the Designed Landscape.
- 6.6 The topography and extent of the site is also such that it is unlikely that all of the houses would be visible through the trees. Instead, it is expected that only a number of façades would be glimpsed and primarily those on higher ground towards the north of the site. The Landscape

and Visual Appraisal also shows that glimpsed views could also potentially be eliminated by Year 15 through sensitive materials and established landscaping.

- 6.7 The Landscape and Visual Appraisal confirms that, during the summer, the new houses will be entirely screened by the existing trees along the bank of the river and those within the parkland on the Abbotsford side. Throughout these months, there will be no change to the setting of Abbotsford.
- 6.8 Whilst the north-west elevation of Abbotsford House is its rear elevation, the orientation of the house, the design of the elevation and the internal room layout was arranged to capitalise on the views north-westwards towards the River Tweed. Therefore, any change to these views should be minimal to ensure the special interest of the house is preserved. Notwithstanding this point, the setting of the house and the designed landscape is extensive and the site forms only a very minor part of its setting.
- 6.9 It can be seen that, should the site be developed, the very slight change to the views north-westwards from the house in winter, which would be neutral in nature (i.e. similar to the view already obtained) would preserve the setting of the house and the designed landscape. Furthermore, there would be no change to the wider setting of the house and estate.
- 6.10 There would be no change to the setting of the house and estate in summer due to the intervening vegetation.

Group 2: Netherbarns Farmhouse, Stable Cottage and Steading (Category C) and Kingsknowes Hotel (Category A)

- 6.11 The introduction of housing would change the agricultural character of the site, although it would be seen in the context of the existing housing estate to the north east and the bungalow which separates the site from Netherbarns.
- 6.12 Whilst there would be a minor change to the setting of the listed Netherbarns and Kingsknowes through the development of the site for residential use, it would not affect the special interest of the listed buildings. This reflects that the historic and architectural interest of the farm and Kingsknowes lies predominantly in the building fabric and also the scale of change in the surrounding area, including the construction of the A7 and the development of the bungalow and housing estate.
- 6.13 The special interest of the heritage assets would be preserved.

7.0 Conclusion

- 7.1 This Heritage Statement has assessed the significance of heritage assets which could be affected by the development of land adjacent to the A7 in Galashiels for residential use. It also considers the potential effects of the development upon their special interest or values.
- 7.2 The site is not located within a conservation area and does not include any heritage assets. However, it is located within the setting of a number of heritage assets, including the Category A listed Abbotsford House and the designated Garden and Designed Landscape of Abbotsford.
- 7.3 The Landscape and Visual Appraisal prepared by Brindley Associates demonstrates that, development delivered within the limits set by the Landscape and Development Framework, would be visible from Abbotsford during winter and for the first few years, but that with a sensitive palette of materials and established landscaping, the development could become well-integrated in to the landscape. The development will also not be visible during the summer.
- 7.4 Based on the assessment above, the development of the land for residential use would preserve the special interest of Abbotsford House (Category A listed), Netherbarns (Category C listed) and Kingsknowes Hotel (Category A listed) and the values of the Abbotsford Garden and Designed Landscape throughout the year.
- 7.5 With regards to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the setting of the listed buildings and any features of special architectural or historic interest which they possess would be preserved.
- 7.6 The residential development of the site would also be in accordance with Paragraphs 144 and 148 of Scottish Planning Policy and Paragraphs 3.78 and 3.81 of the Scottish Historic Environment Policy. It would also meet the objectives of the South East Strategic Development Plan with regards to the built and cultural environment and would be in accordance with Policies EP7, EP8 and EP10 of the Local Development Plan.
- 7.7 In this context, there are no reasons relating to the historic environment why the site should not be allocated for residential use.

Appendix 1: Map of heritage assets assessed



Key



Site

Heritage Assets Assessed:

- 1** Group 1: Abbotsford House (Category A) and Abbotsford Garden and Designed Landscape
- 2** Group 2: Netherbarns Farmhouse (Category C), Stable Cottage (Category C) and Steading (Category C)
- 3** Kingsknowes Hotel (Category A)



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Galashiels

Heritage Assets Assessed

M & J Ballantyne Ltd

24.03.2016

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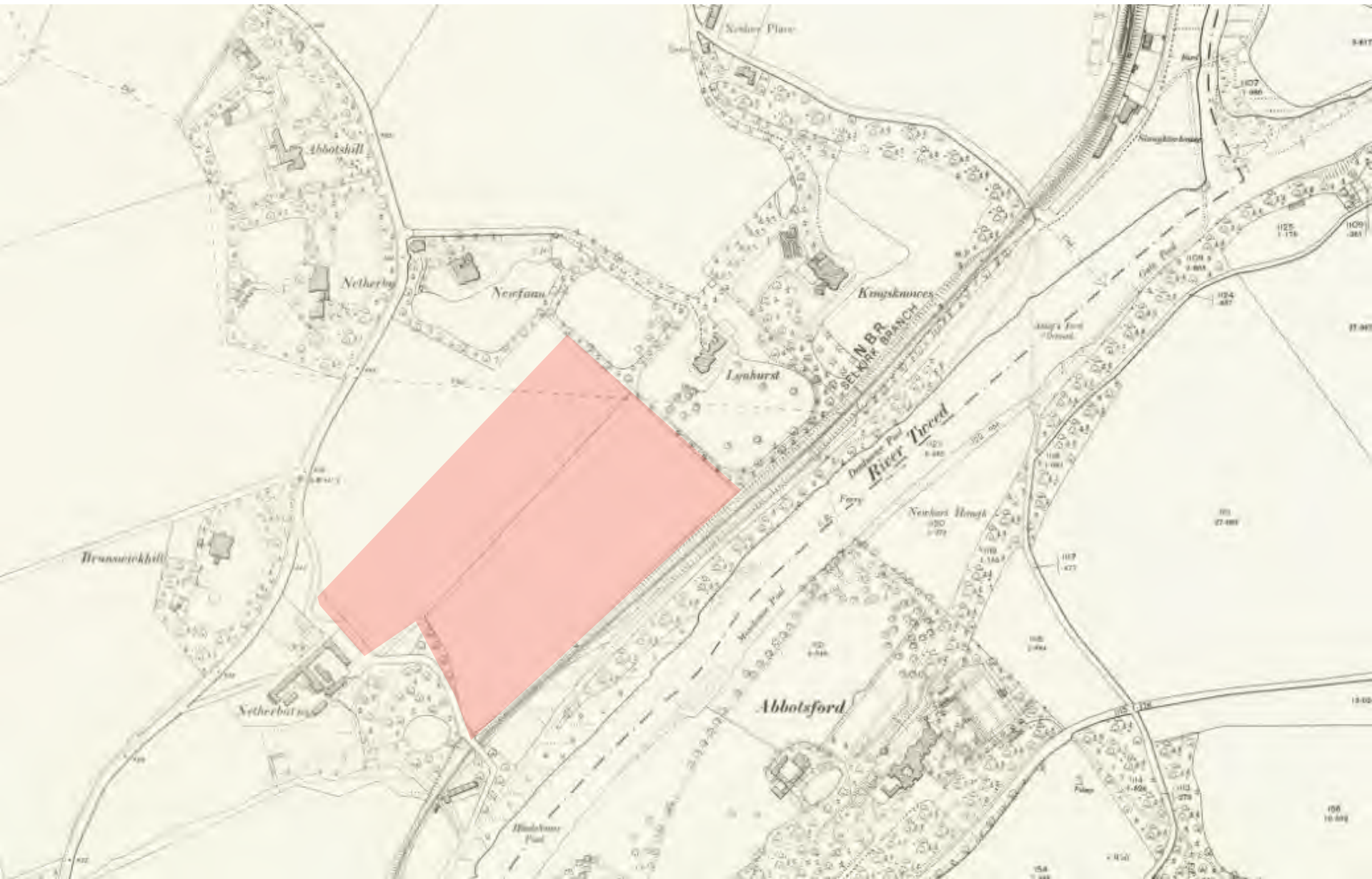
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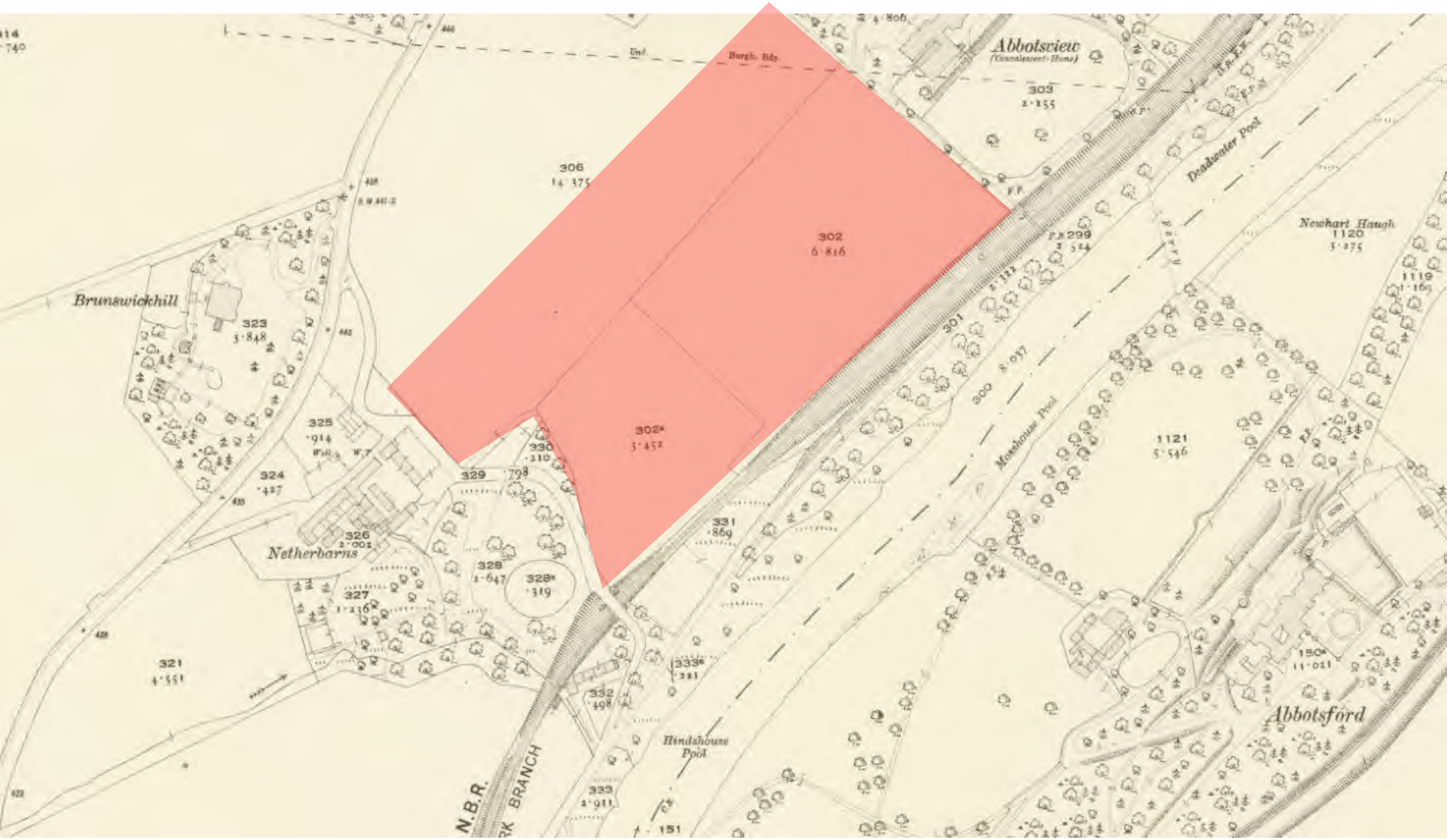
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Appendix 2: Historic mapping











Bristol
0117 403 1980
bristol@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

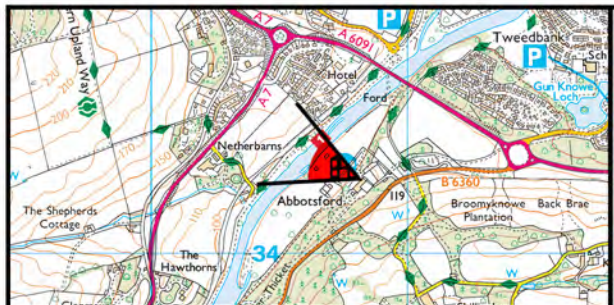
Newcastle
0191 261 5685
newcastle@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk



Viewpoint 01: North Terrace Lawn at Abbotsford House - Existing Photograph

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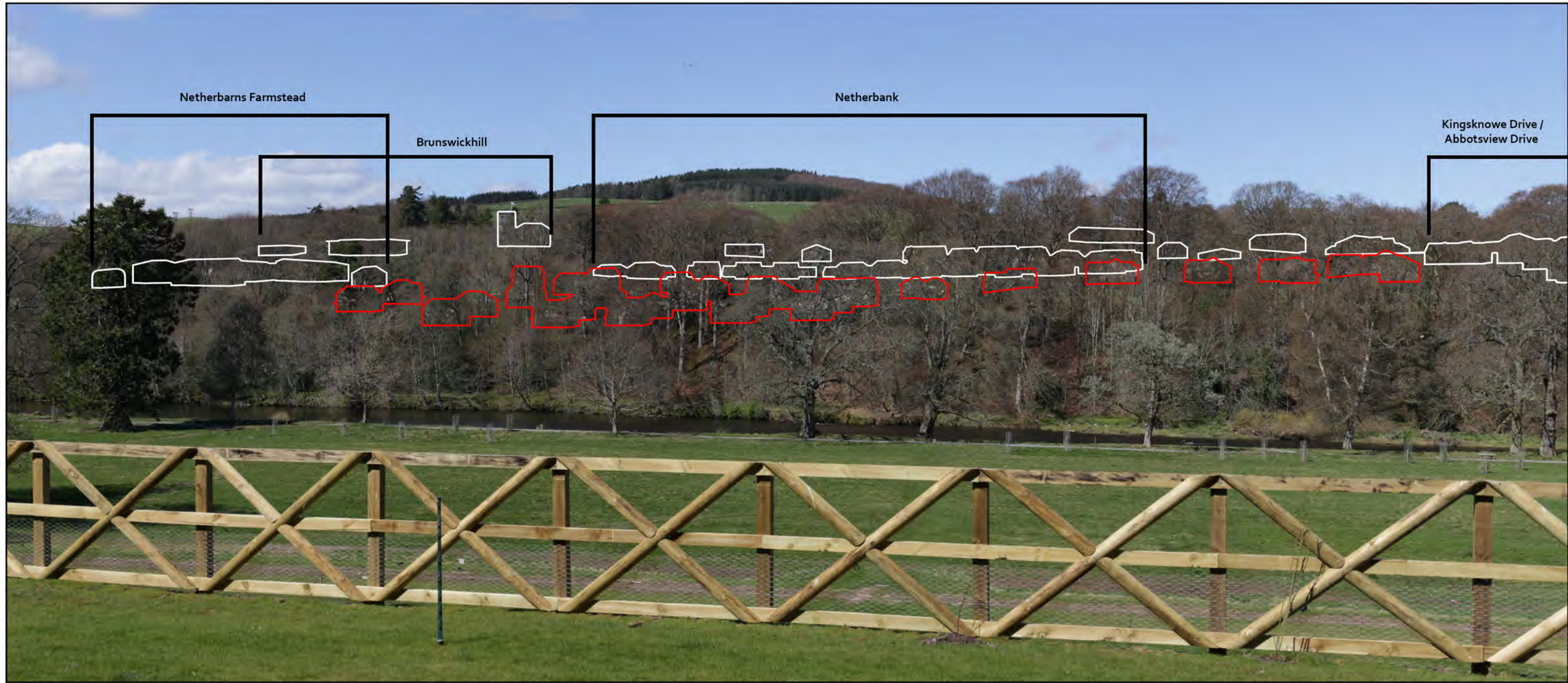
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

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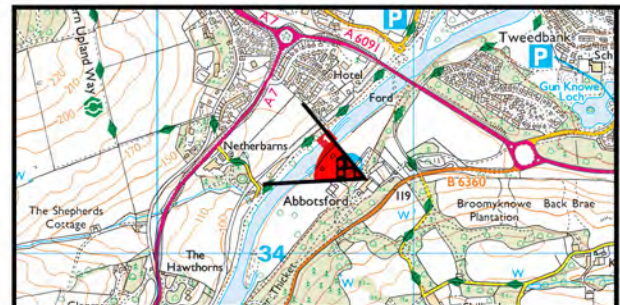


Viewpoint 01: North Terrace Lawn at Abbotsford House - Photomontage with Building Outlines (Year 1)

View flat at a comfortable arm's length
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Legend

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-  Approximate extents of proposed built form



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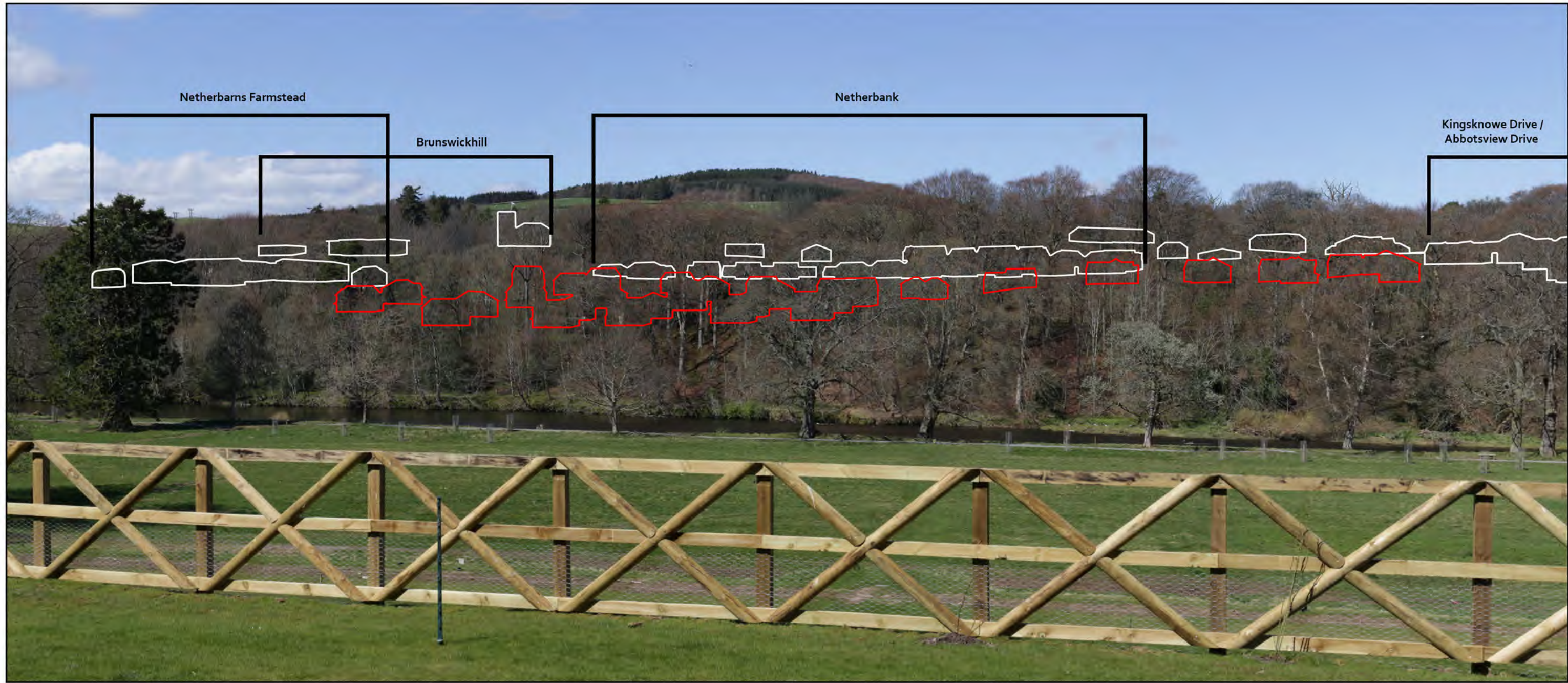
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

