



SCOTTISH BORDERS COUNCIL STRATEGIC ENVIRONMENTAL ASSESSMENT

Updated 2023

BACKGROUND DOCUMENT

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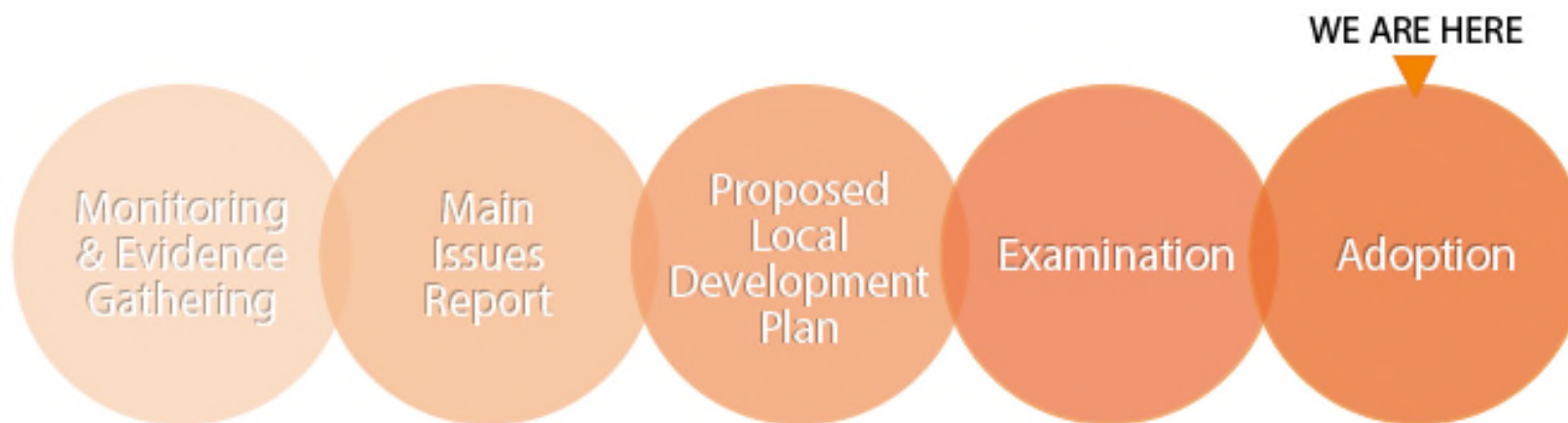
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Please note: Changes to this Updated Addendum following the Examination are shown in Blue

Introduction

- 1.1 The purpose of this Addendum to the Environmental Report (ER) is to show the environmental assessment that has been carried out in line with the production of the Proposed Plan. The Scottish Borders Local Development Plan 2 is subject to Strategic Environmental Assessment (SEA) to meet the requirements of the Environmental Assessment Act 2005. The 'Act' commits all public plans and strategies to SEA.
- 1.2 The production of the Proposed Plan and the Addendum to the ER has run concurrently to ensure that the work to deliver the Proposed Plan can influence the SEA process and vice-versa. In doing this iteration between the two processes is ensured and the Local Development Plan 2 benefits from the findings of the SEA.
- 1.3 The previous formal step of the SEA process, the Main Issues Report (MIR) Environmental Report, has influenced both the Proposed Plan and the Addendum to the ER. The MIR Environmental Report went to consultation for a 12 week period alongside the Main Issues Report in the Autumn/Winter of 2018/19. Following this consultation period representations were received from the three statutory Consultation Authorities (Historic Environment Scotland (HES), Scottish Environment Protection Agency (SEPA) and Scottish Natural Heritage (SNH)) and these comments have also influenced the content of the Addendum, as shown in Appendix 1. [The Proposed Plan was submitted for Examination on 14 July 2022, with the formal Examination commencing on 26 September. The Council received the Examination Report on 5 July 2023 and the Report was made public 7 July 2023.](#)



Structure of the Addendum to the Environmental Report

1.4 A number of changes have been made to the Proposed Plan when it is compared to the Main Issues Report and as a result elements of the Addendum, particularly the assessments, change as well. The Proposed Plan contains the policy detail and land use allocations that the Council want to take forward into the adopted Local Development Plan 2 and as a result there are no options to assess, except in the finalisation of site allocations.

1.5 Table 1 below shows the elements of the Addendum to the ER that have changed and those that remain valid from the MIR Environmental Report:

Table 1 Changes between the MIR and Updated Environmental Reports	
<i>Changed in Addendum</i>	<i>Still valid from MIR ER</i>
	- Assessment findings for Vision and Aims
- Assessment for Policies	

- Assessment for sites	
- Area Assessments	
- Baseline (updated)	
- Relevant plans, programmes and strategies (updated)	
	- Environmental issues
	- Environmental objectives

PAN 1/2010 Strategic Environmental Assessment of Development Plans states in the Proposed Plan section that consideration should be made, in the update to the Environmental Report, of only including new Plan material that brings significant effects, and that the update should be as concise as possible. For this reason the elements of the MIR Environmental Report where there is no change or only minimal change, as illustrated in Table 1, are not included in the papers that comprise the Addendum. [However, it should be noted that following the publication of the Examination Report, six sites have been recommended for exclusion, three of which were new sites included within the Proposed Plan and three were carried forward from LDP1. The sites were: EC2 Caddonhaugh \(Clovenfords\), ADARN005 South of Darnlee \(Darnick\), AGALA029 Netherbarns and EGL43 Balmoral Avenue \(Galashiels\), AOXT0010 Deanfoot Road North \(Oxton\) and EY5B Minchmoor Road East \(Yarrowford\). In addition, changes were also recommended to Policy ED9: Renewable Energy Development and to Policy IS8: Flooding. \(It should be noted that there have been other minor changes in addition to the aforementioned which have been recommended by the Examination Reporter, however they are considered to be minimal in effect.\)](#)

Consultation Authority Comments

1.6 Appendix A1 shows the consultation responses to the Proposed Plan Addendum to the ER and Appendix 1 shows the Consultation Authority comments on the MIR ER, both appendices include a column with a Council Response and Action Taken.

- 1.7 In summary the MIR ER was well received and there was broad support for the approach taken and the findings of the respective assessments. Minor amendments were suggested to parts of the baseline, relevant plans, programmes and strategies, and on the policy and site assessments.
- 1.8 HES have stated that they have considered the preferred and alternative options for additional sites in the context of their statutory interests and in some cases the preferred or alternative sites have the potential for direct and/or indirect impacts on heritage assets. However, HES consider that in the majority of these cases, robust application of national and local policies and/or mitigation measures identified through the SEA process should be able to mitigate adverse impacts to an acceptable level.
- 1.9 SNH offered a number of suggestions to improve the SEA, and particularly as it relates to the Environmental Problems/Issues and Implications for LDP2.
- 1.10 SEPA stated they would like to see the assessment for sites was made against a range of related questions, rather than directly against the environmental topics. In addition, SEPA have stated that they note that it is the intention of the Council to carry forward a number of sites into the LDP2, and note that they previously stated that should any sites be carried forward from the LDP or the Housing Supplementary Guidance, the Council should consider if their environmental assessment is still up-to-date, and therefore can be transferred into the new environmental assessment as part of the ER for the new Proposed Plan.
- 1.11 Finally SEPA acknowledge the intention of Scottish Borders Council to monitor the actions outlined with IER and subsequent ER to assist in the improvement of the environment in SBC as part of the forthcoming Monitoring Report.
- 1.12 The work that follows has therefore been influenced by the comments received, and Appendix 1 and Appendix A1 shows how the comments have been incorporated, where it was considered appropriate to do so.

Summary of Environmental Assessment Findings

Assessment of Vision and Aims

1.13 The preferred vision and aims were set out in the Appendix 8 of the MIR Environmental Report, the Proposed Plan reiterates this vision and aims. In terms of the SEA, the MIR Environmental Report contained a detailed assessment of the preferred vision and aims. It is noted that no alternative vision and aims were included within the MIR. However, the MIR sought responses in respect to suggestions for any other alternatives. It is noted that the vision and aims have been carried through into the Proposed Local Development Plan.

Summary of Vision and Aims Assessment Findings by SEA Topic

1.14 Generally the SEA assessment found that the vision and aims would have a positive effect on the environmental objectives. The paragraphs below summarise the findings of the assessment. Each paragraph details a respective SEA topic, and Appendix 5 presents the findings by showing whether they are significantly positive, positive, neutral, negative or significantly negative.

Air

1.15 Generally the assessment finds that there will be a positive effect on the Air SEA topic from the vision and aims of the Proposed Plan. It is considered that by building sustainable communities, this will have a positive impact and provide better access to public transport, access to services/facilities and employment.

Biodiversity, flora and fauna

1.16 The sustainability aim includes the protection and enhancement of the natural environment. It is considered that this will have a positive impact on the environmental objectives.

Climatic Factors

1.17 It is considered that the effects from the vision and aims will have a positive impact on the environmental objectives as a result of the sustainability aim that includes the promotion of climate change adaption.

Cultural Heritage

1.18 The sustainability aim includes the protection and enhancement of the built environment and the growing economy aims include the promotion of regeneration of town centres to make them vibrant and viable focal points within our communities. It is considered that this will have a positive impact on the environmental objectives.

Landscape and Townscape

1.19 There are positive effects identified from the vision and aims on the Landscape and Townscape topic. The sustainability aim includes the protection and enhancement of the natural environment as well as the promotion of the development of brownfield sites. In addition the communities' aims include creating places to live in accordance with good placemaking and design principles.

Material Assets

1.20 Positive effects are identified in relation to Material Assets, the communities aims include the encouragement of better connectivity by transport and improved digital networks, whilst under growing economy, the provision of an adequate range of sites and premises for business/industrial uses will assist in contributing to these positive effects. In addition it is noted that the sustainability aims also include the protection of key greenspaces within built up areas, encourages better connectivity and extent/improvement of green network opportunities and links. It is considered that these aims will all positively impact upon the environmental objectives.

Population and Human Health

1.21 It is considered that by building sustainable communities better access to public transport, access to services/facilities and employment will be provided will have a positive effect on Population and Human Health. In addition providing adequate land for mainstream and affordable housing; along with the protection, extension and improvement of the green network opportunities and links will also contribute positively on Population and Human Health.

Soil

1.22 The sustainability aim includes the promotion of brownfield sites. It is considered that this could provide for the remediation of existing contaminated sites. This would result in a positive impact on the environmental objectives.

Water

1.23 It is considered that the vision and aims will have a positive effect on Water. The Borders has a large network of water courses, many of which are sensitive, designated environments. The sustainability aim seeks to protect and enhance the natural environment, as well as the protection, extension and improvement of the green network opportunities. In addition the sustainability aims also makes provision for waste management. It is considered that this will have a positive impact on the environmental objectives.

Updated Assessment of Proposed Plan Policies

1.24 The Main Issues Report ER identified existing policies which were being carried forward as a part of the production of the development plan. The matrix produced (Appendix 9 of the MIR ER) described any changes to the policies and, where they were identified, assessed them against the SEA topics. The policy review was informed by the existing monitoring report, consultation within Scottish Borders Council (SBC), and externally with key agencies.

1.25 Since the MIR there has been further work to update the suite of policies, including the provision of entirely new policy. This work has been done through further consultation within SBC and with key agencies, and the policies are now listed in the Proposed Plan. It is therefore appropriate to re-examine the existing policy assessment to reflect updates to the assessment; assess policies which have not previously been assessed; and assess the new policies.

1.26 Following the completion of the Examination into the Proposed Plan, further changes to the assessment of the Policies has been undertaken. These changes include reassessment of Policies IS8 Flooding and ED9 Renewable Energy Developments. Policies IS8 Flooding and ED9 Renewable Energy Development have been re-written to conform to National Planning Policy 4 (NPF4). In addition, the Reporter also noted that there were a few legislative and national policy changes in relation to climate change and renewable energy. For these reasons, a decision was made to re-visit the assessment of these policies and therefore Appendix 6 has been updated. The updated policy assessment is contained in Appendix 6.

Summary of Updated Policy Assessment

- 1.27 The assessment finds that where new policies are assessed the assessment is neutral, positive or significantly positive for impacts on the respective SEA topics. When this is considered against the fact that the policies are generally designed to be protective or to encourage environmental improvements then the results are not surprising.
- 1.28 The findings are similar for changes that have been made to policies that were previously assessed. Where changes have been made they generally bring a positive or significantly positive score, this is with the exception of Policy IS6: Road Adoption Standards, and Policy IS7: Parking Provision and Standards.
- 1.29 A number of policies that were not previously assessed are not considered to bring any negative effects on the SEA topics. However to ensure completeness of the assessment it has been considered worthwhile to include them in the matrix. Any cumulative or synergistic effects are discussed at page 15 below.

Updated Site Assessments

- 1.30 Undertaking the site assessment process has been a complex task because of the number of sites involved and their respective histories. PAN 1/2010 states that sites being 'rolled forward' from previous plans should be included in the assessment; although there is provision for small sites not to be included, or for sites with consent to be part of a baseline, so as to only be considered for cumulative effects.
- 1.31 The approach taken at the MIR ER stage was to produce area based maps showing preferred and alternative options, as well as sites being rolled forward. This allowed for significant proposals to be shown, ensuring a focussed and proportional assessment. In addition to this, all sites considered for the MIR were assessed in a constraints database, this looked at many elements, and amongst them were environmental aspects.

1.32 In addition to the Consultation Authority comments, the fact that there has been new sites put forward through the MIR consultation, and that there has then been finalisation of which sites will be allocated in the Proposed Plan, has required that a new site assessment process be undertaken. The finalised approach is shown in the bullet points below:

- Appendix 7 (Updated Area Site Assessments) shows settlement maps with sites against the relevant constraints. This is in line with PAN 1/2010 which states that proposals should be clearly set out on a map base. In addition, there is also a commentary on each respective settlement assessed. It is noted that sites being ‘rolled forward’ from the previous plan are included within the assessment. [This Appendix has been updated following the publication of the Examination Report due to a number of sites recommended for removal from the Plan. Area Assessment Maps for Darnick \(Map 8\), Galashiels \(Map 9\) and Oxtou \(Map 23\) have been updated.](#)
- Appendix 8 (a) (updated) shows an assessment of the new sites that are to be included in the Proposed Plan against the SEA topics. In addition to the assessment there is also a commentary on the site and proposed mitigation measures. [\(NB This Appendix has not been updated following the publication of the Examination Report\).](#)
- Appendix 8 (b) (updated) shows an assessment of the new sites that are not included in the Proposed Plan against the SEA topics. Again there is a commentary on the site, where appropriate there is discussion of environmental aspects which have contributed to the non-allocation. [\(NB This Appendix has not been updated following the publication of the Examination Report\).](#)
- [Appendix 8 \(c\) identifies the sites that were subject to SEA and are now recommended for deletion from the Proposed Plan by the Examination Reporter.](#)

1.33 It was considered appropriate to try to limit the assessment of the sites that are being “rolled forward” from the Local Development Plan; this was because they had all been through some form of environmental assessment previously. In the case of the Local Plan sites, these were allocated prior to the Environmental Assessment (Scotland) Act 2005 but they were subject to an equivalent process which informed their allocation in the Local Plan; Local Plan Amendment (LPA), Local Development Plan (LDP), and Housing Supplementary Guidance (SG) sites were subject to a full SEA process.

1.34 An exception is that certain Local Plan, LPA, LDP and Housing SG sites located within settlements that are proposed to see new development within LDP2 are included in the settlement maps. This is appropriate due to the fact that the LDP is generally a contemporary document and many of the sites within it remain undeveloped, therefore they are an important consideration when cumulative effects are considered.

Discussion of the Site Assessment Findings

1.35 To present the site assessments undertaken in the Addendum for the new sites included in the Proposed Plan (Appendix 8 (a)) each SEA topic is listed with a summary of the findings and discussion of significant effects found and mitigation measures proposed.

Summary of New sites included in the Proposed Plan by SEA Topic

Air

1.36 It is found that the new allocations are on the most part generally positive or neutral in impact, this is due to their potential to minimise emissions from increased car journeys, this is because the sites are linked to the countryside and services by sustainable transport links, particularly in the SDA's.

Biodiversity, flora and fauna

1.37 The new allocations generally score negative or neutral impacts. This is primarily as a result of many of the allocations are in close proximity to the River Tweed SAC, especially since the Tweed and tributaries run through many Borders settlements, and this brings the possibility of likely significant effects (LSE) on the designation. It is considered that this should be flagged as a negative impact; however the HRA for the Proposed LDP and suggested mitigation measures will avoid any LSE actually occurring.

Climatic Factors

1.38 The findings of the assessment are generally neutral or positive, however there are a few negative results. A positive score largely arises because of consideration of the combined positive impacts of reducing development on greenfield land/promoting development on brownfield land; and promoting allocations that are close to sustainable transport links, and or services. The associated reduction in carbon

emissions brings a positive score on the SEA topic. Negative scores have arisen where there will be a dependence on private means of transport.

Cultural Heritage

1.39 Generally the assessments are neutral or negative although some have scored significantly negative; this is largely due to the potential for impacts on Conservation Areas, listed buildings, designed landscapes or archaeological features. However the assessment is precautionary in nature because it must be recognised that the converse is also true: that development of allocations has the potential to improve the setting or condition of the built heritage environment.

1.40 The true impact will only be known at the application stage; however Proposed Plan built heritage policies, guidance and any subsequent planning briefs/masterplans, as well as site specific planting or other forms of appropriate mitigation should negate any potential significant negative impacts.

Landscape and townscape

1.41 The assessments are positive or neutral where the allocation is in a settlement and the site was formerly developed, because there is less pressure on the landscape on the edge or outwith the settlement. In addition, there is the potential to improve the townscape through sensitive design of regeneration sites. Conversely where the allocation is on the edge of the town there is the potential for negative effects due to proximity to Special Landscape Areas (SLA), National Scenic Area (NSA), or due to siting on land identified as constrained in the Landscape Character Assessment.

1.42 The majority of allocations are not in proximity to SLA, NSA or located on constrained land (as identified in the Borders Landscape Character Assessment), and therefore the potential negative impacts cannot be regarded as significant. Site requirements for allocations identify where landscape impacts might be an issue and mitigation measures, such as structure planting, are put forward, in site requirements but also on settlement maps. It is considered that these measures will negate any negative impacts identified.

Material Assets

1.43 The assessment is generally negative or neutral, as development will necessitate the use of resources and the construction of infrastructure, although not to a significant degree because the level of development is relatively low. There are allocations where it is

judged that development would already be serviced and that additional infrastructure construction would be minimised, or that some material assets such as greenspace could be enhanced, and this are assessed as positive.

Population and human health

1.44 The findings are generally positive or neutral, all of the sites are considered to be in locations which minimise car journeys and/or can be accessed by sustainable transport methods. Building housing close to services, providing mixed use potential or redeveloping sites brings a quality of life benefit as people have greater choice in work/lifestyle/recreation choices, and the use of sustainable transport links to services and the countryside brings a health benefit. It has been found that where there have been negative scores, this would be as a consequence of the potential impact on the existing population.

Soil

1.45 The assessment finds that allocations which are located on brownfield land or within settlement boundaries bring positive impacts because they reduce the potential for emissions from soil disturbance and reduce the loss of agricultural land. There are also positive impacts from the 'clean-up' of contaminated land. Conversely there are potential negative impacts from sites that are out of/edge of town, which are on greenfield land or on prime agricultural land. It is not considered that this is a significant amount of land, given the area of the Borders and the relatively low level of a land allocated. However, it is worth monitoring going forward, particularly with climate change in mind.

Water

1.46 The sites assessed are found to have a neutral or negative impact; this is associated with flood risk. An issue is that many of the sites are located adjacent to rivers that run through Borders towns, and as a result are on land identified as being at risk of flooding. In addition to this there may be a risk of material affecting water quality related to construction at these sites. However, in many instances there is precedent for development at these locations and/or they can be considered as infill development. It is therefore considered that the findings must be kept in perspective and that the benefits of developing these sites outweigh the risk.

1.47 It is recognised that flood risk is a significant problem for Borders towns and as a result various mitigation is proposed through Flood Risk Assessments, and adherence to Council guidance (including SFRA, Flood Prevention Schemes) and policy. It is considered that these

mitigation measures will negate any negative impacts identified. It is also considered that the likelihood of material adversely affecting water quality as a result of construction can be prevented by existing legislation and policy.

Cumulative and Synergistic Effects from the Proposed Plan

Cumulative Effects

- 1.48 There is the possibility of negative cumulative effects from a number of different developments on the River Tweed SAC. The HRA will take cognisance of this risk and will assess and identify mitigation measures to avoid any likely significant effects (cumulative or otherwise) on the conservation objectives for which the site is designated.
- 1.49 A different type of possible negative cumulative effect on the River Tweed and other watercourses in the Borders as a result of development of a number of allocations is the impact on water quality. Existing legislation, the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (Controlled Activity Regulations or CAR) and the Water Environment and Water Services (Scotland) Act 2003 (WEWS Act) will prevent negative effects occurring from development, and as a result will also prevent negative cumulative effects. In addition there is a commitment in Proposed Plan policy to meet the objectives of the Solway Tweed River Basin Management Plan and to the Eye Water set out in the Forth Area Management Plan, and there should be measures to improve the water quality of the Tweed and its tributaries.
- 1.50 There is also the possibility of cumulative effects on the landscape and townscape, and cultural heritage features of Borders towns as a result of development of allocations. As discussed above this follows the precautionary principle: if developments are insensitive then there is the potential for a cumulative negative effect on the respective settlement as it may adversely affect the townscape and built heritage features (i.e. listed buildings or Conservation Areas). Conversely there is the potential for a cumulative positive effect because the development is sensitive and improves the townscape and Conservation Area, or brings a listed building back into productive use, or achieves both of these aims.
- 1.51 There are also possible significant positive cumulative effects as a result of the Proposed Plan. For the Population and Human Health topic the promotion of digital connectivity; promotion of existing employment sites; and the promotion of allocations close to sustainable transport links and services, brings a cumulative positive change on quality of life. In addition, there are positive cumulative effects on the Air, Climatic factors and Soil SEA topics because of measures such as promotion of digital connectivity, promotion of town centres, and

promotion of allocations within settlement boundaries or on brownfield land, as they combine to help maintain the high standard of air quality and mean less development of land where there may be disturbance of carbon rich soil or loss of prime agricultural land. There is another positive cumulative effect on the Biodiversity, flora and fauna topic as changes to Environment Protection policies and promotion of green infrastructure, all bring a combined positive for habitat conservation and creation.

Synergistic Effects

1.52 The only possible synergistic effect that was identified was the potential for negative impacts on water quality such as pollution from construction, contaminating soil or land (including destruction of habitat) due to increased flood risk. However this was considered a remote possibility due to existing legislation (CAR regulations, WEWS Act, Habitats Directive) and the mitigation measures such as Flood Risk Assessment, SFRA findings and Habitats Regulations Appraisal findings, which are stated for relevant allocations in the Proposed Plan.

Conclusions and Monitoring

Findings of the Assessment Undertaken

- 1.53 The Addendum assessment finds that the proposals and policies contained within the Proposed Plan provide a largely positive or significantly positive outcome for the majority of the SEA topics. It is considered this is an accurate assessment in light of the stated Vision of the Proposed Plan to support *“sustainable growth ... by carefully managing those assets that provide the most benefits and by making well designed, successful places where people can thrive. ...”*.
- 1.54 The assessment of sites to be included in the Proposed Plan has produced a more mixed assessment but this is to be expected given the high quality of the Borders environment and the location of Borders towns in relation to the River Tweed. Many sites are considered to bring positive benefits to certain SEA topics due to their location on brownfield land or in close proximity to services, and this translates to a significant positive effect on the Population and Human Health SEA topic, because it is felt that these benefits are particularly important to Borders residents. Potential negative impacts largely relate to a precautionary assessment on water quality, impact on international nature designations, flood risk, impact on landscape and townscape or cultural heritage features. However it is also considered that the mitigation discussed will prevent these negative impacts.

Future Monitoring

- 1.55 The significant environmental effects of implementing LDP2 must be monitored. The primary purpose of monitoring is to help prevent, reduce and, wherever possible, offset any adverse environmental effects that have been identified in the assessment. It is noted that there is iteration between the Monitoring Report (MR) and the MIR/LDP2 SEA. The MR has influenced the SEA and the SEA will influence the MR. In doing this, the actions arising from the SEA can be monitored which helps to improve the Scottish Borders environment, which in turn influences future SEA exercises.
- 1.56 Appendix 9: Environmental Issues, Monitoring and Mitigation, shows the iteration between the various environmental assessments (now from Local Plan Monitoring Report through to Proposed Local Development Plan 2 Environmental Report Addendum), the progress

that has been made to tackle environmental issues (including mitigation measures), and the future monitoring that will be necessary in the Action Programme and Monitoring Statement connected with the Local Development Plan.

1.57 In summary the table shows that progress has been made in tackling some of the environmental issues and/or mitigation measures previously identified in the SEA/Monitoring processes, for example the SFRA has been updated.

1.58 It is generally noted that existing monitoring should continue, and that where progress has been made, or new issues identified through the assessment in this document, that there should be further monitoring in the Action Programme/ Monitoring Statements associated with the LDP2. In doing this the iteration through the respective processes will continue but it will also be possible to assess the effectiveness of the mitigation undertaken.

Scottish Borders Council

Local Development Plan 2: Proposed Plan Pre-Examination

Finalised Environment Report

Appendix A1: Consultation Responses to Proposed Plan Addendum to the Environmental Report

Consultation Authority	Comments	Council Response and Action Taken
<p>Historic Environment Scotland</p>	<p>AGALA029: Netherbarns HES states that before the close of the Proposed Plan consultation, they became aware that an additional ‘summary map’ of proposed site AGALA029: Netherbarns had been added to the online Proposed Plan consultation materials. They state that they were not directly informed by the Council of this additional consultation document. The summary map shows the site boundary, proposed additional planting locations, housing development areas and internal access route layout.</p> <p>Whilst they have accepted the principle of development of up to 45 units on this site, they continue to consider that, as they stated in their response to the Main Issues Report consultation, any development should be subject to the robust application of the site requirements and development of a site masterplan. They would expect the masterplanning process to consider how various factors including building scale, location within the landscape, layout, materials, character, number and type of housing units can mitigate potential effects, and to provide a framework for detailed proposals which comply with local and national historic environment policy. Their views on a masterplan, and any application for this site, will be dependent on the level to which potential effects have been mitigated. They would expect HES to have early involvement and consultation in the masterplanning process.</p> <p>HES state that future discussions on the masterplanning of the site, which will be vital to ensuring that potential significant</p>	<p>The Council uploaded an additional summary map showing the relationship between the proposed housing allocation at Netherbarns and Abbotsford House. The Council noted on the Website that: <i>“Due to many queries received and misunderstandings regarding the Netherbarns proposal, a summary map showing its relationship to Abbotsford House is available to view”</i>. This is not a new map but a simple summary map which confirmed the location of the proposed houses, the land to remain undeveloped, the distance from Abbotsford House to both the existing and proposed houses and proposed new landscaping. The map used the information provided by the landowner submitted at the MIR Consultation Stage, named ‘Landscape and Development Framework’ dated 7 August 2017. This map was not intended to become part of the Proposed Plan but rather additional information available to view online for any interested party. The Council note the comments from HES in respect to masterplanning for the site and can confirm that the Council will be very happy and agreeable to HES being involved in the masterplan process should the site be allocated with the new adopted Local Development Plan.</p>

	<p>negative effects on the historic environment are effectively mitigated, should not be constrained by inclusion within the adopted Plan of any additional detail which has not been subject to early and effective consultation. They would expect such a consultation to include the opportunity for them to make a site visit to Abbotsford House to assess potential impacts on the Category A listed house and the Inventory Designed Landscape.</p> <p>Due to the late publication of the summary map, and lack of notification to stakeholders, there has been insufficient opportunity for consultees, including HES, to fully consider and take an informed view on the layout proposed in the summary map. In view of this, they consider that the summary map should not form part of the adopted Plan, however in the event that the site is allocated in the adopted Plan, they would welcome the opportunity to comment on the summary map as part of the subsequent masterplanning process.</p> <p>Part 2: Environmental Report Addendum</p> <p>HES state that In their response to the Environmental Report at Main Issues Report stage, they recommended that some site assessment findings should be amended in relation to historic environment effects, and they welcome that the Council have amended the Addendum findings accordingly.</p> <p>ASELK042 Philiphaugh Steading 1</p> <p>HES states that they were unable to locate the environmental assessment for this new site. They consider that there is</p>	<p>Support noted.</p> <p>Site ASLK042 is a reduced site (ASELK006) currently allocated within the Adopted Local Development Plan</p>
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	<p>potential for negative effects on the Inventory Battle of Philliphaugh, and that the site requirements should include specific measure to mitigate this.</p> <p>None of the comments contained in this letter constitute a legal interpretation of the requirements of the Environmental Assessment (Scotland) Act 2005. They are intended rather as helpful advice, as part of our commitment to capacity building in SEA.</p>	<p>2016. It is noted that the site has benefited from an earlier planning consent. However, Policy EP8: Historic Environment Assets and Scheduled Monuments would be considered with any new planning application for the site.</p> <p>Comments noted.</p>
NatureScot	<p>NatureScot note that their previous advice has been taken into account in the revised Environmental Report.</p> <p>Environmental Report and Appendices</p> <p>Table 1 provides a useful summary of the changes between the previous and amended Environmental Reports. This provides a very clear snapshot and we found it helpful in directing our attention to relevant parts of the report. NatureScot commend this simple approach as good practice in situations when an addendum or revision of the original Environmental Report is required.</p> <p>NatureScot agree with the role of Habitats Regulations Appraisal (HRA) in synergistic effects (paragraph 1.52) and consider that this seems a reasonable application of the HRA to help with completing the SEA. As with Table 1, this is a good practice example of using environmental assessment effectively.</p>	<p>Comments noted.</p> <p>Support noted.</p> <p>Support noted</p>

	<p>Paragraph 1.55 sets out a very clear explanation of how the Environmental Report and monitoring influence each other. We consider that if followed, Scottish Borders should have a very robust approach to environmental assessment and monitoring in future with an improved / maintained environment as a result.</p> <p>Appendix 2 – relevant plans, programmes and strategies The list of relevant plans, programmes and strategies in Appendix 2 should refer to the Habitats Regulations. At present, Appendix 2 includes the Habitats Directives but following EU Exit we now rely on the Habitats Regulations to maintain protection of European sites. NatureScot website provides some background context to this: https://www.nature.scot/eu-exit-brex-it-information.</p> <p>Appendix 6 – policy assessment The assessment of PMD2 Quality Standards identifies a positive outcome for Biodiversity due to access to greenspace, which gives scope for improvement of existing habitats. NatureScot agree with this conclusion but suggest that these positive effects are also likely due to the policy increasing the integration of greenspace with its surroundings, thereby offering the opportunity to reinforce and extend networks that will benefit biodiversity.</p> <p>NatureScot state that they had expressed concern earlier in the plan preparation process regarding the impact of removing reference to non-allocated sites in ED5 Regeneration. That change does not appear to have happened</p>	<p>Support noted.</p> <p>Comments noted. Appendix 2 has been updated to include reference to the Conservation (Natural Habitats, &c.) Regulations 1994.</p> <p>Support noted. Additional text added to Appendix 6, the assessment of Policy PMD2 as suggested.</p> <p>Comments noted.</p>
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	<p>and they therefore consider that the assessment of the effects of the policy is reasonable.</p> <p>The assessment of ED6 Digital Connectivity appears to rely on prevention of unnecessary development. The reasoning is not explicit but seems attributable to the overall reduction of travel that is possible through improvements to digital infrastructure leading to reduced pressure for development of business space and related supporting transport and other infrastructure. While this does in part rely on behaviour change and employers supporting people working remotely, NatureScot agree that improved digital connectivity could have positive environmental effects.</p> <p>Assessment of EP1 International Nature Conservation Sites and Protected Species identifies positive benefits for climatic factors and landscape. While this policy is not intended to specifically achieve these ends due to the nature of the sites and species it deals with, NatureScot agree that the measures required to protect them will have further beneficial effects on other topics. A similar effect is true for EP2 National Nature Conservation Sites and Protected Species and EP3 Local Biodiversity Sites and Local Geodiversity Sites.</p> <p>On a similar note, NatureScot state that they wonder if the assessment of EP4 National Scenic Areas should be more broadly positive. The control of development aimed at maintaining qualities of NSAs will also benefit other topics such as biodiversity, population and human health and so on.</p>	<p>Support noted.</p> <p>Comments noted.</p> <p>Comments noted. Appendix 6 in relation Policy EP4 has been updated as suggested.</p>
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	<p>It may be worth considering whether these beneficial effects should be included in monitoring measures for EP4.</p> <p>The assessment of IS18 Cemetery Provision could be more positive on impacts for Biodiversity and Landscape. In general, cemeteries tend to form part of accessible greenspace that is also valuable for wildlife and by their nature cemeteries will generally fit with existing landform and character.</p> <p>Appendix 8 – detailed assessment of sites Where relevant to their remit NatureScot have provided comments on sites in their representations on the Proposed Plan.</p> <p>Appendix 8(b) – detailed assessment of sites not included in Proposed Plan As these sites are not to be allocated NatureScot have made no comment on them in this response or in their representations on the Proposed Plan. NatureScot agree with the approach taken to these sites and can provide further advice if they are to be allocated in future, including as a result of examination of the Proposed Plan.</p> <p>Appendix 9 – environmental issues, monitoring and mitigation NatureScot agree with the assessment and the mitigation / monitoring measures.</p>	<p>Comments noted. Appendix 6 in relation Policy IS18 has been updated as suggested.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Support noted.</p>
Scottish Water	<p>The Consultee requests an update to the Baseline Table 8 (page 33) in respect to Peebles Drinking Water as follows: Scottish Water has instigated a growth project at our water works and has planned for future growth.</p>	<p>Comment accepted. Table 8 has been updated as suggested.</p>

<p>B Dominic Ashmole</p>	<p>The Contributor states that the Strategic Environmental Assessment (Climatic Factors, p67) states: “the world average GHG footprint is 16.34” as compared to 17.02 tCO₂eq/capita in Scottish Borders. Intuitively it does not seem believable our per-capita footprint is only marginally above global average, given we live in a high-consuming, minority-world nation. A European Commission publication (https://edgar.jrc.ec.europa.eu/overview.php?v=booklet2020) in contrast states that global per capita emissions in 2019 were 4.93 tCO₂/capita/yr, implying our footprint is actually >3 times global average. If so, the figures in the SEA risk giving a very misleading impression and are unlikely to motivate Borderers to support the major changes/sacrifices required in meeting the Paris climate goals. Global/historical climate justice is coming into sharp focus as the climate emergency unfolds; accurate public information and understanding is essential.</p>	<p>It should be noted that the Climate Change Scotland Act 2009 was amended in 2019 by the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, increasing the ambition of Scotland’s emissions reduction targets to net zero by 2045. This is ahead of many other countries including the UK whose target is to reach net zero by 2050. The SEA has been carried in accordance with the Environmental Assessment (Scotland) Act 2005, and it is considered it is correct in its conclusions. It is acknowledged that climate change agenda is a fast evolving topic and it is inevitable that further legislation and guidance from a range of sources will be produced in due course and the Council will address these accordingly.</p>
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Scottish Borders Council

Local Development Plan 2: Proposed Plan

Finalised Environment Report

Appendix 1: Consultation Authority Responses to Main Issues Report Interim Environmental Report

Consultation Authority	Comments	Council Response and Action Taken
<p>Historic Environment Scotland</p>	<p>Historic Environment Scotland (HES) state that they consider the Interim Environmental Report to be clearly set out and accessible, and are broadly content to agree with the findings of the assessment subject to detailed comments relating to the assessment of some additional business and industrial sites, additional housing sites and regeneration sites.</p> <p>Q1 – Main Aims: HES welcome that you have identified protection and enhancement of the built heritage as a main aim. As the Plan progresses, HES encourages the Council to consider other aims such as good placemaking, regeneration, and attractive and sustainable communities.</p> <p>Q6 – Additional business and industrial / mixed use: HES state that they have considered the preferred and alternative options for additional sites in the context of our statutory interests and in some cases the preferred or alternative sites have the potential for direct and/or indirect impacts on heritage assets. However HES consider that in the majority of these cases, robust application of national and local policies and / or mitigation measures identified through the SEA process should be able to mitigate adverse impacts to an acceptable level.</p>	<p>Support and comments noted.</p> <p>Support and comments noted. It should also be noted that the Main Aims already seek to “<i>Build sustainable communities which are attractive and distinctive</i>”, “<i>Create places to live in accordance with good placemaking and design principles</i>” and “<i>Promote the regeneration of town centres ...</i>” and “<i>Promote the development of brownfield sites</i>”.</p> <p>Comments noted.</p>

	<p>For those sites where we consider that there may be more significant impacts, more complex issues are raised, or they have comments on the assessment findings for the site, these are detailed below.</p> <p>MESH1001/MESH1002 Land at Eshiels I/II: These allocations have the potential for direct and setting impacts on scheduled monument SM3667 Eshiels Roman Camp. HES are content with the principle of development in this area and welcome the inclusion of mitigation requirements for an adequate buffer zone to protect the physical remains and setting of Eshiels Roman camps, a suitable management regime for the section of the monument within or adjacent to the development area, and for any infrastructure upgrades to avoid impacts on the scheduled monument. HES note that a masterplan would be required for these sites and recommend early consultation with HES on the development of any masterplan that may emerge. HES state that the Council have concluded that development of these sites could have a minor negative effect on cultural heritage. HES consider that without robust mitigation, development of the site has the potential for significant negative effects.</p> <p>SCARD002 Land at Nether Horsburgh: This allocation has the potential for setting impacts on scheduled monument SM3118 Nether Horsburgh Castle. HES consider that there is the potential for development of this site, and welcome that the SEA sets out</p>	<p>Comments accepted. The SEA scoring for Cultural Heritage for sites MESH1001 and MESH1002 are amended from minor negative to significantly negative.</p> <p>Comments accepted. The following site requirement has been added to site SCARD002 – <i>“The design and layout of the proposed development will require to take into account any</i></p>
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	<p>adherence to LDP policy EP8 as a mitigation measure, and that this has been brought forward to the site requirements, but recommend that specific reference to the scheduled monument is included here. HES notes that there may be consideration of re-routing the A72 through the site, and would expect any such proposal to be considered in terms of Policy EP8 and national policy on scheduled monuments. HES note that a masterplan would be required for this site, and recommend early consultation with HES on the development of any masterplan that may emerge.</p> <p>HES state that the Council have concluded that development of this site could have a minor negative effect on cultural heritage. HES consider that without robust mitigation, development of the site has the potential for significant negative effects on the historic environment, in relation to Nether Horsburgh Castle.</p> <p>SPEEB008 Land West of Edderston Ridge: HES note that the site requirements for this site include a new river crossing. Development proposals for a new crossing should avoid negative effects on the setting of 'A' listed Neidpath Castle (LB13857). Early consultation with HES is advised if impacts on the setting of Neidpath Castle are likely.</p> <p>Q7 – Additional housing sites: HES state that they have considered the preferred and alternative options for additional sites in the context of our statutory interests and in some cases, the preferred</p>	<p><i>potential for setting impacts on the Nether Horsburgh Castle Scheduled Monument”.</i></p> <p>It is noted that the SEA scoring for Cultural Heritage for site SCARD002 has been amended from minor negative to significantly negative.</p> <p>Comments noted.</p> <p>Noted.</p>
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or alternative sites have the potential for direct and/or indirect impacts on heritage assets. HES consider that the majority of these cases, robust application of national and local polices and / or mitigation measures identified through the SEA process should be able to mitigate adverse impacts to an acceptable level for our interests. For those sites where HES consider that there may be more significant impacts, more complex issues are raised, or where HES have comments on the assessment findings for the site further detail comments are provided below.