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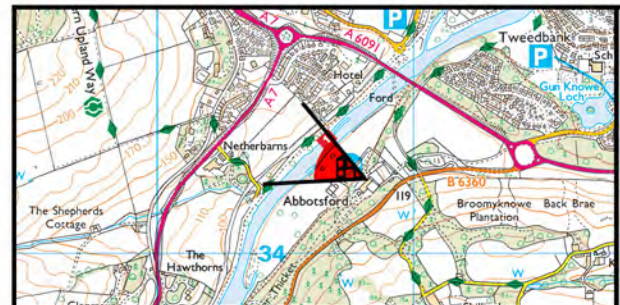


Viewpoint 01: North Terrace Lawn at Abbotsford House - Photomontage with Building Outlines (Year 15)

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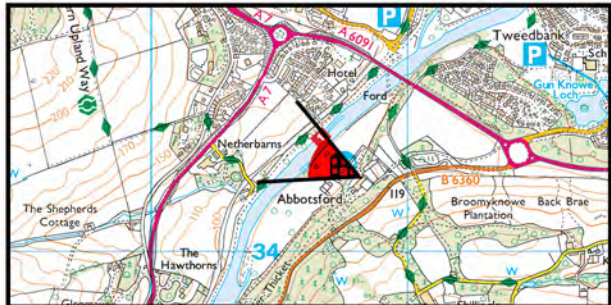
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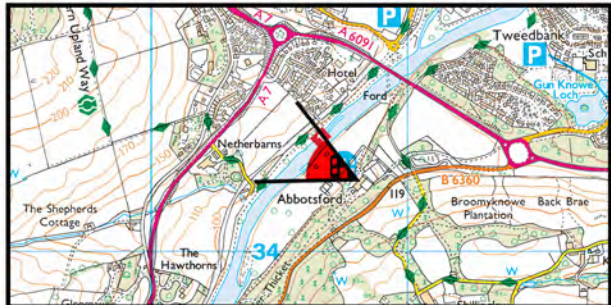
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Viewpoint 02: Dressing Room (outside, ground floor level) - Existing Photograph

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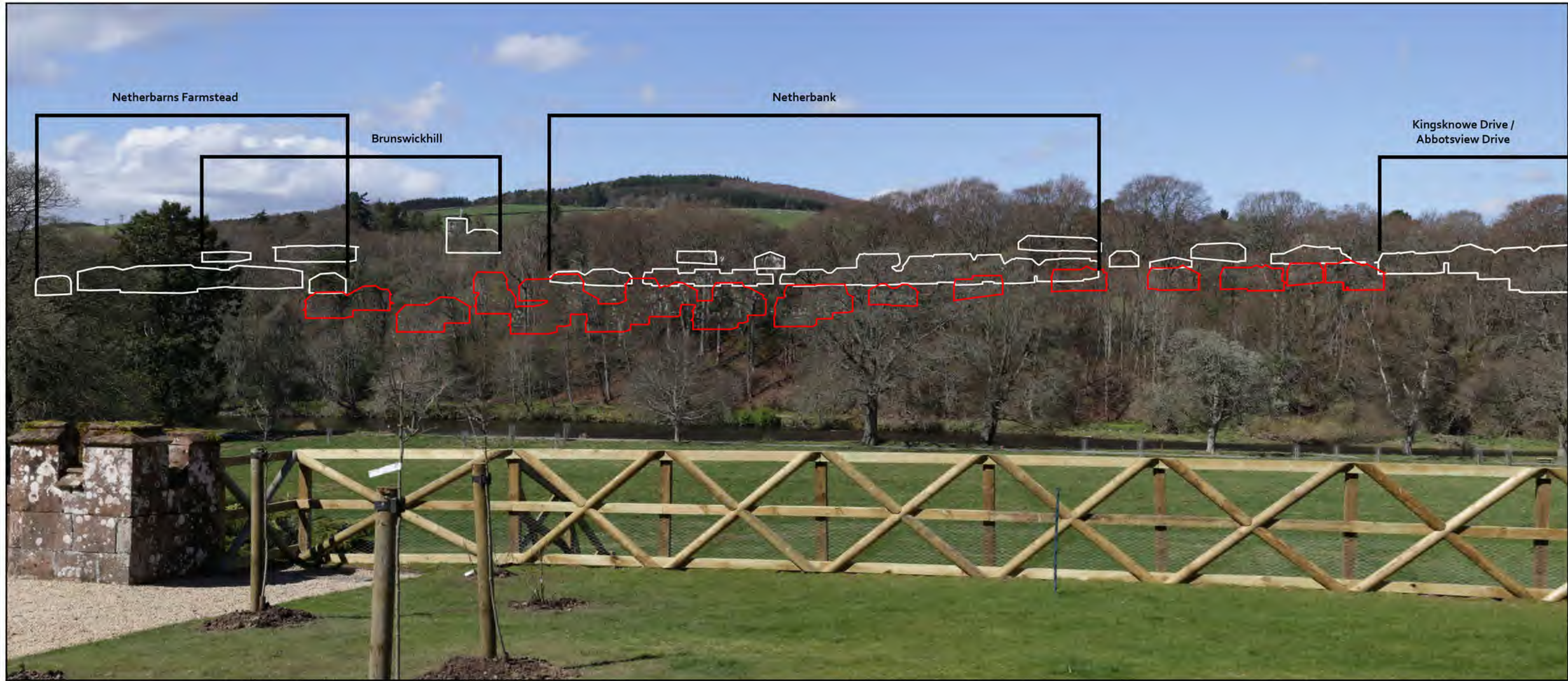
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

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Viewpoint 02: Dressing Room (outside, ground floor level) - Photomontage with Building Outlines (Year 1)

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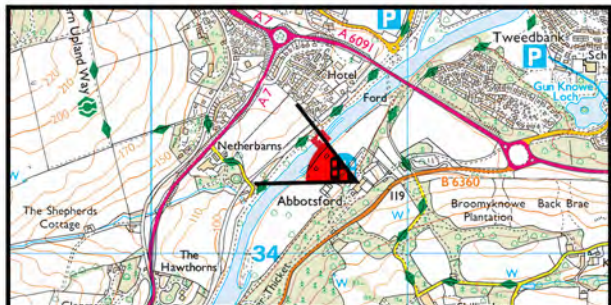
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Viewpoint 02: Dressing Room (outside, ground floor level) - Photomontage (Year 1)

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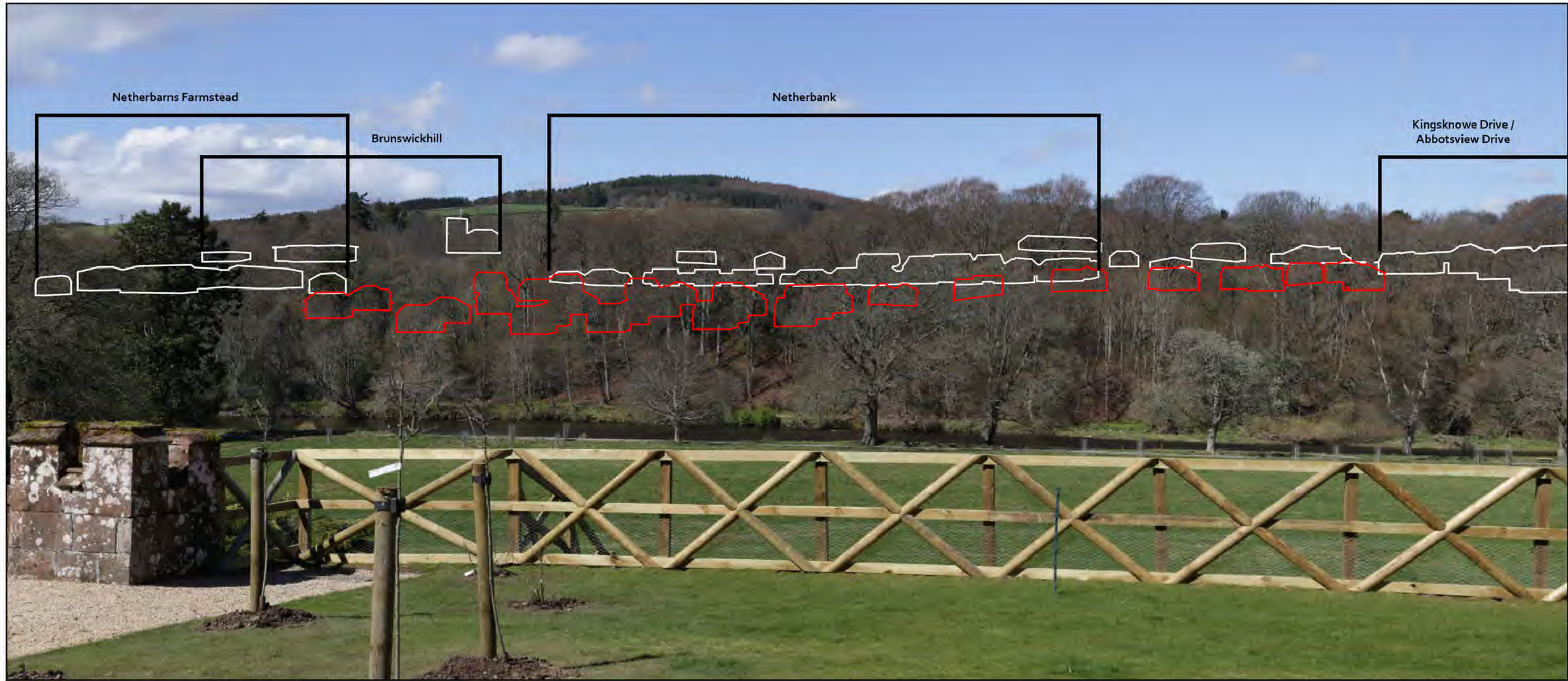
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

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Viewpoint 02: Dressing Room (outside, ground floor level) - Photomontage with Building Outlines (Year 15)

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-  Approximate extents of proposed built form



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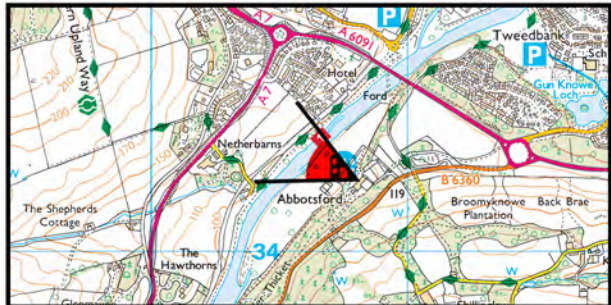
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Viewpoint 02: Dressing Room (outside, ground floor level) - Photomontage (Year 15)

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Drawing Title: Viewpoint 02: Photomontage (Year 15)	
Scale: NTS	Date: 04 / 05 / 2018
Drawing No: 1119 / 11	Status: Planning
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Land at Netherbarns, Galashiels

Landscape and Visual Appraisal

August 2017



creative • environmental



For M&J Ballantyne Ltd

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Appendices

Appendix A. Legislation, Policy and Guidance

1 Introduction and Overview

1.1 Introduction

Brindley Associates Ltd, Landscape Architects and Environmental Planners (Brindley), have been appointed by Lichfields, on behalf of M&J Ballantyne Ltd (hereafter referred to as the Client), to prepare a Landscape and Visual Appraisal (LVA) for a proposed residential development site on land located on the southern settlement edge of the town of Galashiels in Selkirkshire (see Figure 01).

This LVA forms part of a suite of documents being prepared on behalf of the Client in advance of their Representation submission to Scottish Borders Council (SBC). The Client aims to secure the site for housing within the next Local Development Plan (LDP). It is acknowledged that attempts have previously been made to secure allocation of the site for residential development (see Section 1.5), which have previously been unsuccessful due to the extent of proposed development and its predicted effects on winter views from nearby Abbotsford House.

The present appraisal therefore considers the local landscape and visual setting, including that associated with Abbotsford House and designed landscape. By doing so, it aims to shape forthcoming proposals for development so that they respond well to local landscape and townscape characteristics and capacity, and are sensitive to the setting and management considerations of the Abbotsford estate.

1.2 Purpose of the Appraisal

The purpose of this report is to identify the landscape and visual constraints, and opportunities associated with the site and its setting, within a 2km radius study area. The appraisal also gives consideration to the site's relationship with the house and designed landscape at Abbotsford (see Figures 02 - 06). It intends to guide forthcoming development proposals to ensure that: proposed new homes and associated infrastructure can be sensitively integrated with the site and its surroundings; and that potential landscape and visual effects can be suitably mitigated by an appropriate development layout.

This report describes the key components, features and characteristics that contribute to the visual amenity and the quality and perception of the site. It also examines the site's relationship with the Abbotsford estate and the existing settlement edge of Galashiels. The report also contains a brief review of relevant planning policy and guidance in relation to the proposed development (see Appendix A).

The aim of the document is to:

- Demonstrate an understanding of the site within its wider context;
- Draw conclusions; and
- Make recommendations with regards to the suitability of the site to accommodate appropriately-scaled residential development and associated open space.

The report considers the potential implications of the proposed development, in terms of effects that may be significant or not significant, upon:

- Recreational visitors to the Abbotsford House, and designed landscape;
- Key landscape characteristics and resources across a 2km-radius study area; and
- Key visual receptors within a 2km-radius study area.

The LVA further sets out potential landscape mitigation measures to:

- Reduce potentially significant effects that may arise as a result of the proposed development upon receptors at Abbotsford; and
- Enhance the local landscape, where possible, to help integrate the proposed development within its setting and immediate environs.

The assessments undertaken as part of this appraisal have been informed by site work undertaken in July 2017 by Chartered Landscape Architects employed by Brindley, and have been carried out in accordance with the Third Edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) published by the Landscape Institute in association with the Institute of Environmental Management and Assessment (2013).

1.3 Objectives of the Appraisal

The key objectives of the appraisal are to:

- Establish existing baseline conditions by:
 - Identifying existing views and visual relationships between the site and the Abbotsford estate;
 - Evaluating existing landscape resources within the proposed development site and key characteristics relevant to the landscape and townscape setting within the study area; and
 - Considering existing views, visual relationships and key receptors within the study area.
- Identify potential effects by:
 - Identifying the main sources of landscape and visual effects associated with the proposed development; and
 - Determining the likely effects on key landscape and visual resources and evaluating their potential significance.
- Set out a locally appropriate design response and landscape mitigation strategy by:
 - Reflecting on sources of potentially significant effects;
 - Identifying potentially adverse effects that can be mitigated by design; and

- o Setting out locally appropriate landscape measures to avoid or reduce potential significant effects. These measures can include mitigation by design (embedded mitigation), and additional mitigation or enhancement measures, such as planting for ecological mitigation or screening of views.

1.4 Assumptions and Limitations

The findings of this appraisal will inform any forthcoming development layouts. An indicative development layout was used to quantify the potential landscape and visual effects associated with the development, and provide meaningful design input in response to the potential visual effects of the development. It has to be noted that this indicative layout was produced for the purposes of assessment and does not reflect any concrete proposals at this time.

Brindley's appointment, ahead of the current submission to SBC, has resulted in site work being undertaken during the summer period. As visual effects on the house and grounds of Abbotsford are of most concern during the winter months, the appraisal has relied upon existing winter photography contained in the 2016 Heritage Statement by Nathaniel Lichfield & Partners and an earlier photomontage report produced by Barton Willmore (2007).

In the absence of current, verified winter photography, Computer Generated Imagery (CGI) was utilised to illustrate the potential effects of the development on views from Abbotsford House and its designed landscape. The CGI/Photomontages are based on the Landscape and Development Framework shown on Drawing 1119/01 and Figure 07.

In order to inform the production of CGI of the proposed development, assumptions have been made with regards to the: proposed number of units on the site; the siting of individual plots and homes; and the location of associated features such as roads, footpaths, open spaces and areas of planting. For assessment purposes, a 'standard' residential development scenario comprising two-storey houses of approximately 8.0m to ridgeline has been assumed.

In addition to winter photography in the above reports, current photography (undertaken during the site visit in July 2017 – with trees in full leaf) was utilised for CGI modelling purposes. There are, however, limitations to this process and the resulting visuals should therefore be considered as an artist's impression rather than a true reflection of the proposed development. To aid photorealistic modelling of any forthcoming proposals it is recommended that verified, geo-located photography is undertaken during the winter months to illustrate potential visual effects on sensitive winter-time views from Abbotsford House, once a more detailed layout has been agreed.

Finally, consideration was given to information contained in the Tree Hazard Management Report for the Abbotsford estate (Informed Tree Services Ltd, 2016). This details remedial measures for trees located within falling distance of buildings, roads and paths, for which the estate is required to meet a duty of care. Although no detailed plans were enclosed with the report to locate individual trees, it is proposed that landscape mitigation measures are refined as detailed information emerges. This will allow targeted mitigation of potential visual effects in the long term, as gaps in tree cover may emerge as a result of tree felling and crown reduction measures within woodland belts in the estate.

1.5 Brief Overview of Planning Background

The proposed development has a detailed planning history. Briefly, the site was identified as a housing allocation site within the Scottish Borders Local Plan Second Stage Consultative Draft in 2006. Proposals for a residential development comprising 79 properties, was granted planning permission by SBC. The Scottish Ministers, however, called-in the planning application and refused the proposal due to an objection by Historic Scotland (HS) (now Historic

Environment Scotland). HS objected on the grounds that the proposed development would result in significant effects on the character and setting of the Category A Listed Abbotsford House and its designed landscape. As a consequence, the allocation of the site for 79 residential properties was excluded from the Scottish Borders Local Plan.

More recently, and following revisions to the development layout to address HS concerns (and the subsequent withdrawal of their objection), the site was identified as a preferred housing allocation site for circa 45 properties within both the Scottish Borders Council's Local Development Plan Main Issues Report (MIR) and the Proposed LDP. The site was, however, again excluded from the adopted LDP (Scottish Borders Council, 2016a) following examination into the Proposed LDP. The Client submitted a further revised development layout to SBC for their consideration as part of the Call for Sites exercise for the Draft Housing Supplementary Guidance (Scottish Borders Council, 2016b). However, the site was subsequently not considered as a suitable housing allocation site.

Council comments provided as part of their previous assessments for the site, including at the MIR stages for the adopted LDP (Scottish Borders Council, 2016a) and the Draft Housing Supplementary Guidance (Scottish Borders Council, 2016b), were taken into consideration with regard to the content and scope of this appraisal. It is also noted that emerging proposals for the site, as part of the current submission to SBC, have evolved to respond more closely to the setting and management requirements of Abbotsford estate, and the findings of this report.