AGALA029 Netherbarns:

HES state that development of this site has potential for negative effects on the setting of 'A' listed Abbotsford House (LB15104) and the Abbotsford House designed landscape (GDL00001), Whilst HES consider it possible to mitigate effects to an acceptable level for their statutory interests, HES welcome that this is an alternative, rather than a preferred option.

In the event that this option is brought forward to the Proposed Plan, HES accepts the principle of development for up to 45 units, subject to robust application of site requirements and development of a site masterplan. HES would expect the masterplanning process to consider how various factors including building scale, location within the landscape, layout, materials, character, number and type of housing units can mitigate potential effects, and to provide a framework for detailed proposals which potential effects, and to provide a

Comments noted.

It is noted that the SEA scoring for Cultural Heritage for site AGALA029 has been amended from minor negative to significantly negative.

	<p>framework for detailed proposals which comply with local and national policy. Our views on a masterplan and any application for this site, will be dependent on the level to which potential effects have been mitigated. HES would expect to have early involvement and consultation in the masterplanning process.</p> <p>HES state that the Council's assessment indicates that development of this site has potential for minor negative effects on cultural heritage. However, HES consider that without robust mitigation, development of the site has potential for significant negative effects on the historic environment.</p> <p>AMELR013 Harmony Hall Gardens: HES states that development of this site which is partially within SM90124 Melrose Abbey has the potential for significant effects on the historic environment. In view of this, HES welcome that this is an alternative rather than a preferred option. However, HES consider that the proposed site requirements should be sufficient to mitigate the potential negative effects on the scheduled monument and its setting, to an acceptable level for their statutory interests. In the event that this option is carried forward to the Proposed Plan, HES would expect early engagement on any detailed proposals for the site.</p> <p>ASELK040 Philiphaugh Mill: HES state that this site is fully within the Inventory Battlefield BTL14 – Battle of Philliphaugh. HES are</p>	<p>Comments noted.</p> <p>Comments accepted. The SEA mitigation for Cultural Heritage for site ASELK040 has been amended to read: "Development must not have</p>
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	<p>content with the principle of development here, subject to robust application of local and national policy. HES state that the Council's assessment finds that the site is partially within the Battle of Philliphaugh Inventory Battlefield and the assessment suggests that as mitigation, that development must not have a negative impact on the setting of the historic battlefield. HES states that for information the site is located entirely within the boundary of the Inventory battlefield. In view of this, HES recommend that the mitigation is amended to reflect the direct effects that the development will have on this heritage asset, for example "development must not have a negative impact on the key landscape characteristics and special qualities of the battlefield".</p> <p>SEDDL001 North of Bellfield II: HES are content with the principle of development on this site for their statutory interests. HES state that the Council have scored the potential impact of development on this site on Cultural Heritage as neutral. However, the Council have also identified mitigation measures relating to an Inventory designed landscapes. This would suggest that some adverse effects are anticipated without mitigation measures in place, and consequently the Council may wish to consider revising the score for cultural heritage to reflect this.</p> <p>Question 15 – Regeneration:</p>	<p>a negative impact on the key landscape characteristics and special qualities of the battlefield".</p> <p>Comments noted. It should be noted that the SEA scoring for Cultural Heritage for site SEDDL001 has been amended from neutral to significantly negative. In addition it is recommended to update the additional notes, SEA comments and Mitigation to reflect the proposed change.</p>
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	<p>HES states that redevelopment of the following sites has the potential for positive or negative effects on their statutory interests, dependant on detailed proposals in each case: REYEM007; RJEDB005; RJEDB006?; RHAWI017; RHAWI018. In general, HES are supportive of regeneration proposals which seek to protect and enhance the special characteristics of historic environment assets, and to secure a sustainable use for them, and would be content with the allocation of the preferred sites on this basis.</p> <p>HES state that it is unclear why the Council have not undertaken a site specific assessment of the preferred redevelopment sites. This would have been helpful in determining preferred sites and identifying alternatives and would also have enabled consultees to provide a more informed response, having had the opportunity to consider the potential site specific environmental effects and potential mitigation or enhancement measures.</p>	<p>Comments noted.</p> <p>It should be noted that site assessments have now been undertaken in respect to the proposed redevelopment sites included within the Proposed Local Development Plan.</p>
<p>Scottish Environment Protection Agency</p>	<p>Scottish Environment Protection Agency (SEPA) states that they have used their scoping consultation response to consider the adequacy of the ER and this has been used as the framework for detailed comments.</p> <p>SEPA states that as the Scottish Borders Council Local Development Plan 2 progresses, the Scottish Borders Council as the Responsible Authority, will be required to take account of the findings of the Environmental Report and of views expressed upon it during this consultation period. As soon as reasonably practical after the adoption of the plan, the Responsible Authority should</p>	<p>Comments noted.</p> <p>Comments noted.</p>

	<p>publish a statement setting out how this has occurred. We normally expect this to be in the form of an "SEA Statement" similar to that advocated in the Scottish Government SEA Guidance. A copy of the SEA statement should be sent to the Consultation Authorities via the Scottish Government SEA Gateway on publication.</p> <p>SEPA state that they are pleased to note that the Scottish Borders Council (SBC) has acknowledged and applied the majority of our comments and recommendations outlined in our scoping response to the Interim Environmental Report (IER). SEPA also consider the IER and supporting appendices have been set out in a clear and informative way allowing for easy understanding of the assessment undertaken.</p> <p>SEPA also welcome the inclusion of a summary of how the comments provided by the Consultation Authorities at the Scoping stage have been taken into account in the preparation of the IER.</p> <p>SEPA refer the Council to the SEA topic guidance for those issues which fall within SEPA's remit for ongoing guidance in the preparation of the final Environmental Report.</p> <p>SEPA also state that the Council may also find it helpful to refer to the Planning Advice Note (PAN) 1/2010 on Strategic Environmental Assessment of Development Plans which provides advice on how the requirements of the Environmental Assessment (Scotland) Act 2005 can</p>	<p>Support and comments noted.</p> <p>Support noted.</p> <p>Comments noted.</p>
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	<p>be met within the development planning process. This is available at: www.scotland.gov.uk/Publications/2010/03/18102824/0</p> <p>SEPA also recommend that the Council update the previous Strategic Flood Risk Assessment and uses that and the comments we provided at the Call for Site stages to inform the environmental assessment.</p> <p>SEA Objectives: SEPA state that they are pleased to note that our recommendations with regard to the wording of the Climatic Factors, Water and Material Asset SEA objectives have been revised.</p> <p>Environmental Context Relationship with other Plans, Policies and Strategies (PPS): SEPA are pleased to note that the Council has reviewed the references within Appendix 2 to ensure that they are update and our recommendation for the inclusion of PPS references within our SEA topic guidance has been included such as the Cleaner Air for Scotland 2015 for example. SEPA recommend checking these prior to the publication of the final draft of the Environmental Report to ensure that they are up to date.</p> <p>SEPA states that they outlined in their scoping response, some of the PPS included have themselves been subject to SEA. Where this is the case you may find it useful to</p>	<p>Comments noted. The Strategic Flood Assessment has been updated as part of the Proposed Plan process.</p> <p>Noted.</p> <p>Comments noted. The Relevant Plans, Programmes and Strategies have been updated at the Proposed Plan stage (refer to Appendix 2).</p> <p>Comments noted.</p>
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	<p>prepare a summary of the key SEA findings that may be relevant. This may assist you with data sources and environmental baseline information and also ensure the current SEA picks up environmental issues or mitigation actions which may have been identified elsewhere.</p> <p>Environmental Baseline Data (Current state of the environment): SEPA consider that the information provided in relation to the baseline for the IER is sufficient for the majority of the topics, however they consider that more information could be provided in relation to the Water Environment topic in order to provide further indicators for monitoring impacts. As identified in our Scoping response, SBC may also want to look at the SEA Guidance for advice and view examples of Baseline Information from other LDPs to have an idea of which type of data is useful to consider. All the SEAs can be viewed from the Scottish Government SEA database.</p> <p>SEPA state that they are pleased to note the use of maps and spatial information as part of the Appendix 3 Baseline Report and Maps. The inclusion of baseline maps allows the IER to convey the complexity and scale of environmental issues to be considered in the SBC as well providing context to potential cumulative issues which can occur as a result of development. SEPA advise that they hold significant amounts of environmental data which may be of interest to you in</p>	<p>Comments noted. The Environmental Baseline Data has been updated and now includes SEPA’s water quality rating for bathing water within the Scottish Borders (refer to Appendice 3 and 4).</p> <p>Comments noted.</p>
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preparing the environmental baseline, identifying environmental problems, and summarising the likely changes to the environment in the absence of the PPS, all of which are required for the assessment. Many of these data are now readily available on SEPA's website. Additional local information may also be available from SEPA's Access to Information unit at our Corporate Office (Telephone 01786 457700 or email dataenquiries@sepa.org.uk).

Other sources of data for issues that fall within SEPA's remit are referenced in our SEA topic [guidance](#) notes for air, soil, water, material assets and human health. In particular, in relation to peat and soil, please note that SEPA consider the SNH carbon rich [soil and peat map](#) 2016 the most up to date source of information on carbon rich soils (CRS). Please note that the SNH map shows all of the classes of CRS which includes category 5 soils which the information contained in table 4 of the [consultation analysis report](#) identifies as being all carbon rich soils and deep peat, (the same as category 1 and 2). The difference to categories 1 and 2 is that these soils do not support peatland habitat at this time which means they are not identified as priority peatland habitat. They are however carbon stores and given the right restoration may become category 1 and 2 again and sequester further carbon in the future. The same information is also available in the <http://soils.environment.gov.scot/maps/thematic-maps/carbon-and-peatland-2016-map/>

	<p>Environmental problems: SEPA consider that the environmental problems described highlight the main issues of relevance for the SEA topics within their remit, however they would have welcomed more specific references to issues within SBC area. SEPA continue to recommend that the Council considers the relevance of the problems highlighted in our SEA topic guidance to the Borders area.</p> <p>Methodology: Assessment Framework: SEPA welcome the use of the environmental assessment using the matrix format, with the SEA objectives and a scoring system.</p> <p>With regard to the Site Assessments, SEPA are also pleased to note a separate commentary Appendix (5) which outlines the reasons for the effects cited, the score given and the rationale behind the assessment results. This allows the Responsible Authority to be transparent and also allows the reader to understand the justification for the scores.</p> <p>SEPA state that as per their scoping response, where it is considered that other plans, programmes or strategies are better placed to undertake more detailed assessment of environmental effects this should be clearly set out in the ER. SEPA state that they would expect all aspects of the PPS which could have significant effects to be assessed.</p>	<p>Comments noted.</p> <p>Support noted.</p> <p>Comments noted.</p> <p>Comments noted.</p>
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	<p>SEPA state that they continue to support the use of SEA objectives as assessment tools as they allow a systematic, rigorous and consistent framework with which to assess environmental effects of both sites and policies, individually and cumulatively.</p> <p>SEPA state that with regard to the results of the assessment in the IER they consider the information provided to be sufficient to clearly justify the reasons for each of the assessments presented.</p> <p>SEPA state that they continue to recommend that it is very helpful if the assessment matrix directly links the assessment result with proposed mitigation measures.</p> <p>Assessment & Findings (Preferred and Alternatives for the Main Issues (& MIR Questions), Sites and Policies): SEPA consider the assessment of the preferred and alternatives for the main issues (& MIR questions), sites and policies contained within the MIR to be rigorous and clearly assesses the potential effects on all environmental topics. The assessment of each in the appendices provides a useful overview and SEPA welcome the clear approach to the assessment of cumulative impacts. SEPA are also pleased to note the inclusion of the assessment of the excluded sites in Appendix 7.</p>	<p>Support noted.</p> <p>Support noted.</p> <p>Comments noted. The site overall assessment section of the Site Assessments set out the key constraints and mitigation required to take forward any sites identified for inclusion in the Plan.</p> <p>Support and comments noted.</p>
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	<p>SEPA advised in their scoping response that their experience in relation to assessment of allocations, it can be a much easier and useful exercise for the plan-maker if the assessment is made against a range of related questions, rather than directly against the environmental topics. This allows a very practical assessment to take place which clearly highlights the environmental benefits and costs of each individual issues/policy/site allocation. As an example, assessing the allocation against the question “Can the allocation connect to public sewage infrastructure?” gives a clear practical view on how this allocation is likely to affect the water environment. Whilst SEPA note that this has not been the approach undertaken in this IER they would continue to advocate this approach as the ER is drafted alongside the Proposed Plan.</p> <p>SEPA state that they would draw the Council’s attention to the joint SEA and development plan site assessment proforma which sets out the issues which we require to be addressed in more detail.</p> <p>SEPA also consider that the IER should present the environmental assessment for all sites which will be included in the Proposed Plan. They note that it is the intention of SBC to carry forward a number of sites to the LDP2. SEPA state that they previously stated that should any sites be carried forward from the LDP or the Housing Supplementary Guidance, the Council should consider if their environmental assessment is still up-to-date, and therefore can be transferred into the new</p>	<p>Comments noted. It should be noted that the site assessment undertaken includes detailed responses from all relevant consultees such as Roads Planning, Landscape, Scottish Natural Heritage and Scottish Water. This approach allows for the full information relevant to each site to be available and incorporated into the approach taken.</p> <p>Comment noted.</p> <p>Comments noted. Undertaking the site assessment process has been a complex task because of the number of sites involved and their respective histories. PAN 1/2010 states that sites being ‘rolled forward’ from previous plans should be included in the assessment; although there is provision for small sites not to be included, or for sites with consent to be part of a baseline, so as to only be considered for cumulative effects. The approach taken at the MIR ER</p>
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	<p>environmental assessment as part of the ER for the new Proposed Plan. SEPA note that the sites intended to be carried forward were identified as part of the IER, however that these sites were identified on the settlement maps as part of the cumulative assessments of the sites, rather than being individually assessed. SEPA expect both sites and policies being carried over from the LDP into LDP2 to be assessed as part of the SEA process.</p> <p>Findings of the Assessment Undertaken & The Next Steps: SEPA previously advised that the assessment is a way to improve the environmental performance of individual aspects of the final option for a site or policy; hence SEPA support proposals for enhancement of positive effects as well as mitigation of negative effects. SEPA note the mitigation measures proposed for sites within Appendix 5 Preferred and Alternative Site Assessments.</p>	<p>stage was to produce area based maps showing preferred and alternative options, as well as sites being rolled forward, that met certain criteria. The use of criteria allowed for significant proposals to be shown, ensuring a focussed and proportional assessment. In addition to this, all sites considered for the MIR were assessed in a constraints database, this looked at many elements, amongst them were environmental aspects.</p> <p>For older allocated sites where SEA has not been carried out; when planning applications or pre-applications are submitted, all constraints to be addressed including issues identified in the SEA will be picked up at that stage in order that satisfactory mitigation is carried out, where required which in turn can allow approval of the proposal. Consequently delivery of such sites will ensure relevant SEA matters are satisfactorily addressed.</p> <p>It is noted that the updated policy assessment is included in Appendix 6.</p> <p>Comments noted.</p>
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	<p>SEPA state that it is useful to show the link between potential effects and proposed mitigation/ enhancement measures in the assessment framework.</p> <p>SEPA continue to encourage the Council to be very clear in the ER about mitigation measures which are proposed as a result of the assessment. These should follow the mitigation hierarchy (avoid, reduce, remedy or compensate). The mitigation is currently located in the overall assessment section for each site assessment and is fairly general in terms of the mitigation proposed. One of the most important ways to mitigate significant environmental effects identified through the assessment is to make changes to the plan itself so that significant effects are avoided. The ER should clearly identify any changes made to the plan as a result of the SEA.</p> <p>SEPA again advocated that where the mitigation proposed does not relate to modification to the plan itself then it would be extremely helpful to set out the proposed mitigation measures in a way that clearly identifies: (1) the measures required, (2) when they would be required and (3) who will be required to implement them. The inclusion of a summary table in the ER will help to track progress on mitigation through the monitoring process.</p> <p>Future Monitoring:</p>	<p>Comments noted, this is set out within the comments and mitigation section of the assessment.</p> <p>Comments noted The overall assessment section of the Site Assessments set out the key constraints and mitigation required to take forward any sites identified for inclusion in the Plan.</p> <p>It should be noted that the relevant mitigation proposed, be it mitigation previously identified through the site assessment process, or through the undertaking of the SEA, are set out within the key constraints and mitigation required section to take forward any sites identified for inclusion in the Plan.</p> <p>Comments noted.</p>
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	<p>SEPA state that they are disappointed to note that the IER does not include a description of the specific measures to monitor the significant environmental effects of the plan. However SEPA acknowledge the intention of the SBC monitor the actions outlined with IER and subsequent ER to assist in the improvement of the environment in SBC as part of the forthcoming Monitoring Report.</p>	<p>Appendix 9: Environmental Issues, Monitoring and Mitigation, shows the iteration between the various environmental assessments (now from Local Plan Monitoring Report through to Proposed Local Development Plan 2 Environmental Report Addendum), the progress that has been made to tackle environmental issues (including mitigation measures), and the future monitoring that will be necessary in the Action Programme and Monitoring Statement connected with the Local Development Plan.</p>
<p>Scottish Natural Heritage (now NatureScot)</p>	<p>Scottish Natural Heritage (SNH) note that their advice at scoping stage has been taken into account in the Environmental Report.</p> <p>Environmental Context: SNH state that they generally agree with the baseline information presented in Table 3. However, as the Main Issues Report emphasises supporting modal shift where possible, SNH consider that it may be useful to use ‘journey time to convenience / general stores’ rather than ‘drivetime’. In some settlements it may already be possible to travel for shopping and other activities by modes other than private car but assessing journey time may still identify opportunities for improvement of infrastructure and services. This information may be lost if the emphasis in the assessment of the Proposed Plan is placed on drivetime.</p> <p>Summary of Environmental Problems/Issues and Implications for LDP2:</p>	<p>Comments noted.</p> <p>Support noted. In respect to comments regarding journey time and travel time, it is noted that due to the Scottish Borders context, many of the smaller settlements have little or no immediate access to convenience / general stores and for that reason drivetime allows for a consistent approach to be made throughout all sites considered.</p>

	<p>SNH note that table 4 of the Environmental Report requires some update and clarification as follows:</p> <p>In relation to Biodiversity, Flora and Fauna –</p> <ul style="list-style-type: none"> • SNH state that it would be useful to clarify which ‘Habitat Survey’ is providing the data source/monitoring. • SNH suggest that an additional implication for the LDP should be that mitigation may be required for some new development. Locating new development away from sensitive receptors is one solution but it may be possible in some instances to mitigate potential impacts. • SNH state that they agree that the LDP should adhere to the findings of the HRA. <p>In relation to Landscape and Townscape –</p> <ul style="list-style-type: none"> • SNH state that the implications for the LDP2 could also be that it provides an opportunity to enhance and maintain landscape and townscape quality. <p>In relation to Population and Human Health –</p> <ul style="list-style-type: none"> • Whilst SNH agree that the LDP should seek to make maximum benefit of sustainable modes of travel, they suggest that the assessment should include the implications of reducing the need to travel in addition to maximising benefits of modal shift to sustainable modes. 	<p>It should be noted that the relevant Habitat Surveys would be the Phase 1 Habitat Survey and other habitat surveys including NVC’s (refer to Appendix 4).</p> <p>Comment accepted. Table 4: Summary of problems/issues, indicator, data source and implications for LDP2 has been updated to include this potential implication (refer to Appendix 4).</p> <p>Noted.</p> <p>Comment accepted. Table 4: Summary of problems/issues, indicator, data source and implications for LDP2 has been updated to include this potential implication (refer to Appendix 4).</p> <p>Comment accepted. Table 4: Summary of problems/issues, indicator, data source and implications for LDP2 has been updated to include this potential implication (refer to Appendix 4).</p>
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	<p>In relation to Soils –</p> <ul style="list-style-type: none"> • SNH state that the problem/issue refers to “<i>deterioration of carbon-rich and peat soils</i>” while the implications are that LDP2 should “<i>maximise reuse of brownfield land</i>”. Whilst SNH agree with the current content however, they suggest that the implications for the LDP should clearly state that LDP2 should minimise/avoid use of carbon rich and peat soils. The preferred sites in the MIR are a mix of green and brownfield land and a clear statement on how carbon rich and peat soils would be addressed in greenfield allocations would reflect this and allow for assessment. <p>Likely evolution of the Environment without LDP2 (MIR): SNH state that possible changes for the Soil Topic in the absence of LDP2 include “<i>unrestricted development could impact on biodiversity</i>”. While soils play an essential role in supporting biodiversity, SNH state that they are unclear on the reason for including this impact under Soil rather than the Biodiversity, Flora and Fauna Topic.</p> <p>Assessment & Findings (Preferred and Alternative Main Issues): SNH state that Table 5 in this section shows broadly similar outcomes of assessment for the preferred and alternative options for ‘<i>Growing Our Economy: Business & Industrial Land Policy ED1</i>’. Appendix 8 provides more</p>	<p>Comment accepted. Table 4: Summary of problems/issues, indicator, data source and implications for LDP2 has been updated to include this potential implication (refer to Appendix 4).</p> <p>Comment accepted. This section of the Environmental Report has been updated (refer to Appendix 4).</p> <p>Comments noted. The following additional text has now been added into the comments column for the <i>Growing Our Economy: Business & Industrial Land Policy ED1</i>: “<i>The preferred approach will</i></p>
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	<p>detail on the assessment but the decision to pursue the preferred option over and above those with similar environmental effects is not discussed. It would be useful to provide a brief explanation in support of this.</p> <p>Appendix 2: Relevant Plans, Programmes and Strategies: SNH state that they welcome the addition of the Wildlife & Countryside Act 1981 (as amended) but note that it is included as <i>'international'</i> legislation rather than <i>'national'</i>.</p> <p>Appendix 4: Area Site Assessments: SNH state that this appendix provides a useful overview of existing allocations, proposed allocations and identified constraints. They state that they welcome this clear and concise approach to assessment of cumulative impacts.</p> <p>Appendix 8: SEA Assessment of the MIR Questions: SNH state that the assessment in this appendix notes that some questions cannot be assessed until Proposed Plan stage as they invite suggestions from consultees. SNH state that they agree with this approach and suggest that as with the approach taken in Appendix 2 it will be useful to clearly flag these updated parts of the</p>	<p><i>rigorously safeguard high amenity business sites for Class 4 uses, however, the policy will recognise that there may be circumstances whereby, in the case of high amenity business sites, high quality commercial activity may be acceptable as well as non-industrial business / employment generating uses if it enhances the quality of the business park as an employment location".</i> (Refer to Appendix 5).</p> <p>Comment noted and accepted. The Wildlife and Countryside Act 1981 (as amended) has now been corrected and is under national legislation. (Refer to Appendix 2)</p> <p>Comments noted.</p> <p>Comments noted.</p>
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	<p>assessment using either different coloured text or a change log.</p> <p>Appendix 9: SEA Assessment of Existing and Proposed Policies:</p> <p>SNH state that this appendix usefully sets out an assessment of the existing and proposed policies against the SEA Topics. However, aside from the scoring in the matrix there is no commentary on impacts or identification of mitigation that may be required and introduced through proposed policy updates. The 'Notes' column repeats the detail set out in the MIR Appendix 3: Local Development Plan Policy Review rather than providing some analysis of the scoring. This means that it is difficult to determine why policies have scored in the way that they have. SNH recommend that the next iteration of the Environmental Report provides more detail of the policy assessment. Responses to MIR Question 18 may provide useful information in support of this.</p>	<p>Comments noted. Commentary has been added at Proposed Plan stage (refer to Appendix 6).</p>
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Scottish Borders Council

Local Development Plan 2: Proposed Plan

Finalised Environment Report

Appendix 2: Updated Relevant Plans, Programmes and Strategies

NOTE: Any changes to the PPS since the Main Issues Report are highlighted above in red

Any changes to the PPS since the publication of the Proposed Local Development in green

	Plan, Programme or Strategy	Key considerations for LDP2 (Main Issues Report)
Air		
National	The Air Quality Strategy for England, Scotland, Wales and Northern Ireland. Working Together for Clean Air (2000).	The LDP2 will contribute to reduction in air pollution.
	Local Air Quality Management Act (Part of the Environmental Act 1995)	Sets out requirements to reduce air pollution which the LDP2 should contribute to.
	Cleaner Air for Scotland 2015: The Road to a Healthier Future	A National Strategy – aiming to achieve the best possible air quality for Scotland
Biodiversity, fauna and flora		
International	Convention on Wetlands of International Importance 1971 (amended 1982 and 1987) (Ramsar Convention)	Requirement to protect sites from loss or damage by development.
	Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	Requirement for appropriate assessment.
	UN Convention on Biological Diversity	Requirement to protect and enhance ecological resources.
	Bern Convention on the Conservation of European Wildlife and Natural Habitats	
	Pan-European Biological and Landscape Diversity Strategy (1995)	
	Directive 79/409/EEC on the conservation of wild birds	
National	Wildlife and Countryside Act 1981 (as amended)	Protected species continue to receive protection via this legislation. The Nature Conservation (Scotland) Act 2004 led to repeal of some sections of the 1981 Act but it remains in force and should be taken into account in the assessment.
	Nature Conservation (Scotland) Act 2004	Duty to further conservation of biodiversity.
	Scotland's Biodiversity – It's in your hands (2004)	Broader scale conservation beyond designated sites.
	Scottish Planning Policy (SPP) PAN60 Planning for Natural Heritage (2000)	Sets national planning policy and provides further advice.

	The Conservation (Natural Habitats, &c.) Regulations 1994	Requirement for appropriate assessment.
	The Scottish Forestry Strategy (2006) (and associated SEA)	Sets aims to conserve and enhance biodiversity which should be taken on board by the LDP2.
	2020 Challenge for Scotland's Biodiversity	The 2020 Challenge provides greater detail and updates some elements of the 2004 document, including responses to new international targets.
Local	Scottish Borders Biodiversity Action Plan	Requirement to maintain the area's Biodiversity.
	Scottish Borders Woodland Strategy	Requirement to promote the area's woodland asset.
	Scottish Borders Greenspace Strategy	Requirement to promote the area's greenspace asset.
Population and Human Health		
	Our National Health: A Plan for Action, A Plan for Change	The LDP2 should contribute to improving the health of the Borders area.
	Scottish Planning Policy	Enabling the provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places.
	A Partnership for a Better Scotland (2003)	The LDP2 should contribute towards ensuring that disadvantaged neighbourhoods are targeted for regeneration to allow for improvements in quality of life of the Population.
	Making the Links: Greenspace and the Partnership Agreement, Greenspace Scotland	The LDP2 should seek to protect, enhance and promote green spaces.
	PAN 74 Affordable Housing	The LDP2 should seek to provide affordable housing in line with the Scottish Government's recommendations.
	Let's Get Scotland Walking – The National Walking Strategy	The LDP2 should seek to promote walking in line with this Strategy
	Active Travel Task Force Report	The LDP2 should seek to promote cycling and walking in line with the Task Force Report
	Cycling Action Plan for Scotland 2017 to 2010	The LDP2 should seek to promote cycling as a form of

		transport, as outlined within the Action Plan
	A Long Term Vision for Active Travel in Scotland 2030	The LDP2 should seek to promote cycling in line with the Vision
Local	Scottish Borders Core Path Plan	The LDP2 should contribute to improving the health of the Borders area by promoting core paths and accessibility to the countryside and green spaces.
	Our Scottish Borders – Your Community: Community Plan 2006-2016	The LDP2 should seek to follow the guidance in the community plans on engagement with the local community.
	Scottish Borders Local Housing Strategy and Action Plan	The LDP2 should integrate with the SHIP and plan to achieve the outcomes set out in the document.
Soil		
International	EU Thematic Strategy for Soil protection (2005)	Aims to maintain and protect soil quality.
National	PAN33 Development of Contaminated Land (2000)	Key national advice.
	The Contaminated Land (Scotland) Regulations 2005	The LDP2 should not conflict with these regulations.
	Scottish Soil Framework (2009)	The main aim of the Framework is to promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland.
	The State of Scotland's Soils Report (2011)	The document examines actions arising from the Scottish Soils Framework (2009).
Water		
International	Directive 2000/60/EC Water Framework Directive	Requirement to achieve good ecological status by 2015.
	Directive 2007/60/EC Flood Risk Management	Assessment and management of flood risk.
National	Water Environment and Water Services (Scotland) Act 2003 (Designation of Scotland River Basin District) Order 2003	Requirement to produce River Basin Management Plans. Controlled Activities Regulations (CAR).
	The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended)	
	Scotland River Basin Management Plan and Solway Tweed River Basin Management Plan (RBMP)	

	Flood Risk Management (Scotland) Bill 2008	Sets national policy - requirement to take flood risk into account.
	Scottish Planning Policy	
	Local Flood Risk Management Plans	The LDP2 should not create flood risks and should actively promote sustainable flood risk management.
	The Marine (Scotland) Act (2010)	The LDP2 should take account of the Marine Bill when planning anything that could impact on coastal waters and/or the sea.
Local	Tweed Catchment Management Plan	The LDP2 should not adversely impact on the aims of these documents.
	Tweed Wetland Strategy	
Climatic Factors		
International	European Climate Change Programme	Aims to reduce emissions and achieve sequestration.
	Kyoto Protocol (1997)	Sets international targets and mechanisms for addressing climate change.
National	UK Climate Projections (UKCP09) (2009)	Projects UK climate into the future based on different emissions scenarios.
	Changing Our Ways – Scotland’s Climate Change Programme (2006)	The LDP2 should aim to make an appropriate contribution to this programme.
	Climate Change (Scotland) Act 2009	The LDP2 should promote and contribute towards the targets set by the bill. The LDP2 should also adhere to the public body duties in Section 4 of the Act, this means exercising functions: in the best way calculated to contribute to delivery of the Act’s emission reduction targets, deliver any statutory adaptation programme; and in the most sustainable way.
	Energy Efficiency and Micro generation: achieving a Low Carbon Future: A Strategy for Scotland (2008)	The LDP2 should aim to make an appropriate contribution to this programme to help meet carbon saving targets for Scotland.
	Scotland’s Climate Change Adaptation Framework	The LDP2 should recognise the need to understand the consequences of a changing climate and integrate

		adaptation measures into policy where possible.
	Biomass Action Plan for Scotland	The aim of the Plan is to set out a coordinated programme for development of the biomass sector in Scotland.
Material assets		
International	Directive 99/31/EC Landfill Directive	Sets targets for reducing waste to landfill.
National	Scottish Planning Policy	The LDP2 should support measures to manage waste.
	Zero Waste Plan (2010)	The LDP2 should support measures to improve resource efficiency.
	Building a Better Scotland Infrastructure Investment Plan (2005)	Sets out delivery plan for investment across Scotland.
Cultural Heritage		
National	Scottish Planning Policy	Sets out national policy.
	Historic Environment Policy For Scotland	HEP directs decision-making that affects the historic environment. It is relevant to a wide range of decision-making at national and local levels.
	Historic Environment Scotland Policy Statement	HESPS promotes the protection and management of Scotland's rich and diverse historic environment in a sustainable way, and sets out an exception that planning authorities to undertake their responsibilities for the historic environment in a pro-active and committed way.
	Our Place in Time	The key message of the Strategy is to ensure that the cultural, social, environmental and economic value of Scotland's heritage makes a strong contribution to the wellbeing of the nation and its people.
	Managing Change in the Historic Environment Guidance Notes	Provides advice on designated and protected built environment, gardens and landscapes.
	Our Place in Time, the historic environment strategy for Scotland	The LDP2 should promote the Historic Environment, in line with the strategy. The key message of the Strategy is to ensure that the cultural, social, environmental and economic value of Scotland's heritage makes a strong contribution to the wellbeing of the nation and its people.

Landscape and townscape		
International	European Landscape Convention (2000)	Requires protection and enhancement of landscapes.
National	Scottish Planning Policy	Sets national planning policy and provides further advice.
	Getting the Best from our Land: A Land Use Strategy for Scotland 2016 - 2021	
	PAN60 Planning for Natural Heritage (2000)	
	Creating Places: A policy statement on architecture and place for Scotland	The LDP2 should adhere to the policies contained within the document.
	PAN 65 Planning and Open Space	The LDP2 should enhance existing open space and provide high quality new spaces.
	PAN 71 Conservation Area Management	The LDP2 should not have a negative impact on any conservation areas in the Borders.
Interrelationships / sustainable development		
International	European Strategy for Sustainable Development (2006)	Identifies key priorities for sustainable development.
	7 th Environmental Action Plan of the European Community (2002)	Encourages integration of environmental issues across all sectors of policy.
National	One future different paths – UK shared framework for sustainable development (2005)	Sets principles for sustainable development.
	Choosing our Future – Scotland’s Sustainable Development Strategy (2005)	Defines priorities for Scotland, including mainstreaming sustainable development.
Local	Single Outcome Agreement for the Scottish Borders	Sets priorities for the Community Planning Partnership.
	New Ways Environmental Strategy	
Planning		
National	Planning etc (Scotland) Act 2006	Reform of the Scottish planning system.
	Planning (Scotland) Act 2019	Reform of the Scottish planning system.
	Scottish Planning Policy	Sets national policy.
	Planning Circular (6/2013)	
	Rural Development Programme for Scotland 2007-2013	Sets priorities for EU funded rural development.
	National Planning Framework 3 for Scotland	Guides land use planning.