For further details on the planning history of the site, please refer to the planning statement contained within Lichfields' Representation to Scottish Borders Council – Draft Housing Supplementary Guidance (Nathaniel Lichfield & Partners, 2017).

1.6 Structure of the Landscape and Visual Appraisal

The appraisal is structured as follows:

- Section 2: Baseline Conditions;
- Section 3: Setting of Abbotsford House & Garden and Designed Landscape;
- Section 4: Identification of Potential Effects;
- Section 5: Assessment of Potential Effects upon Abbotsford House & Garden and Designed Landscape;
- Section 6: Assessment of Potential Landscape and Visual Effects across Study Area;
- Section 7: Design Response and Proposed Mitigation Strategy;
- Section 8: Summary and Conclusions;
- Section 9: References; and
- Section 10: Figures.

The contents of this assessment are supported by a number of figures. The figures are referenced throughout the text and included at the end of this report.

2 Baseline Conditions

2.1 The Proposed Development Site

The proposed development site, which extends to approximately 7.4 hectares, comprises three parcels of land on the southern settlement edge of Galashiels (see Figures 02 - 04). The parcels of land comprise two larger and one smaller field under pasture, which are separated by a deciduous tree belt, a dry-stone wall and post-and-wire fencing. The site is identified within the LDP as important greenspace (or Countryside around Towns) (Scottish Borders Council, 2016a).

In terms of existing boundary treatments, the northern boundary of the site is separated from the A7 trunk road by a deciduous tree belt that includes species such as ash, wild cherry, birch and sycamore. This boundary is further reinforced by post-and-wire fencing. Immediately adjacent to the northern boundary, north of the A7, a combination of close-board fencing, hedgerows and mature shrub planting defines the rear garden plots of residential properties constructed as part of the Netherbank development.

The eastern boundary is defined by a deciduous tree belt supported by post-and-wire fencing and garden planting associated with the neighbouring residences on Abbotsview Drive. The southern edge is defined by post-and-wire fencing, beyond which a disused railway embankment has naturally regenerated with tree species including ash, sessile oak and sycamore. Woodland cover beyond the southern boundary is further reinforced by the presence of a well-established and mature woodland belt that extends along the northern banks of the River Tweed (bound by Boleside Road). This belt, which is contained within the ownership of the Abbotsford Trust, comprises numerous mature beech, as well as oak, sycamore, elm and Scots pine. Understorey planting is limited to saplings of the aforementioned, and the occasional holly and elder.

The western boundary is defined by a dry-stone wall, beyond which mature woodland extends. This surrounds the adjacent farmstead at Netherbarns. A more recently planted tree belt extends along the north-western boundary, and this filters views from the cottages and bungalow east of Netherbarns.

Access to the site is available from a field gate and stile along Kingsknowe Drive. Access is also available from Boleside Road, through a field gate on the road verge, and from an access track adjacent to Netherbarns. A service corridor with high-pressure gas main is known to run through the site in a broadly north-south direction. The cuttings of a disused railway embankment are present immediately beyond the south-eastern boundary, and are crossed by the listed footbridge that provides access between Boleside Road and Abbotsview Drive.

2.2 Topography and Land Cover

Within vicinity of the site, landform which is undulating generally slopes in a north-westerly to south-easterly direction, from the slopes of Gala Hill towards the River Tweed (see Figure 01).

The site itself similarly extends across sloping ground above the northern banks of the River Tweed. Localised high points on the site, which reach approximately 126m Above Ordnance Datum (AOD), lie towards the northern boundary adjacent to the A7 (see Figures 02 - 04). From the northern boundary, land gently radiates and falls in a relatively steady and gentle south-easterly direction towards the River Tweed.

Across the site, landform is undulating and hummocky in places. A small hummock protrudes from the north-eastern part of the site. From this hummock, site topography appears fairly steep and slopes towards the southern boundary,

to the lowest point of the site (approximately 100.5m AOD). An area of marshy ground lies near the south-western boundary.

The site currently comprises grazed land which, aside from a tree belt that bisects the site, is largely void of internal vegetation or trees. The majority of tree and vegetation cover present defines the boundaries of the site.

2.3 Views and Visibility

The site lies on rising ground on the valley slopes of the River Tweed. As such, the undulating nature of the site affects views and visibility into and from the site. The dense framework of surrounding, largely deciduous trees contains and foreshortens views from the site during summer months.

Where open northerly views are available across the site, or during wintry months, the site offers glimpsed views of residential properties at Netherbank, and of traffic moving along the A7. Elevated parts of the site allow views towards rising upland farmland, Gala Hill, Easter Hill and Cauldshiels Hill. Occasional views of the Eildon Hills are also available from elevated points on site. Views in an easterly direction are foreshortened by a woodland belt adjoining the site; although this tree cover permits filtered views of existing residential development on Kingsknowe Drive and Abbotsview Drive. In views, hills rise above the canopies of woodland on the site, on the banks of the River Tweed, at Abbotsford, and at neighbouring farmsteads (see Figures 03 and 04).

Across lower-lying parts of the site, primarily towards the southern boundary, woodland cover on the former railway embankment, and between Boleside Road and the River Tweed, generally limits views out. Northerly views from this boundary are also foreshortened by rising site topography and existing tree belts on-site.

The presence of existing tree cover on-site, coupled with mature woodland belts on the banks of the River Tweed and at Abbotsford, generally limits visibility into the site from Abbotsford House and its designed landscape, neighbouring residences, and the A7. Several properties along Abbotsview Drive maintain open, rear views into the southern portion of the site, whilst views are also available from the properties at Netherbarns Farmhouse. Further views into the site from the south, including from Boleside Road, which covers part of the Southern Upland Way, National Cycle Network (NCN Route 1) and the local Core Path network, are filtered by tree cover on-site and naturally regenerating vegetation found on the embankments of the former railway line.

2.4 Key features of the Study Area

The extents of the 2km study area include the following key features:

- The settlement core of Galashiels, including a section of the conserved historic valley basin, as well as further outlying suburbs such as Langlee;
- The valleys of the rivers Ettrick and Tweed, including its tributary - the Gala Water (see Photograph 1 below);
- The estate of Abbotsford, which provides a wooded backdrop to settlement edges and the surrounding urban-fringe landscape; and
- Listed remnants of the area's textile-making past.

Several transport corridors cross the study area, including the A7 trunk road and the A6091. The Borders Railway line crosses the study area in a broadly east-west direction.

Further defining elements of the study area include forestry plantations, woodland belts, riverine woodlands, farm shelterbelts and vegetation-lined water courses, which provide structure and enclosure to the surrounding pastoral fields on the valley sides. Locally, tree cover also provides textural contrast and focus to rounded, rising hills in the vicinity such as Gala Hill and Easter Hill. The wooded slopes and summit of the locally prominent Gala Hill provide visual containment from low-lying areas, including settlement within the north-eastern edge of the town; while the rugged Eildon Hills are the focus of views beyond the study area.

Overall, the combination and contrast created by the various policy, river-valley, farmland and urban-fringe landscapes, plays an important part in defining the character of the study area. The gently undulating agricultural uplands in the southern portions of the study area, in particular, are heavily influenced by: enclosed and densely wooded policy landscapes; prominent local hills; and views to the underlying settled suburban edges.

2.1 Townscape Character

Galashiels is a medium sized town often referred to as the heart of the Scottish Borders. The town is a popular tourist stop-off point, particularly for recreational users of the Southern Upland Way and the Borders Abbeys Way. The Borders Railway line and recent residential development, particularly across lower-valley slopes on the northern side of the River Tweed has further established the town's emergence as an important hub and commuter settlement for the region. The presence of Heriot-Watt University's School of Textiles and Design also attracts many students to the town.

Much of the historic core of the town has been designated as part of a Conservation Area. The town centre, which is situated on the valley basin, is home to numerous Listed Buildings primarily linked to its history as a mill town. The most relevant Listed Buildings to this assessment (Abbotsford House, the Boleside Road railway footbridge and the Netherbarns farmhouse, steading and stable cottage), are located outwith the confines of the town centre.

Historically, the settlement developed from its origins as a mill town and textile trading point. Many disused mills have since been converted, as the town expanded along the river banks. As a result of its location on the settlement edge, the site is characterised by areas of urban development as well the rural landscape that extends beyond the fringes of the settlement (see Figures 02 - 04).

A number of local townscape areas can be identified within the study area, based on historical development, topography and present character. Following site work it was found that intervisibility with existing development in Galashiels is generally limited due to topography, including the presence of Gala Hill, and the screening effects of built form, tree cover, garden planting and vegetation along the western settlement edge. The following areas of townscape character are therefore considered to be most relevant to the proposed development:

2.2 Landscape Setting

The immediate surroundings of the site are characterised by the transition from the suburban edge of Galashiels to policy landscapes, the undulating agricultural hinterland, and the low-lying river valley and riverine fringes of the River Tweed and its tributary the Gala Water.

Land within the northern extents contains notable urban areas as it contains the settlement core of Galashiels and Tweedbank as well as the suburbs of Langlee and Lowood. The immediate landscape setting of the town is influenced by its location as it provides panoramic views to policy landscapes, the river valleys of the Tweed and the Gala Water, the rising agricultural hinterland and the Eildon Hills (see Photographs 1 and 2).

The Abbotsford estate also has a notable influence on the central and eastern portion of the study area, with its landscape and associated policy woodland important to the local landscape and visual context. Less influential, in terms of their association with the site, are smaller rural villages such as Boleside, and farmsteads and rural properties.

The Eildon Hills often provide the focus of, or backdrop to, south-westerly views from lower-lying areas. The riverine fringes of the rivers Tweed, Ettrick and the Gala Water, whilst generally screened from view from lower-lying locations, can also be seen from elevated locations within the wider extents of the study area.



Photo 1 – View overlooking River Tweed valley



Photo 2 – View towards Eildon Hills

2.3 Landscape Character

With reference to the Borders Landscape Character Assessment (LCA) (ASH Consulting Group, 1998), the proposed development site lies within the Upland Fringe Valley with Settlements Landscape Character Type (LCT) that extends across the Tweed/ Gala/ Ettrick confluence. The assessment identified a further two LCTs within the extents of the study area (see Figure 05), which both relate to the surrounding hills and farmland

The following issues were highlighted in the LCA, as relevant, in terms of pressures of development, to the site and the landscape characteristics within the local area:

- Pressure for settlement expansion to higher valley-side locations;
- Need for containment of development by tree cover;
- Management of existing hedgerows and broadleaf woodland; and
- Impact of major road improvement scheme.

- Kingsknowe Drive/ Abbotsview Drive – built on the grounds of the former Kingsknowe estate, the area which culminates with Kingsknowe Hotel (the former manor house), primarily comprises late 20th/ early 21st Century two-storey detached and semi-detached housing constructed by contemporary methods and finished in muted colours (see Photograph 3). The western extent of this townscape character area adjoins the site ; and
- Netherbank – this more recent development, which lies to the north of the site, is physically separated from it by the A7. This townscape character area comprises contemporary two-storey housing, and adopts a modern approach with regards to design, built form and materiality. It uses mainly light finishes. The relatively steep topography and interface with the local road network here has necessitated a considered response in terms of layout, design and landscape treatments (see Photograph 4).



Photo 3 – View of housing at Kingsknowe Drive



Photo 4 – View of housing at Netherbank

2.4 Landscape Designations and Recreational Routes

As aforementioned, Abbotsford House and designed landscape have a notable influence within the study area. A separate overview of the intrinsic landscape characteristics that contribute to the character and setting of the house is provided in Section 3.

With reference to further landscape designations and recreational routes, which may be affected by the proposed development, Figure 06 shows that the site is not located within an area of land subject to landscape designation.

The rural southern parts of the study area, which lie to the western settlement edge of Galashiels, are designated by SBC for their landscape and scenic quality as part of the Tweed, Ettrick and Yarrow confluences Special Landscape Area (SLA). Aside from the river valleys, this SLA is locally characterised by a combination of well-managed upland farmlands, historic buildings, policy landscapes and a framework of mature trees, hedgerows and woodland belts.

The site is not subject to any historic designation, however, land lying to the east of the proposed development site, which covers the site of the Battle of Darnick, has been recognised by HES within their Inventory of Historic Battlefields. Land lying slightly further east is covered by the Eildon and Leaderfoot National Scenic Area (NSA); although this falls outwith the extents of the 2km study area. Woodland at Ellwynd Wood, and at Heathery Plantation, Hareseat Wood and Mars Lee Wood, which lie towards the immediate north and south of the battlefield and NSA respectively, is listed in the Ancient Woodland Inventory (covered by Scottish Planning Policy). A further area of

Ancient Woodland lies along the southern banks of the River Tweed, south of Faldonside House. Several Scheduled Monuments (SMs) are present within the local landscape, including the earthworks at Huntlyburn; although none are present within the extents of the 2km study area.

In terms of historic built form, the town core of Galashiels has been designated as a Conservation Area (CA). A further CA, that covers part of the settlement core of Darnick, lies outwith the study area. There are a number of historic buildings/ features within close vicinity of the site and within the confines of the wider study area. The most relevant to the proposed development is the Category C Listed Boleside Road, railway footbridge, which lies adjacent to the south-eastern boundary of the site, and the cluster of Category C Listed Buildings to the west that are centred upon Netherbarns, and which cover the farmhouse, steading and stable cottage.

The designated long-distance route – the Southern Upland Way – utilises an access track and Boleside Road to pass along the western and southern boundaries of the site. National Cycle Network (NCN) Route 1, which provides long distance access between the Shetland Islands and Dover, by means of the eastern coast of Scotland and England, also utilises Boleside Road as it passes through Galashiels. The Borders Abbeys Way passes along the southern bank of the River Tweed.

A dense network of Core Paths links Galashiels to local settlements and the surrounding countryside. Core Path Route 189 is particularly relevant to the proposed development site, as it passes close to the site, on the route of the Southern Upland Way. Other Core Path routes that pass in close proximity of the site are Core Path Routes 29 and 1. Core Path Route 1, follows the route of the Borders Abbeys Way. The SBC has promoted an alternate route for Core Path Route 1, on the southern banks of the River Tweed, which passes Abbotsford House.

3 Setting of Abbotsford House & Garden and Designed Landscape

The Abbotsford estate lies on the southern bank of the River Tweed, in close proximity to the proposed development site. Abbotsford is considered one of the most significant designed landscapes in Scotland and is the former home of renowned writer and poet Sir Walter Scott. It has been recognised by Historic Environment Scotland (HES) in the Inventory of Gardens and Designed Landscapes for its national artistic, cultural and historical significance.

Abbotsford House is a Category A Listed Building of architectural importance and attracts visitors from across the world. The house enjoys a relatively private setting due to the screening and filtering effects of surrounding, mature policy trees and woodland belts, whilst the gardens, parks and woodlands within the Abbotsford estate add to the scenic value of the wider estate (see Photo 5). A detailed assessment of Abbotsford House, its setting and the designed landscape is set out in the Heritage Statement prepared by Nathaniel Lichfields & Partners (2016).

Although much of the designed landscape at Abbotsford extends beyond the study area for this appraisal, notable elements to the estate comprise:

- Abbotsford House and its formal gardens, terraced lawns and associated riverside parkland;
- Pastoral farmland;
- Numerous woodland plantations;
- Built form and grounds associated with the properties at Huntlyburn and Chiefswood (outwith site boundary);
- Cauldshiels Loch and the site of the Huntlyburn earthworks Scheduled Monument (SM) (outwith site boundary).

Key to the immediate setting of Abbotsford House is the River Tweed: Although over time the house has undergone many changes and alterations, the river has remained a constant feature, and has been an inspiration to Sir Walter Scott's writings. Deciduous woodland on the northern river banks has matured and now provides a characteristic backdrop to river views. The formal lawn terraces that extend to the north of the house drop down to the river plain, which is laid out as more informal parkland landscape with specimen trees along the southern river banks (see Photo 6). A formal hedgerow provides distinct separation between the formal grounds around the house and the more naturalistic parklands that extends along the river bank.



Photo 5 – View of Abbotsford House and garden



Photo 6 – River view from embankment along formal garden

North-west facing views from the house, including from the bay windows of the library and dining room, are drawn across parkland towards the river, the wooded river banks and the outline of hills on the horizon beyond. The riverside walk, which extends through parkland along the southern river banks near the house, provides scenic views towards the river and, in opposite direction, to Abbotsford House. The wooded northern river banks, again, provide a notable backdrop in views towards the river.

The site of the proposed development is located in relatively close proximity to Abbotsford House, and is separated from the River Tweed by woodland both in ownership of Abbotsford House (immediately along the northern river banks) and British Rail (along the embankments of a disused railway line). It is noted that the site, as well as existing residential development immediately adjacent to it, are neither visible in views from the house and grounds – nor from the river walk, when trees are in full leaf. Glimpses of element of existing residential development adjacent to the site are known to be available during the winter months. However, these are not the focus of view.

The composition of woodland on the northern river banks comprises largely mature trees combined with a limited understorey of tree saplings and woodland shrubs (e.g. holly, elder). Specimen parkland trees, which are also a key component in views from the house and adjoining grounds, are equally mature and showing signs of decline. Within key areas of parkland, younger specimens have been planted with foresight to ensure succession and replacement of over-mature trees in the longer term. Active woodland management is currently ongoing to safeguard key buildings and routes in accordance with a tree management plan (Informed Tree Services, 2016), with a focus on the immediate setting of Abbotsford House.

The wider extent of the designed landscape comprises notable areas of woodland that give structure to the landscape and lend a distinct character to the estate and the views towards it from areas of open and elevated ground within the study area. Numerous plantations grace the hillsides and water courses within the estate, and provide enclosure to buildings, fields and areas of parkland. As a result, key elements of the estate (including the main house and visitor centre) have a notably private setting and are not generally seen from the surrounding study area. Tree cover is generally scarcer across areas of parkland on the river plain, allowing occasional glimpses towards Abbotsford House, its adjoining terraces and parkland from the northern river banks. Glimpsed views of these features become more widespread during the winter months, and may be obtained from recreational routes along Boleside Road and adjoining residential areas.

The formal gardens adjoining Abbotsford House comprise three distinct outdoor rooms; the south court (located at the entrance to the house), the Morris garden (a sunken courtyard garden immediately east of the house) and the adjoining walled garden (currently in use as an ornamental and kitchen garden). Views from each of the garden rooms allow a focus upon the main house and are generally contained by its built form and surrounding garden walls. Occasional views of the wider landscape setting can be obtained from more elevated parts of the walled garden; in west and north-western direction, towards the slopes of Touting Birks Hill and Gala Hill; although the site of the proposed development would be obscured from view by the garden walls.

Views from the upper floor of the visitor centre allow panoramic visibility of Abbotsford House and the adjoining gardens, with the outline of Touting Birks Hill and Gala Hill forming a scenic backdrop. Glimpses of existing residential development at Netherbank are visible in these views at winter-time. Properties nearer to the river, at Abbotsview Drive, are frequently obscured, even during the winter months. The focus of views, however, is on Abbotsford House; with the proposed site and existing residential properties entirely obscured from view when trees are in full leaf.

4 Identification of Potential Effects

4.1 Introduction

It is anticipated that the proposed development has the potential to affect: the setting of the house and designed landscape at Abbotsford; elements of local landscape and townscape character; and the visual amenity of receptors within close proximity to the site.

This section identifies potential effects that could result from the proposed development, and drives a landscape-led design response which aims to reduce potentially significant effects by:

- Adopting a sensitive approach to local views and characteristics; and by
- Offering landscape mitigation measures, which will:
 - Reduce potentially significant effects; and
 - Allow the proposed development to integrate and settle within the local landscape and townscape setting.

There are a number of ways in which the proposed development might affect the existing landscape and visual characteristics found within the study area. These effects are likely to be either temporary (and relate specifically to the construction stage of works), or permanent (and incurred upon completion of the development), whilst other effects would reduce over time as proposed landscape mitigation measures mature, and the proposed development becomes an integrated part of its surroundings. Listed below are some of the key considerations:

- The extent to which the proposals may intrude into existing views experienced by visitors and day-to-day users of Abbotsford House and designed landscape;
- The extent to which current users of the landscape, such as local residents or visitors, may be subject to new effects;
- The scale and form of the proposals, and how these relate to the scale and context of existing residential development, landscape elements and overall visual character; and
- The layout and built form of the proposals, and their impact in terms of loss or change in use of landscape elements.

4.2 Likely Sources of Effects

The following actions are predicted to arise from the construction of the proposed development, and are considered to have the greatest potential in contributing to long-term physical effects on land within the site boundary, as well as landscape and visual effects across the wider study area:

- The introduction of new landscape boundary treatments, including new woodland and tree belts within the development, which will help define a robust settlement edge to Galashiels;

- The displacement of pasture in favour of new, low-density residential development;
- The excavation, removal and regrading of soil;
- The introduction of circa 45 new homes with associated infrastructure and features, including roads, footpaths and street lighting;
- The introduction of new tree, hedgerow and ornamental shrub planting to proposed streets;
- The introduction of public open spaces with SUDS and new tree planting;
- The creation of new access tracks/ paths to link with public open spaces, local roads, neighbouring residential areas and the local Core Path network; and
- The creation of diverse habitats, to support wildlife and enhance biodiversity.

5 Assessment of Potential Effects upon Abbotsford House & Garden and Designed Landscape

5.1 Introduction

The following section considers potential effects of the proposed development on views and visual amenity, as experienced by visitors to Abbotsford House and the designed landscape.

Two representative viewpoints were selected to examine potential effects. The first, which was taken from the north lawn, is accompanied by a panoramic viewpoint photograph that captures current summer views from the grounds towards the site. The second viewpoint represents the likely worst case scenario of views from Abbotsford House, as experienced from the north-facing Dressing Room situated on the first floor. Both viewpoints are illustrated by CGI/ Photomontages, which show the proposed development, including proposed mitigation measures, during winter, one year after its construction, and after 15 years. The building outlines of existing and proposed housing have also been added to the CGI/ Photomontages to illustrate the screening effects of the proposed landscape mitigation measures (see Figures o8a - o9d).

5.2 Effects on Abbotsford House & Garden and Designed Landscape

Abbotsford House, and the adjoining terraced lawns and riverside parkland, provide open views towards Gala Hill, Touting Birks Hill and the wooded River Tweed valley. During the winter months, elements of existing residential development, mainly associated with properties at Netherbank, are visible in these views. Due to the light colour of their finish, they are noticeable as a minor element in the overall view from the house and lawns; and appear more prominent with proximity to the river bank. The depth of tree cover, even in winter-time, largely screens the existing development at Kingsknowe Drive/ Abbotsview Drive in views from the house and lawn terraces.

Mature woodland belts and plantations, within the wider extent of the grounds, and upon the boundaries of the estate, typically screen longer distance views from the house and gardens. Views towards the east, in particular, are heavily screened by the mature woodland belts extending from the B6360 to the summit of Cauldshiels Hill. Views from the formal gardens meanwhile are frequently contained by the garden walls. Touting Birks Hill and Gala Hill are visible above the walls from the most elevated parts of the walled garden, however, the proposed development site which is lower-lying, is screened.

Filtered views towards associated farmland and along the valley of the River Tweed are available from the southern bank of the river and from elevated locations towards the southern boundary of the designed landscape. Many inward-focussed views from within the estate are foreshortened by:

- Internal landscape structure;
- Parkland trees;
- Garden planting;
- Field boundary treatments;
- Abbotsford House; and

- Built form associated with the estate.

From the banks of the River Tweed and a few nearby areas, views are available of Abbotsford House and its impressive parkland setting. These views are however often limited to occasional glimpses, due to the extent of mature woodland present on the river banks.

Overall, and particularly during summer months, the Abbotsford estate is well-contained by surrounding mature woodland belts and plantations. These also provide notable screening to the proposed development site in views from within the estate. During winter-time, when surrounding deciduous woodland trees are not in leaf, north-facing views from the house and estate contain elements of settlement, including properties at Netherbank.

Construction of residential development on the Netherbarns site is therefore predicted to result in localised effects on the views and landscape setting of the Abbotsford estate. These effects will however, be considerable localised and limited to the house, the adjoining terraces and riverside parkland; with effects being most notable from the riverside walk.

Consequently, it can be considered that the proposed development will increase the influence of residential development on these parts of the designed landscape and the setting of the house during winter months. It is however worth noting that visitors to the house and gardens will be limited during winter-closures (from December through to February).

5.3 Potential Effects on Views from Abbotsford House and adjoining Grounds (see Figures o8a - o9d)

Figure o8a shows the context of present views available from the north lawn of Abbotsford during summer. The representative photography shows that views towards the proposed development look across terraced lawns and parkland associated with the house, towards the River Tweed. Further prominent features in the view include farmland and the forested slopes and summit of Gala Hill as they rise above the existing tree line.

The present landscape framework, which includes the mature woodland belt on the northern banks of the River Tweed, provides visual and textural interest in the view, as well as screening of settlement on the edge of Galashiels.

The CGI/ Photomontages that represent the proposed development in the winter following construction (see Figures o8b, o8c, o9a and o9b) indicate that new homes and associated features will be visible in relatively close proximity within a localised portion of the view. Existing parkland trees and woodland belts within Abbotsford and on the banks of the River Tweed, combined with proposed tree planting on-site, provide some filtering and ensure the focus of views remains on the river, and Gala Hill beyond.

Subsequently, and in the winter following construction, it is considered that the proposed development would minimally extend the influence of settlement within the view, and the angle of view containing built form. The new homes would not however obstruct visibility of distant views towards Gala Hill. The proposed homes and their associated features will also be seen within the context of similar such elements at Netherbank and Kingsknowe Drive/ Abbotsview Drive, on the settlement edge of Galashiels.

The following landscape mitigation measures are proposed in order to minimise potential visual effects from Abbotsford estate in the long-term:

- Retention and reinforcement of existing woodland belts on the site by increasing the depth of tree belts and adding a component of evergreen species to provide year-round screening coverage (including inter-planting of evergreen species within existing belts);
- Standing built development back from the southern boundary and potentially sensitive parts of the site to increase the distance from sensitive receptors;
- Promotion of tree, hedgerow and ornamental shrub planting along proposed residential streets including along private curtilages to:
 - Enhance landscape structure;
 - Filter or screen views of proposed new homes and reduce the effects of existing properties at Netherbank;
 - Reduce the effects of street lighting and vehicular traffic associated with the proposed development; and
 - Add value, colour and texture to the street-scene.
- Ensure the proposed development does not overtly detract from key views towards the River Tweed and Gala Hill.

When considering establishment of the proposed landscape mitigation strategy, fifteen years after construction of the proposed development, it is predicted that the proposed landscape mitigation measures will have suitably established and allow the proposed development to be sympathetically integrated within the landscape setting.

Figures o8d, o8e, o9c and o9d demonstrate that much of the proposed development site will be screened from view from the first floor of Abbotsford House and the north lawn, due to the establishment and screening properties provided by targeted planting of semi-mature evergreen tree species within the existing woodland belts on the boundaries of the site. This would take place in consultation with the Abbotsford estate, to ensure any gaps in tree cover as a result of their Woodland Management Plan can be effectively addressed. Any further trees planted within the grounds of the estate, or the banks of the River Tweed within estate ownership, will provide further screening and filtering of views of the proposed development in the long-term.

The rejuvenation of mature woodland along the northern river banks will take considerable time. It is therefore predicted that proposed homes, located near to the river, may remain partly visible during winter-times until emerging woodland planting within estate ownership has fully matured. Proposed new homes, located within the northern portion of the site, and at Netherbank, will however benefit from the gradual screening provided by existing young woodland belts within the site as they mature.

The changes in view that may be experienced as a result of the proposed development are further considered to be in-keeping with the pattern of landscape features within the local area, and the existing context of urban development locally.

5.4 Summary of Potential Effects on Abbotsford House & Garden and Designed Landscape

The proposed development is considered to result in potentially significant landscape and visual effects during the winter months, in terms of localised parts of the landscape setting and views experienced from Abbotsford House, and the adjoining terraces and riverside parkland. It is however noted that these effects would be experienced within the context of existing residential development within the views from this location.

These effects will be reduced as trees come into leaf; with existing woodland vegetation providing effective screening to the development during the summer months, when visitor numbers are highest. The effect on the local landscape setting, and views from the house and immediate grounds, is not considered to be significant during the summer-time. Effects on the wider estate are also considered to be not significant.

Overall, and assuming the implementation of opportunities for mitigation, as set out before, it is considered that the proposed development would not result in long term unacceptable levels of significant visual effects from Abbotsford House and the wider estate.

6 Assessment of Potential Landscape and Visual Effects across the Study Area

6.1 Introduction

This section considers potential effects of the proposed development on local landscape resources, character and designations within the wider study area. It also provides a brief overview of likely effects of the proposed development on views experienced across the wider extents of the study area, including from key transport routes, settlement edges and recreational visitor routes.

To inform the assessment, particular reference is made to the Landscape Character Types (LCT) identified in the Borders Landscape Assessment (ASH Consulting Group, 1998) and their associated character descriptions.

Assessments were informed by site work and CGI/ Photomontages produced to represent views from Abbotsford House and the adjoining grounds (see Figures 08a – 09d). The LCTs included in the assessment are illustrated on Figure 05, whilst landscape designations and recreational routes are shown on Figure 06.

6.2 Potential Effects upon Landscape Character and Resources

The proposed development is predicted to result in the transformation of an area of pasture that is identified as important greenspace (or Countryside around Towns) (Scottish Borders Council, 2016a), in favour of low-density residential development.

Development of the site for housing will result in a change in its characteristics and how it will be experienced from the surrounding landscape and from nearby residential areas. Site work has, however, established that there are opportunities for the proposed development to be well integrated within the local landscape setting as a result of:

- The scale of development proposed;
- The scale and presence of existing development on the adjoining settlement edge; and
- Containment provided by landform, existing built form and tree cover.

The existing settlement at Galashiels and the presence of housing on Kingsknowe Drive, Abbotsview Drive and at Netherbank, in particular, is considered to provide context to the proposed development site. Opportunities also exist to:

- Reinforce existing landscape features, such as the woodland belts on the site boundaries, which will help define a defensible edge to the town; and
- Provide new and locally appropriate planting to road frontages, public open spaces and residential streets.

Consequently, and in addition to the landscape resources within the site that will be directly affected by the proposals, there are predicted to be localised significant effects on the landscape character of the Upland Fringe Valley with Settlements LCT: Tweed/ Gala/ Ettrick confluence LCT sub-type in which the proposed development site is located. The degree of significance and the potential for significant effects on the wider landscape resources of the LCT sub-type are, however, expected to be limited due to the existing influence of urban characteristics at this location.

6.3 Potential Effects upon Townscape Character

Presently, rising farmland, woodlands and shelterbelts, influence the wider town setting as well as views from Galashiels. Riverine woodland and development on the lower-valley sides dominate the context of views along the settled valley corridors of the River Tweed and its tributary, the Gala Water, whilst the Eildon Hills tend to be the focus where wider open views are afforded.

As a consequence of the proposed development, there are predicted to be localised effects on the character of existing parts of the settlement within the immediate vicinity of the site. These effects will be notably localised and mainly limited to the setting of existing residential areas on the settlement edge, including at Kingsknowe Drive, Abbotsview Drive and at Netherbank. Residents at Netherbarns farmhouse meanwhile are predicted to experience partial and/ or filtered visibility of the proposed development due to the presence of existing woodland belts.

Where experienced from these streets, the proposed development will increase the influence of urban development within the locality. The influence of the proposed development will, however, be notably limited as a result of containment provided by the well-established local framework of mature woodland cover which also provides opportunities for positive integration of the proposed development and for potentially significant effects to be suitably mitigated.

There is predicted to be limited potential for open and/ or uninterrupted views of the proposed development from the remainder, and majority of properties within the town, including from the Listed Buildings and other properties within the settlement core, as a result of screening by topography, intervening buildings and vegetation. As a consequence, the townscape character across the wider extents of Galashiels is predicted to remain unaffected by the proposed development.

6.4 Potential Effects upon Landscape Designations and Recreational Routes

The extent to which the proposed development has the potential to affect key characteristics and views within the study area is considered to be limited by several factors.

The presence of existing tree cover on-site, at Abbotsford, at Gala Hill, and at nearby plantations including Broomy Brae, Napkin and Hill End Wood, coupled with the meandering riverine woodland at the rivers Ettrick and Tweed provides notable visual containment across the Tweed, Ettrick and Yarrow confluences Special Landscape Area (SLA) and particularly in views towards the settlement edge of Galashiels. Subsequently, visibility of the site is considered to be limited to parts of the SLA within close proximity to the site.

Built form and settlement in Galashiels itself, along with further riverine vegetation associated with the Gala Water, is predicted meanwhile to limit visibility, particularly from the northern portion of the study area. Subsequently, there are unlikely to be any effects on the conserved settlement core of Galashiels and at the battlefield of the Battle of Darnick.

6.5 Potential Effects upon Views and Visual Amenity

The location of the proposed development and the nature of the local topography suggest that the proposed development has potential to give rise to substantial visual effects within close proximity of the site.

Views into the site are restricted from much of the study area, as a result of intervening landform, built development and vegetation. Intermittent and/ or filtered views towards the site, however, are likely to be experienced from localised parts of the Southern Upland Way, NCN Route 1 and Core Path Route 189, as they pass in close proximity of the site. Road users of the A7 also have the potential to experience oblique and partially filtered views of the proposed development as drive pass the northern boundary of the site.

Site work has however demonstrated that actual visibility of the proposed development will be reduced, at ground-level, by: intervening built form, including existing development within Galashiels; tree cover and woodland vegetation. The presence of similar development locally including at Netherbank, further provides context and limits the extent to which the proposed development may appear obtrusive in views from the surrounding landscape.

Site work further established that views of the proposals are predicted to be screened and notably restricted from the majority of transport routes within the study area, including from the A6091 and the Border Railway line due to the presence of intervening built form, and well-established tree cover and vegetation.

6.6 Summary of Potential Landscape and Visual Effects

Potential significant effects on landscape character and resources are predicted to be limited to the following landscape and visual receptors:

- Landscape resources within the site boundary;
- Landscape character of the Upland Fringe Valley with Settlements LCT within the Tweed/ Gala/ Ettrick confluence;
- Residential properties on the southern settlement edge of Galashiels, namely at:
 - Netherbarns farmhouse;
 - Netherbank;
 - Kingsknowe Drive; and
 - Abbotsview Drive.
- Landscape character of the Tweed, Ettrick and Yarrow confluences SLA;
- Recreational users of localised sections of the Southern Upland Way, National Cycle Network Route 1 and Core Path Route 189; and
- Road users of the A7 trunk road, as travel past the site.

7 Design Response and Proposed Mitigation Strategy

7.1 Introduction

The following section sets out the design principles and landscape mitigation measures intended to shape emerging design proposals for development on the site. These respond to existing baseline conditions, and take account of key local landscape features and characteristics as well as the potential effects of the proposed development on views and visual amenity within the study area.

In setting out the proposed design response, note was taken of the principles of good placemaking in *Designing Streets: A Policy Statement for Scotland* (Scottish Government, 2010) and the *Draft Housing Supplementary Guidance* prepared by SBC (Scottish Borders Council, 2016b).

7.2 Landscape and Townscape Capacity

The townscape of Galashiels is considered to have a distinct character, which is shaped by its historic development and attractive rural setting. The town has witnessed recent expansion, with new residential development located in the vicinity of the site (at Netherbank) and across the wider extents of the settlement.

According to the *Draft Supplementary Guidance on Housing* prepared by SBC (Scottish Borders Council, 2016b) there is a requirement for new housing in the area. The proposed site provides an opportunity for infill development, which in association with existing built form at Netherbank, Netherbarns farmhouse and Kingsknowe Drive/ Abbotsview Drive; bound by the River Tweed and established areas of woodland, will provide a robust settlement edge.

The presence of existing residential development on the settlement edge is likely to limit the visibility and influence of the proposed development, and ensure that the proposed development is, where observed from the surrounding area, largely viewed within the context of existing development.

As a result the local landscape and townscape context is considered to:

- Have capacity to accommodate further residential development at this location without leading to unacceptable or significant effects; and
- Provide cues in terms of successful integration of the proposed development, in terms of:
 - Enhancing the local landscape framework;
 - Responding to the existing settlement pattern and characteristics in respect of scale, materiality and built form; and
 - Providing a new development that is well connected in terms of access to neighbouring areas, key routes, sustainable modes of transport, local paths and recreational facilities.

7.3 Design Response

In response to site work and the findings of this appraisal, a landscape-led development framework has been produced for the site (see Drawing 1119/ 01 and Figure 07). This sets out key access points, circulation, proposed developable areas and open spaces. The development framework is based upon the strengths and opportunities identified within the site and surrounding area, and responds to key local landscape and visual characteristics in order to provide the basis for a development that can be suitably integrated within the local setting.

The proposed Landscape and Development Framework assumes that a robust landscape structure is established, within which developable areas are located in close association with the existing road network and residential areas, whilst safeguarding potentially sensitive parts of the site (e.g. areas of distinct topography and those nearest to Abbotsford House).

It is proposed that southern and south-eastern portions of the site remain free from built development and are promoted as public open space to:

- Minimise potential visual effects from Abbotsford;
- Encourage visual integration with the existing settlement edge; and
- Provide additional greenspace and soften the impacts of the development.

A proposed SUDS feature will form an integral component to the open space and enhance biodiversity within the site. Emergent planting, meadow grassland and associated trees will be planted to create diverse habitat and visual interest.

The existing woodland belts on-site are proposed to be retained and enhanced to provide screening to the proposed development. Tree belts will be strengthened with additional tree and understorey planting, including a notable evergreen component (25%), which aims to provide more effective screening during the winter months. Reinforcement of the northern, central and southern belt, in particular, will help reduce the visual prominence of the proposed development, and the housing at Netherbank, within sensitive winter views from Abbotsford House, adjoining terraces and riverside parkland. Retention and enhancement of the western boundary will further help to define the boundary edge of the town.

Semi-mature trees, including evergreen species, are proposed at key nodes, access points and along proposed streets to:

- Punctuate the proposed development;
- Provide screening; and
- Soften the visual effects of development on sensitive views from the surrounding area.