Local	Strategic Development Plan (SESplan)	Part of the Scottish Borders Development Plan - sets out the strategic policy framework.
	<p data-bbox="389 280 999 312">Scottish Borders Local Development Plan 2016</p> <p data-bbox="389 437 1227 469">Supplementary Guidance on Housing (Adopted November 2017)</p> <p data-bbox="389 635 1211 703">Supplementary Guidance on Renewable Energy (to be Adopted 2018)</p>	<p data-bbox="1314 280 2074 392">Part of the current Scottish Borders Development Plan – sets out the site specific detail and more local policies and proposals.</p> <p data-bbox="1314 437 2085 549">Allocates additional housing land to meet the requirement of LDP Policy HD4 Meeting the Housing Land Requirement/ Further Housing Land Safeguarding.</p> <p data-bbox="1314 593 2092 705">Sets out the detailed policy considerations against which all proposals for wind energy and other forms of renewable energy will be assessed.</p>

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Appendix 3: Updated Baseline Report and Maps

NOTE: Any changes to this Appendix since the Main Issues Report are highlighted in red

Any changes to this Appendix since the publication of the Proposed Local Development Plan are highlighted in green

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Introduction

This section of the Environmental Report gives a description of the current state of the environment (the environmental baseline) for the Scottish Borders Council area and how this might change in the future in the absence of the Local Development Plan 2, as well as the environmental characteristics of the area, as required by the Environmental Assessment (Scotland) Act.

Scottish Borders is the 6th largest council area in Scotland covering 4,734km² and has a population estimated at 115,020 as of 2017. The area is predominantly rural with small towns and villages scattered throughout the area, and has an abundance of natural and man-made attractions.

Baseline information has been gathered on aspects of the environment and the key environmental issues, problems and sensitivities of the area can be summarised below. The baseline will seek to provide an overview of the study using information from Scottish Borders Council, as well as national statistics. The aim is to use this information, in order to establish the environmental effects of options, policies and proposals outlined within this Environment Report.

This baseline will be presented under the following SEA environment topic headings:

- Air
- Biodiversity, Flora and Fauna
- Climatic Factors
- Cultural Heritage
- Landscape and Townscape
- Material Assets
- Population and Human Health
- Soil
- Water

SEA Topic: Air

SEA Objective: To protect current air quality and provide opportunities for public transport

SEA Sub-Objectives:

- **Reduce the need to travel**
- **Promote accessibility by sustainable transport nodes**
- **Provide for digital connectivity**

Local Authorities have a responsibility under the Environment Act 1995 and Air Quality (Scotland) Amendments Regulations (2002) to improve air quality, not merely minimise pollution. The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2000) and Addendum (2003) set health based objectives for nine air pollutants and two for the protection of vegetation and ecosystems. Where it is found that these objectives are unlikely to be met by the due date, then an Air Quality Management Area (AQMA) must be declared and an action plan setting out proposals for addressing the problems prepared. In the Scottish Borders there are no AQMAs, nor areas close to designation.

The Climate Change (Scotland) Act 2009 include emissions reduction targets covering greenhouse gases (GHG), the list is as follows: Carbon dioxide (CO₂), Methane (CH₄), Nitrous oxide (N₂O), Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs) and Sulphur hexafluoride (SF₆). The amount to which these gases are emitted due to human processes varies; far much more CO₂ is emitted than the other five gases, however the five other gases are more powerful in their greenhouse effect (known as Global Warming Potential). Table 1, below, shows the most recent Scottish Borders greenhouse gas emissions data.

Another area that affects air quality is emissions from transport. An increased population and related development will cause an increase in journeys, many of which will be made by car. This will increase carbon and nitrogen oxide omissions and worsen air quality in parts of the region. Therefore, by reducing the need for individuals to travel, will decrease the omissions produced from travelling.

Important transportation developments in Scottish Borders include the potential for the extension of the Borders Railway, and the potential for a railway station at Reston. Rail transport assists with reducing GHG emissions from cars. Important road routes in Scottish Borders include the

A1, A68, A7 and A702 which are under route management schemes. The increased infrastructure to allow public transport within the area will aid to reduce omissions from individual car travel.

The Census data from 2011 provides information on the method of travel to work or study by 'day time' population in Scottish Borders. This information is provided below in Table 2. Daily average traffic flows for certain key routes in Scottish Borders which are shown below in Map 1.

Table 1: Scottish Borders Greenhouse Gas Emissions

Scottish Borders

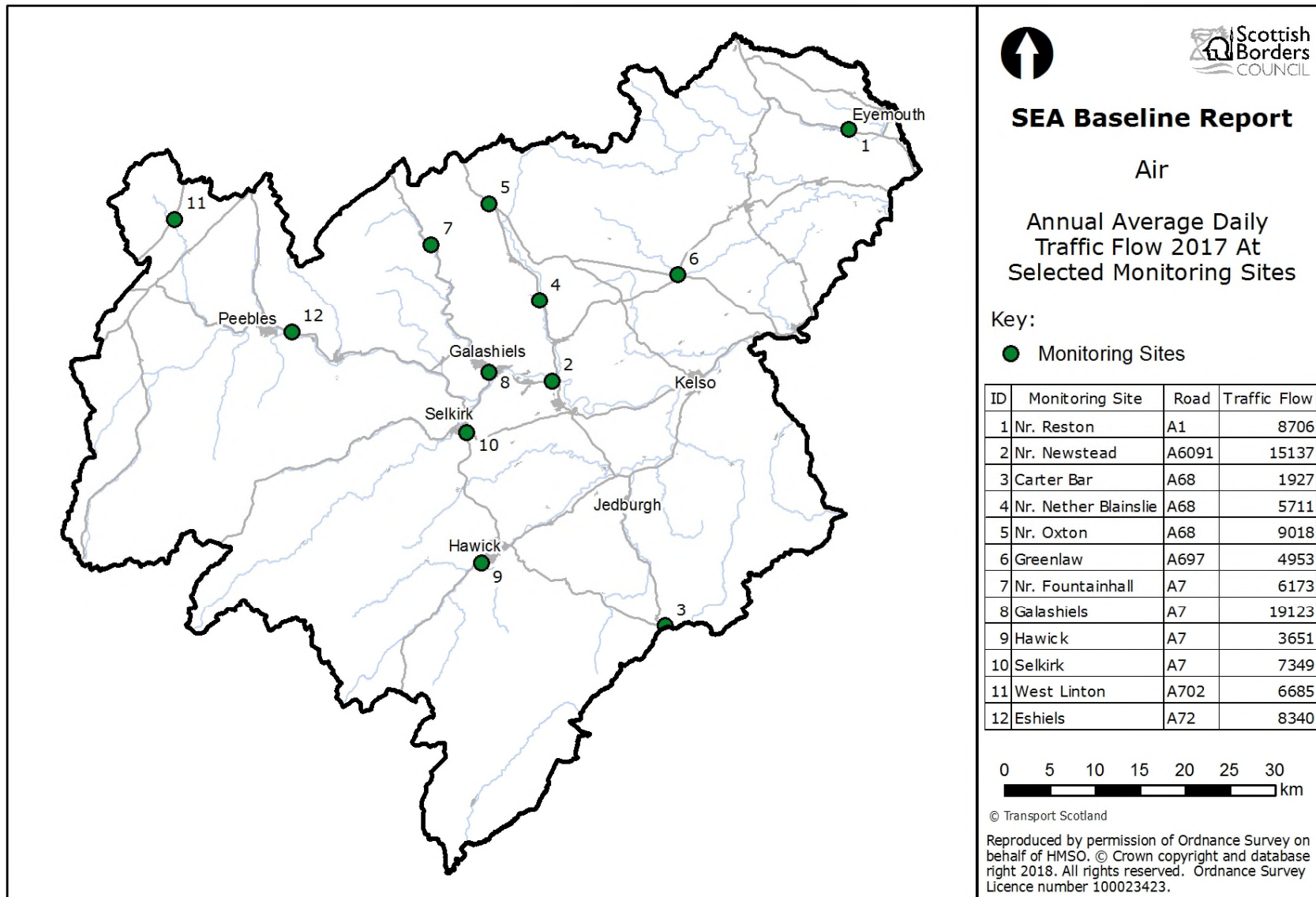
Population 115,020

	PER CAPITA FOOTPRINT			TOTAL FOOTPRINT		
	Ecological Footprint (gha/capita)	Carbon Footprint (tonnes CO2/capita)	GHG Footprint (tonnes CO2eq/capita)	Total Ecological Footprint (gha)	Total Carbon Footprint (Tonnes CO2)	Total GHG Footprint (Tonnes CO2 eq)
TOTAL	5.52	12.59	17.02	611,216	1,392,837	1,882,729
Housing	1.44	4.10	4.59	159,741	454,143	507,433
Transport	0.94	3.09	3.58	103,548	341,616	396,351
Food	1.40	1.23	3.05	155,110	135,697	337,371
Consumer Items	0.73	1.44	2.09	80,764	158,856	231,677
Private Services	0.29	0.74	1.05	31,839	81,415	116,578
Public Services	0.59	1.58	2.13	65,637	174,520	236,014
Capital Investment	0.12	0.36	0.46	13,756	39,298	51,049
Other	0.01	0.07	0.06	821	7,293	6,257

Table 2: Method of Travel to Work or Study

Method of Travel to Work or Study	Number of People
Total 'day time' population (as of 2011)	106,944
'Day time' population not currently working or studying	41,152
'Day time' population that works or studies mainly at or from home	10,469
Train	62
Bus, minibus or coach	5,595
Driving a car or van	27,794
Passenger in a car or van	5,604
Bicycle	691
On foot	14,882
Other	695

Map 1: Day Traffic Flow at Selected Monitoring Sites



SEA Topic: Biodiversity, Flora & Fauna

SEA Objective: To protect and enhance biodiversity and habitats in Scottish Borders

SEA Sub-Objectives:

- **Protect/enhance international, national and local Conservation Areas**
- **Protect/enhance greenspace**
- **Protect/enhance Borders Green Network**

A principal asset of the Scottish Borders area is the high quality natural environment and diverse range of species and habitats which are protected and conserved by a range of designations on an international and national scale.

The Land Cover map (2000) classifies the type of land throughout Scottish Borders using satellite remote sensing. The outputs of the land cover map are shown below in Table 3.

In 2011, the Scottish Government published its first Land Use Strategy, the development of which is a key commitment to their response to climate change. The Government sets out a vision to guide thinking about how we use our land and how we want to see that develop in the future. Therefore, the Land Use Strategy takes a strategic approach to the many different economic, environmental and social challenges facing land use in Scotland. Scottish Borders Council were one of two Council's to undertake a pilot study and subsequently published the Land Use Framework. The aim is to enable more informed and integrated decisions to be made about how we use the land within the Scottish Borders in a sustainable manner.

Supplementary Planning Guidance: Biodiversity, was adopted in 2005, which provides guidance for the protection of nature conservation sites. Table 4 below outlines the hierarchy of designation ranges from international, national, through to local level of importance. There are 10 Special Areas of Conservation (SAC) and 5 Special Protected Areas (SPA) within the Scottish Borders, which are strictly designated under the ED Habitats Directive, all habitat types and species included are those considered to be most in need of conservation at a European level. Ramsar sites are wetlands of international importance selected by the Ramsar Convention (1971), there are 3 located within the Borders; Westwater Reservoir, Greenlaw Moor and Hoselaw Loch. They are designated for wildfowl and waders covering an overall area of 349 hectares. The Council have an

adopted Local Biodiversity Action Plan (2001) and have recently published an updated LBAP Supplementary Guidance, which is currently subject to public consultation.

Natura 2000 Sites are the collective term for internationally designated nature conservation sites including SAC's, SPA's and Ramsar Sites. These are designated because of their habitat and/or species interest and are of the following main type: rivers, birds, uplands and/or bogs, coastal or woodland. A main objective of the SEA is to protect and enhance species and habitat.

National Nature Conservation Areas comprise nationally important sites, which are Sites of Scientific Interest (SSSI) and National Nature Reserves (NNR). There are 2 NNR's and 95 SSSI's within the Scottish Borders. SSSI's are legally protected for their floral, faunal, geological and geomorphological interests, while NNR sites are protected for the conservation of habitats and species.

Maps 2-6 below show the following:

- Sites of Special Scientific Interest
- Special Areas of Conservation and Special Protection Areas
- National Nature Reserves and Ramsar Sites
- Ancient Woodland Inventory
- Green Networks

Green Networks consist of a network of greenspaces (including green infrastructure) and green corridors through, within and around settlements, linking open spaces within settlements to the wider countryside. They can assist in enhancing the biodiversity, quality of life and sense of place of an area. The Green Networks identified within the Scottish Borders LDP are shown below in Map 6, they assist in supporting sustainable economic growth, tourism, recreation, the creation of an environment that promotes a healthier-living lifestyle and the protection and enhancement of biodiversity, and has the potential to improve the quality of the water environment, promote flood protection and reduce pollution.

The Phase 1 Habitat Classification is produced by the Joint Nature Conservation Committee and provides a system to record of semi-natural vegetation and other wildlife habitats. The ten categories of habitats include woodland and scrub, grassland and marsh, and heathland and

amongst these categories there are 155 habitat types. Accordingly, the habitat map of Scottish Borders is too detailed to be legible but more information to the Phase 1 Habitat Classification can be found at <http://jncc.defra.gov.uk/page-4258>.

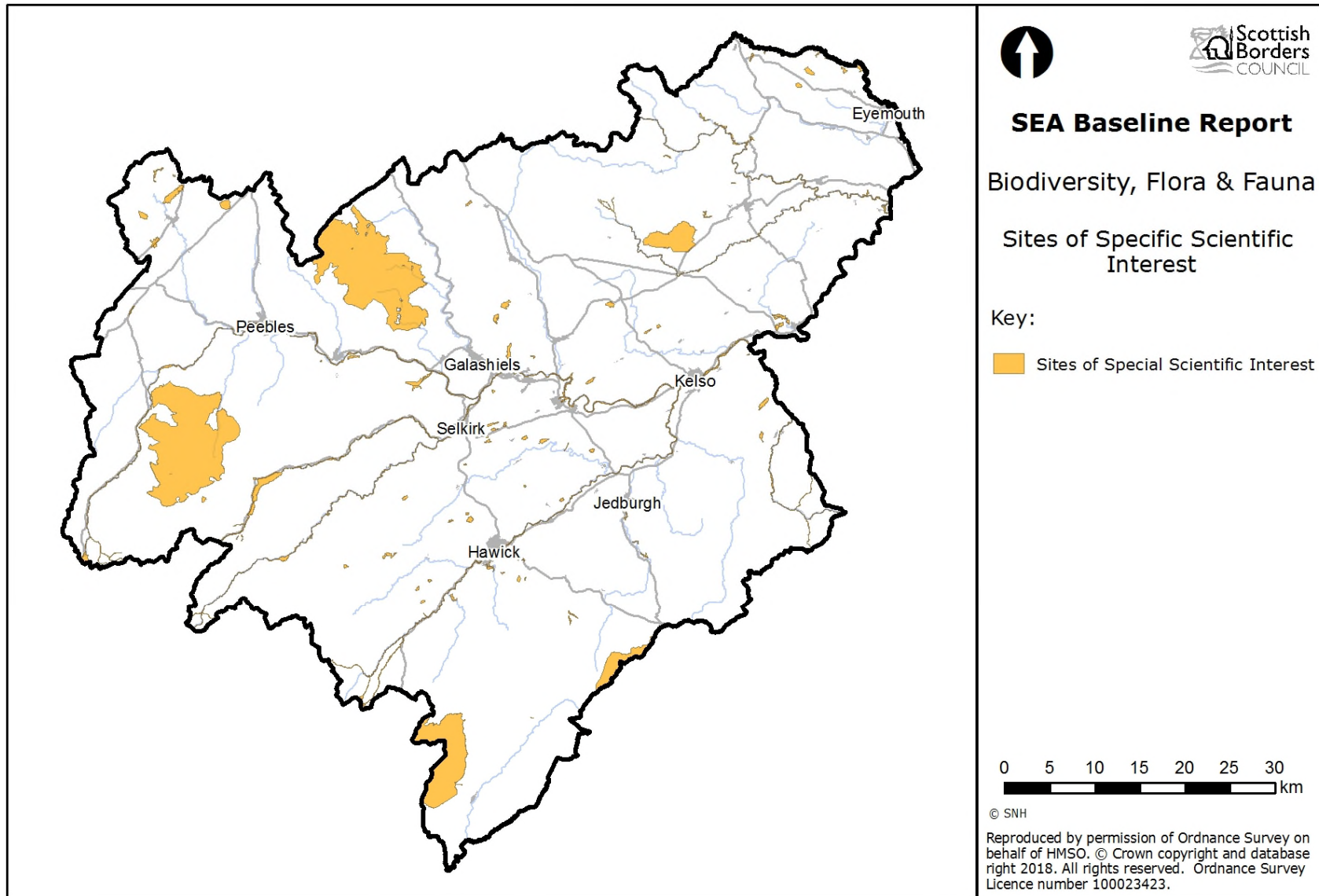
Table 3: Land Cover of Scottish Borders

Type of Land Cover	Area (Ha)
Acid	63,438
Arable & Horticulture	103,641
Bog	8,020
Bracken	9,318
Broad-leafwood	19,799
Built-up areas and gardens	3,663
Calcareous	8,201
Coniferous woodland	57,004
Continuous urban	1,118
Dwarf shrub heath	13,543
Improved grassland	97,562
Inland rock	463
Littoral rock	168
Littoral sediment	75
Neutral	35,927
Open dwarf shrub heath	51,813
Standing Water	1,744
Supra-littoral sediment	11

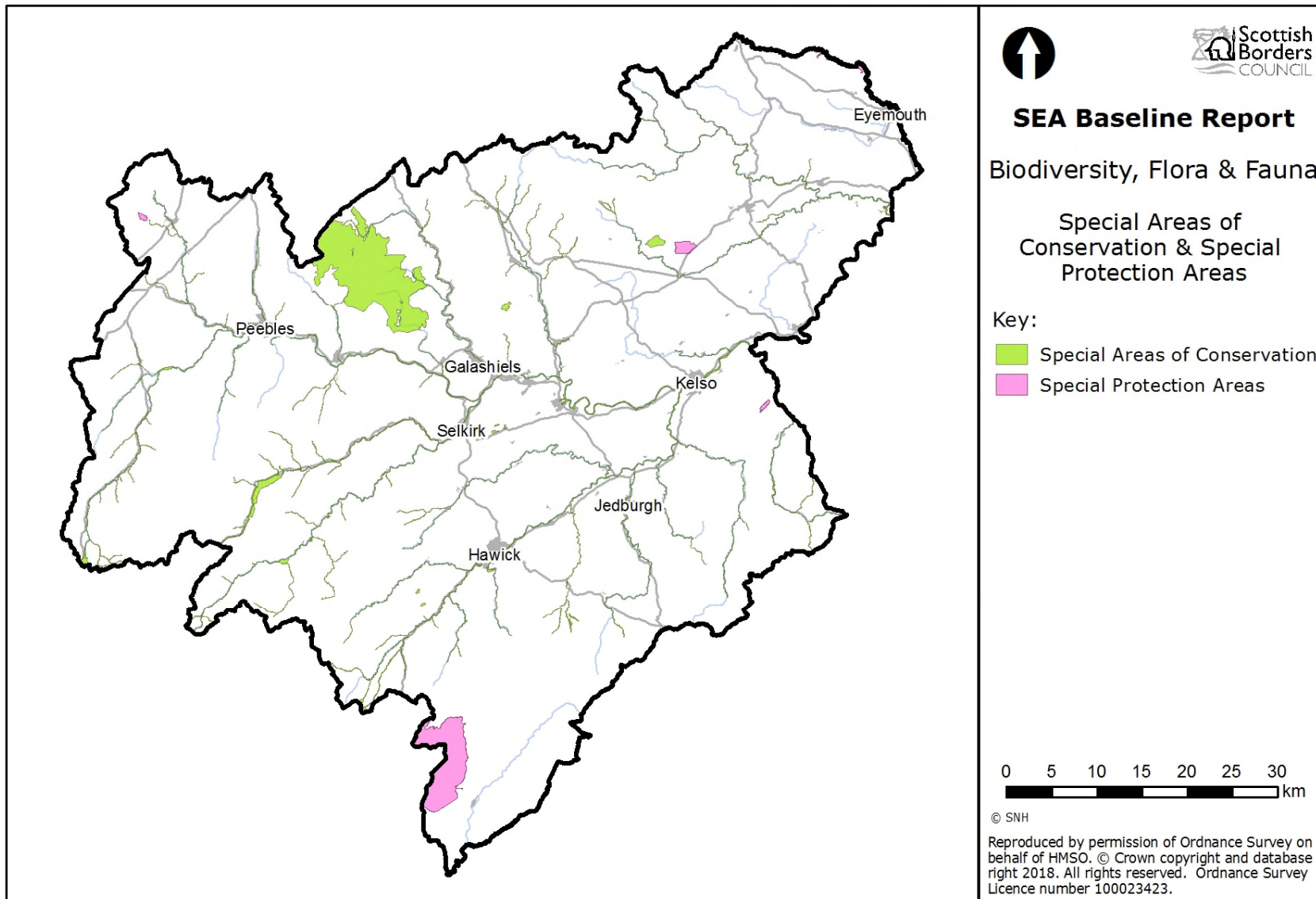
Table 4: Hierarchy of habitat and species designations (SPG: Biodiversity)

International	Special Protection Areas (SPA)	Birds
	Special Areas of Conservation (SAC)	Habitats
	Ramsar Sites	Wetlands
National	Sites of Special Scientific Interest (SSSI)	Habitats
	National Nature Reserves (NNR)	Habitats
Local	Local Wildlife Sites	Habitats

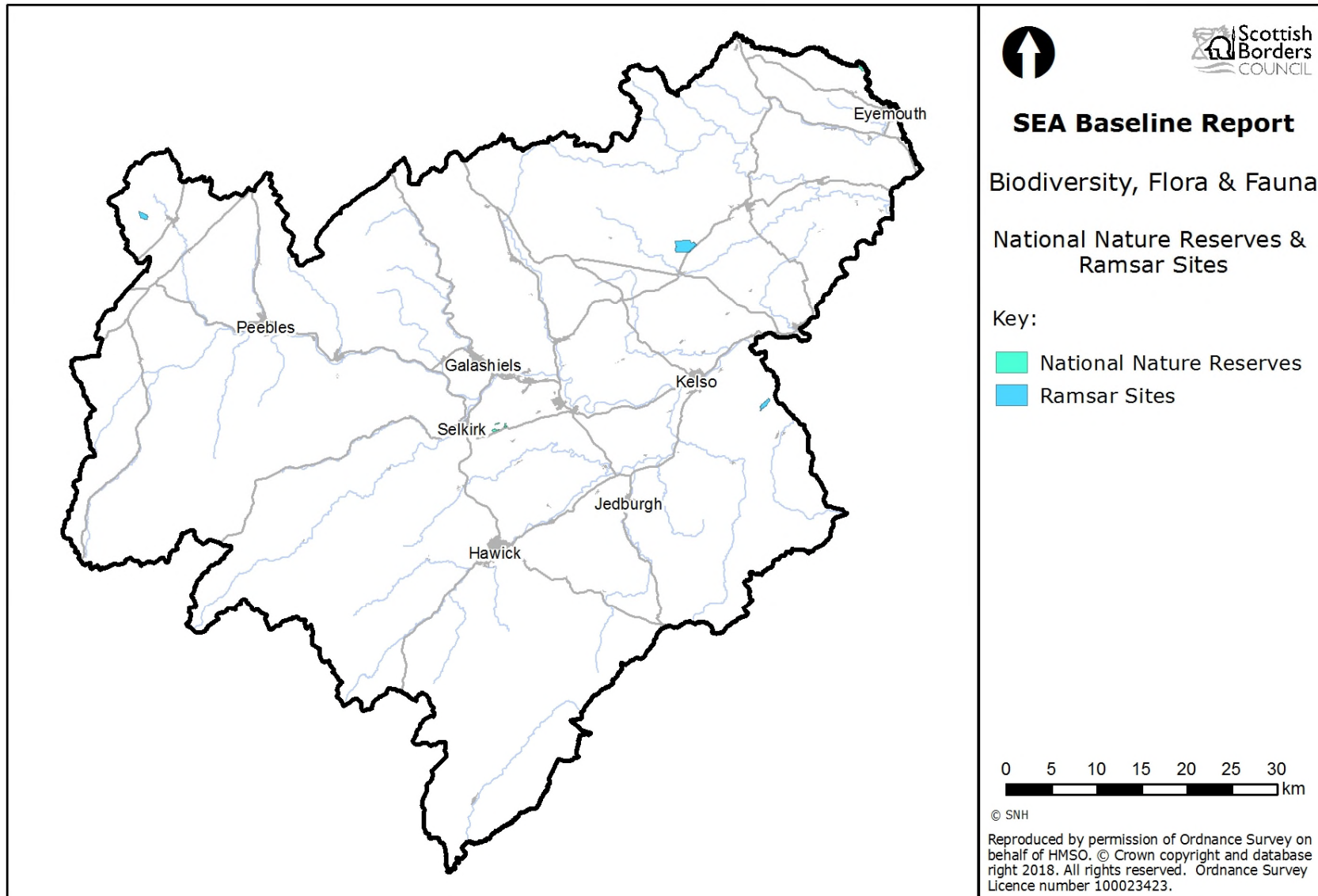
Map 2: Sites of Scientific Special Interest



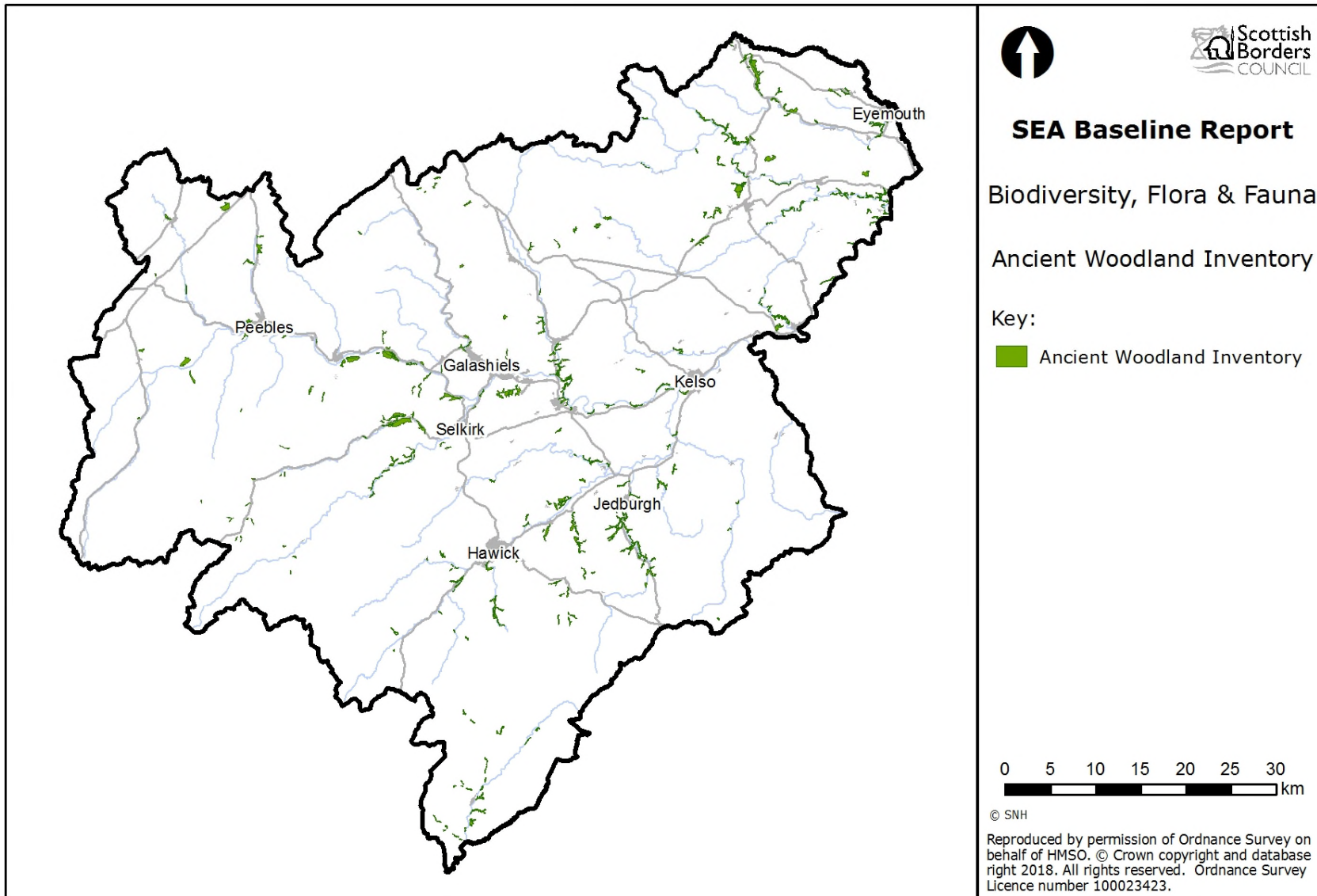
Map 3: Special Areas of Conservation & Special Protection Areas



Map 4: National Nature Reserves & Ramsar Sites



Map 5: Ancient Woodland Inventory



Map 6: Green Networks

Green Networks



- Improvements**
- Environmental Enhancement Linked to Selkirk Flood Protection Scheme
 - Eildon and Upper Tweeddale NSA Future Management Plan
 - Eddleston River Restoration Project
 - Black Grouse Recovery Project
 - Realignment of the Black Path
 - Proposed Path Earlston to Leaderfoot
 - Potential Path Innerleithen to Walkerburn



SEA Topics: Climatic Factors

SEA Objective: To reduce greenhouse gas emissions, reduce energy consumption and promote climate change adaptation

SEA Sub-Objectives:

- **Promote use of renewable energy, where appropriate**
- **Consider impacts of climate change on the water resource**

The climate change Act 2009 sets out ambitious targets for Scotland to reduce carbon emissions which are 42% reduction by 2020 and 80% by 2050. It is possible to show a comparison for ecological and greenhouse gas footprints for the Scottish Borders Local Authority area:

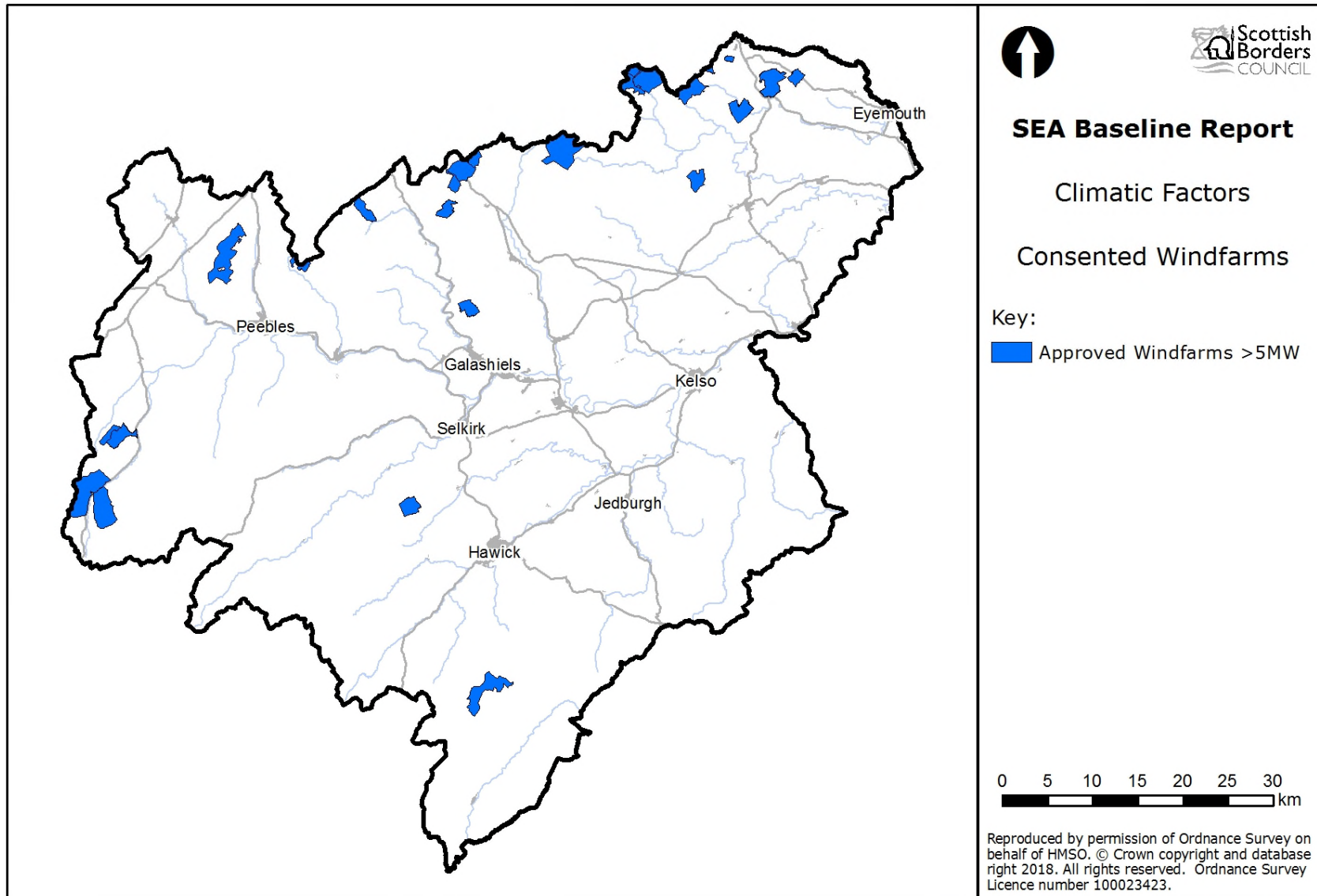
- Ecological Footprint (g/ha/capita): 5.52
- GHG Footprint (tCO₂eq/capita): 17.02

To put these figures into context the UK ecological footprint average is 5.3 and the world average GHG footprint is 16.34. An assumption that can be drawn from these figures is that Scottish Borders consumes resources at an unsustainable rate.

The development of renewable energy sources has been identified as a key strand in the Scottish Government's plans to help tackle the issue of climate change. This is demonstrated by the framework for renewables in 'Scotland's Renewables Action Plan' (The Scottish Government (2009) Renewables Action Plan).

The estimated capacity of renewable energy generation in Scotland has been estimated at 60 GW (The Scottish Government (2002) Scotland's Renewable Energy Potential – Beyond 2010). Scottish Borders has, and continues to play a key role in the development of sustainable energy sources with several existing and proposed windfarms, the number of windfarms (5MW or above generation) is shown in Map 7 (please note this figure is indicative of the status at the time of writing). The Borders also has the potential of wood fuel and heat recovery systems associated with forestry and recently there has been a growing interest in solar farms.

Map 7: Operational and Consented Windfarms



SEA Topic: Cultural Heritage

SEA Objective: To safeguard and enhance the built and historic environment

SEA Sub-Objectives:

- Protect designated historic/cultural sites, areas and landscapes
- Provide opportunities for greater access to/understanding of the historic environment

Scottish Borders has a rich cultural and historical heritage and this is shown through the number of related designations and initiatives undertaken in the area. For example the Council has completed Townscape Heritage Initiatives (THI) in Hawick and Kelso in recent years, which were undertaken with the aim to culturally, socially and economically regenerate the towns. Supplementary Guidance reports include Planning Briefs for historically sensitive sites including one underway for Kelso High School. Furthermore, the Jedburgh and Selkirk Conservation Area Regeneration Scheme (CARS) has been undertaken for these towns, which focused on a range of heritage and conservation based regeneration activities within the historic town centre.

The Register is maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) on behalf of Historic Scotland, and provides information on properties of architectural or historic merit throughout the country that are considered to be at risk. Currently the register identifies that there are 172 buildings within Scottish Borders at risk whilst 11 are currently being restored (as at 20/07/2016).

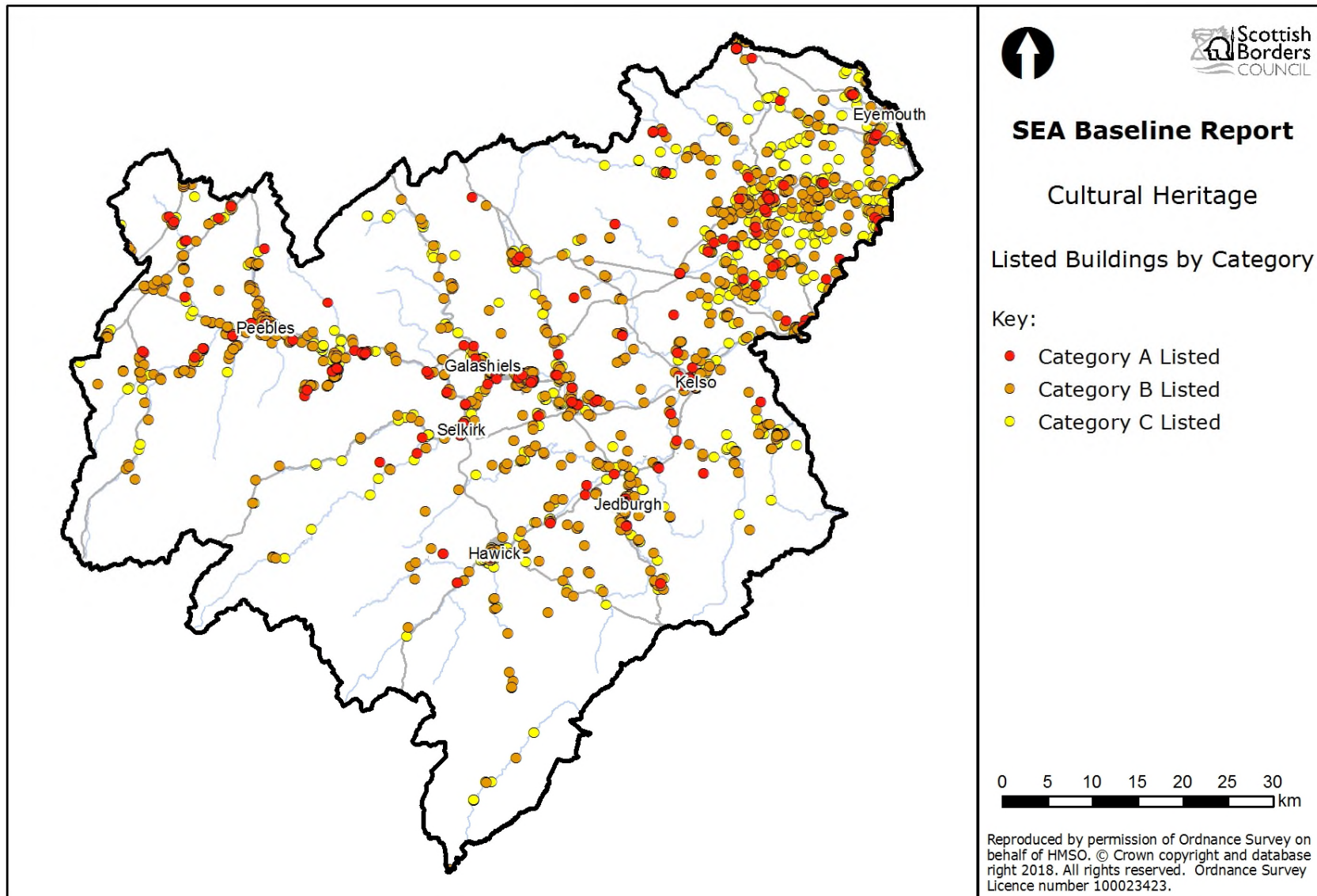
As of 8/5/17, The Historic Environment Scotland website shows that Scottish Borders has 3,020 listed buildings, shown in Map 8; the categories of listed buildings and the description are listed below in Table 5. There are also 43 conservation Areas in Scottish Borders these have been designated by the Council to ensure the character of the area is protected. The largest Conservation Areas in Scottish Borders are Peebles (117ha) and Dryburgh (71ha) in total the Conservation Areas cover almost 900ha, as shown in Map 9. There are 749 Scheduled Monuments within Scottish Borders and locations of these are provided in Map 10. All sites contained on the Council's Historic Environment Record are shown in Map 11. The 31 Gardens and Designed Landscapes in Scottish Borders are shown in Map 12, and the 3 battlefields in Scottish Borders are shown in Map 13.

Table 5: Listed Buildings in Scottish Borders by Category

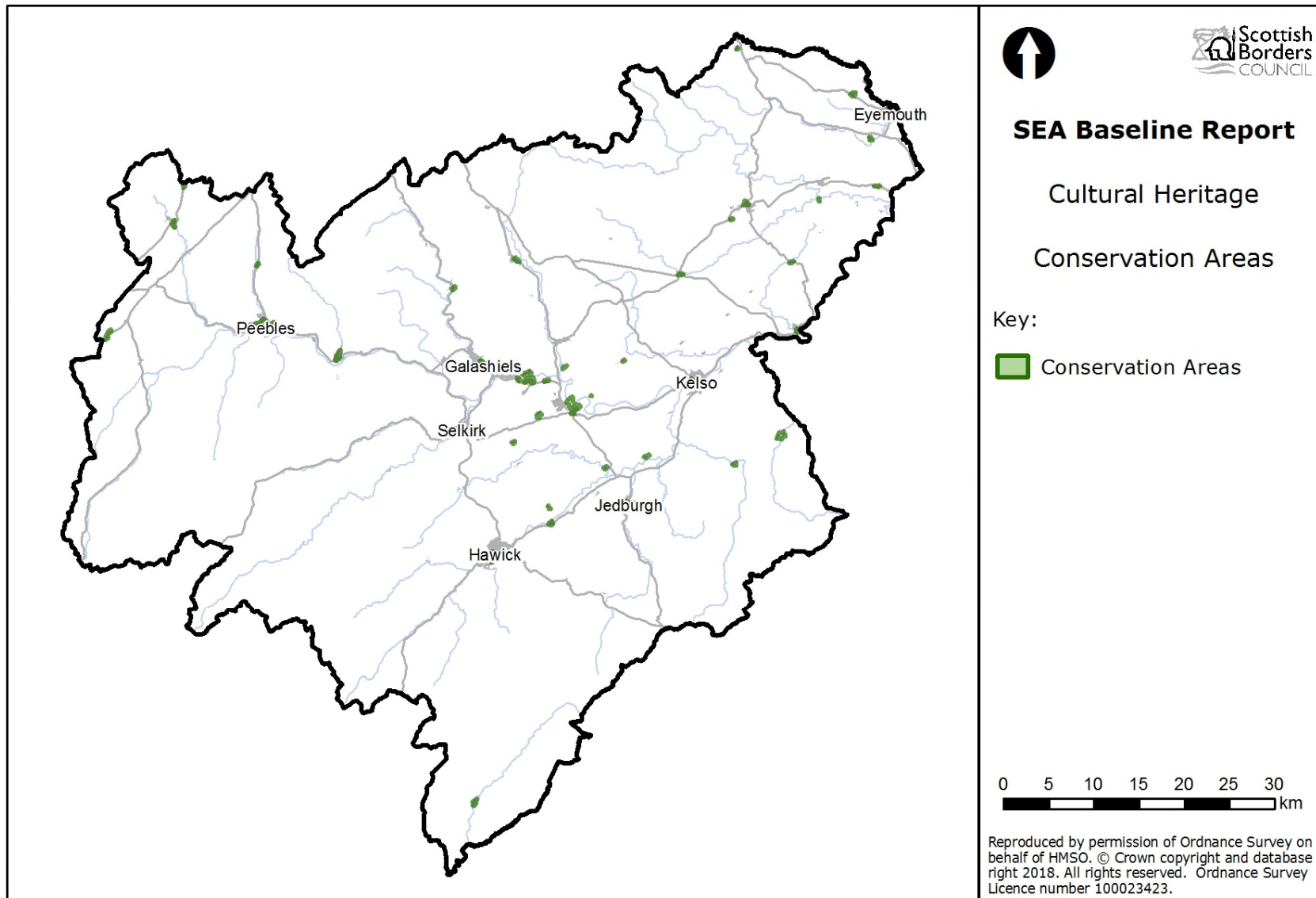
Category	Category Description	Total number
A Listed	Buildings of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type.	185
B Listed	Buildings of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.	1,233
C Listed	Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple traditional buildings which group well with others in categories A and B.	1,602
		3,020

Source: Historic Environment Scotland Website

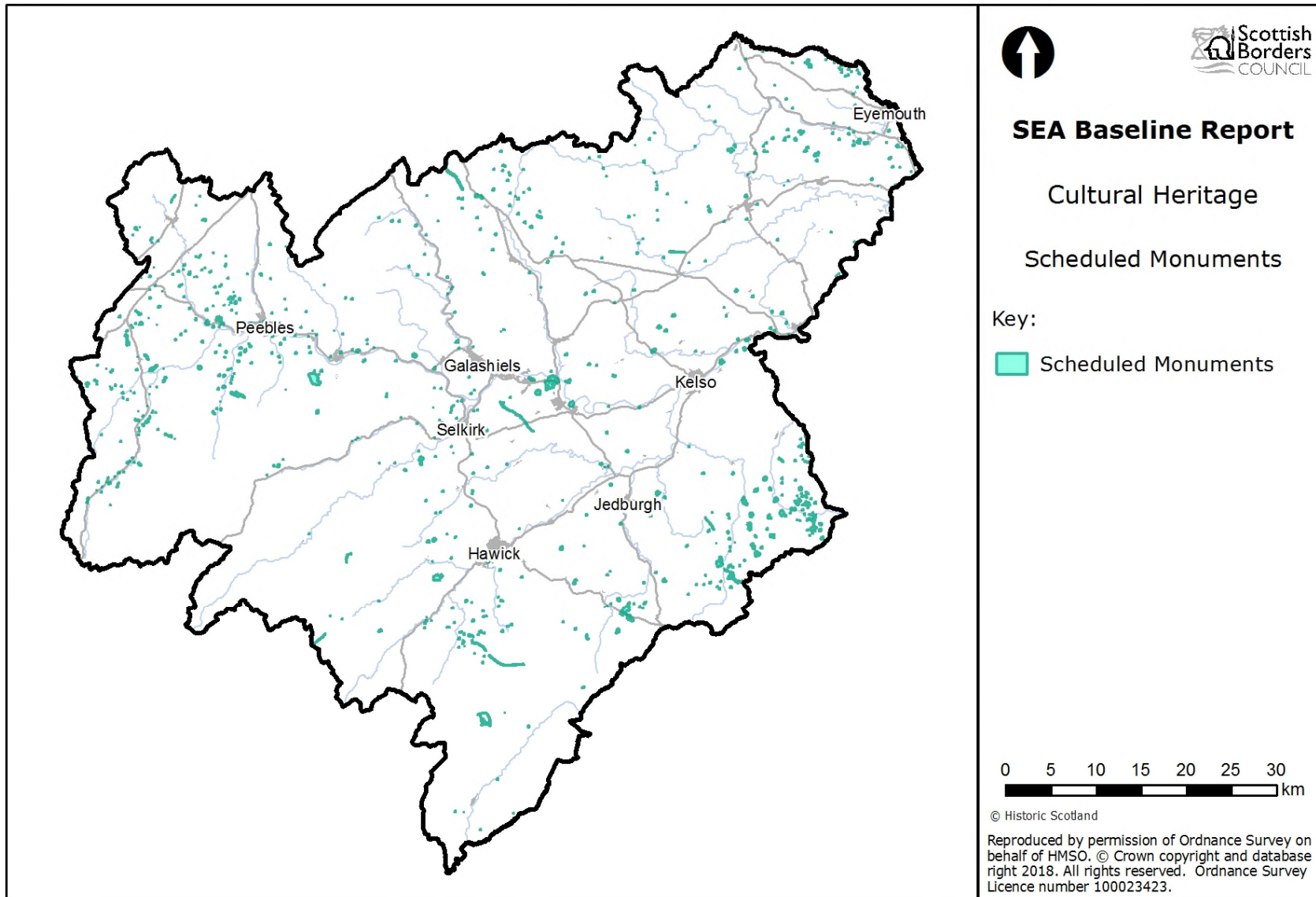
Map 8: Listed Buildings



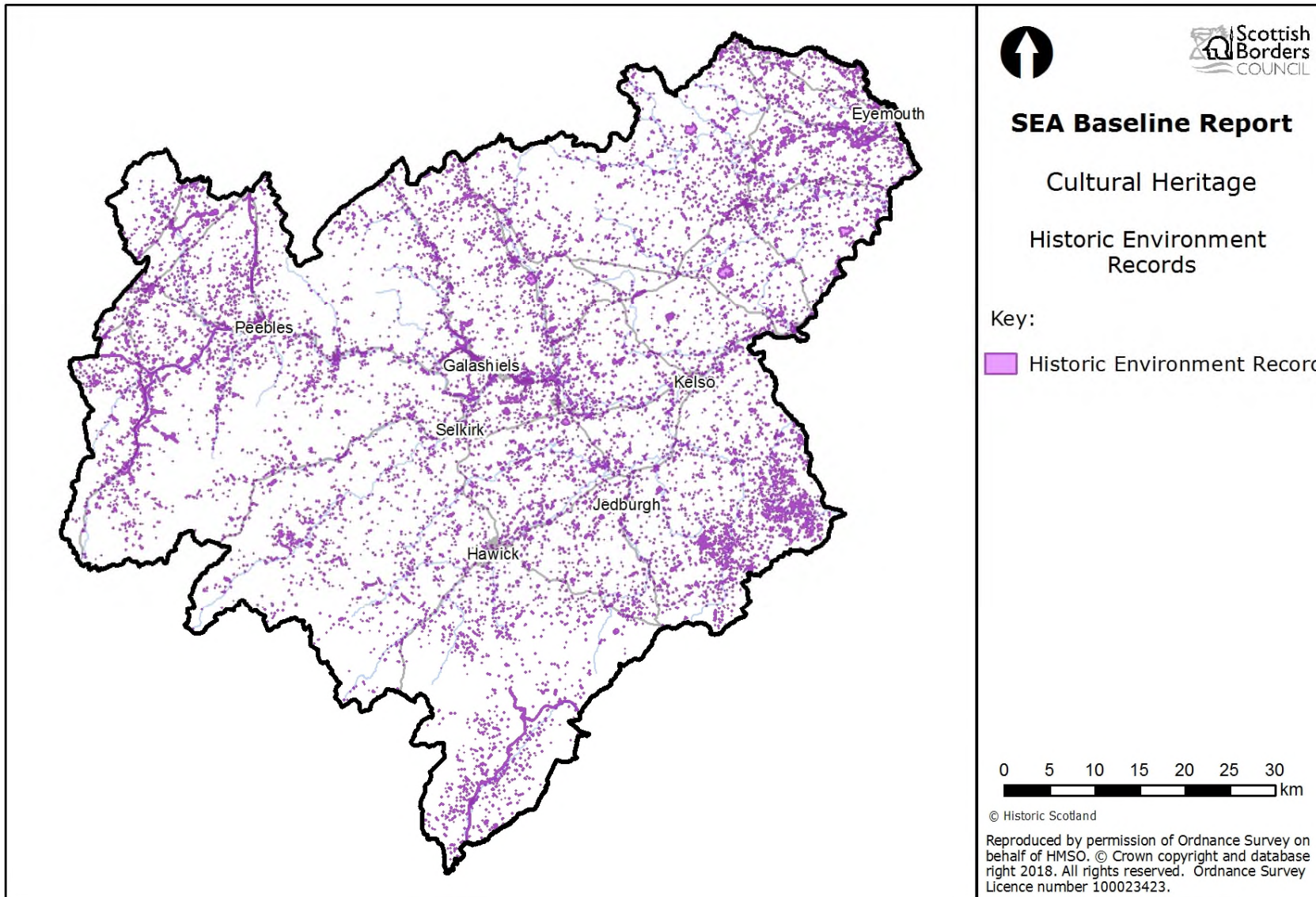
Map 9: Conservation Areas



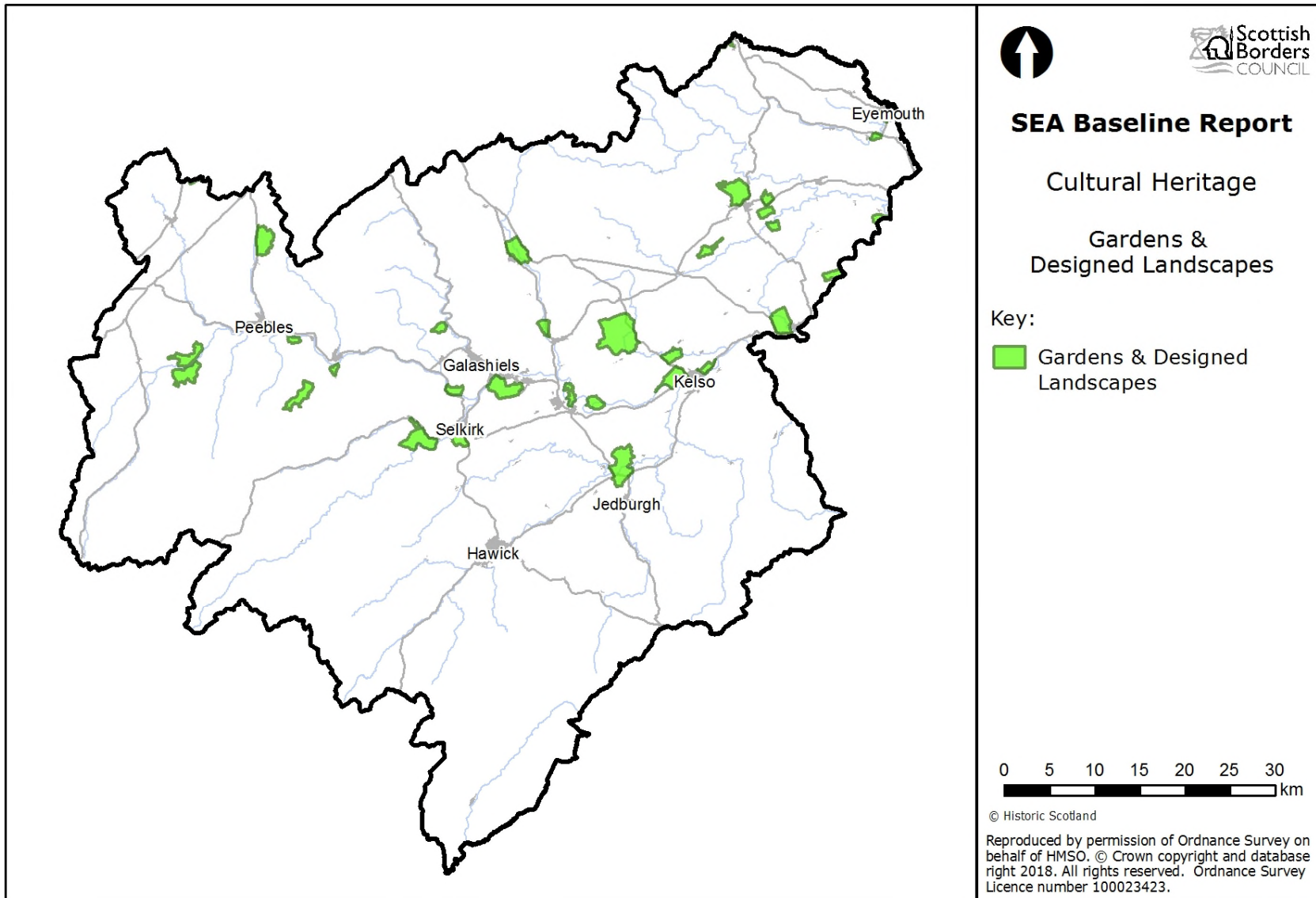
Map 10: Scheduled Monuments



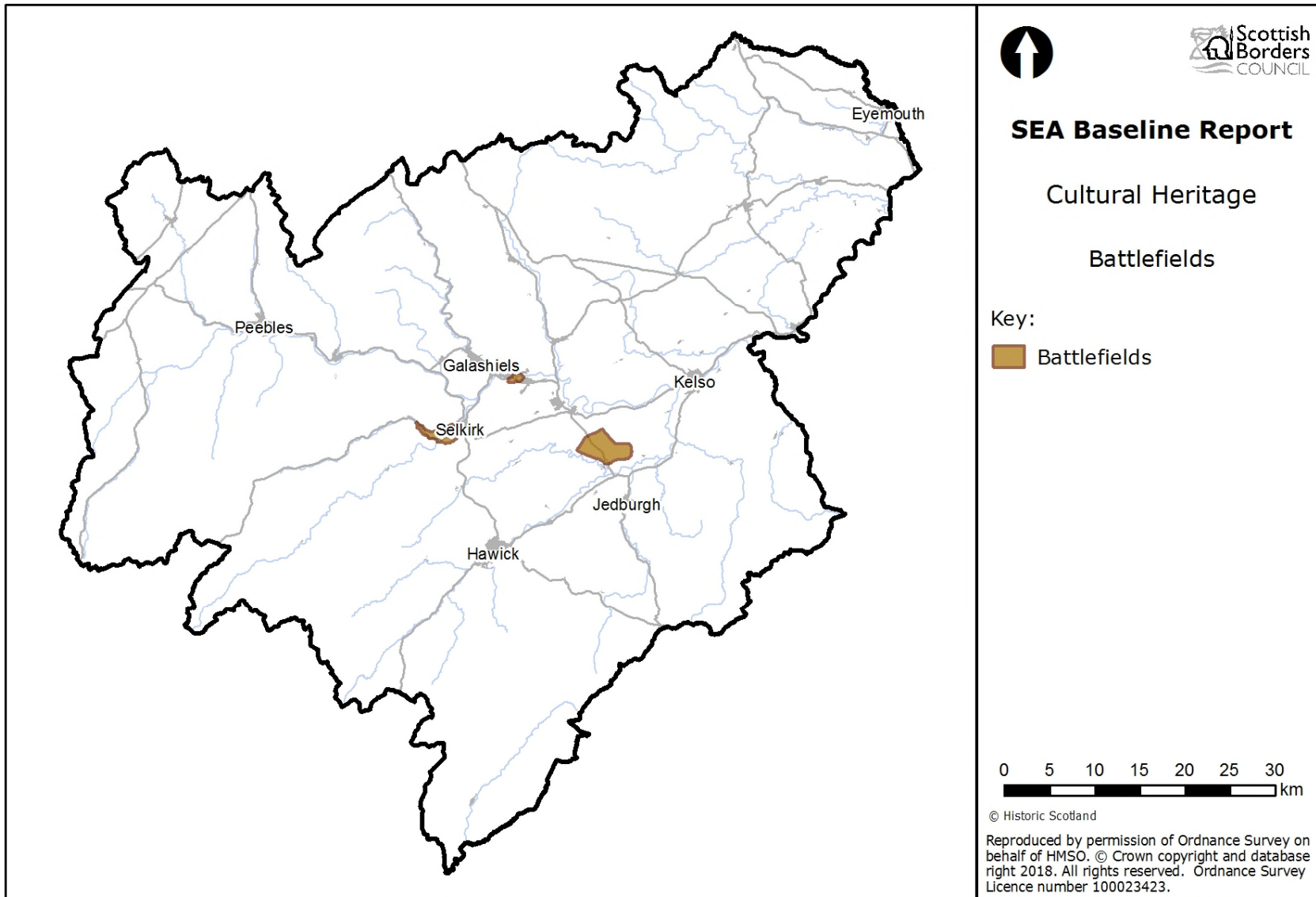
Map 11: Historic Environment Records



Map 12: Gardens & Designed Landscapes



Map 13: Battlefields



SEA Topic: Landscape and Townscape

SEA Objective: To protect and enhance the landscape and townscape in the Borders

SEA Sub-Objective:

- **Monitor relevant Supplementary Planning Guidance designed to protect the Borders landscape**

The Scottish Borders is considered to have a special and diverse landscape which includes differing variations of upland, lowland, valley and coastal landscapes. The most special landscapes in the Borders are protected by national and local landscape designations. There are two National Scenic Areas (NSAs) and nine Special Landscape Areas (SLAs). The landscape designations are listed with their area size in Table 6 below.

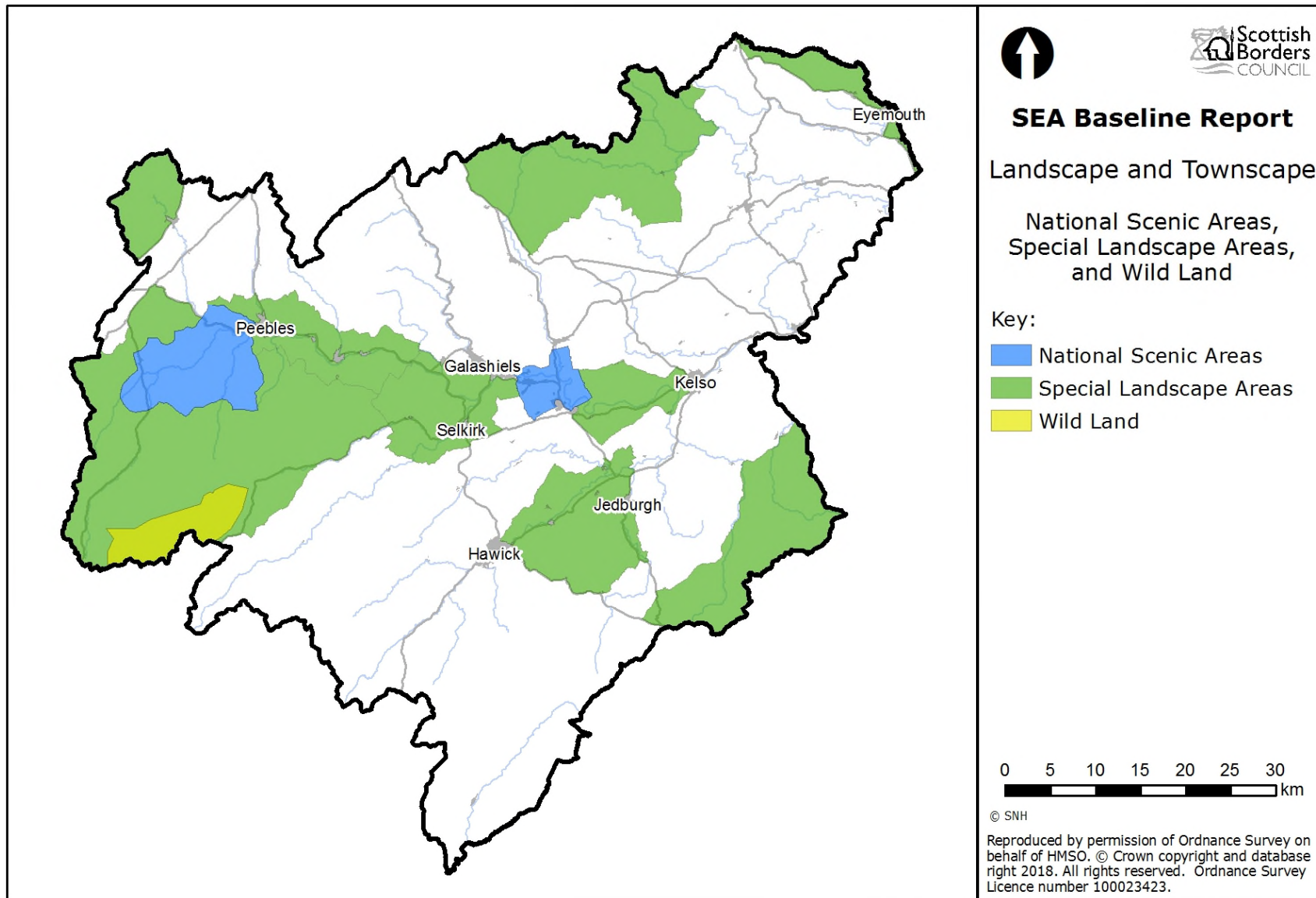
National Scenic Areas were introduced by the Countryside Commission in 1980. NSAs are nationally important areas of outstanding beauty, representing some of Scotland's grandest landscapes, the purpose of their designation is to preserve and enhance their character or appearance (Scottish Natural Heritage (1995) The Natural Heritage of Scotland: an overview). Special Landscape Areas are defined by local authorities in development plans with a view to safeguarding areas of regional or local landscape importance from inappropriate development - the SLAs in the Scottish Borders are designated within the Supplementary Guidance titled 'Local Landscape Designations'. The National Scenic Areas, Special Landscape Areas and Wild Land Areas are shown in Map 14 below.

The Scottish Borders Landscape Character Assessment highlights the 5 types of landscapes in the Borders – coastal, lowland, river valley, upland fringe, and upland - and is shown in Map 15. In addition to the designations a number of Scottish Borders Council policies aim to protect the landscape - one such example is the Countryside Around Towns policy which was introduced to prevent settlement coalescence in the central Borders area, the CAT area is shown in Map 16.

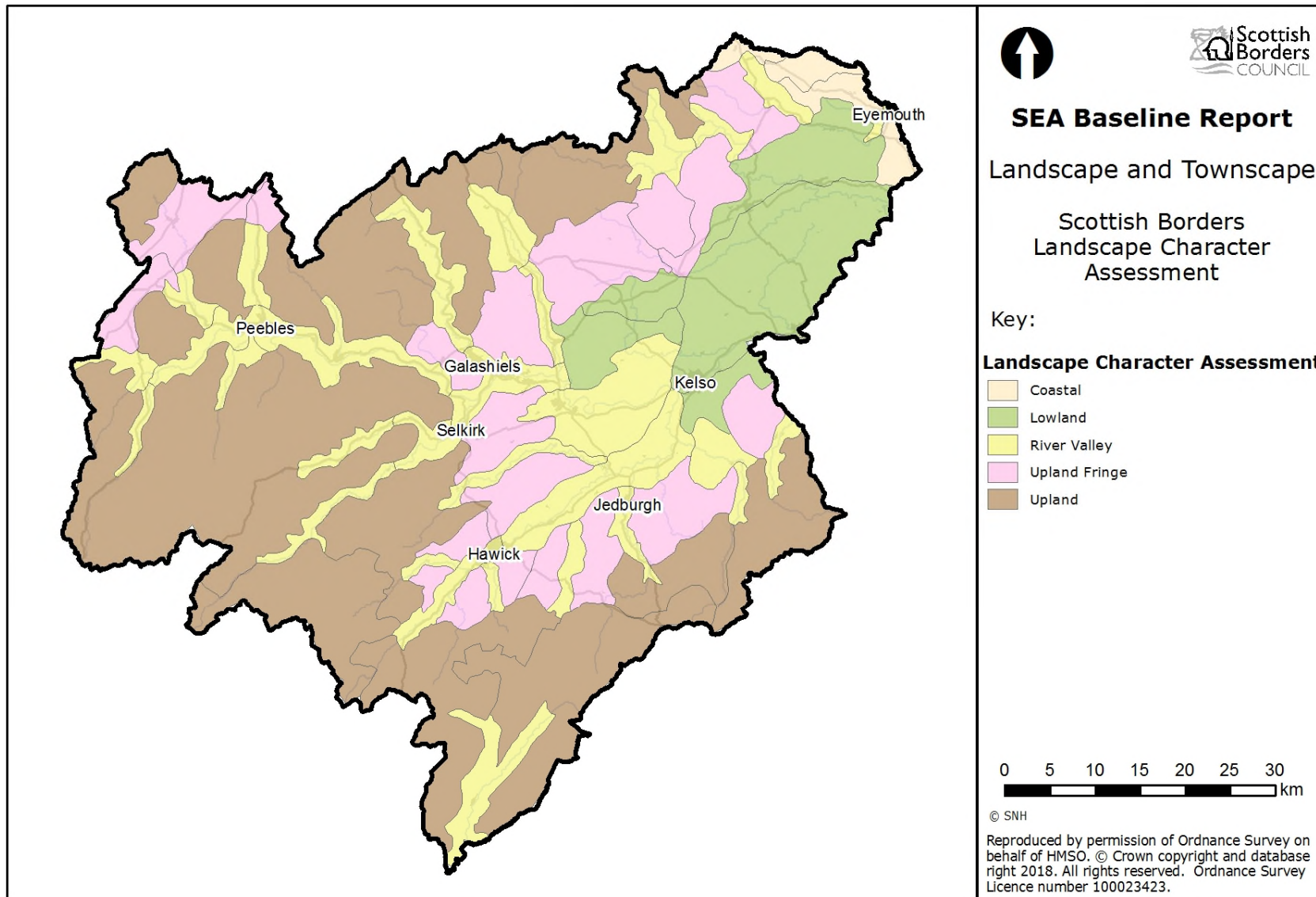
Table 6: National Scenic Areas (NSA) and Special Landscape Areas (SLA) in Scottish Borders

Landscape Designation	Area (Ha)
Eildon and Leaderfoot NSA	3880
Upper Tweeddale NSA	12770
Berwickshire Coast SLA	4469
Cheviot Foothills SLA	18602
Lammermuir Hills SLA	25057
Pentland Hills SLA	5949
Teviot Valleys SLA	15693
Tweed, Ettrick and Yarrow Confluences SLA	11994
Tweed Lowlands SLA	6819
Tweedsmuir Uplands SLA	53569
Tweed Valley SLA	10959

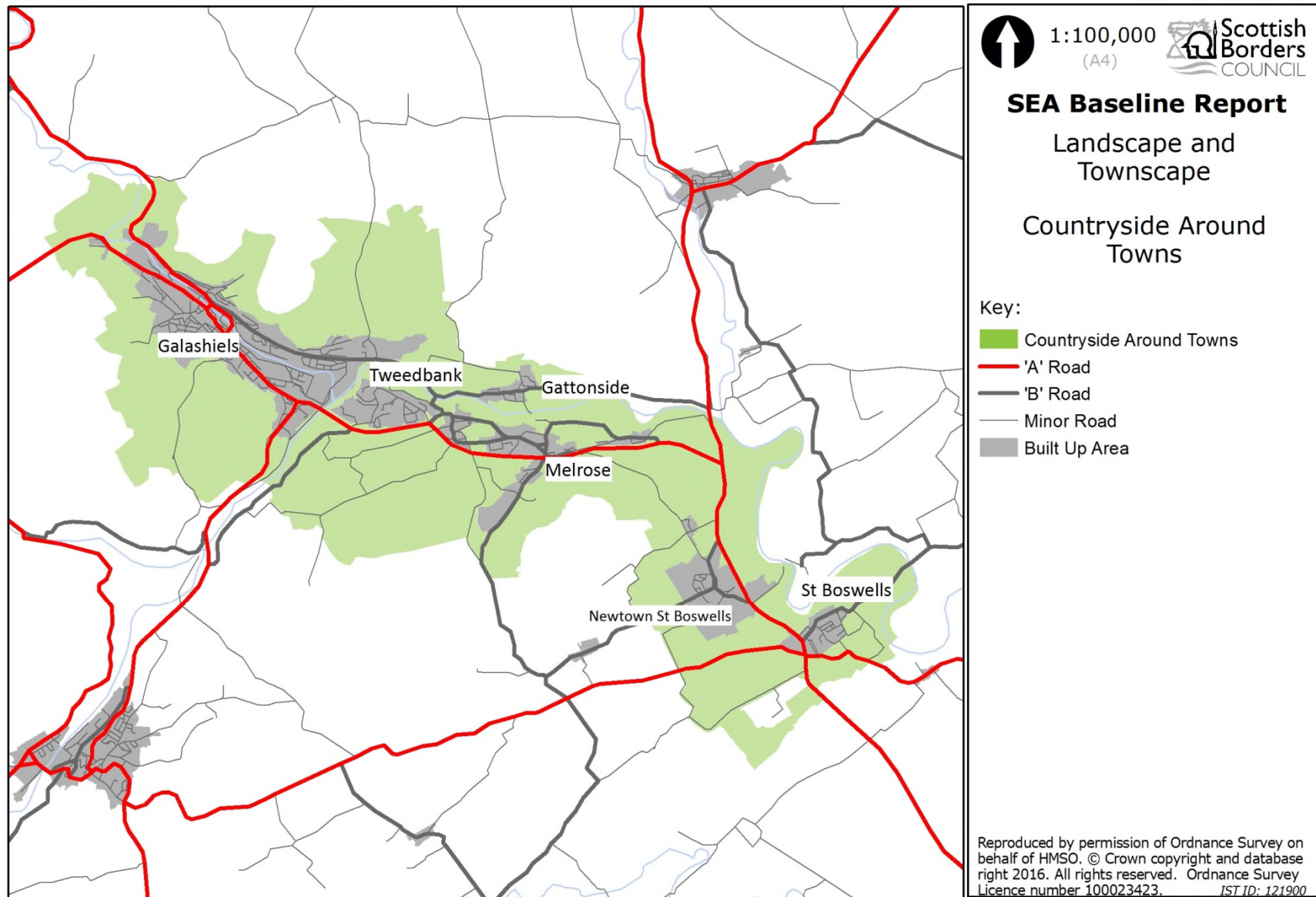
Map 14: National Scenic Areas and Special Landscape Areas



Map 15: Scottish Borders Landscape Character Assessment



Map 16: Countryside around Towns



SEA Topic: Material Assets

SEA Objective: To promote the sustainable use of natural resources and increase waste recycling

SEA Sub-Objective:

- **Consider sustainable options for waste treatment**

For the purposes of this SEA 'Material Assets' has been taken to include open spaces, infrastructure covering transport, waste and water facilities, education provision, and mineral resources that contribute to the means to provide development.

The Scottish Government defines just over two thirds of the Scottish Borders as being "accessible" with the remainder being "remote", this means that there is a significant reliance on private car for use in daily life. This has been shown above in the daily average traffic flows (Map 1). Map 17 below shows the Strategic Road Network and Map 18 shows the Rail Network.