Pedestrian links are proposed through the site (including along a service wayleave) to increase accessibility between the existing settlement edge, the A7 footpath, the Southern Upland Way, NCN Route 1 and the surrounding Core Path network. The internal circulation (pedestrian/ cycle routes) proposed will include passive surveillance by residential properties with 'high place function' design principles being utilised.

Forthcoming design proposals proposed are to make reference to:

- Existing built form, with proposed homes arranged to reflect the scale and massing of existing housing on the settlement edge, including at Netherbank and Kingsknowe Drive/ Abbotsview Drive;
- Use of building typologies, street-patterns, open spaces, landscape treatments and choice of materials to create a distinctive but locally familiar character that blends well with the local landscape setting;
- Creation of suitable boundary treatments to:
 - Create an appropriate landscape setting for the development;
 - Strengthen and perpetuate key landscape features;
 - Respect the designed landscape setting of Abbotsford House; and
 - Establish a robust and defensible edge to Galashiels.
- Creation of continuous routes that integrate with the existing development on the settlement edge, the wider town and network of designated long distance routes, Core Paths and cycle routes; and
- Creation of visually attractive open spaces that create relief from built development and allow for safe and overlooked passive and active recreation.

7.4 Design Principles

A number of design principles are proposed to be embedded into emerging designs for the proposed development. These aim to:

- Retain and reinforce existing woodland boundary belts on the site, in order to:
 - Minimise potential effects of the proposed development on the setting of Abbotsford House and designed landscape;
 - Perpetuate characteristic tree cover within the site and optimise screening of the proposed development in sensitive views from neighbouring areas;
 - Optimise year-round vegetative screening to the proposed development in views from Abbotsford House and estate, in the longer term; and
 - Restrict the visual impact of the proposed development from adjacent areas of land, including from: the settlement edge of Galashiels; the A7; Boleside Road; and local access routes.
- Accommodate retention and enhancement of the existing woodland boundary belts, by ensuring that:
 - Proposed built form is set back by approximately 10-12m along the northern and southern boundaries, and approximately 5-6m along the eastern and western edges. The southern edge of the

central tree belt should also be widened by approximately 5-6m, with the boundary remnant wall retained to define the development extents.

In order to minimise potential adverse effects on the landscape and views, a number of further design measures are intended to guide proposals for the site. These seek to minimise potential significant effects by considering layout, siting and design, and are as follows:

- Ensure the layout of the proposed development appears sympathetic in key views from Abbotsford House, and its designed landscape;
- Ensure the proposed development responds well to local topography and settlement patterns in the local area by aligning roads and buildings along existing contours, where practicable, to minimise cut-and-fill and avoid excessive disturbance of existing slopes;
- Maintain key views to Abbotsford House, the River Tweed, farmland and the Eildon Hills, where possible;
- Construct new homes using a muted palette of colours, materials and finishes to ensure they are suitable to the existing landscape setting;
- Promote tree-lined residential streets on slopes to create tiered layers of planting to limit the visual impact of the proposed development and integrate the site into the local landscape framework;
- Ensure the layout of proposed roads and homes avoid, where possible, disturbance of existing trees and their respective Root Protection Areas (RPAs);
- Locate SUDS towards the lowest points of the site near the southern boundary and optimise opportunities for habitat creation and enhancement in association;
- Create a development that responds to positive townscape characteristics and development patterns within the local area, by giving careful consideration to development frontages, street design, building typologies, and materiality;
- Create a development which is secure-by-design, with positive frontage to public streets and public spaces; and private-backs to private-backs, wherever possible; and
- Enhance connectivity with existing local routes, including the provision of additional links between the footpath on the A7, the Southern Upland Way and the routes along Boleside Road (NCN Route 1 and Core Path Routes 189 and 29).

7.5 Additional Mitigation and Enhancement Measures

Additional landscape mitigation measures are proposed as part of the Landscape and Development Framework for the development (see Drawing 1119/ 01 and Figure 07). The landscape mitigation strategy primarily aims to reinforce the existing landscape framework so that the proposed development can be sympathetically integrated within its environment and complement the wider landscape setting. In doing so it seeks to:

- Establish suitable landscape treatments at entrance points to the site to create a sense of arrival and minimise the visual impact of the proposed development on local views;
- Establish a parkland corridor with accessible open space within southern parts of the site to: enhance opportunities for outdoor access; and limit the potential for significant visual effects from Abbotsford and from neighbouring residences on Abbotsview Drive;
- Propose locally appropriate tree planting and meadow grassland, to enhance tree cover and promote diverse habitat for wildlife;
- Encourage tree, hedgerow and ornamental shrub planting at key nodes, open spaces and along residential streets, including along private curtilages, to:
 - Enhance landscape structure;
 - Provide clear edges of public/ private space;
 - Slow vehicular traffic; and
 - Add value, colour and texture to the street-scene;
- Limit the visual impact of light spill from the new development by favouring low-impact, directional (LED) lighting elements, particularly at proposed housing near to Abbotsford House and the River Tweed valley; and
- Optimise the screening properties of woodland belts by specifying a notable proportion of evergreen species (e.g. holly, holm oak, cherry laurel, Scots pine, and yew) to mix in with deciduous and locally appropriate species such as oak, rowan, hazel, beech, hawthorn and birch.

The management and enhancement of existing landscape features, highlighted for retention, is a main feature of the Landscape and Development Framework. The retention of these features, which includes boundary woodland belts and tree belts, will not only ensure, where possible, their long term survival but provide the following benefits:

- Maintain a robust and mature high-quality landscape edge that provides year-round foliage and interest;
- Maintain and enhance the existing landscape setting to the proposed development; and
- Reduce visual intrusion of the proposed development, including in sensitive views from Abbotsford House.

7.6 Mitigation in advance of Construction

The emerging Woodland Management Plan for the Abbotsford estate aims to perpetuate tree cover within its characteristic woodland belts by undertaking selective felling of over-mature and declining trees, and replacing lost trees with new planting at the earliest available opportunity.

In order to help limit visibility of the proposed development from key views within the Abbotsford estate, it is therefore proposed to advance-plant, mature, fast-growing and evergreen tree species along the southern boundary of the site to infill gaps in tree cover. In turn, this will perpetuate woodland cover and maintain the characteristic setting in views

from within the designed landscape. The exact location of the replacement trees and their specification would be agreed with the Abbotsford Trust, in accordance with the forthcoming Designed Landscape Conservation Management Plan for Abbotsford (Peter McGowan Associates, 2017).

The Trustees of Abbotsford House furthermore plan to form an agreement with British Rail in order to perpetuate woodland cover on the embankments of the disused railway line, which runs immediately adjacent to the southern boundary of the site.

7.7 Mitigation during Construction

Proposed landscape boundary treatment and development framework planting should ideally be implemented ahead of or during the early stages of the development to allow the vegetation to establish early and further optimise screening opportunities. This may require a tree protection plan to safeguard new tree planting.

Existing trees on site, including their Root Protection Areas (RPAs), will require retention and protection by tree protective fencing. The trees on-site require particular attention during the construction phase of the proposed development.

Furthermore, construction of the proposed development would follow an agreed Construction Environmental Management Plan (CEMP), which would include arrangements for implementation of various aspects of the works such as turf and soil removal, and temporary footpath closures/ diversions to: help mitigate local adverse impacts during the works; and ensure that access to Galashiels from local footpaths, including the Core Path network, is maintained during the construction period

7.8 Long-term Management and Mitigation Measures

It is our understanding that a factor, appointed on behalf of the Client, will be responsible for the long-term management of the site. Abbotsford estate will continue to manage woodland within their ownership on the northern river banks of the Tweed; however, it will be in the interest of both parties to ensure the objectives of any emerging Woodland Management Plans align.

Subsequently, it is proposed that any detailed landscape management and maintenance plans prepared for the site should be consulted upon by the appointed Landscape Architect or consultant for Abbotsford estate.

In addition, and in order to engage the local community, it is recognised that the site may offer opportunities to establish a community woodland/ parkland, which could:

- Strengthen a sense of community amongst existing and incoming residents;
- Raise biodiversity awareness;
- Protect existing landscape features; and
- Create new habitat for wildlife.

8 Summary and Conclusions

This appraisal considered the likely landscape and visual effects associated with the proposed development of circa 45 new homes on land adjoining the southern settlement edge of Galashiels. The site, which extends to approximately 7.4 hectares, comprises three pastoral fields which lie on undulating and sloping ground above the northern banks of the River Tweed.

8.1 Baseline Conditions

Lying on the edge of the town, the site is influenced by existing built form within Galashiels and is strategically located along the A7, to Selkirk. The local context is influenced by the settled valleys of the rivers Ettrick and Tweed and the Tweeds tributary – the Gala Water, which meander through the surrounding, upland farmland. Locally, coniferous and mixed woodland plantations are a prominent feature on valley and hill slopes, whilst the presence of woodland cover across the designed grounds at Abbotsford, including on the northern bank of the River Tweed, further enhances the local landscape setting.

The nature of the local landform, extent of tree cover and suburban development within the immediate vicinity of the site limits its visibility from the surrounding area, and the extent to which new homes, associated roads and open spaces are likely to influence local views and characteristics. Residential properties on Kingsknowe Drive, Abbotsview Drive, and at Netherbank provide context to the proposed development and offer opportunities to enhance connectivity with nearby residential areas; whilst the extent of existing woodland cover within the site and surrounding area provides opportunities for physical and visual integration and the strengthening of the local landscape framework.

8.2 Potential Effects on Abbotsford House, Garden and Designed Landscape

The proposed development has the potential to affect a relative small part of the overall setting of Abbotsford House, and designed landscape, during the winter months. These effects will mainly be noticeable within north-facing views towards the River Tweed, from the house, adjoining terraces and riverside parkland. During the summer months, the proposed development will be obscured from view by extensive woodland cover across the northern river banks. This appraisal acknowledges the sensitivity of views from the Abbotsford estate, and the importance of its wider landscape setting. It therefore sets out design principles and mitigation measures to ensure emerging designs for the development are of an appropriate scale, with a layout that responds positively to the local landform, woodland and access framework.

Reinforcement of the woodland belt along the southern boundary, and the inclusion of a notable proportion of evergreen tree species, combined with the promotion of further tree cover to proposed street frontages and to the northern boundary, will create tiered year-round screening to the proposed development. In the long term, this will ensure the effects of the proposed development on sensitive winter views from Abbotsford house and grounds are minimised; while also providing further screening to the existing properties at Netherbank.

It is considered that, over time, the proposed development site has the potential to contribute positively to the existing landscape structure. Through the provision of locally appropriate tree and woodland planting this will contribute to the perpetuation of characteristic woodland cover within the setting of Abbotsford House, and as a backdrop to riverine views.

8.3 Potential Effects upon the Local Townscape

The proposed development has the potential to affect views from adjacent residential properties, including from those at Netherbank, Abbotsview Drive and Netherbarns. Across wider areas of the town, however, including the settlement core, potential visibility of the proposed development is predicted to be limited by intervening landform, built development and vegetation.

Effects on views from selected properties in the immediate vicinity of the site may be significant; although it is considered that the proposed development will be experienced within the context of existing development on the settlement edge. In terms of reflecting positive local townscape characteristics, emerging proposals for the site seek to achieve a layout that responds well to the local landform, and is sensitive in terms of the siting and design of key elements (e.g. roads, open spaces and housing design, materiality, colours) so that the proposed development sits comfortably within its local setting.

The intention to set development back from all site boundaries in particular, combined with the planned strengthening and enhancement of existing woodland belts will reduce the predicted visual effects on views from neighbouring properties and help integrate development on the site within the wider landscape framework.

8.4 Potential Landscape Effects

The presence of existing built form and the filtering and restriction of views by intervening vegetation, is considered to limit the potential effects of the proposed development across the three Landscape Character Types (LCTs) found within 2km of the site boundary.

Significant residual effects on local landscape characteristics, as a result of the proposed development, are considered to be limited to localised parts of the Upland Fringe Valley LCT within the Tweed/ Gala/ Ettrick confluence, in which the site is located, and the immediate setting of the site. These effects would be experienced within the context of existing urban development within Galashiels, which influences much of the local landscape character. Potential visual effects across the wider extents of the LCTs within the study area are predicted to be not significant.

In terms of designated landscapes, there is potential for localised significant effects on the setting of the Tweed, Ettrick and Yarrow confluences Special Landscape Area (SLA); although the effects would reduce to not significant across the wider extents of the SLA. There is also the potential for significant effects upon the historic setting of the Listed Buildings at: Abbotsford House, the Boleside Road railway footbridge and Netherbarns farmhouse, steading and stable cottage. It is, however, considered that these effects will be experienced within the context of existing urban development and may be notably reduced when surrounding trees are in full leaf.

The landscape or historic setting of the battlefield of the Battle of Darnick, the Galashiels Conservation Area, and the remaining Listed Buildings found within the study area, are predicted to remain unaffected by the proposed development.

8.5 Potential Visual Effects

Localised changes in the landscape are predicted to be experienced as a result of the proposed development from key routes throughout the study area, including from a short section of the A7, which runs adjacent to the northern boundary of the site. New homes and associated open spaces are also predicted to be partially visible in views from

localised sections of the Southern Upland Way, the National Cycle Network (NCN) Route 1, and the local Core Path network (most notably Core Path Route 189), which passes in relatively close proximity to the site. These visual effects will reduce over time, as the development becomes an established part of the local landscape and as proposed landscape mitigation measures mature.

Recreational users of the Borders Abbeys Way and the wider local Core Path network are not predicted to experience significant visual effects due to distance from the site; and the screening effects of existing residential development and vegetation in views towards the proposed development.

8.6 Conclusion

The findings of this appraisal have informed a landscape-led development framework that sets out a number of design principles and mitigation measures, which in turn, will shape more detailed proposals for the site. Whilst high-level and subject to refinement, these measures demonstrate how sensitive siting, layout and design can contribute to the creation of a high-quality development that is responsive to site conditions and local character.

It is our recommendation that development proposals should:

- Retain and enhance existing woodland belts on all boundaries of the site with additional mix of tree species (including a notable evergreen component) to help establish a robust and defensible edge to Galashiels, and provide year-round screening thereby limiting the potential for significant landscape and visual effects upon:
 - Recreational visitors to the Abbotsford estate;
 - Residential receptors within adjoining areas of settlement;
 - Road users of the A7; and
 - Recreational users of the Southern Upland Way, the NCN Route 1 and the local Core Path network;
- Respond to the site topography in terms of layout and siting of new homes, streets and public open spaces (e.g. making the most of distant views from elevated parts of the site);
- Stand new properties back from the site boundaries to minimise potential visual effects and accommodate reinforcement of existing boundary vegetation;
- Complement the existing layout, pattern and materiality of successful residential developments nearby;
- Create a positive frontage to the proposed development;
- Front new properties on to face and overlook proposed public open spaces and footpath links;
- Back new properties against the existing and proposed woodland belts on the northern, eastern and western boundaries;
- Establish pedestrian links through neighbouring areas and the surrounding landscape; and

- Create a positive, high quality streetscape environment that softens the impact of built development and contributes to local biodiversity.

In conclusion, it is found that the proposed development site is capable of delivering an appropriately scaled residential development opportunity for Galashiels, which would represent a rounding-off of the settlement boundary at this location.

Allocation of the site for housing is considered to increase the presence and prominence of residential development locally. The site is, however, bounded to the north, east and west by existing development within the defined settlement boundary and by the core path and River Tweed to the south which would serve as a robust and defensible edge to Galashiels in this location. Furthermore it is considered that the implementation of the design principles and mitigation measures outlined in this report will ensure that the development can be suitably integrated into the local landscape and townscape setting.

Potentially significant residual effects resulting from the development are predicted to be largely contained within the immediate vicinity of the site, where existing urban features are part of the local context and view-shed. Potential significant effects are likely to affect the immediate setting and views from Abbotsford House to a limited extent during winter-time. However, these effects will reduce over time as mitigation planting (including notable evergreen components) matures. During summer months, when visiting numbers to the estate and local area are higher, and trees are in full leaf, the proposed development will be obscured from view and will have no noticeable effect on the house and designed landscape.

The proposed scale of development currently under consideration is therefore not found to result in unacceptable levels of effects on the immediate setting or views from Abbotsford House and designed landscape. In addition, it is deemed that the emerging proposals for development on the site provide an opportunity to safeguard key elements of the setting of Abbotsford House in the long term, by securing perpetual woodland cover on the northern river banks, including in areas outwith the ownership of Abbotsford estate.

8.7 Next Steps

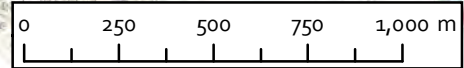
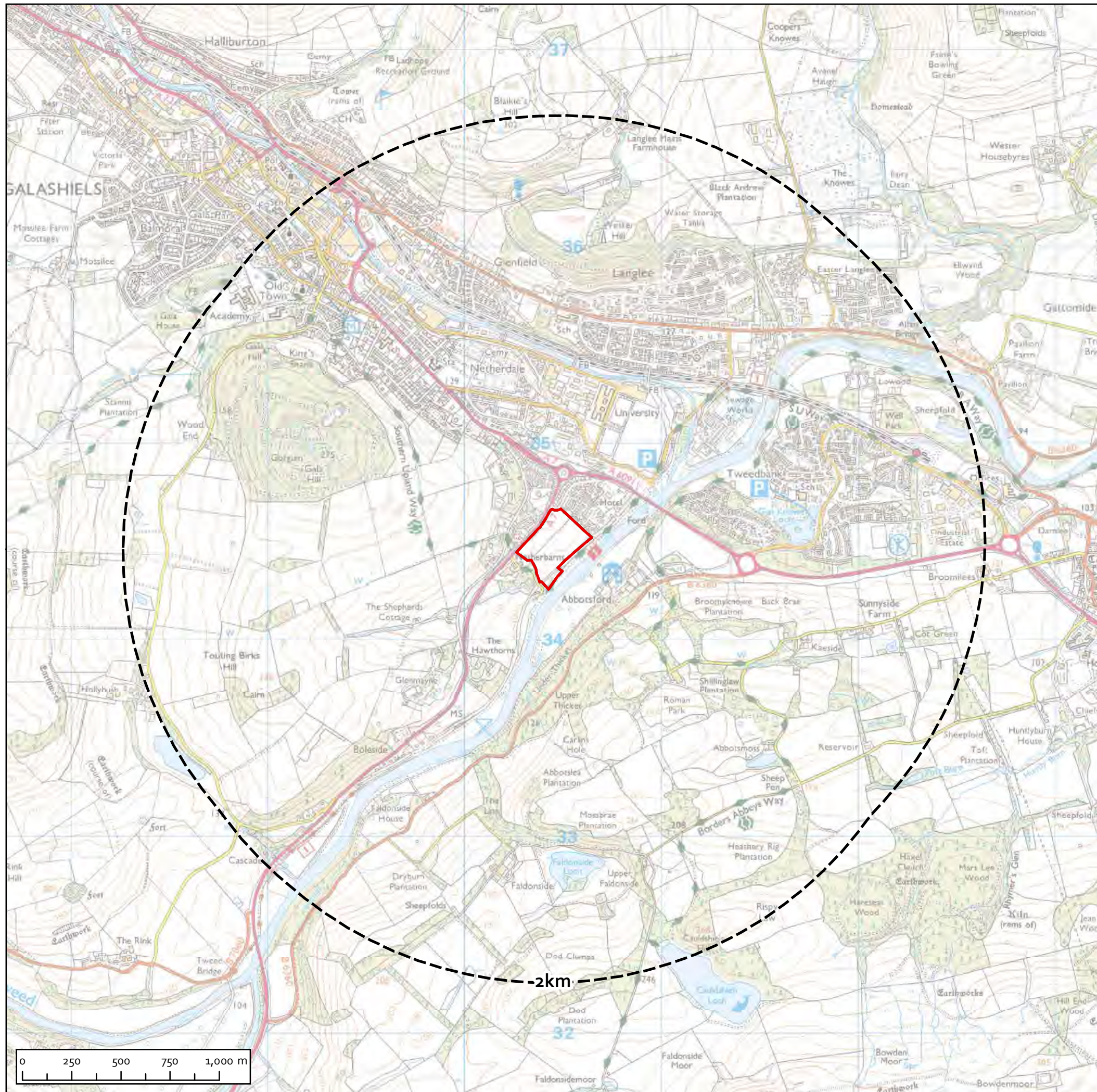
The findings of this appraisal and the subsequently proposed Landscape and Development Framework (see Drawing 1119/ 01 and Figure 07) will be used to inform further design development. A development layout will emerge from this process with more detailed proposals likely to be subject to a Landscape and Visual Impact Assessment (LVIA). If required, it is recommended that the LVIA is supported by geo-located photorealistic visualisations from a series of key locations agreed with the Scottish Borders Council.