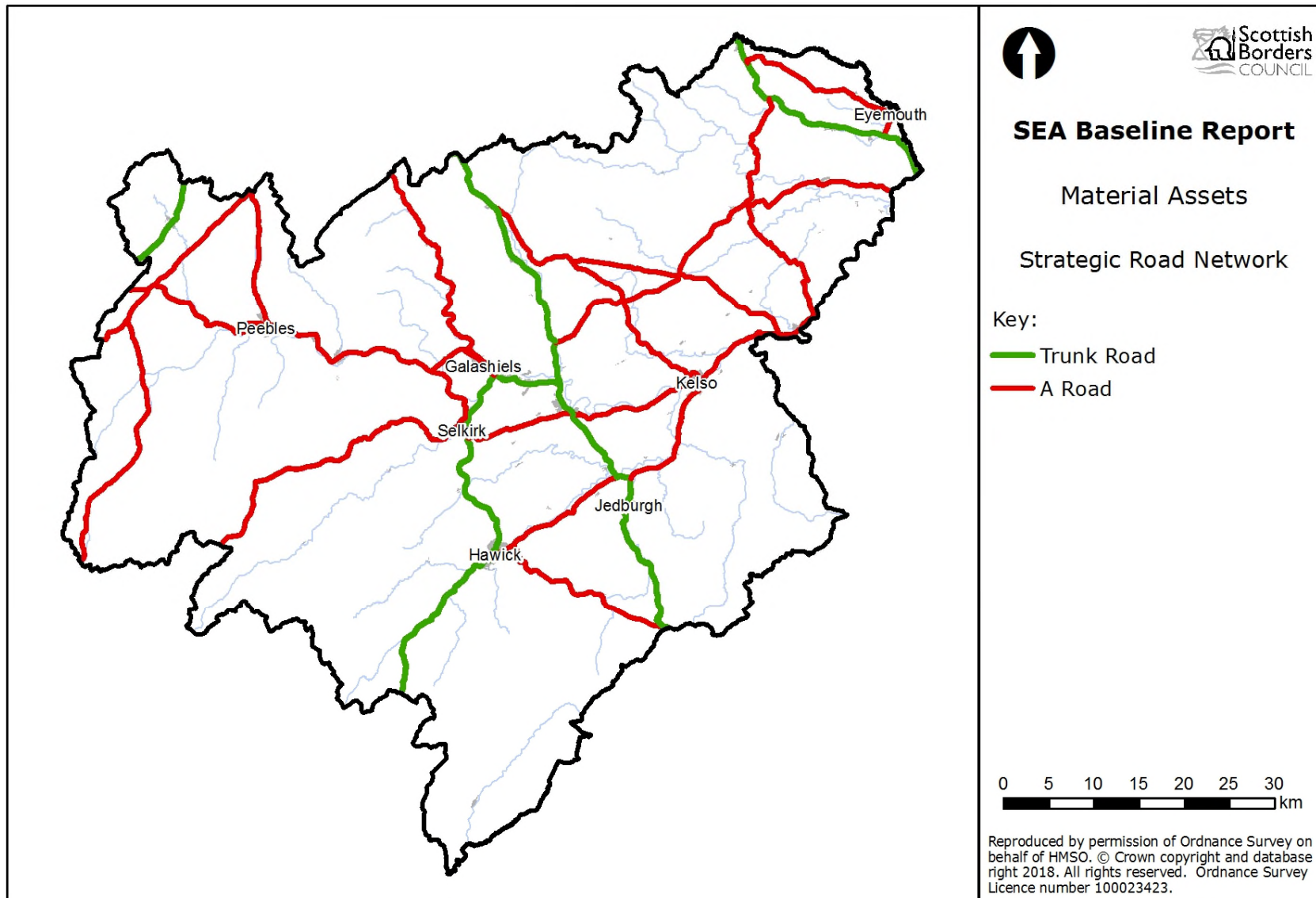
Sustrans develops and maintains the National Cycle Network which provides sustainable transport routes across the country. Map 19 below shows National Routes 1 and 76, which have sections in the Scottish Borders.

- National Route 1 terminates at Dover and John O'Groats. The route passes inland from Berwick-Upon-Tweed to Melrose and on to Edinburgh.
- National Route 76 runs from Berwick-Upon-Tweed to St Andrews, passing through the Scottish Borders.

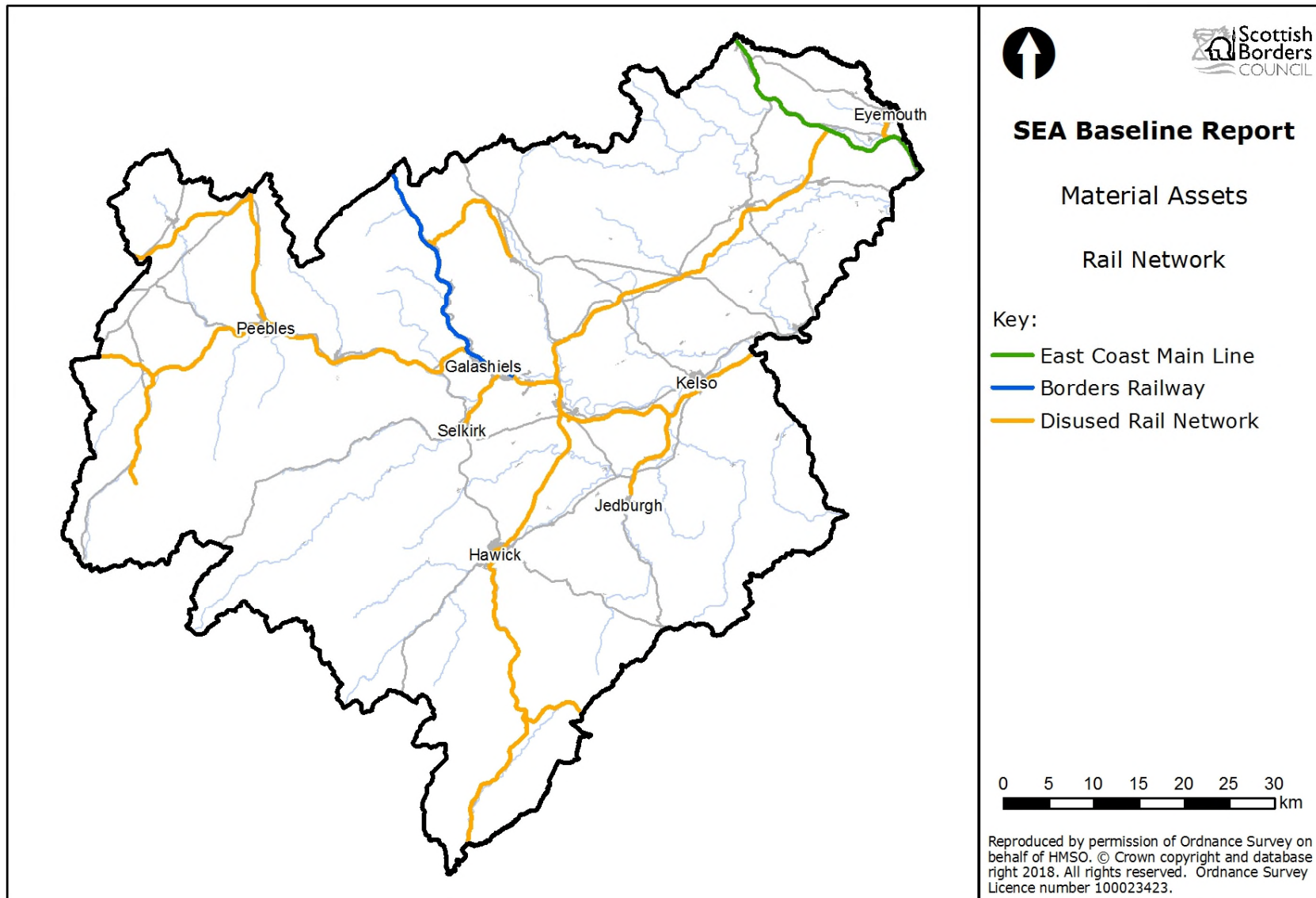
Each of the routes also has various other linkages associated with other routes in the Scottish Borders.

The Local Development Plan identifies a series of protected green spaces, which are of local importance. The aim in the identification of these greenspaces is to protect and safeguard the most important spaces within settlements, there are currently 176 key greenspaces within the Scottish Borders, shown on Map 23.

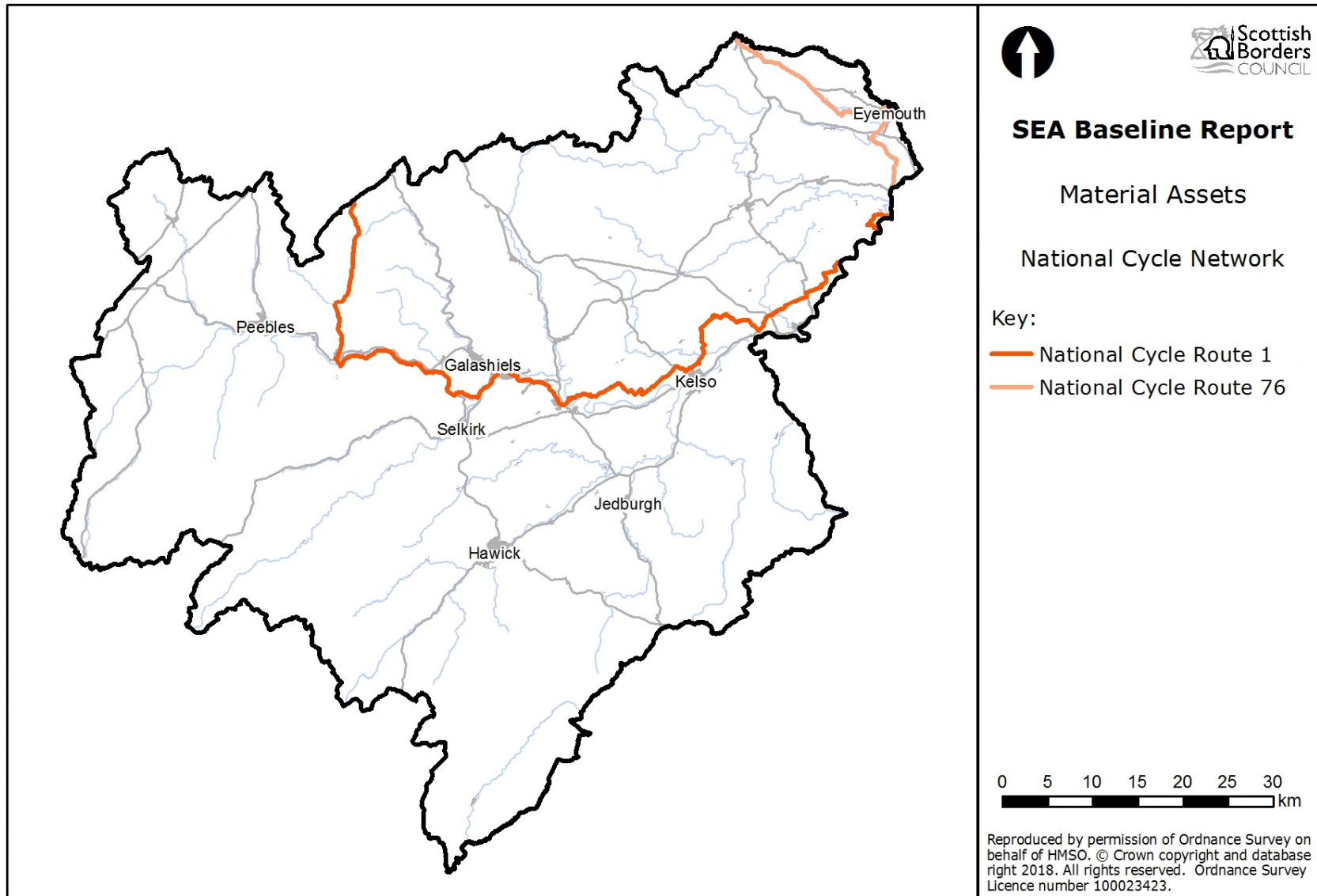
Map 17: Strategic Road Network



Map 18: Rail Network



Map 19 : National Cycle Network



The Scottish Government introduced the Zero Waste Plan in 2010, the vision of the document is to reach 70% recycling and maximum 5% to landfill of Scotland’s waste by 2025; in addition there will also be landfill bans for specific waste types, source segregation and separate collection of specific waste types; and restrictions on inputs to energy from waste facilities.

Table 7 below shows the waste collected within Scottish Borders and the quantities that were composted or recycled:

Table 7: Municipal Waste collected within Scottish Borders (2009)

Total municipal waste collected in tonnes	Waste collected for disposal (tonnes)			Waste collected for recycling and composting (tonnes)	
	Household	Commercial	Other non-household	Household	Commercial
70,498	30,699	12,698	120	23,593	3,088

Source: SEPA Waste Data Digest 11: Data Tables 2009

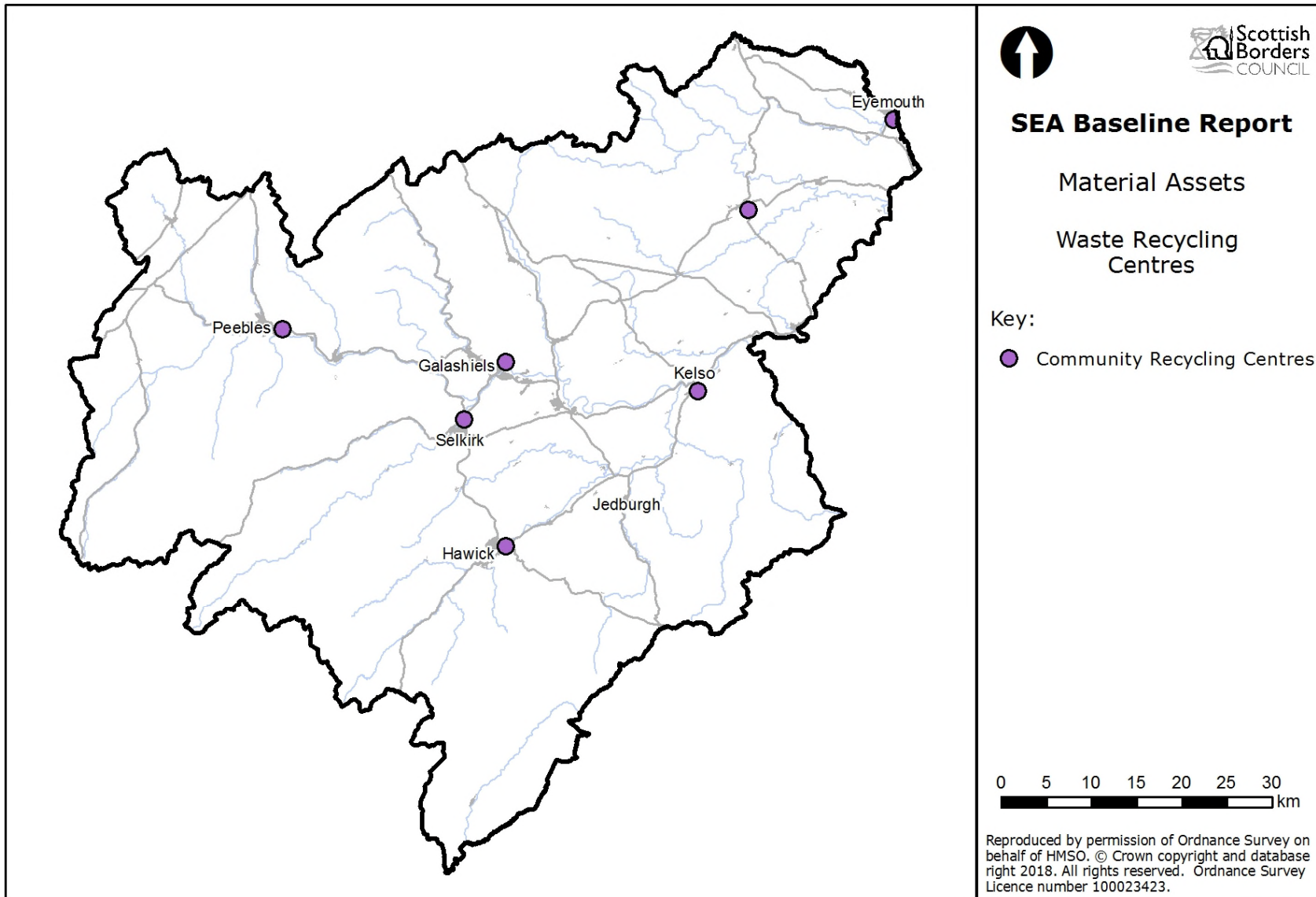
Table 8: Water and Wastewater Asset Capacity

Area	Wastewater Asset Status	Drinking Water Asset Status
Stow	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Lauder	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Galashiels	Galashiels has limited capacity. Contributions may be required when updates are necessary. Developers may be required to contribute to the local water network to enable development.	There is currently limited capacity at Manse Street WTW; supply may be supported by another WTW

Peebles	A growth project has been raised to enable development in this area	There is currently sufficient capacity for identified development needs. However, any further development a growth project may be required where the developer will need to meet 5 growth criteria. Update: Scottish Water has instigated a growth project at our water works and has planned for future growth.
Innerleithen	Current capacity is sufficient for identified development needs	There is currently sufficient capacity for identified development needs. However, any further development a growth project may be required where the developer will need to meet 5 growth criteria
Selkirk	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Hawick	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Newtown St Boswells	A growth project has been raised to enable development in this area	Current capacity is sufficient for identified development needs
Jedburgh	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Melrose	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Duns	Current capacity is sufficient for identified development needs. Developers may be required to contribute towards upgrading the local water network to enable development.	Current capacity is sufficient for identified development needs

Reston	There is currently sufficient capacity at the treatment works. However, if development exceeds current capacity a growth project would be required.	Current capacity is sufficient for identified development needs
Kelso	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Earlston	Earlston has limited capacity, however the growth project is awaiting confirmation of the 5 Criteria from the developer. Contributions may be required when upgrades are necessary	Current capacity is sufficient for identified development needs
Coldstream	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Eyemouth	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Howden WWTW	Current capacity is sufficient for identified development needs	N/A

Map 20: Waste Recycling Centres



Mineral resources are finite and they can only be worked where they occur, so it is essential that they are worked in the most efficient and sustainable manner. The use of alternatives or recycling of minerals only partially contributes to meeting demand. Transport of minerals over long distances is not always viable as it is costly not only to the consumer, but also to the environment. Securing local supplies can make an important contribution to sustainable development.

It is possible to show the consented mineral operations in Scottish Borders and this is shown in Table 9 below:

Table 9: Consented Mineral Operations in Scottish Borders

Hard rock mineral extraction	Sand and gravel mineral extraction	Other mineral extraction
<ul style="list-style-type: none"> • Cowieslinn • Craighouse • Greena • Soutra Hill • Trowknowes • Edston • Glenfin • Hazelbank • Swinton 	<ul style="list-style-type: none"> • Kinegar • Reston 	<ul style="list-style-type: none"> • Whim Moss

SEA Topic: Population & Human Health

SEA Objective: To improve the quality of life and human health for communities in the Borders

SEA Sub-Objectives:

- Provide access to greenspace and to proposed green network
- Provide for digital connectivity
- Provide access to employment and services

In 2017 the estimated population of the Borders was 115,020. The majority of the population is located in a 'central hub' of settlements; these include Hawick, Galashiels, Melrose, Selkirk and Jedburgh. The National Records of Scotland provides an estimated population of Scottish Borders 2017; this is shown in Table 10 below:

Table 10: Scottish Borders Population Breakdown

Age Group	Male Population Scottish Borders	Female Population Scottish Borders	Total Population of Scottish Borders	% of Total Population Scottish Borders
0 - 15	9625	9401	19026	17%
16 - 24	5269	5094	10363	9%
25 - 44	10700	11702	22402	19%
45 - 64	17380	18150	35530	31%
65 - 74	7689	8026	15715	14%
75+	5126	6858	11984	10%
Totals	55789	59231	115020	100%

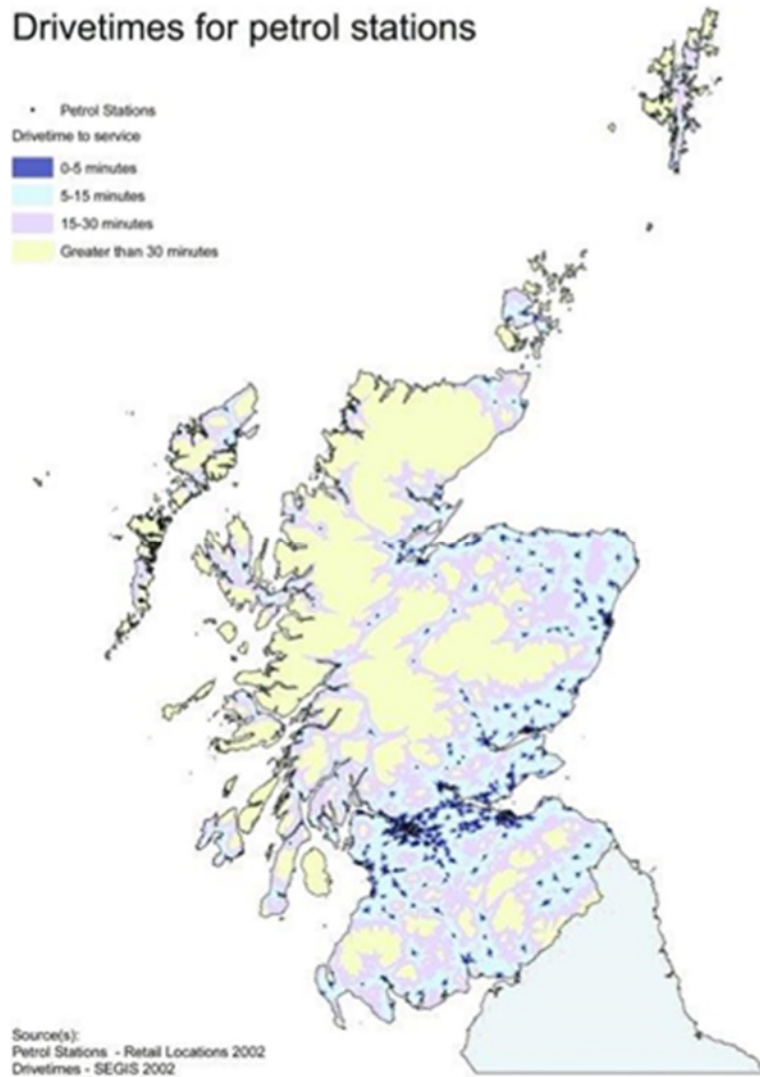
The number of residents in the Scottish Borders claiming jobseeker's allowance in November 2016 was 660, this equals 1% of the Scottish Borders working population. (Source: Office for National Statistics).

The Scottish Government is committed to ensuring that people have access to essential services essential to their life and work. In 2002, they published a report 'Availability of Services in Rural Scotland'. This looked at local amenities using drive times as the key factor. Categories included post offices, banks, petrol stations and convenience stores. The report highlighted the lack of service provision for people within certain rural areas within Scotland. Two examples from the report are shown in Figures 1 and 2 below, drive times to petrol stations and access to general/convenience stores:

Figure 1: Drive Times for Petrol Stations

Drivetimes for petrol stations

- Petrol Stations
- Drivetime to service
- 0-5 minutes
- 5-15 minutes
- 15-30 minutes
- Greater than 30 minutes

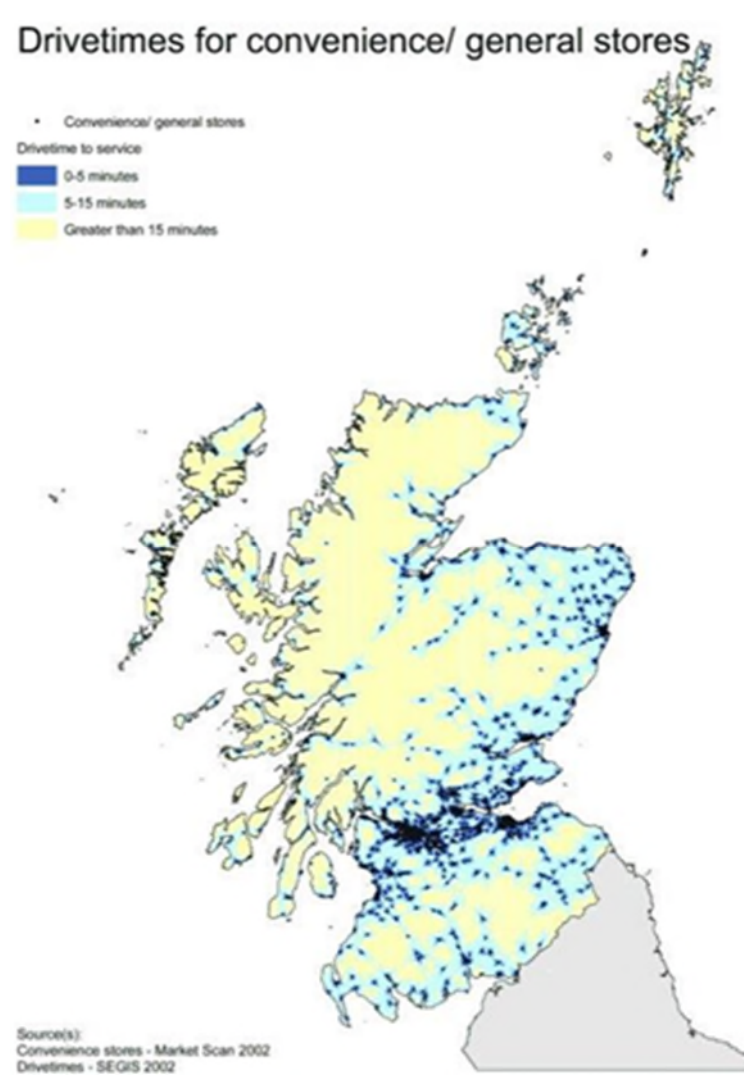


Source(s):
Petrol Stations - Retail Locations 2002
Drivetimes - SEGIS 2002

Figure 2: Drive Times for Convenience/General Stores

Drivetimes for convenience/ general stores

- Convenience/ general stores
- Drivetime to service
- 0-5 minutes
- 5-15 minutes
- Greater than 15 minutes



Source(s):
Convenience stores - Market Scan 2002
Drivetimes - SEGIS 2002

Scottish Planning Policy states that where a housing needs and demand assessment (HNDA) identifies a shortage of affordable housing, it should be addressed in the development plan as part of the housing allocation. The Scottish Borders Council HNDA update (February 2011) states that there is no surplus stock (as the vacant level is below 3%); the number of completions for 2006/7 was 60 and for 2007/2008 was 83. Table 11 below shows the Total Affordable Housing Stock Available and Table 12 the Future Annual Supply of Affordable Housing Units:

Table 11: Total Affordable Housing Stock Available

Dwellings currently occupied by households in need	2,235
Surplus stock	0
Committed additional housing stock	83
Units to be taken out of management	4
Total	2,322

Table 12: Future Annual Supply of Affordable Housing Units

Social rented units	911
Intermediate units	0
Units to be taken out of management	0
Total	911

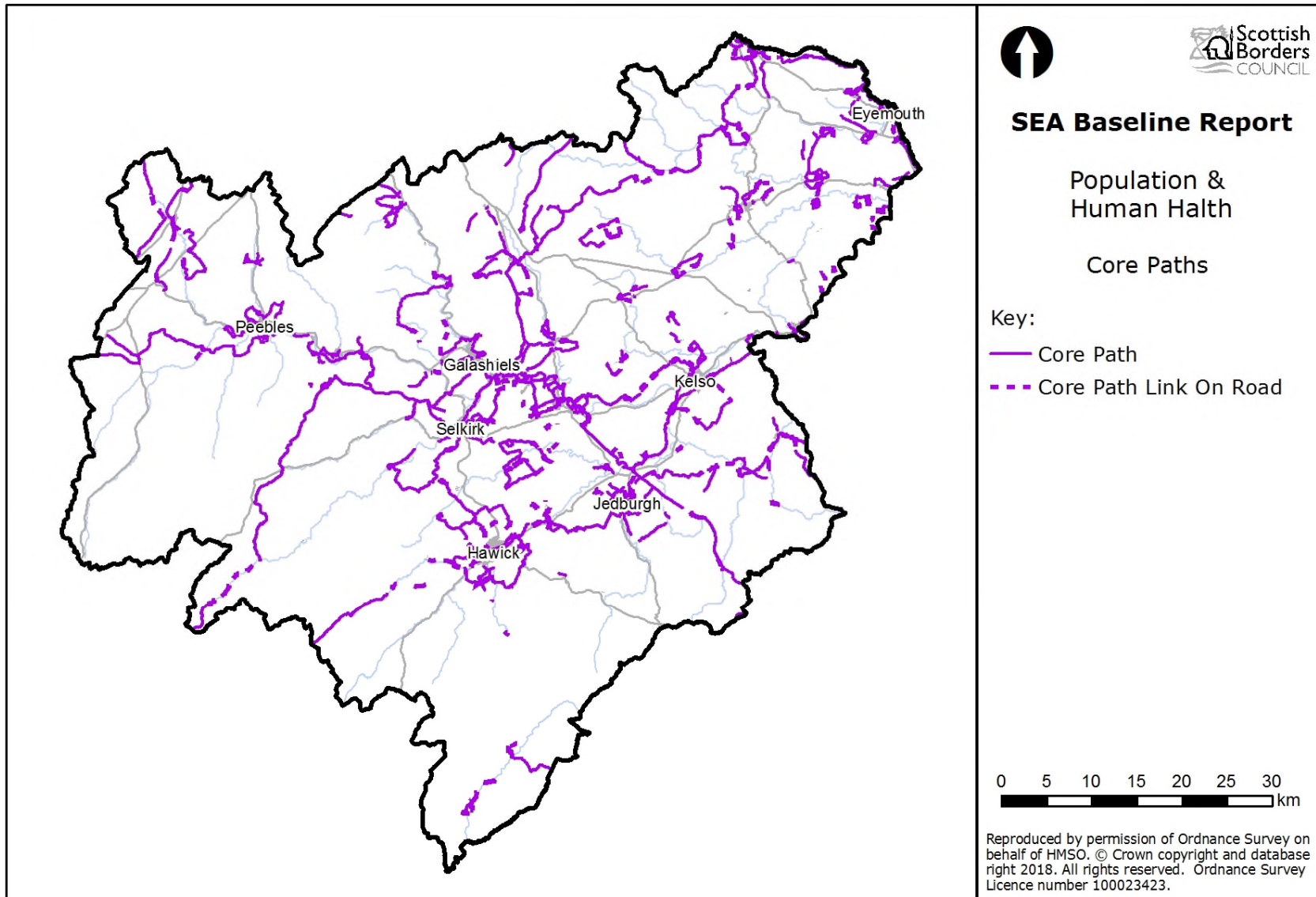
Core paths are described in the Land Reform (Scotland) Act 2003 as "a system of paths sufficient for the purpose of giving the public reasonable access throughout their area". These paths include Rights of Way, Council managed routes and any other route that provides reasonable countryside access. The majority are off-road, though some may be pavements or reached by quiet roads. These paths vary in type and quality. The Core Paths within Scottish Borders are shown in Map 21 below.

As discussed above, The Local Development Plan identified a Strategic Green Network, shown in Map 22. The purpose of the Strategic Green Network is to assist in supporting sustainable economic growth, tourism, recreation, the creation of an environment that promotes a healthier-

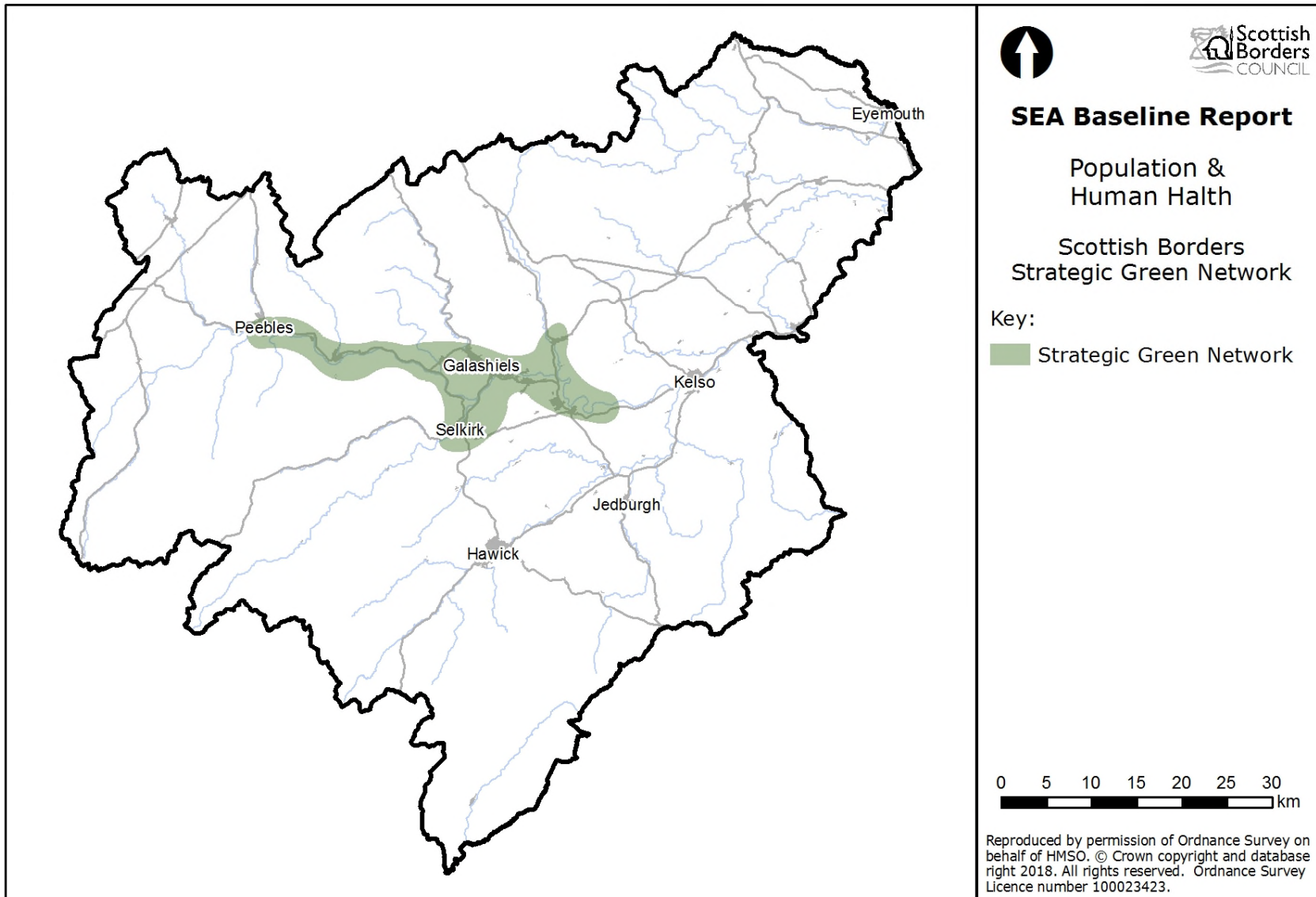
living lifestyle, and the protection and enhancement of biodiversity, and to improve the quality of the water environment, promote flood protection and reduce pollution.

Furthermore, as outlined above in Map 23, the Local Development Plan also identifies key green spaces within the Development Boundaries of settlements. The spaces identified within the Plan are those spaces which are considered to be of the greatest value to the community and are therefore worthy of protection. It is intended that within key green spaces only proposals that will enhance the space will be supported by the Council. The key green spaces are shown in Map 23 below, with a closer look at the green space in Scottish Borders' largest towns in Map 24.