To allow full consideration of the potential impacts of the proposed development on Abbotsford House and the designed landscape, as well as, a representative range of receptors within the local vicinity, it is recommended that additional photography is undertaken to reflect the effects that may be experienced during the winter months. The findings of such assessment work can be used as a design development tool to optimise the development layout and effectiveness of proposed mitigation measures.



9 References

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- Scottish Borders Council (2008c) Scottish Borders Local Plan: Supplementary Planning Guidance on Trees and Development;
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- Scottish Borders Council (2016a) Scottish Borders Council Local Development Plan;
- Scottish Borders Council (2016b) Scottish Borders Council Draft Supplementary Guidance: Housing;
- Scottish Government (2010) Designing Streets: A Policy Statement for Scotland;
- Swanwick, C. on behalf of the Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment: Guidance for England and Scotland; and
- Swanwick, C. on behalf of the Countryside Agency and Scottish Natural Heritage (2004) Landscape Character Assessment, Guidance for England and Scotland. Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity.

10 Figures



Legend

-  Site boundary
-  Study area (2km from site boundary)

Site Location



Scale 1:250,000

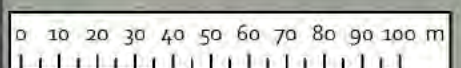
Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Site Location Plan	
Scale: 1:20,000 @ A3	Date: 07/08/2017
Drawing No: Figure 01	Status: Planning
Drawn by: E Ramsay	Checked by: R Wilkie
	
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Legend

-  Site boundary
-  Existing contours
-  Embankment slopes
-  Existing on-site trees
-  Existing off-site trees and vegetation
-  Existing field access
-  Primary Road
-  Southern Upland Way
-  National Cycle Network
-  Core Path
-  Post-and-wire fencing
-  Stone wall
-  Sensitive views (from adjoining properties)
-  Contained views
-  Approximate location of service wayleave
-  Existing built form in Galashiels
-  Existing water course

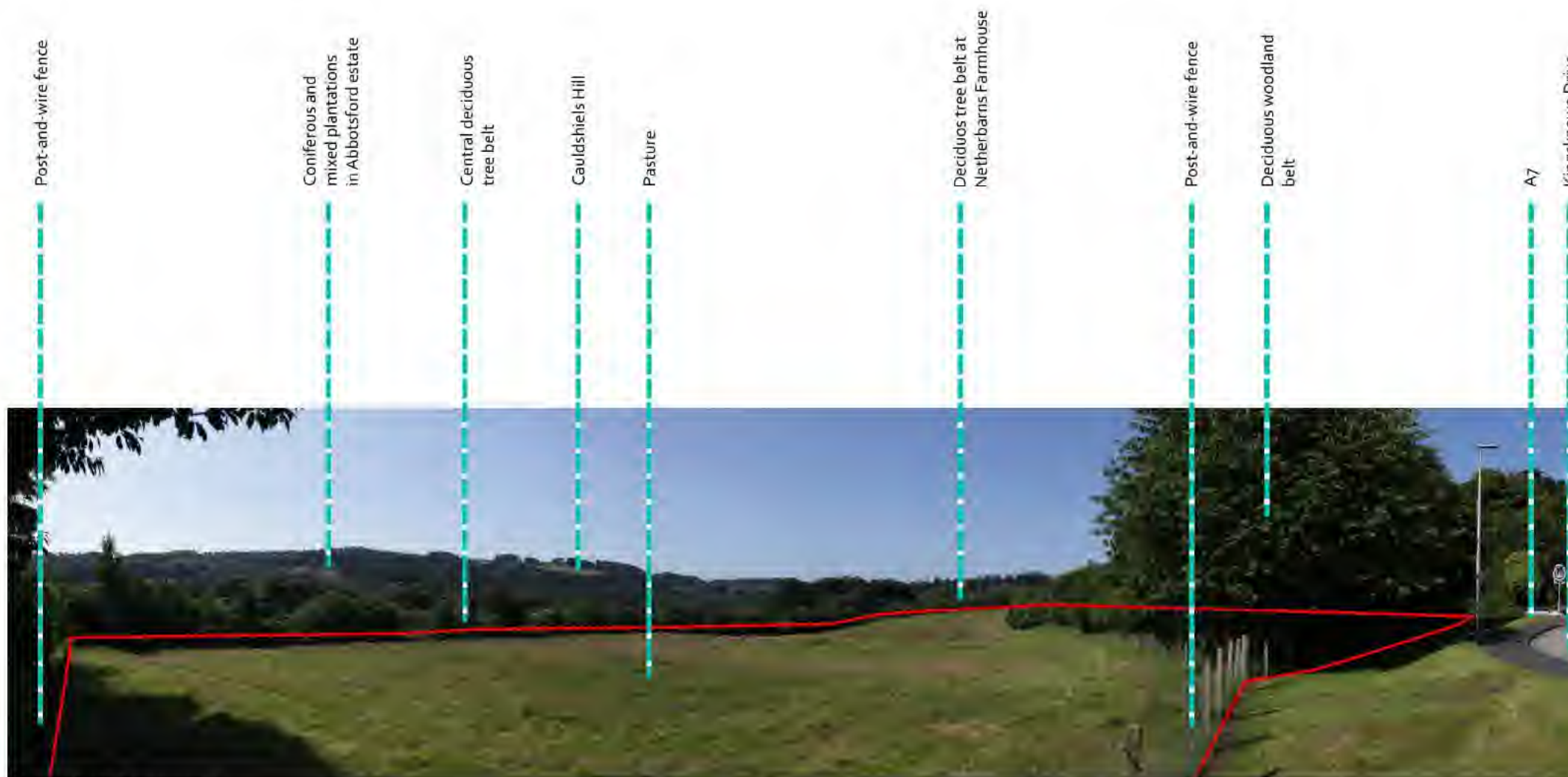


Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Landscape Site Analysis	
Scale: 1:2,000 @ A3	Date: 07 / 08 / 2017
Drawing No: Figure 02	Status: Planning
Drawn by: W Mallicote	Checked by: R Wilkie



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Site Analysis Panorama A

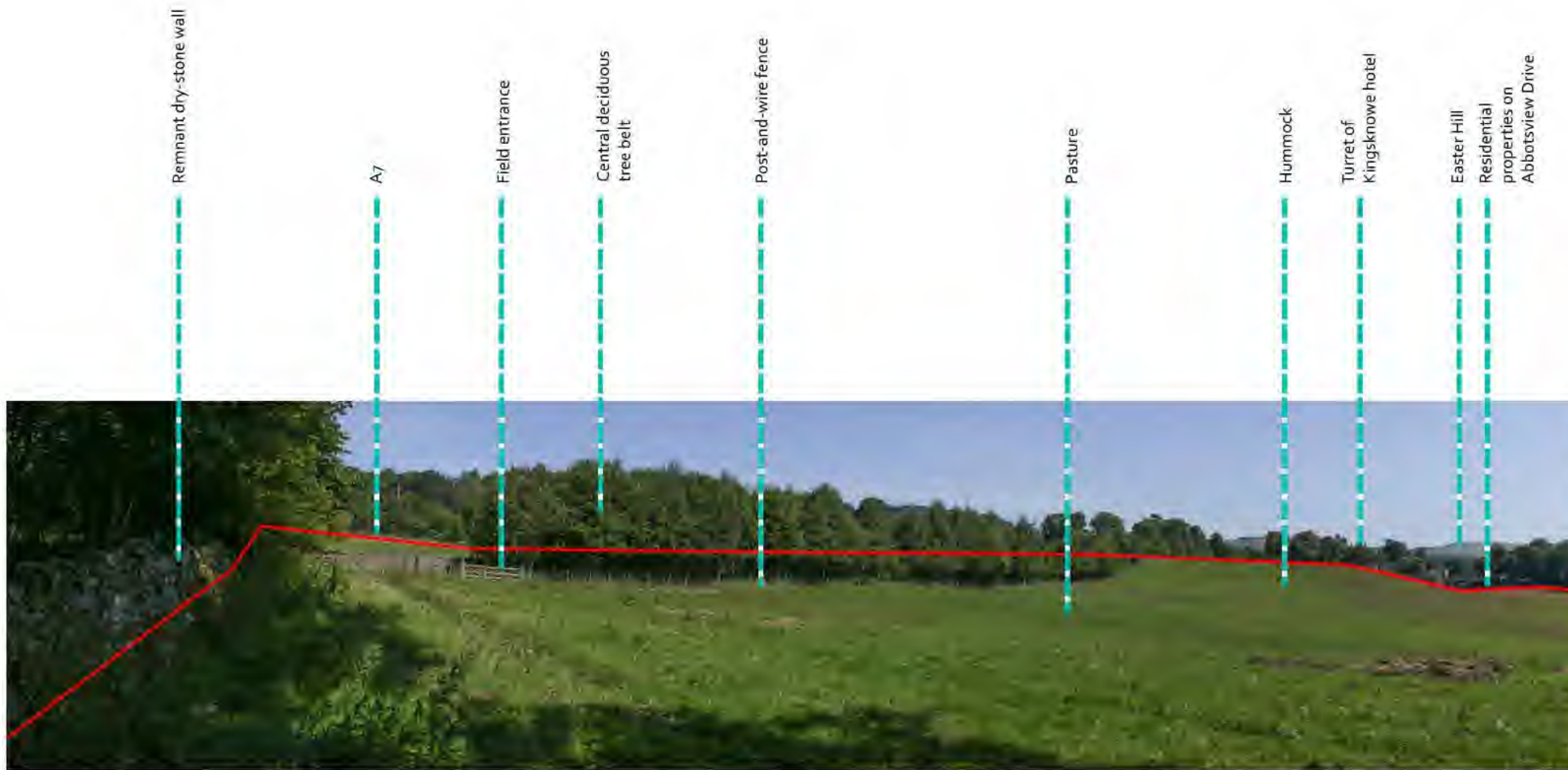


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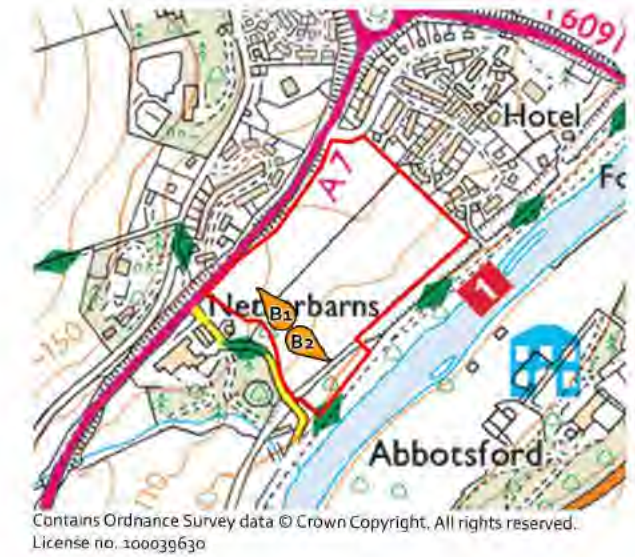
Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Site Analysis Panoramas (Sheet 1 of 2)	
Scale: NTS @ A3	Date: 07 / 08 / 2017
Drawing No: Figure 03	Status: Planning
Drawn by: W Mallicote	Checked by: R Wilkie



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Site Analysis Panorama B1



Mature deciduous woodland on disused railway embankment and between Boleside Road and the River Tweed

Post-and-wire fence

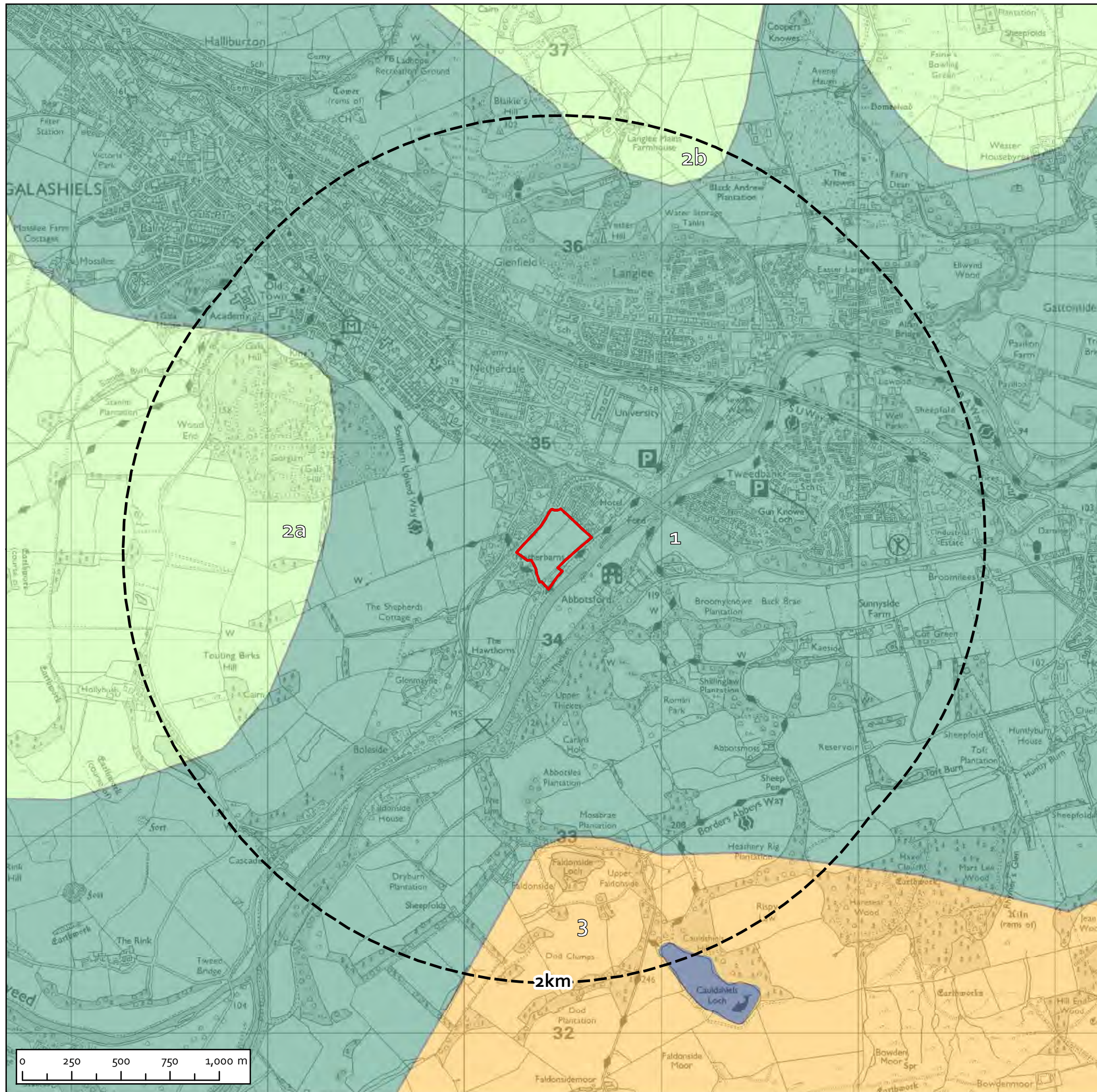
Link to Boleside Road footpath

Coniferous and mixed plantations in Abbotsford estate





Site Analysis Panorama B2

Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Site Analysis Panoramas (Sheet 2 of 2)	
Scale: NTS @ A3	Date: 07 / 08 / 2017
Drawing No: Figure 04	Status: Planning
Drawn by: W Mallicote	Checked by: R Wilkie
	
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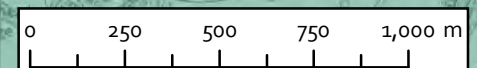


Legend

-  Site boundary
-  Study area (2km from site boundary)

SNH Landscape Character Types (No.112 Borders Landscape Assessment, 1998)