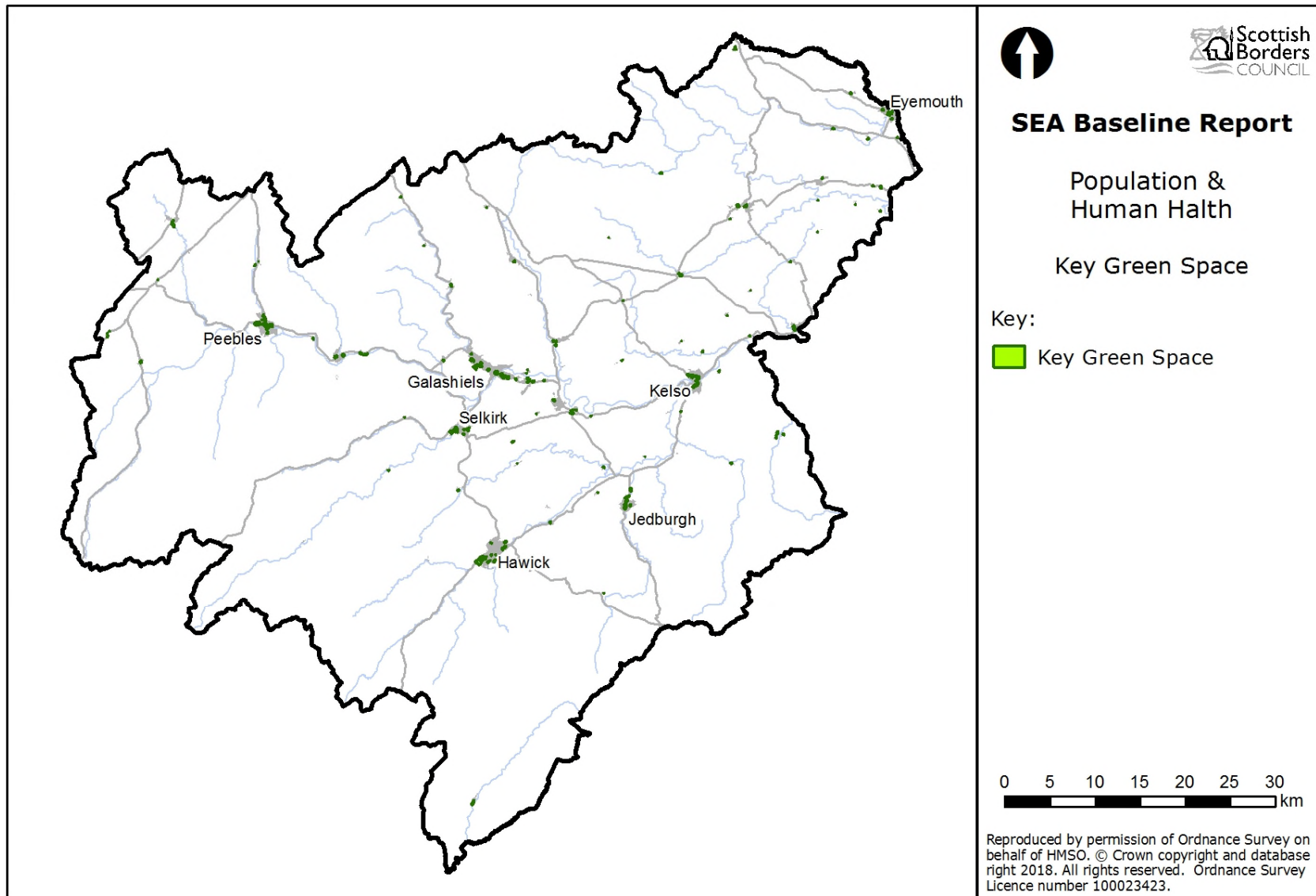
Map 21: Core Paths



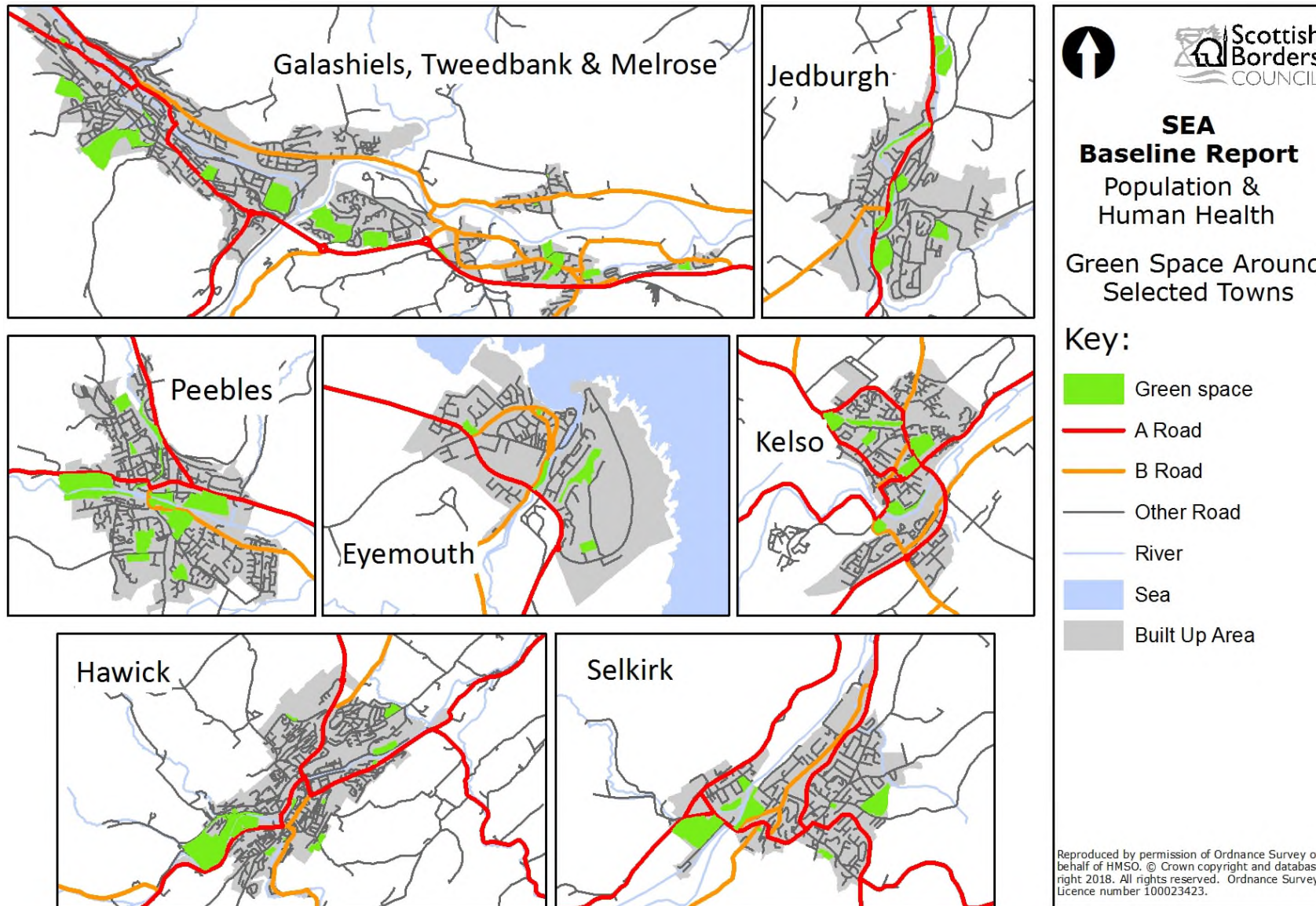
Map 22: Strategic Green Network



Map 23: Key Green Space



Map 24: Key Green Space Around Selected Towns



SEA
Baseline Report
Population &
Human Health

Green Space Around
Selected Towns

Key:

- Green space
- A Road
- B Road
- Other Road
- River
- Sea
- Built Up Area

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SEA Topic: Soil

SEA Objective: To protect the quality of soil in the Scottish Borders

SEA Sub-Objectives:

- Protect soil quality
- Protect the carbon rich soil and peat resource
- Address contaminated land

There are two sources that indicate the availability of brownfield land in Scottish Borders. These are:

- Vacant and Derelict Land Survey
- Urban Capacity Study

Vacant and derelict land presents an opportunity for development to take place on previously developed area (thereby reducing development pressure on rural or more sensitive areas) but also presents potential issues surrounding contaminated land and the need for remediation and appropriate development. Table 13 below shows the Derelict and urban vacant land in Scottish Borders as of 2014:

Table 13: Derelict Land and Urban Vacant Land

	Area (HA)	No. of Sites
Derelict Sites	46	57
Vacant Land	23	15
Vacant Land And Buildings	7	6
Total	76	78

As part of the production of the Strategic Development Plan (SESPlan) an Urban Capacity Study was undertaken, the results for Scottish Borders are shown in Table 14 below:

Table 14: Urban Capacity Results

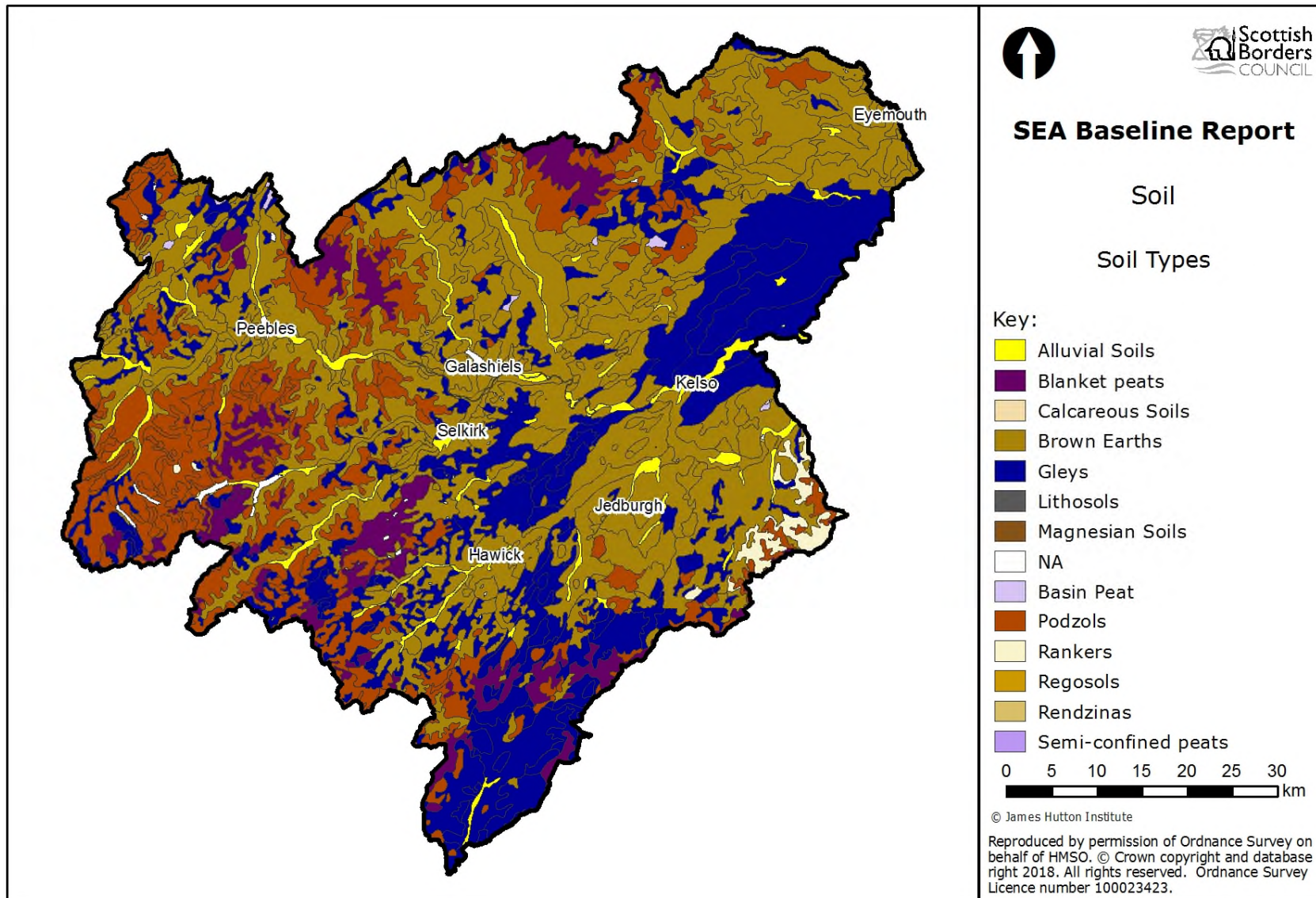
No. of Sites	Gross Area	Gross Units	Discounted	Annual Average
282	445	5167	2817	402

The soils of the Borders have a varied quality with regard to agricultural capability with better quality soils capable of supporting a wider range of arable crops including areas of prime agricultural land located along the south eastern part of Scottish Borders from Jedburgh northwards to Duns and east to Eyemouth on the coast (shown in Map 5,438 below). There are poorer quality soils within the area with regards to agricultural capability associated with upland areas of the Pentlands, in the far North West, to the Moorfoot Hills on the western boundary and the Lammermuirs in the north; here the land is only capable of supporting rough grazing.

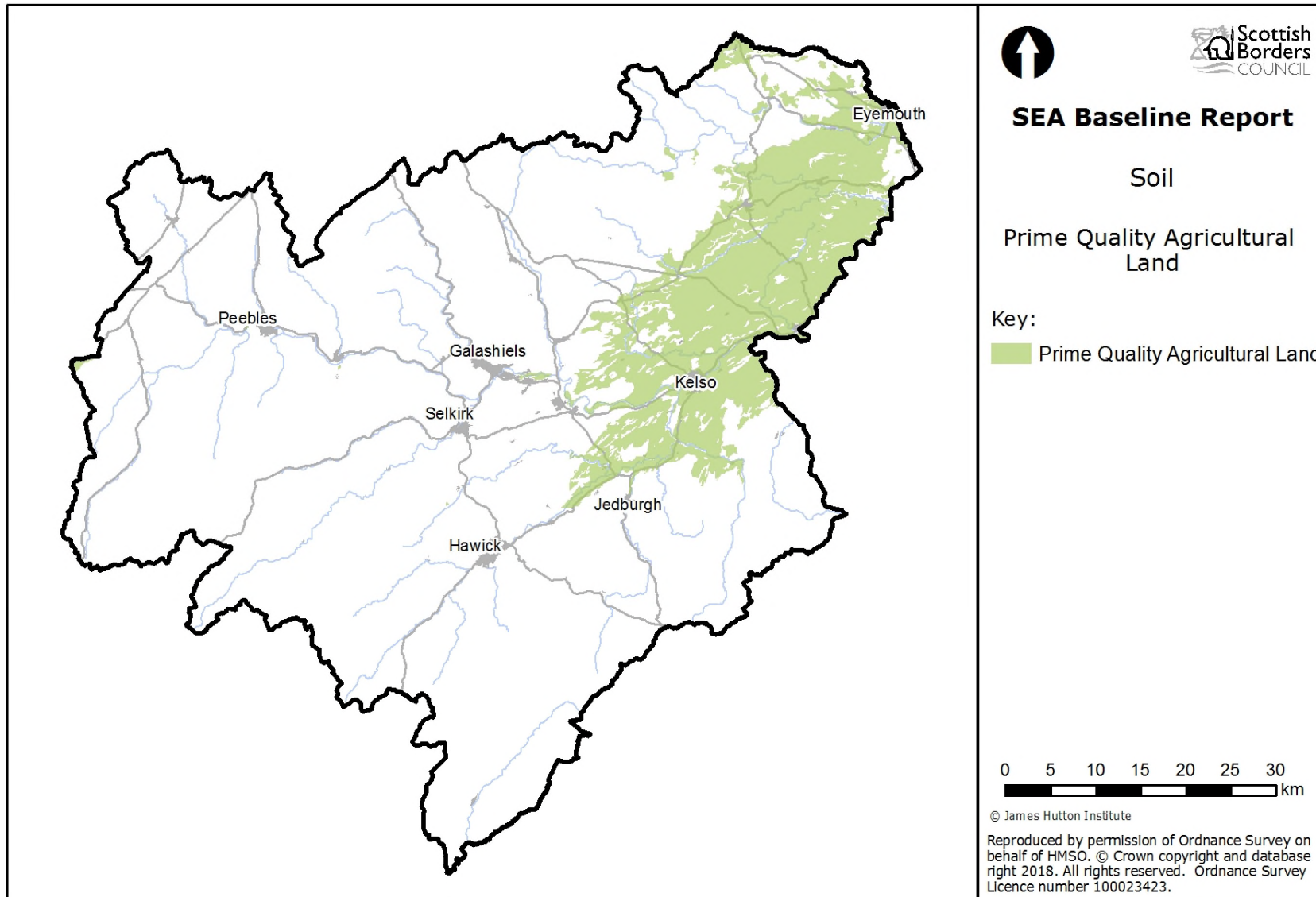
Soils are of key importance in water quality, flood prevention, biodiversity and other soil related functions for natural heritage. The protection of soils is crucial to maintaining natural processes and in turn maintaining the quality of our environment as a whole. Map 25 below provides a broad indication of the soil types in Scottish Borders.

Contaminated land can cause severe adverse conditions on ecosystems, human health and water systems. Part IIA of the Environmental Protection Act 1990 came into force in Scotland in July 2000. It places responsibilities on local authorities to deal with contaminated land in accordance with a published Contaminated Land Strategy. Scottish Borders Council adopted a Contaminated Land Inspection Strategy in 2001 and allows the council to adopt a strategic approach to identify land that could be potentially contaminated within the local authority area. The Council provided contaminated land performance indicators (2006/2007) to the Scottish Executive. This shows the sites by the local authority as warranting inspection under the Contaminated Land Regime at 31.3.07. In Scottish Borders there were 790 sites covering a total area of 302.6ha.

Map 25: Soil Types



Map 26: Prime Quality Agricultural Land



SEA Topic: Water

SEA Objective: To protect and enhance the quality of the water environment

SEA Sub-Objective:

- Protect quality of the River Tweed and other watercourses
- Identify areas of expansion away from flooding areas
- Provide strategic flooding work

The quality of the water environment is monitored by SEPA, who in 2015 updated the river basin management plan for the Solway Tweed river basin district. Much of this district is located within Scottish Borders. Table 15 below shows the status of the 560 surface waters and 64 groundwaters in the Solway Tweed river basin management district in 2014.

Table 15: Status of Surface Water and Groundwaters in the Solway Tweed River Basin District

Condition of Water	Surface Waters (rivers, lochs, estuaries, coastal waters)	Groundwaters
High/Maximum	16	-
Good	239	46
Moderate	158	-
Poor	126	18
Bad	21	-
Total	560	64

SEPA has also set environmental objectives for this river basin management district over future river basin planning cycles so that sustainable improvement to its status can be made over time, or alternatively that no deterioration in status occurs, unless caused by new activity providing significant specified benefits to society or the wider environment.

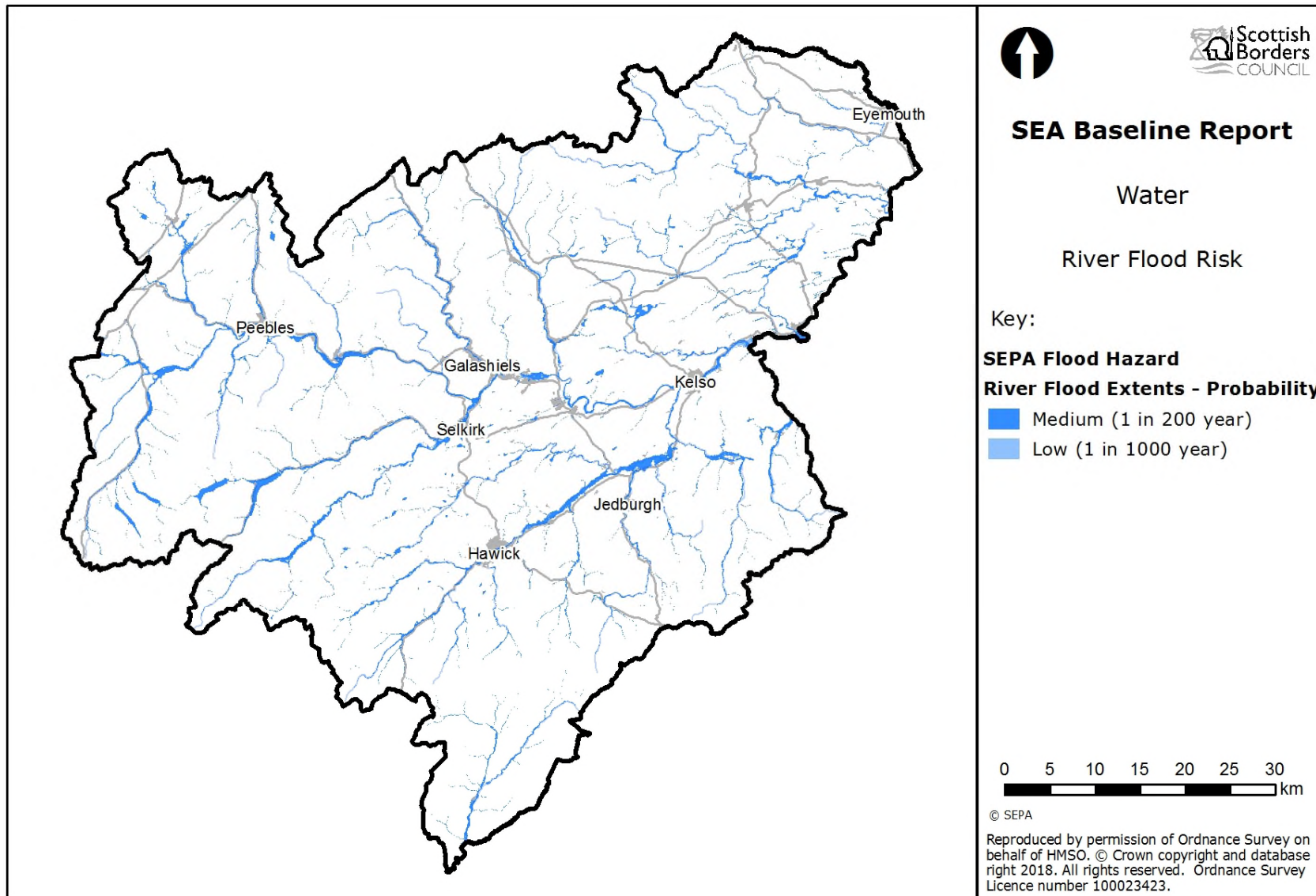
Table 16: Water Quality Objectives in the Solway Tweed River Basin District

Water bodies currently good or better	48%
Water bodies good or better by 2021	57%
Water bodies good or better by 2027	90%
Water bodies good or better after 2027	94%

Flooding is a natural phenomenon that plays an important role in shaping the environment. However, climate change may mean that flooding becomes more severe and more frequent in certain areas. Flood risk comes from a variety of sources including fluvial, coastal, groundwater, surface water and/or sewer flooding. It should be managed rather than prevented and needs to be taken into account in decisions about locating development. This management takes the forms of mitigation against the impacts of flooding including sustainable flood management projects; and adaptation to the changing flood risk in the future.

Maps 27 and 28 below shows the fluvial and surface flood risk for the Scottish Borders area:

Map 27: River Flood Risk



Map 28: Surface Water Flood Risk

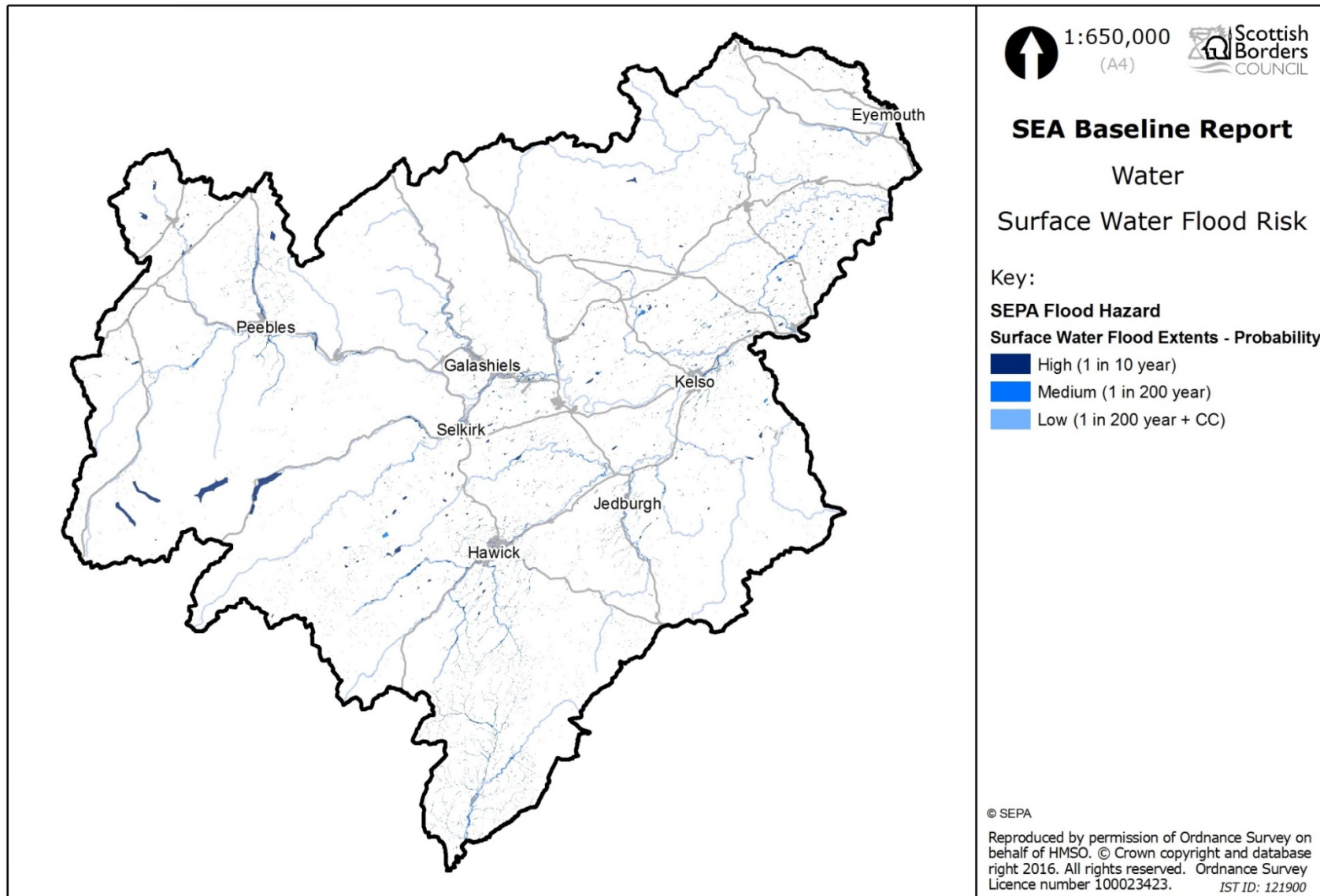


Table 17: SEPA Water Quality Rating - Bathing Waters

Scotland's bathing water classifications under the European Bathing Water Directive are listed below. Classifications are calculated at the end of the 2018 bathing water season and apply to each bathing water for the duration of the 2019 season.

Coldingham	Good
Eyemouth	Poor
Pease Bay	Excellent

SEPA have identified Eyemouth bathing water as subject to short term pollution when heavy rainfall washes bacteria into the sea. Pollution risks include agricultural run-off and combined sewer overflows. There is a risk that water pollution may occur after heavy rainfall. Bathing is not advised during or 1-2 days after heavy rainfall. This is due to the risk to bathers' health from water pollution. DNA tracing indicates that human sources and animal sources are contributing to faecal pollution of the bathing water.

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Appendix 4: Updated Table 3: SEA Topic and relevant baseline information;

Updated Table 4: Summary of problems/issues, indicator, data source and implications for LDP2; and

Updated Likely evolution of the Environment without LDP2

NOTE: Any changes undertaken from Main Issues Report are shown in red text.

Table 3: SEA Topic and relevant baseline information

SEA Topic	Corresponding spatial baseline information
Air	Scottish Borders Greenhouse gas emissions, method of travel to work/study, daily traffic flow
Biodiversity, Flora and Fauna	Land cover map (2000) showing classification of land type, hierarchy of habitat and species designation, SSSI, SAC, SPA, NNR, Ramsar Sites, Ancient Woodland Inventory, Green Networks
Climatic Factors	Location of operational and consented windfarms
Cultural Heritage	Listed buildings, Conservation Areas, Scheduled Monuments, Historic Environment Records, Gardens & Designed Landscapes, Battlefields
Landscape and Townscape	NSA, SLA, Wild Land, Scottish Borders Landscape Character Assessment, Countryside Around Towns
Material Assets	Strategic Road Network, Rail Network, National Cycle Network, Waste Recycling Centres, Consented Mineral Operations, Waste and Civic Amenity Facilities
Population and Human Health	Scottish Borders Population, Drivetime to petrol stations, drivetime to convenience/general stores, Affordable Housing Stock, Core Paths, Strategic Green Networks, Key Green Spaces, Key Green Spaces around selected towns
Soil	Vacant and derelict land, urban capacity results, Soil types, Prime Quality Agricultural land
Water	Status of waters in Solway Tweed River Basin District, Water Quality objectives, River Flood Risk, Surface Water Flood Risk, Water Quality Rating for Bathing Water

Table 4: Summary of problems/issues, indicator, data source and implications for LDP2

SEA Topic	Problem/Issue	Indicator	Data Source/Monitoring	Implications for LDP2
Air	Air quality in the Scottish Borders is generally good High dependency on the private car	Levels of emissions	AQMA: In the Scottish Borders there are no AQMA's, nor areas close to a designation Greenhouse Gas Emissions Method of Travel to Work/Study Day Traffic Flow at Monitoring sites	The LDP2 must aim to reduce the impact of new development on air quality through the siting of new development in areas that can encourage the use of sustainable transport modes such as walking, cycling and public transport. Furthermore, the LDP2 will consider opportunities to reduce the impacts that could be achieved by reducing the need to travel.
Biodiversity, Flora and Fauna	Loss of habitat or habitat connectivity	Number of protected sites affected by LDP2 proposals	Land cover in the Scottish Borders SSSI, SAC, SPA, Ramsar Sites Habitat Survey (Phase 1 Habitat Survey and other habitat surveys including NVC's) Ancient Woodland Inventory	The LDP2 should ensure that adverse effects on biodiversity and nature conservation are avoided by locating new development from sensitive receptors. Mitigation may be required for some new development. Adhere to Habitat Regulations Assessment (HRA) findings.
Climatic Factors	High demand of energy usage	Predicted levels of Greenhouse Gas Emissions	Ecological footprint Greenhouse gases footprint	The LDP2 can promote more sustainable forms of development particularly

			Operational and consented windfarms	through the siting of new development sites that benefit solar gain allowing for the potential to contribute to efforts to reduce Greenhouse gases.
Cultural Heritage	Development could result in the damage or loss of cultural heritage assets/historic settlement pattern	Number of cultural heritage assets affected by LDP2 proposals	Listed buildings Conservation areas Scheduled Monuments Historic Environment Records Gardens and Designed Landscapes Battlefields	The LDP2 has the potential to enhance the Scottish Borders cultural heritage by appropriate siting and design. The LDP2 should aim to protect the historic environment.
Landscape and Townscape	Impact on landscape around settlements	Number of landscape conservation sites affected by the LDP2 proposals	Special Landscape Areas National Scenic Areas Borders Landscape Character Assessment	The LDP2 should protect the landscape and townscape of the Scottish Borders from new development that would detract from our townscape and landscape. The LDP2 may provide the opportunity to enhance and maintain landscape and townscape quality.

Material Assets	Development could impact on mineral deposits	The proportion of recycled materials used in the construction	Strategic Roads Rail Network National Cycle Network Waste Data Mineral Operations in the Borders	The LDP2 should aim to ensure the minimisation and reuse of aggregates, transport infrastructure and construction waste and disposal.
Population and Human Health	Increasing numbers of people in the Scottish Borders towns puts increased demand on the services and facilities. Recreational access to greenspace.	Access to sustainable modes of travel	Population breakdown Drive time to petrol stations, convenience stores Core paths Strategic Green Networks Key Greenspaces	The LDP2 should seek to make maximum benefit of sustainable modes of transport/active travel. The LDP2 has the potential to reduce the need to travel as well as the potential to maximise benefits of modal shift to sustainable modes.
Soil	Developments could result in an increase in sealed surfaces and could lead to the loss and deterioration of carbon-rich and peat soils.	Area of land taken up by LDP2 proposals	Brownfield Land Soil Quality	The LDP2 should maximise reuse of brownfield land. The LDP2 should minimise/avoid use of carbon rich and peat soils.
Water	Surface water run-off has the potential to	Quality of water courses / bathing waters and impact	Quality of the water environment	The LDP2 should address concerns relating to potential for

	<p>impact on the water environment.</p> <p>Potential for increased flood risk through new development.</p> <p>Quality of bathing waters in the Scottish Borders is variable.</p>	<p>on areas prone to flood risk.</p>	<p>Flooding</p> <p>Water Quality Rating for Bathing Water</p>	<p>impact on water quality and increased flood risk.</p>
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Likely evolution of the Environment without LDP2 (MIR)

As outlined above, it is a statutory requirement to update Local Development Plans every 5 years, therefore failure to do so, would result in non-compliance with statutory requirements. Furthermore the policy direction necessary to help the Scottish Borders contribute towards national environmental improvement targets would be lost. This may not affect the attainment of national targets but it would have the potential to undermine strategic action, as the policy co-ordination would be lost. Possible changes without the LDP2 are outlined below, for each of the SEA topics;

- **Air:** A degradation of air quality in the Borders
- **Biodiversity, Flora and Fauna:** **Unrestricted development could impact on biodiversity;** Potential loss of habitat and long term disturbance of important species; Potential loss of biodiversity networks and wildlife corridors
- **Climate Factors:** The opportunity to reduce the impact of development on the environment will be lost
- **Cultural Heritage:** Development could lead to the degradation/loss of the historic environment
- **Landscape and Townscape:** Development may fail to take the landscape and townscape setting into account adequately
- **Material Assets:** Potential loss of greenspace/woodland
- **Population and Human Health:** Unchecked development result in a lack of appropriate houses and development in the right location
- **Soil:** Potential irreversible loss of soil or geodiversity from development
- **Water:** Development could increase in the potential of flood risk; Potential that development could impact on biodiversity and water quality.

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Appendix 5: Updated SEA Assessment of the MIR Questions

NOTE: Any changes to this Appendix since the Main Issues Report are highlighted in red

SEA Assessment Criteria

Significantly Positive	Positive	Neutral	Adverse	Significantly Adverse
++	+	0	-	--

This Annex undertakes an assessment of the vision/aims and the main issues contained within the MIR, in order to identify whether any proposals will have significant effects upon the SEA Environmental Topics. This assessment uses a combination of assessment methods, tailored to what is being proposed within the MIR. The Annex is set out under the following main issues, to correlate and be read in conjunction with the MIR;

- Vision, Aims and Spatial Strategy
- Growing Our Economy
- Planning for Housing
- Supporting our Town Centres
- Delivering Sustainability and Climate Change Agenda
- Regeneration
- Settlement Maps

Vision, Aims and Spatial Strategy

The MIR sets out the vision and aims for the Scottish Borders, these are outlined below. PAN 1/2010 states that the SEA should assess the vision and broad terms, and consider any reasonable alternatives from a purely environmental perspective. The Scottish Borders forms part of the South East Scotland Development Planning Authority (SESPlan), covering Edinburgh and the South East of Scotland. The vision for the MIR is the same as the vision for the Proposed SESPlan and is outlined below:

“Sustainable growth has been achieved by carefully managing those assets that provide the most benefits and by making well designed, successful places where people can thrive. More people are able to afford a home in a place near where they work. A series of cross boundary transport projects have made travel by public transport easier and more people are cycling and walking to work. The economy continues to grow and the region remains an outstanding place to live, work and visit. Communities in the region are healthier and there is less inequality and deprivation.”

This vision will guide the development of the policies and proposals in the Local Development Plan. The MIR sets out a series of aims under the following headings; Communities, Growing Economy and Sustainability. The SEA assessment for the overarching vision and aims is set out below.

Communities

- Provide adequate land for mainstream and affordable housing
- Build sustainable communities which are attractive and distinctive
- Places to live in accordance with good placemaking and design principals
- Encourage better connectivity by transport and improve digital networks

Growing Economy

- Provide an adequate range of sites and premises for business/industrial sites
- Promote economic development opportunities along the railway corridor
- Promote the regeneration of town centres to make them vibrant and viable focal points within our communities
- Maximise and promote the Scottish Borders tourism potential and build strong visitor economy

Sustainability

- Protect and enhance the built and natural environment
- Promote development of brownfield sites
- Make provision for waste management
- Promote climate change adaption
- Protect key green spaces within built up areas
- Encourage better connectivity
- Extend and improve green network opportunities and links

The spatial strategy is set out in SESPlan and requires strategic growth in the Scottish Borders to be directed to three Rural Growth Areas (RGAs); in the Central Borders, Western Borders and Berwickshire. The MIR follows this overall spatial strategy set out within SESPlan.

Question 1: Do you agree with the main aims of the LDP2? Do you have any alternative or additional aims?

The preferred vision and aims are set out above and the associated SEA assessment is outlined below. There is no alternative vision or aims included within the MIR, however the MIR asks the question above and requests suggestions for any other alternatives. It should be noted that any other alternatives options put forward through the consultation process, if included within the Proposed Plan will be included within the Environment Report at that stage, in order to establish whether the proposals would have any significant effects upon the environmental objectives.