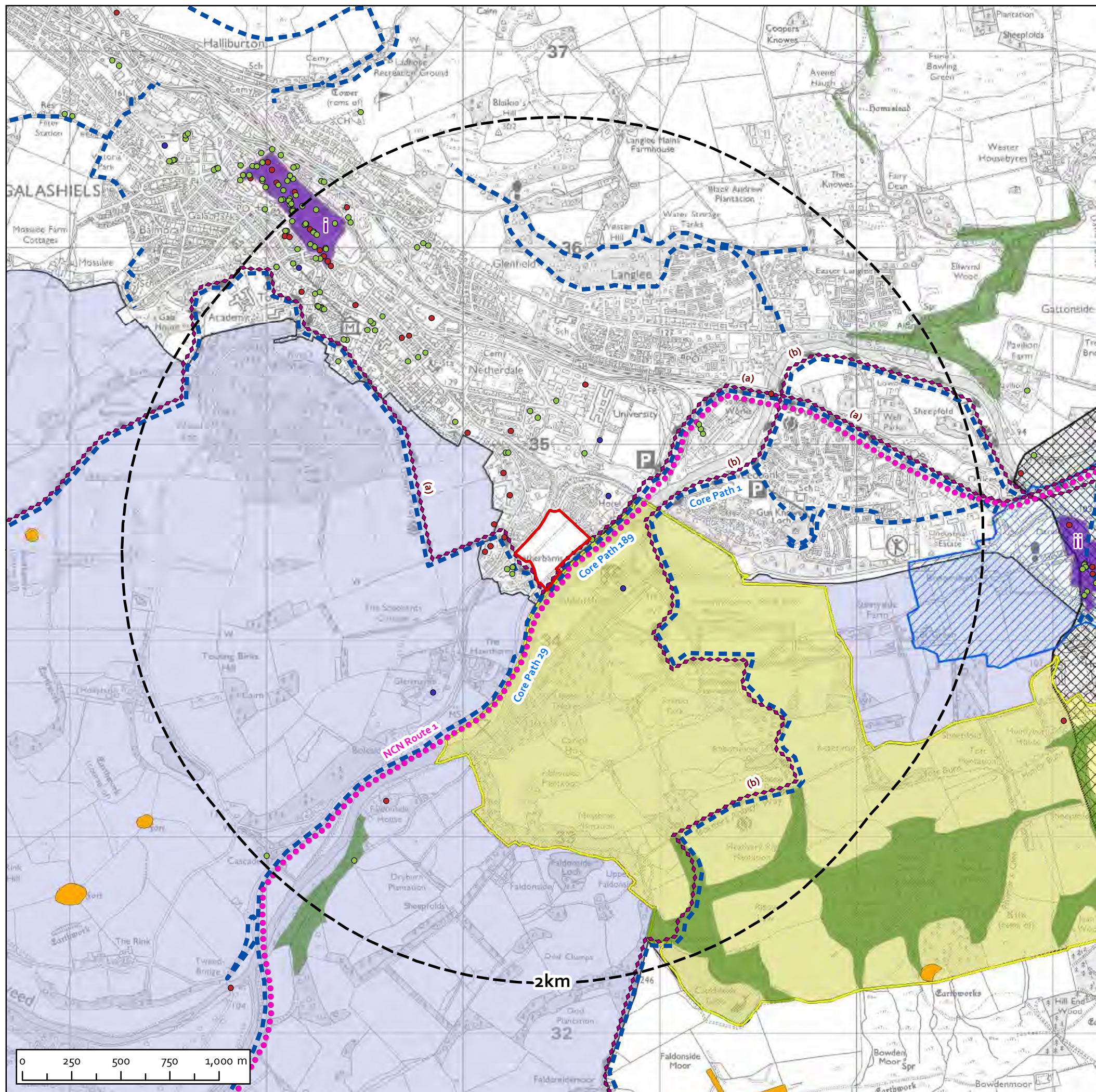
-  **1** Upland Fringe Valley with Settlements
- Tweed / Gala / Ettick confluence
-  **2** Undulating Grassland
2a: West Gala
2b: East Gala
-  **3** Grassland with Hills
- Eildon Hills
-  Inland Loch
- Cauldshields Loch





Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: SNH Landscape Character Types	
Scale: 1:20,000 @ A3	Date: 07/08/2017
Drawing No: Figure 05	Status: Planning
Drawn by: E Ramsay	Checked by: R Wilkie




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Legend

-  Site boundary
-  Study area (2km from site boundary)




Local Landscape Designation

-  Local Landscape Designation: Tweed, Ettrick & Yarrow confluences

Historic Designations

-  National Scenic Area (outwith study area): Eildon and Leaderfoot
-  Gardens and Designed Landscape: Abbotsford
-  Battlefield: Battle of Darnick
-  Conservation Areas: i: Galashiels ii: Darnick (outwith study area)
-  Scheduled monuments (outwith study area)
-  Ancient woodland
-  Category A listed building
-  Category B listed building
-  Category C listed building

Recreational Routes

-  Scotland's Greatest Trails: a: Southern Upland Way b: Borders Abbeys Way
-  National Cycle Network
-  Core Paths

Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Landscape Designations & Recreational Routes	
Scale: 1:20,000 @ A3	Date: 07/08/2017
Drawing No: Figure o6	Status: Planning
Drawn by: E Ramsay	Checked by: S Cochran-Sharp




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Legend

-  Site boundary
-  Existing contours
-  Existing on-site trees to be retained
-  Existing structure planting to be retained
-  Existing buildings
-  Existing water course
-  Approximate location of service wayleave
-  Primary Road
-  Southern Upland Way
-  National Cycle Network
-  Core Path
-  Proposed specimen tree planting
-  Proposed structure planting
-  Proposed areas of public open space (rough grassland meadow)
-  Proposed SUDs area location
-  Proposed development area
-  Indicative pedestrian site access
-  Indicative vehicular and pedestrian site access
-  Indicative internal circulation
-  Proposed path link

Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Landscape and Development Framework	
Scale: 1:2,000 @ A3	Date: 07 / 08 / 2017
Drawing No: Figure 07	Status: Planning
Drawn by: S Cochran-Sharp	Checked by: R Wilkie



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Viewpoint 01: North Terrace Lawn at Abbotsford House - Existing Photograph (Summer)

View flat at a comfortable arm's length
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Viewpoint OS Reference: 350818, 634293
Viewpoint Elevation: 103m AOD
Direction of View: 295°
Approx Distance to Proposed Site: 300m
Horizontal Field of View: 53.5°
Principle Distance: 432.7mm

Paper Size: 420 x 297mm
Correct Printed Image Size: 404 x 176mm
Camera: Canon EOS 6D SLR
Lens: Canon EF 50mm
Camera Height: 1.5m AGL
Date and Time: 18 / 07 / 2017 - 12.20pm



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Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Viewpoint 01: Existing Photograph (Summer)	
Scale: NTS	Date: 07 / 08 / 2017
Drawing No: Figure 08a	Status: Planning
Drawn by: S Hyde	Checked by: R Wilkie



Viewpoint 01: North Terrace Lawn at Abbotsford House - CGI / Photomontage (Winter Year 1)

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Viewpoint OS Reference: 350818, 634293
Viewpoint Elevation: 103m AOD
Direction of View: 295°
Approx Distance to Proposed Site: 300m
Horizontal Field of View: 53.5°
Principle Distance: 432.7mm

Paper Size: 420 x 297mm
Correct Printed Image Size: 404 x 176mm
Camera: Canon EOS 6D SLR
Lens: Canon EF 50mm
Camera Height: 1.5m AGL
Date and Time: Winter - 12.20pm

Note: This visualisation has been created using a combination of CGI and photomontage techniques. Existing tree cover during winter has been illustrated based upon recent summer photography, outdated winter photography, aerial imagery and topographic survey. Whilst every effort has been made to make this illustration as accurate as possible, it should be viewed as an artists impression. The density of existing tree cover has been shown as the predicted worst case scenario.



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Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Viewpoint 01: CGI / Photomontage (Winter Year 1)	
Scale: NTS	Date: 07 / 08 / 2017
Drawing No: Figure 08b	Status: Planning
Drawn by: S Hyde	Checked by: R Wilkie



Viewpoint 01: North Terrace Lawn at Abbotsford House - CGI / Photomontage with Building Outlines (Winter Year 1)

View flat at a comfortable arm's length
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Legend

-  Approximate extents of existing built form
-  Approximate extents of proposed built form



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Viewpoint OS Reference: 350818, 634293
Viewpoint Elevation: 103m AOD
Direction of View: 295°
Approx Distance to Proposed Site: 300m
Horizontal Field of View: 53.5°
Principle Distance: 432.7mm

Paper Size: 420 x 297mm
Correct Printed Image Size: 404 x 176mm
Camera: Canon EOS 6D SLR
Lens: Canon EF 50mm
Camera Height: 1.5m AGL
Date and Time: Winter - 12.20pm

Note: This visualisation has been created using a combination of CGI and photomontage techniques. Existing tree cover during winter has been illustrated based upon recent summer photography, outdated winter photography, aerial imagery and topographic survey. Whilst every effort has been made to make this illustration as accurate as possible, it should be viewed as an artists impression. The density of existing tree cover has been shown as the predicted worst case scenario.



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Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Viewpoint 01: CGI / Photomontage with Building Outlines (Winter Year 1)	
Scale: NTS	Date: 07 / 08 / 2017
Drawing No: Figure 08c	Status: Planning
Drawn by: S Hyde	Checked by: R Wilkie



Viewpoint 01: North Terrace Lawn at Abbotsford House - CGI / Photomontage (Winter Year 15)

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Viewpoint OS Reference: 350818, 634293
Viewpoint Elevation: 103m AOD
Direction of View: 295°
Approx Distance to Proposed Site: 300m
Horizontal Field of View: 53.5°
Principle Distance: 432.7mm

Paper Size: 420 x 297mm
Correct Printed Image Size: 404 x 176mm
Camera: Canon EOS 6D SLR
Lens: Canon EF 50mm
Camera Height: 1.5m AGL
Date and Time: Winter - 12.20pm

Note: This visualisation has been created using a combination of CGI and photomontage techniques. Existing tree cover during winter has been illustrated based upon recent summer photography, outdated winter photography, aerial imagery and topographic survey. Whilst every effort has been made to make this illustration as accurate as possible, it should be viewed as an artists impression. The density of existing tree cover has been shown as the predicted worst case scenario.



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Drawing Title: Viewpoint 01: CGI / Photomontage (Winter Year 15)	
Scale: NTS	Date: 07 / 08 / 2017
Drawing No: Figure 08d	Status: Planning
Drawn by: S Hyde	Checked by: R Wilkie



Viewpoint 01: North Terrace Lawn at Abbotsford House - CGI / Photomontage with Building Outlines (Winter Year 15)

View flat at a comfortable arm's length
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Legend

-  Approximate extents of existing built form
-  Approximate extents of proposed built form



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Viewpoint OS Reference: 350818, 634293
Viewpoint Elevation: 103m AOD
Direction of View: 295°
Approx Distance to Proposed Site: 300m
Horizontal Field of View: 53.5°
Principle Distance: 432.7mm

Paper Size: 420 x 297mm
Correct Printed Image Size: 404 x 176mm
Camera: Canon EOS 6D SLR
Lens: Canon EF 50mm
Camera Height: 1.5m AGL
Date and Time: Winter - 12.20pm

Note: This visualisation has been created using a combination of CGI and photomontage techniques. Existing tree cover during winter has been illustrated based upon recent summer photography, outdated winter photography, aerial imagery and topographic survey. Whilst every effort has been made to make this illustration as accurate as possible, it should be viewed as an artists impression. The density of existing tree cover has been shown as the predicted worst case scenario.



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Drawing Title: Viewpoint 01: CGI / Photomontage with Building Outlines (Winter Year 15)	
Scale: NTS	Date: 07 / 08 / 2017
Drawing No: Figure 08e	Status: Planning
Drawn by: S Hyde	Checked by: R Wilkie



Viewpoint 02: Dressing Room - First Floor of Abbotsford House - CGI / Photomontage (Winter Year 1)

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Viewpoint OS Reference: 350815, 634275
Viewpoint Elevation: 110m AOD
Direction of View: 299°
Approx Distance to Proposed Site: 300m
Horizontal Field of View: 53.5°
Principle Distance: 432.7mm

Paper Size: 420 x 297mm
Correct Printed Image Size: 404 x 176mm
Camera: Canon EOS 6D SLR
Lens: Canon EF 50mm
Camera Height: 1.5m AGL
Date and Time: Winter - 12.20pm

Note: This visualisation has been created using a combination of CGI and photomontage techniques. Existing tree cover during winter has been illustrated based upon recent summer photography, outdated winter photography, aerial imagery and topographic survey. Whilst every effort has been made to make this illustration as accurate as possible, it should be viewed as an artists impression. The density of existing tree cover has been shown as the predicted worst case scenario.



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Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Viewpoint 02: CGI / Photomontage (Winter Year 1)	
Scale: NTS	Date: 07 / 08 / 2017
Drawing No: Figure 09a	Status: Planning
Drawn by: S Hyde	Checked by: R Wilkie



Viewpoint 02: Dressing Room - First Floor of Abbotsford House - CGI / Photomontage with Building Outlines (Winter Year 1)

View flat at a comfortable arm's length
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Legend

-  Approximate extents of existing built form
-  Approximate extents of proposed built form



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Viewpoint OS Reference:	350815, 634275	Paper Size:	420 x 297mm
Viewpoint Elevation:	110m AOD	Correct Printed Image Size:	404 x 176mm
Direction of View:	299°	Camera:	Canon EOS 6D SLR
Approx Distance to Proposed Site:	300m	Lens:	Canon EF 50mm
Horizontal Field of View:	53.5°	Camera Height:	1.5m AGL
Principle Distance:	432.7mm	Date and Time:	Winter - 12.20pm

Note: This visualisation has been created using a combination of CGI and photomontage techniques. Existing tree cover during winter has been illustrated based upon recent summer photography, outdated winter photography, aerial imagery and topographic survey. Whilst every effort has been made to make this illustration as accurate as possible, it should be viewed as an artists impression. The density of existing tree cover has been shown as the predicted worst case scenario.



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Drawing Title: Viewpoint 02: CGI / Photomontage with Building Outlines (Winter Year 1)	
Scale: NTS	Date: 07 / 08 / 2017
Drawing No: Figure 09b	Status: Planning
Drawn by: S Hyde	Checked by: R Wilkie



Viewpoint 02: Dressing Room - First Floor of Abbotsford House - CGI / Photomontage (Winter Year 15)

View flat at a comfortable arm's length
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Viewpoint OS Reference: 350815, 634275
Viewpoint Elevation: 110m AOD
Direction of View: 299°
Approx Distance to Proposed Site: 300m
Horizontal Field of View: 53.5°
Principle Distance: 432.7mm

Paper Size: 420 x 297mm
Correct Printed Image Size: 404 x 176mm
Camera: Canon EOS 6D SLR
Lens: Canon EF 50mm
Camera Height: 1.5m AGL
Date and Time: Winter - 12.20pm

Note: This visualisation has been created using a combination of CGI and photomontage techniques. Existing tree cover during winter has been illustrated based upon recent summer photography, outdated winter photography, aerial imagery and topographic survey. Whilst every effort has been made to make this illustration as accurate as possible, it should be viewed as an artists impression. The density of existing tree cover has been shown as the predicted worst case scenario.



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Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Viewpoint 02: CGI / Photomontage (Winter Year 15)	
Scale: NTS	Date: 07 / 08 / 2017
Drawing No: Figure 09c	Status: Planning
Drawn by: S Hyde	Checked by: R Wilkie



Viewpoint 02: Dressing Room - First Floor of Abbotsford House - CGI / Photomontage with Building Outlines (Winter Year 15)

View flat at a comfortable arm's length
If viewing this image on a screen, enlarge to full screen height

Legend

-  Approximate extents of existing built form
-  Approximate extents of proposed built form



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Viewpoint OS Reference:	350815, 634275	Paper Size:	420 x 297mm
Viewpoint Elevation:	110m AOD	Correct Printed Image Size:	404 x 176mm
Direction of View:	299°	Camera:	Canon EOS 6D SLR
Approx Distance to Proposed Site:	300m	Lens:	Canon EF 50mm
Horizontal Field of View:	53.5°	Camera Height:	1.5m AGL
Principle Distance:	432.7mm	Date and Time:	Winter - 12.20pm

Note: This visualisation has been created using a combination of CGI and photomontage techniques. Existing tree cover during winter has been illustrated based upon recent summer photography, outdated winter photography, aerial imagery and topographic survey. Whilst every effort has been made to make this illustration as accurate as possible, it should be viewed as an artists impression. The density of existing tree cover has been shown as the predicted worst case scenario.



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Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Viewpoint 02: CGI / Photomontage with Building Outlines (Winter Year 15)	
Scale: NTS	Date: 07 / 08 / 2017
Drawing No: Figure 0gd	Status: Planning
Drawn by: S Hyde	Checked by: R Wilkie

Appendix A Legislation, Policy and Guidance

This appendix provides a brief summary of the planning policies relevant to landscape and visual amenity.

Introduction

Planning policy and guidance material is issued at national, regional and local levels. This appraisal focusses upon local planning context only. Policies of relevance to the proposed development site are listed below.

Scottish Borders Council Local Development Plan

Adopted in 2016, the Scottish Borders Council (SBC) Local Development Plan (LDP) (Scottish Borders Council, 2016a) sets out the statutory policy framework for land use in the region. The following LDP Key Outcomes and Policies are considered to be of relevance to the proposed development and this Landscape and Visual Appraisal:

- Key Outcome 1 – The continued provision of an effective housing land supply to ensure that a generous housing land supply is maintained;
- Key Outcome 7 – A continued focus on the Scottish Borders as an attractive place to live through improved place making and design, and the regeneration of our towns;
- Key Outcome 8 – The protection and enhancement of the area’s natural and built heritage for the benefit of residents, visitors, tourists and business;
- Key Outcome 9 – The focus of development on sustainable locations;
- Policy PMD1 – Sustainability;
- Policy PMD2 – Quality Standards;
- Policy PMD4 – Development outwith Development Boundaries;
- Policy HD3 – Protection of Residential Amenity;
- Policy HD4 – Meeting the Housing Land Requirement/ Further Housing Land Safeguarding;
- Policy EP4 – National Scenic Areas;
- Policy EP5 – Special Landscape Areas;
- Policy EP6 – Countryside around Towns;
- Policy EP7 – Listed Buildings;
- Policy EP8 – Archaeology;
- Policy EP9 – Conservation Areas;
- Policy EP10 – Gardens and Designed Landscapes;
- Policy EP12 – Green Networks;

- Policy EP13 – Trees, Woodlands and Hedgerows;
- Policy EP15 – Development affecting the Water Environment;
- Policy IS5 – Protection of Access Routes; and
- Policy IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage.

The following Supplementary Planning Guidance, published by SBC to supplement the adopted LDP, and the preceding Local Plan, is also considered relevant to the proposed development site:

- Scottish Borders Local Plan: Supplementary Planning Guidance for Biodiversity (Scottish Borders Council, 2005);
- Scottish Borders Council Draft Supplementary Guidance: Housing (Scottish Borders Council, 2016b);
- Scottish Borders Local Plan: Supplementary Planning Guidance No 17 on Designing Out Crime in the Scottish Borders (Scottish Borders Council, 2007);
- Scottish Borders Local Plan: Supplementary Planning Guidance on Landscape and Development (Scottish Borders Council, 2008a);
- Scottish Borders Local Plan: Supplementary Planning Guidance on New Housing in the Borders Countryside (Scottish Borders Council, 2008b);
- Scottish Borders Local Plan: Supplementary Planning Guidance on Trees and Development (Scottish Borders Council, 2008c);
- Scottish Borders Local Plan: Supplementary Planning Guidance for Green Space (Scottish Borders Council, 2009);
- Scottish Borders Placemaking & Design Supplementary Planning Guidance (Scottish Borders Council, 2010);
- Scottish Borders Local Plan: Supplementary Planning Guidance on Countryside around Towns (Scottish Borders Council, 2011); and
- Scottish Borders Council (2012) Scottish Borders Council: Supplementary Planning Guidance on Local Landscape Designations.

Further information used to inform the appraisal and the design development process includes SBC’s Core Paths Plan for Galashiels and the Cycle Scottish Borders website.