Significantly Positive	Positive	Neutral	Adverse	Significantly Adverse
++	+	0	-	--

Potential significant effects on the environmental objectives		
SEA Environmental Topic	Vision and Aims	Comments
Air	+	It is considered that by building sustainable communities, this will have a positive impact and provide better access to public transport, access to services/facilities and employment.
Biodiversity, Flora & Fauna	+	The sustainability aim includes the protection and enhancement of the natural environment. It is considered that this will have a positive impact on the environmental objectives.
Climate Factors	+	The sustainability aim includes promotion of climate change adaption, which will have a positive impact on the environmental objectives.
Cultural Heritage	+	The sustainability aim includes the protection and enhancement of the built environment and the growing economy aims include the promotion of regeneration of town centres to make them vibrant and viable focal points within our communities. It is considered that this will have a positive impact on the environmental objectives.
Landscape and Townscape	+	The sustainability aim includes the protection and enhancement of the natural environment. It is considered that this will have a positive impact on the environmental objectives.
Material Assets	+	The sustainability aims include the protection of key green spaces within built up areas, encourages better connectivity and extent/improvement of green network opportunities and links. It is considered that these aims will have a positive impact upon the environmental objectives.
Population & Human Health	+	It is considered that by building sustainable communities, this will have a positive impact and provide better access to public transport, access to services/facilities and employment.
Soil	+	The sustainability aim includes the promotion of brownfield sites. It is considered that this could provide for the remediation of existing contaminated sites. This would result in a positive impact on the environmental objectives.
Water	+	The sustainability aim makes provision for waste management. It is considered that this will have a positive impact on the environmental objectives.
Comments	It is considered that the vision/aims will have a positive impact on the environmental objectives.	

Growing Our Economy

Chapter 4 of the MIR outlines the main issues regarding 'Growing Our Economy' and sets out the preferred and alternative options. These options are outlined below, along with the SEA assessment where required.

1. Business and Industrial Land Policy ED1

Preferred Option: Business and industrial sites are placed within one or two new categories. The 'High Amenity Business' category seeks stringent promotion and retention of Class 4 uses. The second category would be 'Business and Industrial' which accommodates Class 4, 5 and 6 uses. For both these classes other high quality complimentary commercial activity may be acceptable as well as non-industrial business/employment generating uses if they enhance the quality of the business park as an employment location. For the second category employment generating uses other than Class 4, 5 and 6 can only be considered where a 'sequential test' has been found that no suitable alternative sites are available and other relevant policy criteria requirements are satisfied. The categorisation of all sites would be reassessed.

Alternative Options:

1. Remove all sites from categorisation and have a 'one size fits all' policy which seeks to encourage Use Classes 4, 5 and 6 but accepts that uses which are ancillary to, or complement, the overall business/industrial site could be acceptable
2. Retention of existing four categories of business sites but re-assess which category each site should fall within
3. Retention of the current policy position, with no change to the employment land hierarchy and categorisation

Question 2: Do you agree with the preferred option to retain the existing 'Strategic High Amenity' site categorisation and amalgamate the remaining categories? Do you agree with any of the alternative options including to retain the current policy position? Or do you have another alternative option?

The MIR asks the question above and requests suggestions for any other alternative options. It should be noted that any other alternative options put forward through the consultation process, if included within the Proposed Plan will be included within the Environmental Report at that stage, in order to establish whether the proposals would have any significant effects upon the environmental objectives.

Significantly Positive	Positive	Neutral	Adverse	Significantly Adverse
++	+	0	-	--

Potential significant effects on the environmental objectives					
SEA Environmental Topic	Preferred	Alternative 1	Alternative 2	Alternative 3	Comments
Air	0	0	0	0	It is considered that all approaches will have a neutral impact upon air
Biodiversity, Flora & Fauna	0	0	0	0	It is considered that all approaches will have a neutral impact upon biodiversity, flora and fauna
Climate Factors	0	0	0	0	It is considered that all approaches will have a neutral impact upon climate factors
Cultural Heritage	0	0	0	0	It is considered that all approaches will have a neutral impact upon cultural heritage
Landscape and Townscape	+	+	+	+	It is considered that all approaches will have a positive impact upon the landscape and townscape

Material Assets	0	0	0	0	It is considered that all approaches will have a neutral impact upon material assets
Population & Human Health	+	0	+	+	It is considered that the preferred approach and alternative options 2 & 3 will have a positive impact upon population & human health
Soil	0	0	0	0	It is considered that all approaches will have a neutral impact upon soil
Water	+	+	+	+	It is considered that all approaches will have a positive approach on water
Comments	This approach alters the current categorisation of sites and requires a 'sequential test' in respect of non-class 4, 5 or 6 uses. It is not considered that this approach would alter the SEA assessment	This approach removes all the categorisation of sites, however the principle of the approach remains unchanged. Therefore, the SEA assessment of the above topics, remains	This approach is to retain the current policy approach. However, would allow for the re-categorisation of the sites. Therefore, given there is no policy change proposed, the SEA	This approach is to retain the current policy position, with no change to the employment land hierarchy and categorisation. The SEA assessment remains the same as the LDP.	

	<p>of the above topics, compared to the existing policy position.</p> <p>The preferred approach will rigorously safeguard high amenity business sites for Class 4 uses, however, the policy will recognise that there may be circumstances whereby, in the case of high amenity business sites, high quality commercial activity may be acceptable as well as non-industrial business / employment generating uses if it enhances the quality of the business park as an employment location.</p>	<p>the same as the LDP.</p>	<p>assessment remains the same as the LDP.</p>		
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Policy ED1 has now been assessed and is contained within Appendix 6.

2. Additional Industrial and Business Land

Question 3: Do you think there are any settlements in which new or more business and industrial land should be allocated, and if so where?

It should be noted that the MIR does not include any site specific proposals at this stage, rather asks for any suggestions through the MIR consultation period. If any sites are submitted for consideration and ultimately taken forward for inclusion within the Proposed Plan, these will be included within the Environment Report at that stage, in order to establish whether the proposals would have any significant effects upon the environmental objectives.

New sites considered following the MIR public consultation have been included within the included and rejected site assessments – Appendix 8.

3. Business and Industrial Land in Town Yetholm, Lauder and Kelso

Question 4: Do you have any suggestions for a potential area of land to be allocated in the vicinity of Town Yetholm, Lauder and Kelso for business use, and if so where?

It should be noted that the MIR does not include any site specific proposals within Town Yetholm, Lauder or Kelso, rather asks for suggestions through the MIR consultation period. If any sites are submitted for consideration and ultimately taken forward for inclusion within the Proposed Plan, these will be included within the Environmental Report at that stage, in order to establish whether the proposals would have any significant effects upon the environmental objectives.

New sites considered following the MIR public consultation have been included within the included and rejected site assessments – Appendix 8.

4. Delivery of Business Land

Question 5: Have you any suggestions as to how allocated business and industrial land can be delivered more effectively?

The MIR does not set out any preferred or alternative suggestions, in terms of delivery of business land, rather invites comments through the MIR consultation process. If any proposals are submitted for consideration and ultimately taken forward for inclusion within the Proposed Plan, these will be included within the Environment Report at that stage, in order to establish whether the proposals would have any significant effects upon the environmental objectives.

New sites considered following the MIR public consultation have been included within the included and rejected site assessments – Appendix 8.

5. Business and Industrial/Mixed Use Land (Additions)

Preferred Option: The preferred sites for business & industrial and mixed use are set out within this chapter

Alternative Option: The alternative sites for business & industrial and mixed use are set out within this chapter

The preferred and alternative options include proposals for; 6 business & industrial allocations, 4 mixed use allocations and 2 longer term mixed use allocations. The SEA assessments of these individual sites are included within Appendix 6 and the full site assessments are included within Appendix 5.

Question 6: Do you agree with the preferred option for the provision of additional business and industrial land/mixed use land in the LDP? Do you agree with the alternative option for mixed use land? Or do you have any other alternative options?

New sites considered following the MIR public consultation have been included within the included and rejected site assessments – Appendix 8.

Planning for Housing

Chapter 5 of the MIR outlines the main issues regarding 'Planning For Housing' and sets out the preferred and alternative options. These options are outlined below, along with the SEA assessment where required.

1. Housing Land Supply Sites

Preferred Option: The preferred sites for additional housing, as set out within Chapter 5 of the MIR

Alternative Option: The alternative sites for additional housing, as set out within Chapter 5 of the MIR

The preferred and alternative options include proposals for 12 preferred allocations, 13 alternative allocations and 2 longer term allocations. The SEA assessments of these individual sites are included within Appendix 6 and the full site assessments are included within Appendix 5.

Question 7: Do you agree with the preferred options for additional housing sites? Do you agree with the alternative options? Do you have any other alternative options?

2. Housing in the Countryside

Preferred Option: Retain policy whereby there must be the existence of a building group of at least 3 houses from which a proposal must be considered an appropriate addition.

Alternative Option: Individual houses could be supported outwith building groups provided it is considered the design is of an exceptionally high standard and other policy requirements relating to appropriate setting, design and materials are satisfied.

Question 8: Do you agree with the preferred option for addressing proposals for housing in the countryside? Do you agree with the alternative proposal? Have you any other options which you feel would be appropriate?

Significantly Positive	Positive	Neutral	Adverse	Significantly Adverse
++	+	0	-	--

Potential significant effects on the environmental objectives			
SEA Environmental Topic	Preferred	Alternative	Comments
Air	0	-	In allowing housing outwith building groups, this will increase the number of houses within countryside locations, not necessarily located in sustainable locations. Therefore, this has the potential to result in increased car movements, which will result in increased omissions into the air.
Biodiversity, Flora & Fauna	0	0	It is not considered that the Housing in the Countryside preferred or alternative option will have any effect on the environmental objective.
Climate Factors	0	0	It is not considered that the Housing in the Countryside preferred or alternative option will have any effect on the environmental objective.
Cultural Heritage	+	+	The current Policy HD2 covers; conversions of buildings to a house, restoration of houses and replacement dwellings. The conversions part of the policy ensures that conversions are in keeping with the scale and architectural character of the existing building, therefore respecting the existing built and cultural heritage. Part D of the existing policy refers to the restoration of houses and that the siting and design must reflect and respect the historic building pattern and the character of the landscape setting. This ensures that any restorations to properties respect the built and cultural heritage. Part E of the existing policy refers to replacement dwellings and such

			<p>proposals must respect the historical building patterns and the character of the landscape setting, as well as being in keeping with the existing/original building in terms of its scale, extent, form and architectural character. This ensures that replacement houses respect the built and cultural heritage.</p> <p>Overall, the existing policy is considered to have a positive effect on the cultural heritage.</p> <p>The alternative option would not alter the sections of the policy in respect of conversions, restorations or replacement houses, therefore the alternative option would also have a positive effect on the cultural heritage.</p>
Landscape and Townscape	+	+	<p>The existing policy has a clear structure regarding the approach to certain types of building in the countryside, as a result it is considered this brings a positive score to the topic, because a knock-on-effect is that the landscape will benefit from an improved approach to development proposals.</p> <p>The alternative policy approach would also retain the above elements in respect of the conversions, restoration and rebuilding, therefore would also have a positive score.</p>
Material Assets	+	-	<p>The preferred option directs housing in the countryside to existing buildings groups of houses, unless it is for a conversion, restoration, rebuilding or has an economic justification. As a result, additional dwellings are sited near other dwellings and aims to encourage a sustainable pattern of development, in order to support existing services and facilities and to promote sustainable travel patterns. Therefore, the preferred option scores positively.</p>

			In respect of the alternative option, this moves away from directing housing towards existing building groups. Therefore, alternative policy is considered to have a negative effect on the material assets, as it has the potential to result in an increased number of houses located in areas which are not close to existing services or facilities.
Population & Human Health	0	0	It is not considered that the Housing in the Countryside preferred or alternative option will have any effect on the environmental objective.
Soil	0	0	It is not considered that the Housing in the Countryside preferred or alternative option will have any effect on the environmental objective.
Water	0	0	It is not considered that the Housing in the Countryside preferred or alternative option will have any effect on the environmental objective.

The new policy has been reassessed and is contained within Appendix 6.

3. Removal of allocated sites

Question 9: Do you agree with the proposed existing housing allocations to be removed from the LDP? Are there any other sites you suggest should be de-allocated?

The MIR sets out a list of existing allocations proposed for removal, as set out within Chapter 5 of the MIR. The question seeks public opinion as to whether they agree with this, or whether there are any additional sites which should be considered for removal. If any proposals are submitted for consideration and ultimately recommended for removal within the Proposed Plan, these will be included within the Environmental Report at that stage. It is not considered that the removal of these sites would have any significant effects upon the environmental objectives.

Supporting Our Town Centres

Chapter 6 of the MIR outlines the main issues regarding ‘Supporting Our Town Centres’ and sets out the preferred and alternative options. These options are outlined below, along with the SEA assessment where required.

1. Core Activity Areas

Preferred Option: Retain core activity areas but apply a policy which allows a wider range of uses to be judged on a case by case basis depending upon the performance of the town centre in question.

Alternative Options:

1. Reduce the size of the Core Activity Areas
2. Remove the Core Activity Areas

Question 10: Do you agree with the preferred option? If so, what other uses do you think could be allowed within Core Activity Areas? Do you think existing core activity areas within town centres should be reduced in size, and if so where? Do you think existing Core Activity Areas should be removed altogether?

The SEA assessments for the preferred and alternative options are outlined below.

Significantly Positive	Positive	Neutral	Adverse	Significantly Adverse
++	+	0	-	--

Potential significant effects on the environmental objectives				
SEA Environmental Topic	Preferred	Alternative 1	Alternative 2	Comments
Air	0	0	-	It is considered that the alternative option (2) would result in the potential loss of services within the town centre, as a result of the
Biodiversity, Flora &	0	0	0	

Fauna				removal of the Core Activity Areas. This could result in services becoming more dispersed, requiring more reliance on travel, therefore having a negative effect.
Climate Factors	0	0	0	
Cultural Heritage	0	0	0	
Landscape and Townscape	+	0	0	It is considered that the preferred approach to retain the core activity areas but apply a policy which allows a wider range of uses would encourage more diverse uses within the town centres, bringing the opportunity to regenerate or fill vacant and/or derelict units and land. This brings a positive effect on the townscape.
Material Assets	0	-	-	It is considered that the alternative option (1) would result in a reduced Core Activity Area and potential loss of services within the town centre. It is considered that the alternative option (2) would result in the potential loss of services within the town centre, as a result of the removal of the Core Activity Areas. This could result in services becoming more dispersed, requiring more reliance on travel, therefore having a negative effect.
Population & Human Health	++	-	0	It is considered that the preferred option would encourage an increased activity within town centres, bringing economic and quality of life benefits to Borders residents. In addition town centres are accessible by sustainable transport methods.

				<p>It is considered that the alternative option (1) would result in a reduced Core Activity Area and potential loss of services within the town centre.</p> <p>It is considered that the alternative option (2) would result in the potential loss of services within the town centre, as a result of the removal of the Core Activity Areas. This could result in services becoming more dispersed, requiring more reliance on travel, therefore having a negative effect.</p>
Soil	0	0	0	
Water	0	0	0	
Comments	<p>The preferred approach retains the core activity areas, however applies a policy which allows a wider range of uses to be judged on a case by case basis. It is considered that a more flexible approach will have positive effects upon the SEA topics of landscape & townscape and</p>	<p>This approach would reduce the Core Activity Area, however the policy remains the same. As a result of reducing the Core Area, this could result in the loss of retail units to alternative uses within any removed areas. This could result in the loss of services within town centres, having a</p>	<p>This approach would completely remove the Core Activity Areas, which would effectively remove the requirement for Policy ED4. This has the potential to result in the loss of retail and services within town centres within the Borders. This could result in an increased need to travel for these</p>	

	population & human health.	potential negative effect on the SEA topics; material assets and population & human health.	services. Therefore, having potential negative effects upon the SEA topics above.	
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The policy has been assessed and is contained within Appendix 6.

2. Retail Unit in Berwickshire

Question 11: Can you suggest any site options within central Berwickshire, preferably Duns, to accommodate a new supermarket?

The MIR is not suggesting any sites for consideration at this stage for the retail unit within Berwickshire. The MIR identifies within the 'Town Centres' section that there are concerns regarding leakage of retail spending outwith Berwickshire and it is considered a site for a new supermarket retail unit within central Berwickshire would help reverse this trend. Duns is considered an appropriately sized and located town to accommodate this use. If any sites are submitted for consideration and ultimately taken forward for inclusion within the Proposed Plan, these will be included within the Environment Report at that stage, in order to establish whether the proposals would have any significant effects upon the environmental objectives.

3. Developer Contributions

Question 12: Do you feel the requirement for Developer Contributions to be removed in full, or some town centres, within the Scottish Borders?

It is not considered that this topic affects any of the SEA topics.

Delivering Sustainability and Climate Change

Chapter 7 of the MIR outlines the main issues regarding 'Delivering Sustainability and Climate Change' and sets out the preferred and alternative options. These options are outlined below, along with the SEA assessment where required.

1. Sustainability and Climate Change

Preferred Option: The Council should continue to promote and support sustainability and climate change adaption. LDP policies and proposals should ensure they promote development in the interests of sustainable development and climate change.

Alternative Option: None

The MIR suggests that the preferred option is to continue to promote and support sustainability and climate change adaption, however does not put forward any changes to existing policy. Rather states that LDP policies and proposals should ensure that they promote development in the interests of sustainable development and climate change and welcomes any comments during the MIR consultation process. If any changes to existing policy are submitted for consideration and ultimately taken forward for inclusion within the Proposed Plan, these will be included within the Environment Report at that stage, in order to establish whether the proposals would have any significant effects upon the environmental objectives. It should be noted that Appendix 9 of the Environment Report contains the SEA assessment for the existing LDP policies.

Question 13: Do you support the preferred option? Are there any other matters relating to sustainability and climate change adaption which should be addressed?

2. National Park

Question 14: Do you support the designation of a National Park within the Scottish Borders? If so, which general area do you think a National Park should cover?

The MIR is not suggesting any sites for consideration at this stage, in respect of a National Park within the Scottish Borders. The MIR states within the 'Delivering Sustainability and Climate Change' section, that there is merit in posing a question on the proposition for a National Park, its possible boundaries and operational model through the MIR. Therefore, this does not require to be assessed against the environmental objectives at this stage.

Regeneration

Chapter 8 of the MIR outlines the main issues regarding ‘Regeneration’ and sets out the preferred and alternative options. These options are outlined below, along with the SEA assessment where required.

1. Redevelopment Sites

Preferred Option: The preferred sites to be allocated for redevelopment are set out in this chapter.

Alternative Option: None

It should be noted that areas are identified within the MIR for potential redevelopment opportunities. These sites have not yet been subject to a site assessment, or individual SEA assessment. If the sites are ultimately included within the Proposed Plan, a site assessment and SEA assessment will be undertaken and the findings/any mitigation requirements will be included within the Environmental Report at that stage. The assessment below considers more the wider policy approach to identifying potential redevelopment sites within the MIR and ultimately allocating such sites within the Proposed Plan, subject to full assessments.

Question 15: Do you agree with the proposed redevelopment sites to be allocated within the LDP2? Are there other sites within the Scottish Borders you feel should be included?

Significantly Positive	Positive	Neutral	Adverse	Significantly Adverse
++	+	0	-	--

Potential significant effects on the environmental objectives		
SEA Environmental Topic	Preferred	Comments
Air	0	
Biodiversity, Flora & Fauna	0	

Climate Factors	0	No significant effects identified.
Cultural Heritage	+	It is considered that the preferred option of identifying and promoting re-development opportunities across the Borders and for specific sites, brings the change to renovate and bring into use listed buildings and other culturally important sites.
Landscape and Townscape	+	It is considered that the preferred option would have a positive effect on the SEA objective, as identifying and promoting redevelopment options across the Borders gives rise to the potential for the townscape, and feasibly the wider landscape, to be improved as a result.
Material Assets	0	No significant effects identified.
Population & Human Health	+	It is considered that the preferred option will have a positive effect on the SEA objective, as it will improve the quality of Borders towns and provide greater choice in terms of housing, business or amenity land. As a result, there is a positive impact upon the SEA objective, due to positive quality of life change.
Soil	+	It is considered that the preferred option would have a positive effect on the SEA objective, as the redevelopment of existing buildings/brownfield sites would relieve the pressure on greenfield sites for development.
Water	0	No significant effects identified.

New sites considered following the MIR public consultation have been included within the included and rejected site assessments – Appendix 8.

Settlement Maps

Chapter 9 of the MIR outlines the main issues regarding ‘Settlement Maps’ and sets out the preferred and alternative options. These options are outlined below, along with the SEA assessment where required.

1. Oxnam Development Boundary

One of the main issues identified within the MIR was the potential for a settlement boundary around Oxnam. A proposed settlement boundary has been included within the MIR and a SEA assessment of such a proposal has been undertaken in the table below. It should be noted that no alternative option has been included within the MIR. However, the question below invites potential alternative options to be submitted for consideration. If an alternative proposal is put forward and ultimately included within the Proposed Plan, a SEA for that proposal will be undertaken and included within the Environmental Report at that stage.

Question 16: Do you support the principal of Oxnam becoming a recognised settlement within the LDP? Do you agree with the proposed settlement plan and its boundaries?

Significantly Positive	Positive	Neutral	Adverse	Significantly Adverse
++	+	0	-	--

Potential significant effects on the environmental objectives		
SEA Environmental Topic	Oxnam Settlement Boundary	Comments
Air	0	
Biodiversity, Flora & Fauna	0	
Climate Factors	0	
Cultural Heritage	0	
Landscape and Townscape	0	
Material Assets	0	

Population & Human Health	0	No significant effects identified.
Soil	0	
Water	0	

2. Newcastleton Conservation Area

One of the main issues identified within the MIR was the reduction in the Core Frontage Area within the Newcastleton Conservation Area. A proposed reduction in the area has been included within the MIR and a SEA assessment of such a proposal has been undertaken in the table below. It should be noted that no alternative option has been included within the MIR.

Question 16 : Do you support the removal of the Core Frontage designation within the Newcastleton Conservation Area?

Significantly Positive	Positive	Neutral	Adverse	Significantly Adverse
++	+	0	-	--

Potential significant effects on the environmental objectives		
SEA Environmental Topic	Preferred	Comments
Air	0	No significant effects identified.
Biodiversity, Flora & Fauna	0	
Climate Factors	0	
Cultural Heritage	0	

It is considered that the removal of the core frontage area would have a neutral effect upon the wider Newcastleton Conservation Area. It is acknowledged that over time inappropriate replacement window types whose appearance deviates from traditional designs has considerably diluted the quality of this particular aspect of Newcastleton Conservation Area. This means that it would retain its Conservation status due to its unique layout but there would be a less stringent approach with regards to window replacements within the Core

		Frontage designation. Given the loss of the traditional window character within the area over years, it is not considered that the proposal would result in an adverse effect upon the SEA objective.
Landscape and Townscape	0	No significant effects identified.
Material Assets	0	
Population & Human Health	0	
Soil	0	
Water	0	

Scottish Borders Council

Local Development Plan 2: Proposed Plan

Finalised Environment Report

Appendix 6: Updated SEA Assessment of Existing and Proposed Policies

NOTE: Any changes to this Appendix since the Main Issues Report are highlighted in red.

Any changes to this Appendix since the publication of the Proposed Local Development Plan are highlighted in green.

Any changes to this Appendix following the Examination of the Proposed Plan are highlighted in Blue

SEA Assessment Criteria

Significantly Positive	Positive	Neutral	Adverse	Significantly Adverse
++	+	0	-	--

In line with PAN 1/2010 an assessment of policies which are rolling forward has been undertaken. This assessment is formed through a simple screening exercise, whereby the policies are considered against their impact on the SEA objectives and are ranked, using the scoring criteria above. Where there is a policy change proposed within the MIR, a description of the change is included within the table below.

As the adopted LDP is relatively new, there are a number of policies which the Council proposes to carry forward into the LDP2. The table below contains all the existing adopted policies within the LDP. Each of the existing policies has been assessed against the 9 SEA objectives, using the above criteria. In the final column, the notes indicate whether a change to this policy ~~is~~ was proposed within the MIR or whether the policy will be substantially retained within the LDP2. The questions contained within the MIR under the main issues have been subject to a SEA assessment, which is contained within Appendix 8. **Where the MIR indicated that changes were proposed to individual policies and had included the assessment of those changes within Appendix 8, the updated SEA assessment has now been incorporated into this Appendix. Finally, the LDP2 includes three new policies, and their SEA assessment has been included within the final table of this Appendix.**

Policy and description purpose	Assessment by SEA Topic								
	Air	Biodiversity, Flora and Fauna	Soil	Water	Climate Factors	Cultural Heritage	Landscape and Townscape	Material Assets	Population and Human Health
Place Making and Design Policies									
Policy PMD1: Sustainability <i>The policy outlines 12 sustainability principles which all proposals are assessed against. These underpin all the Plan's policies and developers are expected to incorporate these into their developments.</i>	+	0	0	+	+	+	0	+	+
	The policy seeks to preserve air quality, encourages walking, cycling and use of public transport in preference to the private car.			The policy seeks to preserve water quality.	Development can result in emissions. However the policy provides for measures that lessen adverse impacts.	The policy aims to protect the built and cultural heritage.		The policy aims to support community facilities.	It is considered that the policy will assist in the provision of new jobs and support the local economy, as well as seeking to involve the local community in the design, management and improvement of their environment

<p>Comments/Notes: It is considered that the policy will be substantially retained within LDP2. Reference to be made to the Land Use Strategy (LUS).</p>									
<p>PMD2: Quality Standards</p> <p><i>The policy states that all new development will be expected to be of high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings.</i></p> <p><i>There are 21 22 standards, identified under 4 headings; sustainability, placemaking & design, accessibility and green space, open space & biodiversity.</i></p>	<p>+</p> <p>Development can result in emissions. However the policy provides for measures that lessen adverse impacts on Air. These include consideration of layout and orientation, and the efficient use of energy, accessibility and the provision of meaningful greenspace</p>	<p>+</p> <p>It is considered that the measures contained within the policy will have a positive outcome on Biodiversity, Flora and Fauna, as access to greenspace gives scope for improvement of existing habitat and water quality. The policy will also assist in increasing the</p>	<p>0</p>	<p>+</p> <p>The policy seeks to preserve water quality through good design principles and the provision of SUDS onsite.</p>	<p>+</p> <p>Development can result in emissions. However the policy provides for measures that lessen adverse impacts. The policy also reflects the requirements of the Zero Waste Plan (ZWP).</p>	<p>0</p>	<p>+</p> <p>The policy brings a positive contribution to the Landscape/Townscape assessment this is because providing greenspaces, and integrating good placemaking and design allows the landscape/townscape to be protected and enhanced.</p>	<p>+</p> <p>The policy wording reflects the requirements of the ZWP.</p>	<p>++</p> <p>Incorporating greenspaces into new development, and by creating new developments that benefits from good accessibility allows recreational and health benefits to be protected and enhanced.</p>

<p><i>accommodated in accordance with policy and without adversely affecting the character of the housing area.</i></p> <p><i>The policy provides a set of 4 criteria, in which any other uses on allocated sites will be assessed against. If the proposal does not meet the criteria, it will be refused.</i></p>									
<p>Comments/Notes: It is considered that this policy will be substantially retained within LDP2.</p>									
<p>PMD4: Development Outwith Adjoining Development Boundaries</p> <p><i>Where Development Boundaries are defined on Proposals Maps, they indicate the extent to which towns and villages should be allowed to expand during the Local Plan period. Development should be contained within the Development Boundary and proposals for new development outwith this boundary, and not on allocated sites identified on</i></p>	0	+	+	0	+	0	0	+	+
	<p>It is considered that the measures contained within the policy will have a positive outcome on Biodiversity, Flora and Fauna, as it aims to ensure most new</p>	<p>Potential for the avoidance of soil disturbance by ensuring the majority of new development takes place within the Development Boundary will assist in protecting the soil.</p>		<p>Development can result in emissions. However the policy provides for measures that lessen adverse impacts by only allowing development outwith the Development Boundary in special</p>				<p>The policy aims to support existing community facilities by ensuring that the majority of development takes place within the Development Boundary. Where development</p>	<p>The policy seeks to ensure that any development approved outwith a Development Boundary seeks to benefit the local population of the area such as job generation,</p>

<p><i>the proposals maps, will normally be refused.</i></p> <p><i>Exceptional approvals may be granted provided strong reasons can be given, which meet the criteria contained within the policy.</i></p>		<p>development takes place within the Development Boundary.</p>			<p>circumstances.</p>			<p>is supported the proposal must provide a strong justification that involves in assisting the local community for example, by providing job generating development , or augmenting the affordable housing stock.</p>	<p>or affordable housing delivery.</p>
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Comments/Notes:
 It is considered that this policy will be substantially retained within LDP2.
 Potential for minor text changes within the existing policy.

<p>PMD5: Infill Development <i>Development on non-allocated, infill or windfall sites, including the re-use of buildings within Development Boundaries as shown on the Proposal Maps, will be approved where the proposal meets the 6 criteria contained</i></p>	0	0	0	0	0	0	0	0	0
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<p><i>within the policy.</i></p> <p><i>All applications will be considered against the Council's Supplementary Planning Guidance on Placemaking and Design. Developers are required to provide design statements as appropriate.</i></p>									
<p>Comments/Notes: It is considered that the policy will be substantially retained within LDP2.</p>									
<p>Economic Development Policies</p>									
<p>ED1: Protection of Business and Industrial Land</p> <p><i>The aim of the policy is to ensure that adequate supplies of business and industrial land are retained for business and industrial use and are not diluted by a proliferation of other uses. The policy recognises the financial difficulty in bringing forward new business and industrial land in a rural area such as the Borders where, in the provision of business premises, there is a market failure situation.</i></p>	0	0	0	0	+	0	+	0	+
					<p>It is considered that the safeguarding of business and industrial land and the potential for mixed use development allows for more integrated development so that sustainable transport</p>		<p>There is the potential for a positive assessment as the safeguarding of business and industrial land and the potential for mixed use development would mean less development pressure on edge-of-</p>		<p>There is the potential for a positive assessment as the safeguarding of business and industrial land and the potential for mixed use development would mean more integrated development which allows</p>

<p><i>The policy has split all allocated sites into two categories. The first category relates to high amenity business sites and seeks to protect these rigorously for Class 4 Use. The second category relates to business and industrial sites where Use Classes 4, 5 and 6 would be permitted. The policy recognises that there may be circumstances whereby ancillary uses could be supported within both categories if it enhances the quality of the estate as an employment location.</i></p>					<p>links and other sustainable measures can be promoted. In addition mixed use development means less pressure on additional land for development .</p>		<p>town or out of town sites which in turn will help conserve the townscapes and landscapes of the Borders.</p>		<p>for shorter travel distances to amenities and services.</p>
<p>Comments/Notes: The MIR included preferred and alternative options for this policy. The SEA assessment was included within Appendix 8, for each of the preferred and alternative options contained within the MIR.</p>									
<p>ED2: Employment Uses Outwith Business and Industrial Land</p> <p><i>The policy states that within the defined Development Boundary there will be a general presumption against industrial or business uses outwith business and</i></p>	<p>+</p> <p>It is considered that the policy will limit employment uses outwith Business</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>+</p> <p>It is considered that the policy will limit employment uses outwith Business and Industrial</p>	<p>+</p> <p>The policy requires any proposals for employment use outwith Business and Industrial land and Mixed Use</p>	<p>+</p> <p>The policy requires any proposals for employment use outwith Business and Industrial land and Mixed Use</p>	<p>0</p>	<p>0</p>

<p><i>industrial land, mixed use or redevelopment sites. Any proposal for such a use in such a location will require to meet the criteria contained within the policy.</i></p>	<p>and Industrial land and mixed use sites thereby bringing a positive impact on the air assessment as it could mean less motorised transport throughout a settlement and, in turn, less emissions.</p>				<p>land and Mixed Use sites allowing for more integrated development so that sustainable transport links and other sustainable measures can be promoted.</p>	<p>sites to demonstrate that it can co-exist satisfactorily with adjoining uses which would assist in protecting the built and cultural heritage.</p>	<p>sites to demonstrate that it can co-exist satisfactorily with adjoining uses which would assist in protecting the landscape and townscape.</p>		
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Comments/Notes:
It is considered that the policy will be substantially retained within LDP2.

<p>ED3: Town Centres and Shopping Development</p> <p><i>The policy states that the Council will seek to develop and enhance the role of town centres. A network of centres and growth of the retail sector will be supported through</i></p>	<p>0</p>	<p>0</p>	<p>+</p> <p>Potential for the avoidance of soil disturbance by ensuring the majority of new development</p>	<p>+</p> <p>The policy seeks to guide new shopping development to town and village centres, this</p>	<p>+</p> <p>It is considered that whilst the policy guides new shopping development to town and</p>	<p>+</p> <p>The policy aims to maintain the character of town centres, their vitality and viability, as</p>	<p>+</p> <p>The policy aims to maintain the character of town centres, their vitality and viability, as</p>	<p>+</p> <p>The policy aims to maintain town centre character, vitality, viability and mixed use of</p>	<p>+</p> <p>There is the potential for a positive assessment as guiding new shopping development</p>
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<p><i>directing development to district town centres.</i></p> <p><i>To protect town centres, town centre locations will be preferred to edge-of-centre locations which, in turn, will be preferred to out-of-centre locations. An out-of-centre location will only be considered where there is no suitable site available in a town centre or edge-of-centre location.</i></p> <p><i>The Council sets out criteria for assessing applications for out-of-centre development, including retail proposals.</i></p>			<p>takes place within the town centres will assist in protecting the soil.</p>	<p>will assist in preserving water quality through concentrating new development in areas that are already serviced by water.</p>	<p>village centres, this will allow for more integrated development so that sustainable transport links and other sustainable measures can be promoted.</p>	<p>well as their mixed use elements, this in turn will assist in protecting their Cultural Heritage.</p>	<p>well as their mixed use elements, this in turn will assist in protecting their Landscape and Townscape.</p>	<p>town centres this in turn will assist in protecting services and other Material Assets within town centres.</p>	<p>to town and village centres, would mean more integrated development which allows for shorter travel distances to amenities and services; this in turn benefits local communities .</p>
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Comments/Notes:

It is considered that the policy will be substantially retained within LDP2.

Minor wording changes. The town of Innerleithen to be added to the text within the policy.

<p>ED4: Core Activity Areas in Town Centres</p> <p><i>This policy identifies Core Activity Areas within the central part of town centres with the aim that these Areas is to encourage public activity within the central parts of these town</i></p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>+</p> <p>It is considered that whilst the policy aims to encourage public activity</p>	<p>+</p> <p>The policy aims to maintain the character of town centres, their vitality and viability, as</p>	<p>+</p> <p>The policy aims to maintain the character of town centres, their vitality and viability, as</p>	<p>+</p> <p>The policy aims to maintain town centre character, vitality, viability and mixed use of</p>	<p>+</p> <p>There is the potential for a positive assessment as guiding new shopping development</p>
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<p><i>centres. These Areas ensure a range of commercial uses to encourage development which increases footfall in town centres and in turn prevents the gradual loss of essential town centre activities in locations where this is regarded as important to the vitality and viability of the centre.</i></p> <p><i>To provide flexibility and maintain vitality and viability in the retail core of the town centre, core activity areas have been identified in a number of settlements. In these core activity areas, a mix of uses appropriate to the town centre will be allowed. Class 1, 2 and 3 of the Use Class Order are seen as appropriate uses on the ground floor within the core activity areas. However, Class 2 uses in Kelso, Melrose and Peebles will only be allowed in exceptional circumstances where a proposal makes a</i></p>					<p>within the central parts of town centres, this will allow for more integrated development so that sustainable transport links and other sustainable measures can be promoted.</p>	<p>well as their mixed use elements, this in turn will assist in protecting their Cultural Heritage</p>	<p>well as their mixed use elements, this in turn will assist in protecting their Landscape and Townscape.</p>	<p>town centres this in turn will assist in protecting services and facilities and other Material Assets within town centres.</p>	<p>to town and village centres, would mean more integrated development which allows for shorter travel distances to amenities and services; this in turn benefits local communities .</p>
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<p><i>significant positive contribution to the core retail function and satisfactory marketing information is submitted in relation to premises which have been vacant for a minimum of six months.</i></p>									
<p>Comments/Notes: The MIR included preferred and alternative options for this policy. The SEA assessment was included within Appendix 8, for each of the preferred and alternative options contained within the MIR.</p>									
<p>ED5: Regeneration <i>The policy sets out criteria in which proposals on allocated and non-allocated brownfield sites will be assessed against. Development will be approved in all cases where the criteria can be satisfied.</i></p>	<p>0</p>	<p>0</p>	<p>+ The policy supports new development on allocated and non-allocated brownfield sites, this will assist in potential avoidance of soil elsewhere.</p>	<p>+ The policy supports new development on allocated and non-allocated brownfield sites, this will assist in preserving water quality through concentrating new development in areas that are already serviced by water.</p>	<p>+ It is considered that whilst the policy supports new development on allocated and non-allocated brownfield sites, this will allow for more integrated development so that sustainable transport links and</p>	<p>+ The policy supports new development on allocated and non-allocated brownfield sites, this will assist in enhancing the Cultural Heritage.</p>	<p>+ The policy supports new development on allocated and non-allocated brownfield sites, this will assist in enhancing Landscape and Townscape.</p>	<p>+ The Assessment findings for Material Assets are positive because by encouraging development on brownfield sites there is less pressure to develop further infrastructure / facilities elsewhere.</p>	<p>0</p>

					other sustainable measures can be promoted.				
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Comments/Notes:
 It is considered that the policy will be substantially retained within the LDP2.
 Minor updates to text.