Scottish Borders Council Local Development Plan 2

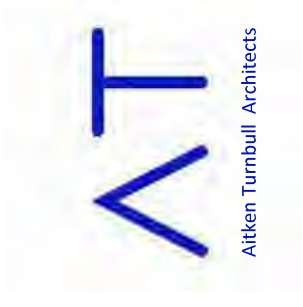
Scottish Borders Council has begun proceedings for a new Local Development Plan for the region. The Council is currently carrying out a Call for Sites exercise, as part of the preparation process for the Main Issues Report. The forthcoming LDP is programmed for formal adoption in early 2020.



a: Axwel House
East Mains Industrial Estate
Broxburn
West Lothian
EH52 5AU

t: 01506 858 757

w: brindleyassociates.co.uk



Proposed Residential Development Netherbarns Galashiels

Evolution of Proposal

January 2019



Schedule of house types

Rob Roy 1 -	3No
Rob Roy 2 -	5No
Rob Roy 3 -	2No
Rob Roy 4 -	4No
Verhove 1 -	4No
Verhove 2 -	2No
Verhove 3 -	4No
Verhove 4 -	2No
Verhove 5 -	2No
Verhove 6 -	5No
Headpath 1 -	5No
Headpath 2 -	4No
Headpath 3 -	2No
Headpath 4 -	2No
McGregor 1 -	3No
McGregor 2 -	1No
McGregor 3 -	4No
McGregor 4 -	1No
McGregor 5 -	1No
Abbottford 1 -	5No
Abbottford 2 -	5No
Merrion -	3No
Weaverley -	6No
Scott 1 -	8No
Scott 2 -	2No
TOTAL	- 78No

Water Parking: 28 spaces (28%)
Total: 78 spaces (28%)

Specimen materials used to be provided to plan on treatment. Plans to be a mixture of stone, clay or brick.

House Finishes
Walls
- Floor space base course with dry
- down render. Colour to be approved

Roof
- Concrete through coloured
- grey the profile (bituminous roof film).

All finishes
- Sills and fascias to be dark brown
- Windows
- High performance 4 type glazed
- double windows - pane finish.
- External doors - pane finish.
- Internal doors - pane finish.

Chimney
- Timber foot and rear doors

Roof comments added
- Absolute housing increased with boundary permitted

W&J Bailynville Ltd
Proposed Housing Development
Netterbars, Cashiels

Site Layout

Drawing No: TD06901 rev F
Date: jm

W&J Bailynville Ltd
architects
survey
plan
create

15 Castle Street, Dundee DD1 1UR
T: 01307 205998 F: 01307 205998
www.wandj.co.uk
15 Market Street, Perth PH1 1SQ
T: 01739 83237 F: 01739 83237



DRAFT COPY

High pressure gas main.
SUS: Substituted from needs to be set to water distribution as indicated in narrow footpaths and walkways.

High pressure gas main.

Substituted from needs to be set to water distribution as indicated in narrow footpaths and walkways.

Substituted from needs to be set to water distribution as indicated in narrow footpaths and walkways.



Revisions:
Project:

M & J Ballantyne Ltd.
Netherbarns
Galashiels

Title: Proposed Site Plan showing
Indicative Landscape

Date: January 2009
Scale: 1:1000 @ A1
Drawn: P.G.

Aitken Turnbull
architecture

Survey
Plan
Create

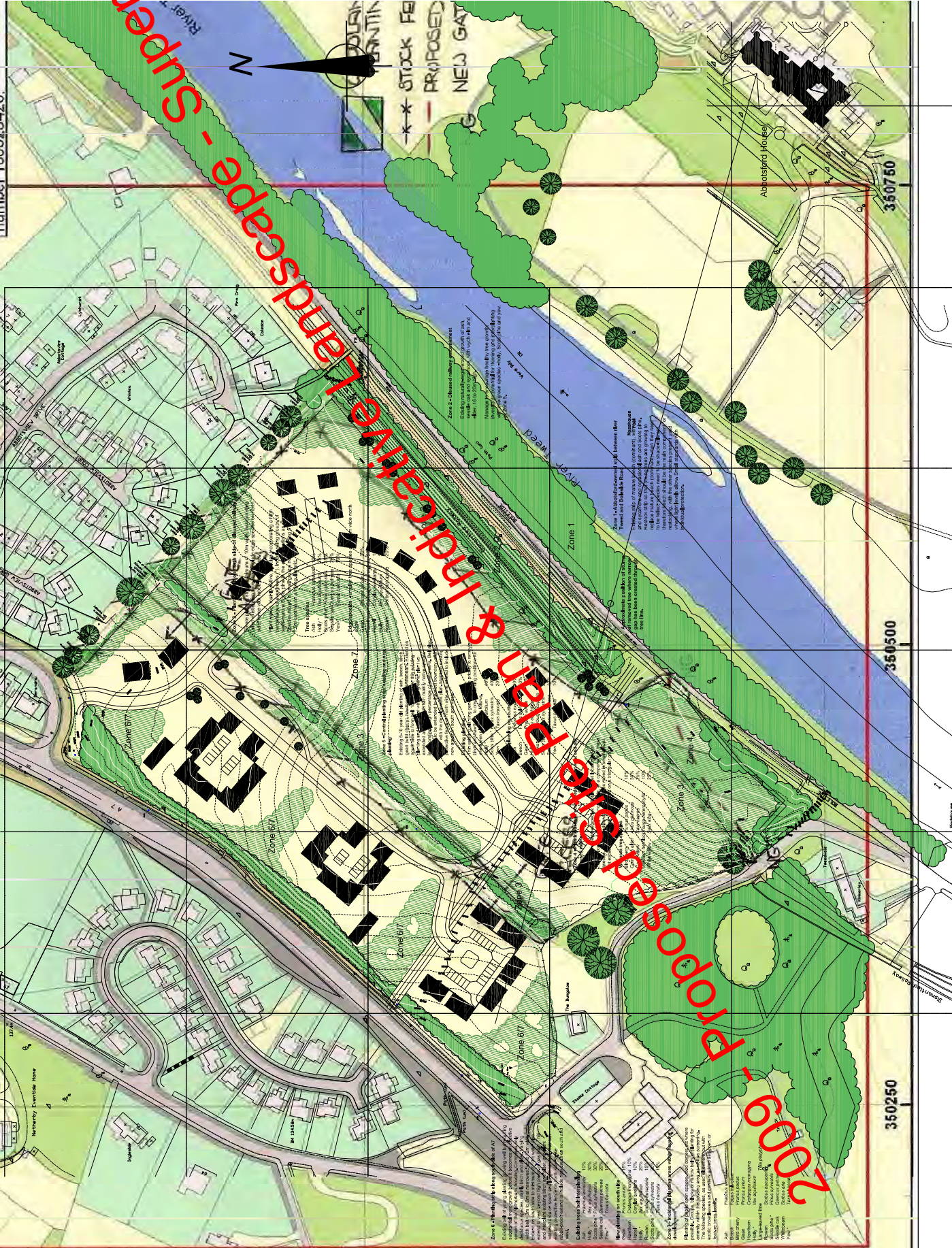
8 Blyth Place, Galashiels, TD1 1JN
t: 01896 32100 f: 01896 720098
e: g.p@aitkenturnbull.co.uk
t: 01455 272237 f: 01455 371108
e: h.w@aitkenturnbull.co.uk

16 Castle Street, Dumfries TD11 1SR
t: 01896 32100 f: 01896 720098
e: a.turn@aitkenturnbull.co.uk

47 Market Square, Dumfries TD11 1SR
t: 01896 32100 f: 01896 720098
e: s.turn@aitkenturnbull.co.uk

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2009 - Proposed Site Plan & Indicative Landscape - Superseded



Revisions:
1/1/09

M & J Ballantyne Ltd.
Netherbarns
Galashiels

Project:
Proposed Site Plan showing
Indicative Landscape


















Date: January 2009
Scale: 1:1000 @ A1
Sheet: P.G.

Aitken Turnbull
architecture
SURVEY
plan
create

80 Colinton Road, Colinton, Edinburgh, Scotland
Tel: 0131 606 2300
Fax: 0131 606 2301
E: aitken@aitkenturnbull.co.uk
W: www.aitkenturnbull.co.uk

150 South Street, Durham, UK
Tel: 0191 275737
Fax: 0191 275738
E: a.t@aitkenturnbull.co.uk
W: www.aitkenturnbull.co.uk

Legend

-  Site boundary
-  Existing contours
-  Embankment slopes
-  Existing on-site trees
-  Existing off-site trees and vegetation
-  Existing field access
-  Primary Road
-  Southern Upland Way
-  National Cycle Network
-  Core Path
-  Post-and-wire fencing
-  Stone wall
-  Sensitive views (from adjoining properties)
-  Contained views
-  Approximate location of service wayleave
-  Existing built form in Galashells
-  Existing water course

Project: Land at Netherbarns, Galashells	Client: M&J Ballantyne Ltd
Drawing Title: Landscape Site Analysis	
Scale: 1:2,000 @ A3	Date: 07 / 08 / 2017
Drawing No: Figure 02	Status: Planning
Drawn by: W Mallicote	Checked by: R Wilkie























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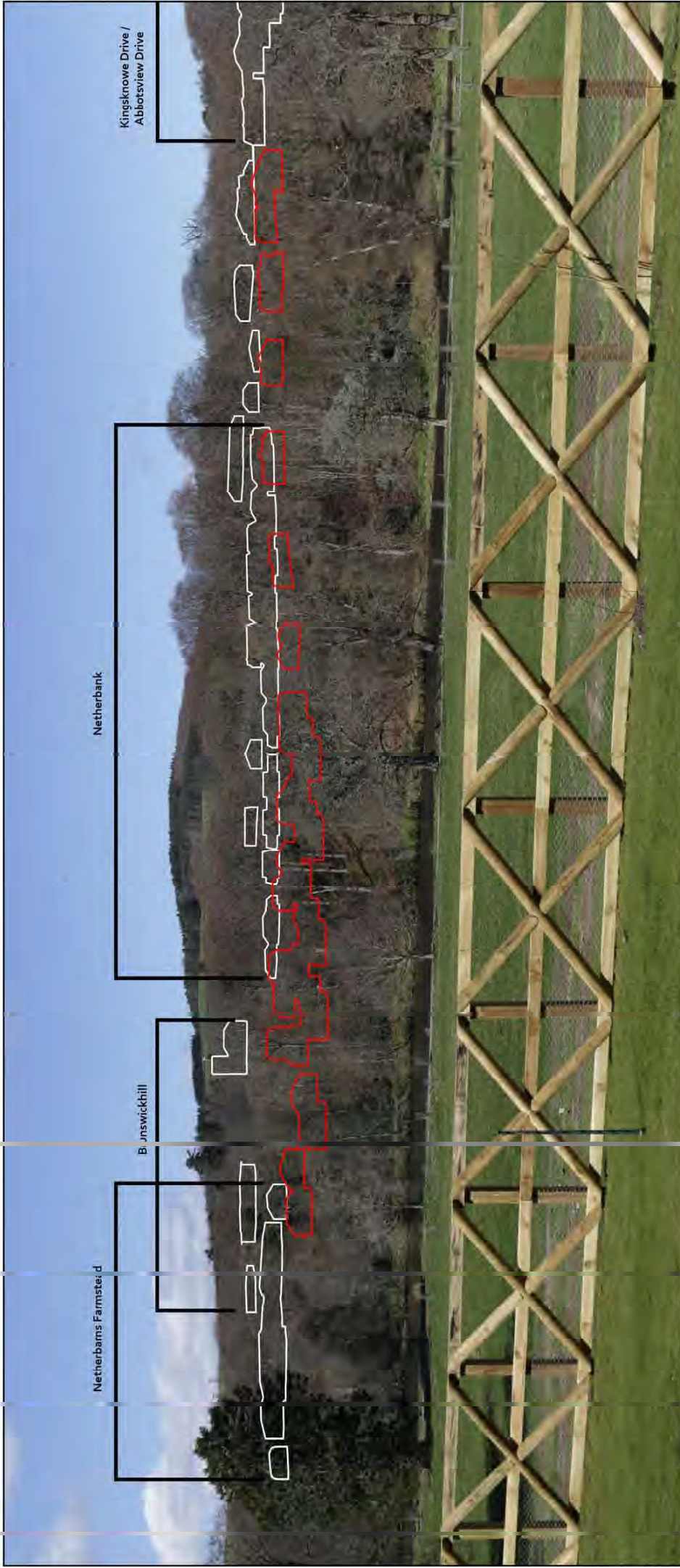


Legend

-  Site boundary
-  Existing contours
-  Existing on-site trees to be retained
-  Existing structure planting to be retained
-  Existing buildings
-  Existing water course
-  Approximate location of service wayleave
-  Primary Road
-  Southern Upland Way
-  National Cycle Network
-  Core Path
-  Proposed specimen tree planting
-  Proposed structure planting
-  Proposed areas of public open space (rough grassland meadow)
-  Proposed SUDs area location
-  Proposed development area
-  Indicative pedestrian site access
-  Indicative vehicular and pedestrian site access
-  Indicative internal circulation
-  Proposed path link

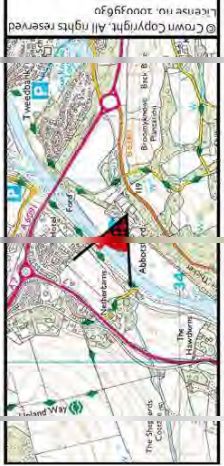


Project: Linc at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Landscape and Development Framework	
Scale: 1:2,000 @ A3	Date: 07 / 08 / 2017
Drawing No: Figure 07	Status: Planning
Drawn by: S Cochran-Sharp	Checked by: R Wilkie
	
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Viewpoint 01: North Terrace Lawn at Abbotsford House - Photomontage with Building Outlines (Year 15)
 If viewing this image on a screen, enlarge to full screen height

- Legend**
-  Approximate extents of existing built form
 -  Approximate extents of proposed built form



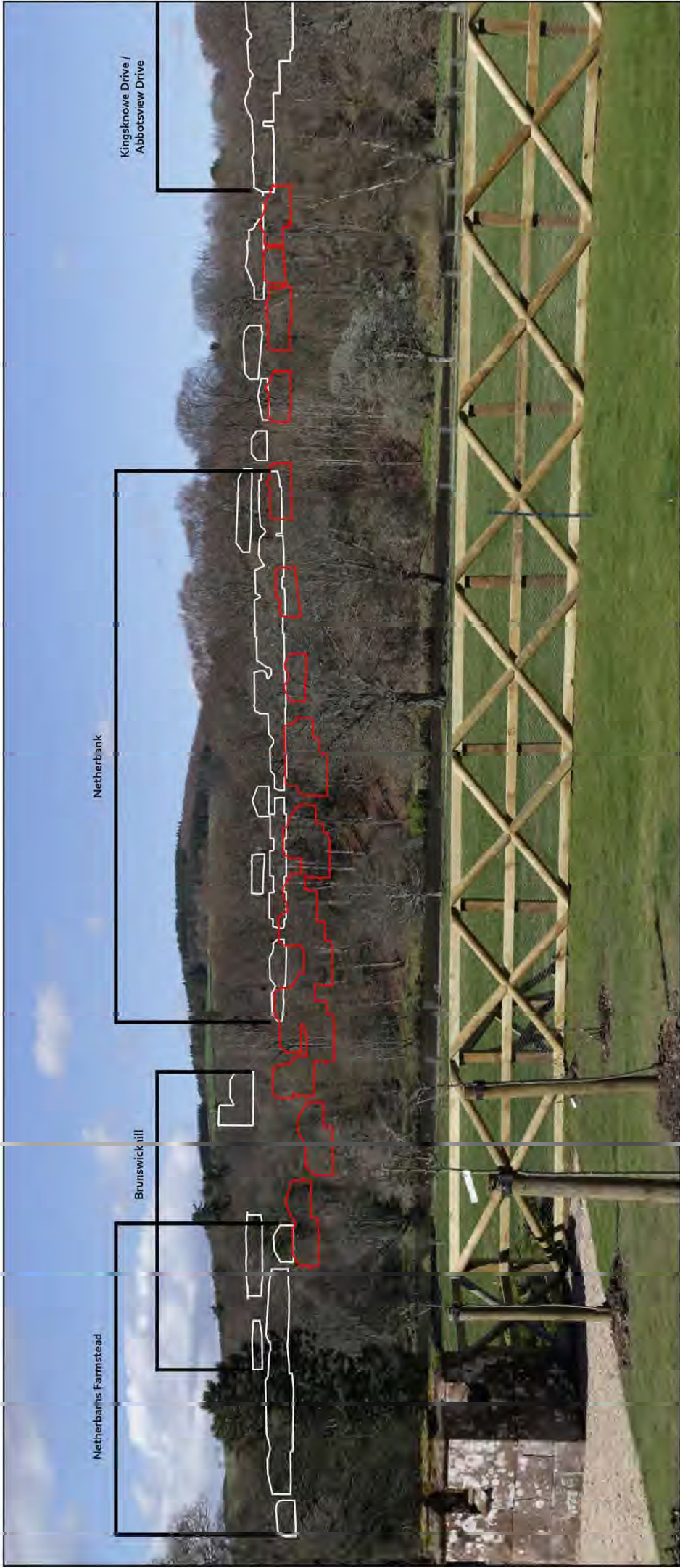
Viewpoint OS Reference: 350815; 634294
Viewpoint Elevation: 109m AOD
Direction of View: 295°
Approximate Distance to Proposed Site: 28cm
Horizontal Field of View: 53.5°
Principle Distance: 433.7mm
Paper Size: 420 x 297mm
Correct Printed Image Size: 404 x 276mm
Camera: Canon EOS 6D SLR
Lens: Canon EF 50mm
Camera Height: 1.5m AGL
Date and Time: 20 / 04 / 2018 - 12:34pm



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Project: Land at Netherbarns, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Viewpoint 01: Photomontage with Building Outlines (Year 15)	
Scale: NTS	Date: 04 / 05 / 2018
Drawing No: 1119 / 05	Status: Planning
Drawn by: S Hyde	Checked by: R Wilkie

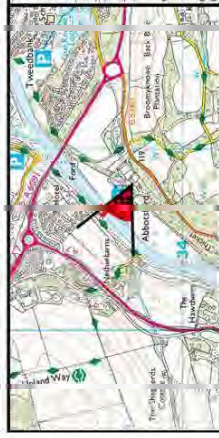


Viewpoint 02: Dressing Room (outside, ground floor level) - Photomontage with Building Outlines (Year 15)

If viewing this image on a screen, enlarge to full screen height

Legend

-  Approximate extents of existing built form
-  Approximate extents of proposed built form



Viewpoint OS Reference: 350806, 634280
 Viewpoint Elevation: AOD 109m
 Direction of View: 298°
 Approx Distance to Proposed Site: 28cm
 Horizontal Field of View: 53.5°
 Principle Distance: 433.77mm

Paper Size: 420 x 297mm
 Correct Printed Image Size: 404 x 276mm
 Camera: Canon EOS 6D SLR
 Lens: Canon EF 50mm
 Camera Height: 1.5m AGL
 Date and Time: 20/04/2018 - 12:40pm



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Project: Land at Netherbarrs, Galashiels	Client: M&J Ballantyne Ltd
Drawing Title: Viewpoint 02: Photomontage with Building Outlines (Year 15)	Date: 04/05/2018
Scale: NTS	Status: Planning
Drawing No: 1119 / 10	Checked by: R Wilkie
Drawn by: S Hyde	

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3. This drawing is to be read in conjunction with all relevant drawings and specifications including those from other Consultants.
4. Any existing dimensions should be checked on site and any discrepancies reported to the Architect.



Revision Description By: CNA
Project

Proposed Housing Development
Netherbarns
Galashiels

Title
Proposed Site Plan
January 2019

Scale
1:500
Date
A1
Jan 2019
Drawing Status
Checked
DGPB
Drawn
PG



ARKEN BURNELL ARCHITECTS
Glasgow Place
Galashiels
TD1 1SN
01846 752076
www.arken-burnell.co.uk
Also at Dumfries & Edinburgh
Project No. TD093
Drawing No. 02/2019/000
Revision