ED6: Digital Connectivity	+	0	+	0	0	0	+	0	0
<i>The policy states that the Council will support proposals which lead to the expansion and improvement of the electronic communications network in the Borders, provided it can be achieved without any unacceptable detrimental impact on the natural and built environment. This includes delivery of core infrastructure for telecommunications, broadband, and other future digital infrastructure.</i>	The policy supports expansion and improvement of digital connectivity, this brings a positive impact on the Air assessment as it could mean less motorised transport throughout a settlement and in turn, less emissions.		Potential for the avoidance of soil disturbance through the unnecessary development taking place as a result of improved digital connectivity.				The policy brings a positive contribution to the Landscape/Townscape Assessment this is because improved digital connectivity will assist in avoiding unnecessary development taking place and this allows the Landscape and Townscape		

							to be protected.		
Comments/Notes: It is considered that the policy will be substantially retained within the LDP2.									
ED7: Business, Tourism and Leisure Development in the Countryside <i>Proposals for business, tourism and leisure development in the countryside will be approved and rural diversification initiatives will be encouraged provided that it meets the set of criteria contained within the policy.</i> <i>Where a proposal comes forward for the creation of a new business including that of a tourism proposal, a business case that supports the proposal will be required to be submitted as part of the application process.</i>	0	0	0	0	0	0	0	0	+
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2. Minor changes to the text.									
ED8: Caravan and Camping Sites	0	+	+	0	0	0	+	0	0

<p><i>The Council will support proposals for new or extended caravan and camping sites in locations that can support the local economy and the regeneration of towns, and are in accordance with the Scottish Borders Tourism Strategy and Action Plan. Developments on appropriate sites within or immediately outwith the development boundary of settlements that can help support local shops and services will be favoured over countryside locations.</i></p> <p><i>All proposals must meet the criteria contained within the policy.</i></p> <p><i>In respect of existing caravan and camping sites, the Council will protect existing caravan and camping sites where their loss is likely to have a significant and sustained adverse impact on tourism. Proposal that result in the</i></p>		<p><i>There is a positive impact on the assessment because there is scope to safeguard or improve biodiversity potential.</i></p>	<p><i>The policy will have a positive impact on soil as there is scope to safeguard or improve biodiversity potential and this in turn has the potential to enhance soil quality.</i></p>				<p><i>The policy aims to support new or extended caravan and camping sites in locations that can support the local economy and which must be of the highest quality and in keeping with their local environment this in turn will assist in protecting the landscape and townscape.</i></p>		
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<p>loss of an existing caravan or camping site may be supported where they meet the criteria contained within the policy.</p>									
<p>Comments/Notes: It is considered that the policy will be substantially retained for the LDP2. Minor changes to the text.</p>									
<p>ED9: Renewable Energy Development</p> <p><i>The Council will support proposals for both large scale and community scale renewable energy development including commercial wind farms, single or limited scale wind turbines, biomass, hydropower, biofuel technology, and solar power where they can be accommodated without unacceptable significant adverse impacts or effects, giving due regard to relevant environmental, community and cumulative impact considerations.</i></p> <p><i>The policy sets out criteria in which wind energy proposals must be assessed</i></p>	<p>++</p> <p>The policy makes reference to supporting all forms of renewable, zero-emissions and low carbon technologies. In addition recognition of the role of decentralised and local renewable or low carbon</p>	<p>+</p> <p>The policy brings a positive assessment on Biodiversity, Flora and Fauna as biodiversity is assessed in the spatial strategy which then informs the identification of areas of search. Therefore sensitive areas are not included in</p>	<p>++ 0</p> <p>The assessment brings a significant positive findings on Soil because peat will be considered as a constraint in the spatial strategy and has therefore informed the selection of areas of search. This should prevent significant emissions of carbon as a result of</p>	<p>0 +</p> <p>The effects on hydrology, the water environment and flood risk will be addressed through the project design and mitigation</p>	<p>++</p> <p>It is considered that the measures discussed for the other SEA objectives will bring the potential for a significant reduction in emissions and a significant step towards contribution to Scotland's climate change targets, the assessment is therefore</p>	<p>0 +</p> <p>The historic environment impacts will be addressed through the project design and mitigation</p>	<p>+</p> <p>The policy allows for sensitive landscapes to be used as a constraint in the identification of areas of search for windfarms, it is therefore the case that certain landscapes have been afforded greater protection from cumulative impact and insensitive</p>	<p>+</p> <p>Although there will be emissions from development of the infrastructure, the long term net reduction in carbon emissions will be significant when compared against other less sustainable forms of energy production.</p>	<p>+</p> <p>Development of this infrastructure brings potential for communities to lower power bills and potentially generate income from excess heat.</p>

<p><i>against:</i></p> <p><i>Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported.</i></p> <p><i>Development proposals will be assessed in accordance with NPF4 Policy 11 paragraphs b) to f) and other relevant provisions of NPF4.</i></p> <p><i>Waste to energy schemes involving human, farm and domestic waste will be assessed against Policy IS10 Waste Management Facilities.</i></p>	<p>sources of heat and power, including energy from waste. The assessment finds that all of these measures have significant positive potential to reduce airborne emissions.</p>	<p>areas of search.</p>	<p>disturbance of peat soil.</p>		<p>significantly positive.</p>		<p>development .</p>		
<p>Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.</p>									
<p>ED10: Protection of Prime Quality Agricultural Land and Carbon Rich Soils</p> <p><i>Development, except proposals for renewable energy, which results in the permanent loss of prime quality agricultural land or</i></p>	<p>0</p>	<p>0</p>	<p>++</p> <p>Potential for the avoidance of peat/carbon rich soil disturbance will protect</p>	<p>0</p>	<p>++</p> <p>Potential for the avoidance of peat/carbon rich soil disturbance is a</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>

<p><i>significant carbon rich soil reserves, particularly peat, will not be permitted, unless they meet the criteria contained within the policy.</i></p>			<p>the Soil.</p>		<p>significant positive on the Climatic Factors as it prevents the release of large amounts of carbon that is stored in the soil. This will help Scottish Borders contribute towards the Scottish Government's climate change targets.</p>				
<p>Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.</p>									
<p>ED11: Safeguarding of Mineral Deposits</p> <p><i>The Council will not grant planning permission for development which will sterilise reserves for economically significant mineral deposit unless, it meets the criteria</i></p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>+</p> <p>It is considered that this policy will bring a positive impact on the Material</p>	<p>0</p>

<i>contained within the policy.</i>								Assets as the Scottish Borders resource of minerals will be managed as a result.	
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
ED12: Mineral and Coal Extraction <i>The policy sets out criteria in which mineral extraction applications will be assessed against.</i>	0	0	0	0	0	0	0	0	+
			It is considered that the policy will have a neutral assessment on soil as the policy seeks to prevent mineral extraction where peatland may be affected.						There is the potential for a positive assessment as development of mineral and coal extraction will benefit those living / working within the area.
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
Housing Development Policies									
HD1: Affordable and Special Needs Housing <i>Where the Local Housing Strategy or Local Housing</i>	0	0	0	0	0	0	+	0	+
							It is considered that this		It is considered that this

<p><i>Needs and Demand Assessment identifies a local affordable housing need, the Council will require the provision of a proportion of land for affordable or special needs housing, currently set at 25%, both on allocated and windfall sites. The final scale of such affordable and/or special needs housing will be assessed against a set of criteria contained within the policy.</i></p>							<p>policy will bring positive benefits in respect of Landscape and Townscape as it will ensure a mix of affordable and special needs housing within communities .</p>		<p>policy will bring positive benefits in respect of Population and Human Health as it will ensure a mix of affordable and special needs housing is provided within communities in the Borders.</p>
<p>Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.</p>									
<p>HD2: Housing in the Countryside</p> <p><i>The Council wishes to promote appropriate rural housing development, where it meets set criteria, contained within the policy.</i></p> <p><i>Housing in the Countryside will be assessed against a set of criteria under the</i></p>	0	0	0	0	0	+	+	+	0
						<p>The policy covers: conversions of buildings to a house, restoration of houses and replacement dwellings.</p>	<p>The policy has a clear structure regarding the approach to certain types of building in the countryside,</p>	<p>The policy directs housing in the countryside to existing buildings groups of houses, unless it is</p>	

<p><i>following headings: Buildings Groups, Dispersed Buildings Groups, Conversions of Buildings to a House, Restoration of Houses, Replacement Houses and Economic Requirement. In each heading, a proposal must meet all the set criteria.</i></p>						<p>The conversions part of the policy ensures that conversions are in keeping with the scale and architectural character of the existing building, therefore respecting the existing built and cultural heritage. Part D of the policy refers to the restoration of houses and that the siting and design must reflect and respect the historic building pattern and the character</p>	<p>as a result it is considered this brings a positive score to the topic, because a knock-on-effect is that the landscape will benefit from an improved approach to development proposals.</p>	<p>for a conversion, restoration, rebuilding or has an economic justification. As a result, additional dwellings are sited near other dwellings and aims to encourage a sustainable pattern of development , in order to support existing services and facilities and to promote sustainable travel patterns.</p>	
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						of the landscape setting. This ensures that any restorations to properties respect the built and cultural heritage. Part E of the policy refers to replacement dwellings and such proposals must respect the historical building patterns and the character of the landscape setting, as well as being in keeping with the existing/original building in terms of its scale,			
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						extent, form and architectural character. This ensures that replacement houses respect the built and cultural heritage. Overall, the policy is considered to have a positive effect on the cultural heritage.			
<p>Comments/Notes: The MIR included preferred and alternative options for this policy. The SEA assessment was included within Appendix 8, for each of the preferred and alternative options contained within the MIR.</p>									
HD3: Protection of Residential Amenity <i>Development that is judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted. To protect the amenity and character of these areas,</i>	0	0	0	0	0	0	+	0	0
							It is considered that this policy will bring positive benefits in respect of		

<p>any developments will be assessed against a set criteria.</p>							<p>Landscape and Townscape as it will ensure that the amenity of existing and proposed properties are respected in the consideration of new development.</p>		
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Comments/Notes:
It is considered that the policy will be substantially retained for the LDP2.
Minor changes to the text.

<p>HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding</p> <p><i>The areas indicated in the settlement profiles for longer term expansion and protection shall be safeguarded accordingly. Proposals for housing development in such expansion areas coming</i></p>	0	0	0	0	+	0	+	0	0
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Development can result in emissions. However the policy provides for measures that lessen adverse impacts, this will allow for

It is considered that this policy will bring positive benefits in respect of Landscape and Townscape

<p><i>forward in advance of the identification of a shortfall in the effective housing land supply will be treated as premature.</i></p>					<p>more integrated development so that sustainable transport links and other sustainable measures can be promoted.</p>		<p>as it will ensure that the new development outwith the Development Boundary takes place within the preferred direction for growth.</p>		
<p>Comments/Notes: It is considered that the policy will be substantially retained for the LDP2. Minor changes to the text.</p>									
<p>HD5: Care and Retirement Nursing Homes</p> <p><i>Proposals for new or extended residential care or nursing homes or other supported accommodation provision will be supported where this meets an identified local need as defined by agreed joint strategies and commissioning plans by the Council and NHS Borders.</i></p> <p><i>Any new residential care or nursing proposal will be required to meet the</i></p>	0	0	0	0	0	0	+	0	0
<p>It is considered that this policy will bring positive benefits in respect of Landscape and Townscape as it will ensure that the new care and retirement</p>									

<p><i>criteria contained within the policy.</i></p>							<p>homes will be well located to allow good access to arrange of local services and facilities and are accessible by a range of transport modes, and that good quality amenity space is provided onsite.</p>		
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Comments/Notes:
It is considered that the policy will be substantially retained for the LDP2.

Environmental Promotion and Protection Policies

<p>EP1: International Nature Conservation Sites and Protected Species</p> <p><i>Development proposals which will have a likely significant effect on a designated or proposed Natura site, which includes all Ramsar sites, are only permissible where they</i></p>	<p>0</p>	<p>++</p> <p>The policy will have a significant positive outcome on Biodiversity, Flora and Fauna as it will provide</p>	<p>0</p>	<p>+</p> <p>The policy will have a positive outcome on the Water environment as the policy will provide protection</p>	<p>+</p> <p>The policy is considered will contribute positively on Climatic Factors as the policy will provide</p>	<p>0</p>	<p>+</p> <p>The policy is considered will contribute positively to the Landscape and Townscape</p>	<p>0</p>	<p>0</p>
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<p><i>meet the criteria contained within the policy.</i></p>		<p>protection from potentially adverse development on international nature conservation sites and protected species.</p>		<p>from potentially adverse development on international nature conservation sites and protected species.</p>	<p>protection from potentially adverse development on international nature conservation sites and protected species.</p>		<p>as the policy will provide protection from potentially adverse development on international nature conservation sites and protected species.</p>		
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Comments/Notes:
It is considered that the policy will be substantially retained for the LDP2.

<p>EP2: National Nature Conservation Sites and Protected Species</p> <p><i>Development proposal which are likely to have a significant effect, either directly or indirectly, on a Site of Special Scientific Interest, National Nature Reserve, or habitat directly supporting a nationally important species will not be permitted unless they meet the criteria contained within the policy.</i></p>	<p>0</p>	<p>++</p> <p>The policy will have a significant positive outcome on Biodiversity, Flora and Fauna as it will provide protection from potentially adverse development on</p>	<p>0</p>	<p>+</p> <p>The policy will have a positive outcome on the Water environment as the policy will provide protection from potentially adverse development on national nature</p>	<p>+</p> <p>The policy is considered will contribute positively on Climatic Factors as the policy will provide protection from potentially adverse development on national</p>	<p>0</p>	<p>+</p> <p>The policy is considered will contribute positively to the Landscape and Townscape as the policy will provide protection from potentially adverse</p>	<p>0</p>	<p>0</p>
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		national nature conservation sites and protected species.		conservation sites and protected species.	nature conservation sites and protected species.		development on national nature conservation sites and protected species.		
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Comments/Notes:

It is considered that the policy will be substantially retained for the LDP2.

EP3: Local Biodiversity Sites and Local Geodiversity Sites	0	++	0	+	+	0	+	0	0
<i>Development that would have an unacceptable adverse effect on Borders Notable Species and Habitats of Conservation Concern or on local geodiversity sites will be refused unless it can be demonstrated that the public benefits of the development clearly outweigh the value of the habitat for biodiversity conservation or geodiversity and meet the criteria contained within the policy.</i>		The policy will have a significant positive outcome on Biodiversity, Flora and Fauna as it will provide protection from potentially adverse development on local biodiversity and local geodiversity.		The policy will have a positive outcome on the Water environment as the policy will provide protection from potentially adverse development on local biodiversity and local geodiversity.	The policy is considered will contribute positively on Climatic Factors as the policy will provide protection from potentially adverse development on local biodiversity and local geodiversity.		The policy is considered will contribute positively to the Landscape and Townscape as the policy will provide protection from potentially adverse development on local biodiversity and local geodiversity.		

Comments/Notes:

It is considered that the policy will be substantially retained for the LDP2.

Minor update to the text.									
EP4: National Scenic Areas	0	+	0	0	0	+	++	0	+
<i>Development that may affect National Scenic Areas will only be permitted where they meet the criteria contained within the policy.</i>		It is considered that the policy will significantly benefit the Biodiversity, Flora and Fauna in that the policy seeks to protect and enhance the scenic qualities of the National Scenic Areas in the Borders from any development that may impact on these areas.				It is considered that the policy will significantly benefit the Cultural Heritage in that the policy seeks to protect and enhance the scenic qualities of the National Scenic Areas in the Borders from any development that may impact on these areas.	It is considered that the policy will significantly benefit the Landscape and Townscape in that the policy seeks to protect and enhance the scenic qualities of the National Scenic Areas in the Borders from any development that may impact on these areas.		It is considered that the policy will significantly benefit the Population and Human Health in that the policy seeks to protect and enhance the scenic qualities of the National Scenic Areas in the Borders from any development that may impact on these areas.
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
EP5: Special Landscape Areas	0	+	0	0	0	0	++	0	0
							It is		

<p><i>In assessing proposals for development that may affect Special Landscape Areas, the Council will seek to safeguard landscape quality and will have particular regard to the landscape impact of the proposed development, including the visual impact. Proposals that have a significant adverse impact will only be permitted where the landscape impact is clearly outweighed by social or economic benefits of national or local importance.</i></p>							<p>considered that the policy will significantly benefit the Landscape and Townscape in that the policy seeks to ensure that Special Landscape Areas are afforded adequate protection against inappropriate development and that potential maintenance and enhancement of the Special Landscape Area is provided for.</p>		
<p>Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.</p>									

<p>EP6: Countryside Around Towns</p> <p><i>Within the area defined as Countryside Around Towns, proposals will only be considered for approval if they meet the criteria contained within the policy.</i></p>	0	0	0	0	+	+	+	+	0
					<p>The assessment findings for Climatic Factors are positive because there is the potential for habitat creation through the requirement for any proposal to enhance the existing landscape, trees, woodland, natural and manmade heritage, access and recreational facilities, which, in turn, helps to absorb carbon, thus helping</p>	<p>The assessment findings for Cultural Heritage are positive because there is the potential enhancement of the manmade heritage.</p>	<p>The assessment findings for Landscape and Townscape are positive because there is the potential for enhancement of the existing landscape and manmade heritage.</p>	<p>The assessment findings for Material Assets are positive because there is the potential for habitat, access and recreational facilities to be enhanced.</p>	

					towards combating climate change.				
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
EP7: Listed Buildings <i>The Council will support development proposals that conserve, protect and enhance the character, integrity and setting of Listed Buildings. Proposals must ensure they meet the criteria set out within the policy. Enabling development may also be supported where it is clearly shown to be the only means of retaining a Listed Building and securing its long term future.</i>	0	0	0	0	0	+	+	0	+
						The policy assessment findings for Cultural Heritage are positive because the policy aims at protecting Listed Buildings from works that would spoil their historic and architectural character. In addition, the policy also allows for enabling development to take place thereby assisting in	The policy assessment findings for Landscape and Townscape are positive because the policy aims at protecting Listed Buildings from works that would spoil their historic and architectural character and seeks that an external alterations respect the original structure in		The policy assessment findings for Population and Human Health are positive because the policy aims to protect Listed Buildings for recreational, tourism and educational purposes, this in turn benefits the population and human health.

						supporting the long term retention of a listed building.	terms of setting, scale, design and materials.		
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
EP8: Historic Environment and Scheduled Monuments (Formerly called – Archaeology) <i>The policy sets out 3 headings; National Archaeological Sites, Battlefields and Regional/Local Historic Environment Assets Archaeological Sites. There are criteria under each of the headings which proposals must meet. Any proposal that will adversely affect a historic environment asset or its appropriate setting must include a mitigation strategy acceptable to the Council.</i>	0	0	0	0	0	+	+	0	+
						The policy assessment findings for Cultural Heritage are positive because the policy aims to protect all archaeology including Scheduled Monuments, and any other archaeological or historic environment asset which includes battlefields from any potentially	The policy assessment findings for Landscape and Townscape are positive because the policy aims to protect all archaeology including Scheduled Monuments, and any other archaeological or historic environment asset which includes battlefields from any		The policy assessment findings for Population and Human Health are positive because the policy aims to protect all archaeology including Scheduled Monuments, and any other archaeological or historic environment asset which includes battlefields from any

						damaging development	potentially damaging development		potentially damaging development and this in turn benefits those people living and working within the area.
<p>Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.</p>									
<p>EP9: Conservation Areas</p> <p><i>The Council will support development proposals within or adjacent to a Conservation Area which are located and designed to preserve or enhance the special architectural or historic character and appearance of the Conservation Area.</i></p> <p><i>In respect of demolition within a Conservation Area, proposals must meet the criteria outlined within the policy.</i></p>	0	0	0	0	0	+	+	0	+
						The policy assessment findings for Cultural Heritage are positive as the policy aims to preserve or enhance the character or appearance of a Conservation Area from any inappropriate development	The policy assessment findings for Landscape and Townscape are positive as the policy aims to preserve or enhance the character or appearance of a Conservation Area from any inappropriate		The policy assessment findings for Population and Human Health are positive as the policy aims to preserve or enhance the character or appearance of a Conservation Area from any inappropriate

						.	development		development and this in turn benefits those people living and working within the area.
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
EP10: Gardens and Designed Landscapes <i>All development should be carefully sited, be of the highest standards of design using appropriate finishing materials and planting, and be informed by and respectful of the historic landscape structure. Proposals that will result in an unacceptable adverse impact will be refused.</i>	0	0	0	0	0	+	+	0	+
						The policy assessment findings for Cultural Heritage are positive as the policy aims to protect the character of Gardens and Designed Landscapes from development that would adversely affect their special character.	The policy assessment findings for Landscape and Townscape are positive as the policy aims to protect the character of Gardens and Designed Landscapes from development that would adversely affect their special character.		The policy assessment findings for Population and Human Health are positive as the policy aims to protect the character of Gardens and Designed Landscapes from development that would adversely affect their special character

									and this in turn benefits those people living and working within the area.
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
EP11: Protection of Greenspace <i>The policy outlines criteria under the following headings; Key Greenspaces and Other Greenspaces. The policy contains criteria in which proposals are assessed against.</i>	+	++	+	+	+	0	+	0	+
	It is considered that protecting and enhancing greenspaces would bring a positive impact on the Air assessment as greenspace contributes to improving air quality.	The policy seeks to protect key greenspaces as well as other greenspaces within settlements . It is considered that the above measure will have a significant positive outcome on Biodiversity, Flora and Fauna as	The policy will have a positive impact on Soil as there is scope to safeguard or improve biodiversity through the potential enhancement of greenspaces and this in turn has the potential to enhance soil quality.	The identification and protection of key greenspace gives rise to the potential improvement of the Water environment .	The policy is considered will contribute positively in a number of areas that influence Climatic Factors these include creation of habitats, improvement of existing habitat and the water environment . The sum of these measures is that they		The policy brings a positive contribution to the Landscape and Townscape assessment this is because identifying key greenspaces allows the landscape/ townscape to be protected and enhanced.		Identifying and protecting greenspaces allows their recreational and health benefits to be protected and enhanced for those living and working within the area.

		protection of greenspace gives scope for improvement of existing habitat and water quality.			help combat future climate change by increasing potential for carbon absorption, reducing emissions and helping to tackle future flooding.				
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Comments/Notes:

It is considered that the policy will be substantially retained for the LDP2.

EP12: Green Networks	+	++	++	+	+	+	++	0	+
<p><i>The Council will support proposals that protect, promote and enhance the Greenspace Network.</i></p> <p><i>Where a proposal comes forward that will result in a negative impact on the natural heritage, greenspace, landscape, recreation or other element of a Green Network, appropriate mitigation will be required.</i></p>	It is considered that Safeguarding former railway routes for sustainable transport links would bring a positive impact on the Air assessment	The policy seeks to promote and enhance green networks. It is considered that the above measure will have a significant positive	The policy will have a significant positive impact on Soil as there is scope to safeguard or improve biodiversity through the potential enhancement of green networks and	The policy is considered will contribute positively to the potential improvement of the Water environment as enhancement of the green networks will	The policy is considered will contribute positively in a number of areas that influence Climatic Factors these include creation of habitats, improvement of existing	The policy is considered will contribute positively to Cultural Heritage as promoting and enhancing the green network also safeguards the cultural heritage of	The policy brings a positive contribution to the Landscape and Townscape assessment, this is because promoting and enhancing green	0	Promoting and enhancing green networks and safeguarding former railway routes for sustainable transport links allows their recreational

	<p>as it could mean less motorised transport and, in turn, less emissions.</p>	<p>outcome on Biodiversity, Flora and Fauna as protection of greenspace gives scope for improvement of existing habitat and water quality. It is also considered that safeguarding former railway routes for sustainable transport links would bring a positive impact because there is the potential for natural heritage</p>	<p>this in turn has the potential to enhance soil quality.</p>	<p>assist in improving water environment .</p>	<p>habitat and the water environment . The sum of these measures is that they help combat future climate change by increasing potential for carbon absorption, reducing emissions and helping to tackle future flooding. Also in respect to safeguarding former railway routes, there is the potential for a reduction in carbon emissions.</p>	<p>the Borders.</p>	<p>networks allows the landscape/ townscape to be protected and enhanced.</p>		<p>and health benefits to be protected and enhanced for people living and working within the area.</p>
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		improvements, such as habitat creation.							
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
EP13: Trees, Woodlands and Hedgerows <i>The Council will refuse development that would cause the loss of or serious damage to the woodland resource unless the public benefits of the developments clearly outweigh the loss of landscape, ecological, recreational, historical or shelter value. Any proposal must ensure it meets the criteria contained within the policy.</i>	0	+	0	0	0	0	+	0	0
		There is a positive impact on the assessment because there is scope to safeguard or improve biodiversity potential.					The policy provides scope for the Landscape and Townscape to be safeguarded and improved on.		
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
EP14: Coastline <i>Development proposals at a coastal location will only be permitted where it meets the criteria contained within the policy.</i>	0	+	0	0	0	0	+	0	0
		It is considered that there will be a positive impact on					It is considered that there will be a positive impact on		

		the assessment as there is scope to ensure that the Borders coastline is protected from inappropriate development.					the assessment for Landscape and Townscape as there is scope to ensure that the Borders coastline is protected from inappropriate development.		
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Comments/Notes:
It is considered that the policy will be substantially retained for the LDP2.

EP15: Development Affecting the Water Environment <i>Proposals must ensure they meet the criteria contained within the policy.</i>	0	+	0	+	+	0	+	0	0
		It is considered that the policy will have a positive impact on Biodiversity, Flora and Fauna as water		The policy states that where a development will have an unacceptable impact on Water quality it will be refused; the policy	It is considered that the policy has the potential to bring a positive impact for Biodiversity, Flora and Fauna and		It is considered that for Biodiversity, Flora and Fauna, and Water have the potential to bring a positive impact on		

		<p>quality will be protected and enhanced.</p>		<p>introduction also acknowledges the current pressures affecting the water environment and the objects set out in the Scotland and Solway Tweed River Basin Management Plan (RBMP). The policy also provides good coverage of the 'protection and improvement' objective of Water Framework Directive (WFD). It is considered that water quality will</p>	<p>Water will have a positive impact on Climatic Factors, this is because blue network developments can bring sustainable transport routes and there is potential for increased planting which absorbs carbon.</p>		<p>Landscape and Townscape, this is because reflection of the objectives of the Solway Tweed RBMP may result in changes which safeguard or improve river settings.</p>		
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				be preserved and enhanced through these measures.					
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Comments/Notes:

It is considered that the policy will be substantially retained for the LDP2.

EP16: Air Quality	++	0	0	0	++	0	0	0	0
<i>Development proposals that, individually or cumulatively, could adversely affect the quality of air in a locality to a level that could potentially harm human health and wellbeing or the integrity of the natural environment, must be accompanied by provisions that the Council is satisfied will minimise such impacts to an acceptable degree.</i>	It is considered that the assessment brings significantly positive benefits in relation to Air, this is due to the protection that this policy allows.				The policy is considered will contribute positively in a number of areas that influence Climatic Factors, such as ensuring that visible and invisible gases such as CO ₂ which are linked to climate change do not impact on air quality.				

Comments/Notes:

It is considered that the policy will be substantially retained for the LDP2.

Minor changes to the text.

Infrastructure and Standards Policies

IS1: Public Infrastructure and Local Service Provision

The Council will encourage the retention of and improvements to public infrastructure and local services. Proposals must ensure they meet the criteria set out within the policy.

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It is considered that through preventing development that would adversely affect future public infrastructure and local services provision this policy would bring a positive impact on the Air assessment, as in retaining local services assists in reducing

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+
The policy is considered will contribute positively to Cultural Heritage as encouraging the retention and improvements to public infrastructure and services assists in safeguarding the cultural heritage of the Borders.

+
The policy is considered will contribute positively to Landscape and Townscape as encouraging the retention and improvements to public infrastructure and services assists in safeguarding the cultural heritage of the Borders.

0

0

Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
IS3: Developer Contributions Related to the Borders Railway	0	0	0	0	0	0	0	0	0
<i>In accordance with the provisions of the Waverley Railway (Scotland) Act 2006, the Council will seek developer contributions towards the cost of providing the Borders railway from any developments that may be considered to benefit from, or be enhanced by, the re-instatement of the rail link.</i>									
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
IS4: Transport Development and Infrastructure	+	0	0	0	0	+	+	0	0
<i>The Council supports a number of schemes to provide new or improved transport infrastructure.</i> <i>The Council will support proposals for transport infrastructure that meet the criteria contained</i>	<i>It is considered that the assessment brings positive benefits in relation to Air, this is due to the promotion</i>					<i>It is considered that the assessment brings positive benefits in relation to Cultural Heritage as the policy</i>	<i>It is considered that the assessment brings positive benefits in relation to Landscape and Townscape</i>		

<i>within the policy.</i>	of sustainable means of travel, giving priority to walking and cycling for local journeys, and public transport in preference to travel by car, this in return will assist in reducing the need for private motorised travel which in turn means less emissions.					seeks to promote the reinstatement of the Borders Railway from Tweedbank through to Hawick and to Carlisle as a long term aspiration. In addition the policy will support proposals that have no unacceptable adverse impact on the built environment .	as the policy seeks to promote the reinstatement of the Borders Railway from Tweedbank through to Hawick to Carlisle as a long term aspiration. In addition the policy will support proposals that have no unacceptable adverse impact on the natural and built environment .		
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Comments/Notes:

It is considered that the policy will be substantially retained for the LDP2.

Minor changes to the text.

IS5: Protection of Access Routes	+	+	0	0	+	+	+	0	++
<i>Development that would</i>	It is considered	The policy seeks to			The policy is considered	The policy is considered	The policy is considered		The policy is considered

<p><i>have an adverse impact upon an access route available to the public will not be permitted unless a suitable diversion or appropriate alternative route, as agreed by the Council, can be provided by the developer.</i></p>	<p>that encouraging walking and cycling as modes of travel will bring a positive impact on the Air assessment as it would mean less motorised transport and, in turn, less emissions.</p>	<p>encourage walking and cycling as modes of travel. It is considered that the above measure will have a positive outcome on Biodiversity, Flora and Fauna because there is the potential for less motorised transport. With the creation of improved linkages there is the potential for natural heritage improvements, such as</p>			<p>will contribute positively in relation to Climatic Factors these include creation of habitats and improvement of existing habitat. These measures will help combat future climate change by increasing potential for carbon absorption, reducing emissions.</p>	<p>will contribute positively to Cultural Heritage as encouraging walking and cycling as modes of travel will assist in safeguarding existing routes including historical routes and this in turn benefits the cultural heritage of the Borders.</p>	<p>will contribute positively to Landscape and Townscape as encouraging walking and cycling as modes of travel will assist in safeguarding existing routes including historical routes and this in turn benefits the Landscape / Townscape of the Borders.</p>		<p>will contribute significantly positively to Population and Human Health as encouraging walking and cycling as modes of travel will assist in benefiting the health and well-being of the population living and working in the Borders.</p>
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		habitat creation.							
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
IS6: Road Adoption Standards <i>On non trunk roads, new roads, footpaths and cycleways within developments must be provided and constructed in accordance with the Council's adopted standards to secure Road Construction Consent, with the exception of development which can be served by a private access.</i>	- It is considered that there is the potential that the policy will adversely affect Air, in that the Council requires roads and footpaths within new developments to be built to an appropriate standard which enables them to be adopted and maintained by the	- It is considered that there is the potential that the policy will adversely affect Biodiversity, Flora and Fauna, in that the Council requires roads and footpaths within new developments. The construction of such infrastructure will result in the loss of the natural	- It is considered that there is the potential that the policy will adversely affect Soil, in that the Council requires roads and footpaths within new developments . The construction of such infrastructure will result in potential loss of the natural habitat and in turn impact on soil.	0	0	0	- It is considered that there is the potential that the policy will adversely affect Landscape and Townscape, in that the Council requires roads and footpaths within new developments. The construction of such infrastructure will result in loss or change of the current landscape /	- It is considered that there is the potential that the policy will adversely affect Material Assets, in that the Council requires roads and footpaths within new developments. The construction and adoption by the Council of such infrastructure has the potential to remove	+ The policy is considered will contribute positively to Population and Human Health as new road infrastructure can benefit economic development whilst new paths can encourage walking and cycling as modes of travel which will assist in benefiting the health and well-being of the population living and

<p><i>gains can be demonstrated that do not compromise road safety.</i></p> <p><i>In town centres where there appear to be parking difficulties, the Council will consider the desirability of seeking additional public parking provision, in the context of policies to promote the use of sustainable travel modes.</i></p>	<p>requiring new development to make suitable provision for car parking. The construction of such infrastructure will encourage the use of more motorised transport and in turn more emissions.</p>	<p>of the policy requiring new development to make suitable provision for car parking. The construction of such infrastructure will result in the loss of the natural habitat.</p>	<p>development to make suitable provision for car and cycle parking. The construction of such infrastructure will result in the loss of the natural habitat and in turn impact on soil.</p>					<p>requiring new development to make suitable provision for car and cycle parking. The construction of such infrastructure will result in the potential to remove resources away from other material assets.</p>	<p>suitable provision for car and cycle parking. This new infrastructure can benefit economic development whilst new paths can encourage walking and cycling as modes of travel which will assist in benefiting the health and well-being of the population living and working in the Borders.</p>
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Comments/Notes:
It is considered that the policy will be substantially retained for the LDP2.

<p>IS8: Flooding</p> <p><i>Within certain risk categories, particularly where the risk is greater than 0.5% annual flooding</i></p>	<p>0</p>	<p>0+</p> <p>The Policy seeks a wider use of natural</p>	<p>0</p>	<p>+</p> <p>The policy seeks to strengthen resilience to</p>	<p>+</p> <p>It is considered that the assessment</p>	<p>0</p>	<p>0+</p> <p>The policy allows for the opportunity</p>	<p>0</p>	<p>0+</p> <p>The Policy seeks a wider use of natural flood</p>
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<p><i>probability or 1-in-200-year flood event, some forms of development will generally not be acceptable, these are listed within the policy. The sets out that development proposals will be considered using Policy 22: Flood Risk and Water Management from National Planning Framework 4.</i></p> <p><i>The policy outlines what level of information may be required, in order to assess proposals.</i></p>		<p>flood risk management that benefits nature.</p>		<p>flood risk, and reducing vulnerability of existing and future development states that any flood risk must be considered when development is proposed and precludes certain development on land with a 0.5% or 1 in 200 flood risk. It is considered that the measures identified within the policy are positive.</p>	<p>brings positive contribution in combating future flooding that could occur as a result of climate change.</p>		<p>to create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure.</p>		<p>risk management that benefits people.</p>
<p>Comments/Notes: It is considered that the policy will be substantially retained for the LDP2. Supporting text to be added regarding Council's Flood Schemes.</p>									
<p>IS9: Waste Water Treatment Standards and</p>	<p>0</p>	<p>+</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>0</p>	<p>0</p>	<p>+</p>	<p>0</p>

<p>Sustainable Urban Drainage</p> <p><i>The policy is split into 2 sections: Waste Water Treatment Standards and Sustainable Urban Drainage.</i></p> <p><i>Under both headings, there are sets of criteria which proposals must ensure they meet.</i></p>		<p>The policy encourages developers to integrate SUDS as part of green/blue infrastructure on site and this brings a positive impact on the assessment because there is the potential for creation of habitats (including Linked habitats) and/or improvement of existing environments.</p>		<p>The policy encourages developers to integrate SUDS as part of green infrastructure on site as this increases the potential for more sustainable treatment of waste water, in turn helping to improve the quality of watercourses in the Borders.</p>	<p>The assessment findings for Climatic Factors are positive because there is the potential for habitat creation which, in turn, helps to absorb carbon, thus helping towards combating climate change.</p>			<p>The Assessment findings for Material Assets are positive because by encouraging development of green infrastructure such as SUDS there is less pressure on existing waste water infrastructure and less need to develop further facilities.</p>	
<p>Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.</p>									
<p>IS10: Waste Management Facilities</p>	<p>0</p>	<p>0</p>	<p>++</p>	<p>0</p>	<p>0</p>	<p>+</p>	<p>0</p>	<p>0</p>	<p>0</p>

<p><i>The Council will support the provision of waste facilities within the hierarchy set out within the table in the policy. Proposals which would prejudice the operation of these waste facilities will not normally be supported.</i></p> <p><i>The policy contains a set of criteria which waste facility proposals must be assessed against.</i></p>			<p>The policy will have a significant positive impact on Soil as the policy seeks to support the provision of waste facilities within the hierarchy set out within the policy and this in turn has the potential to support the reductions of waste going into landfill.</p>			<p>The policy is considered will contribute positively to Cultural Heritage as encouraging the reduction of waste going into landfill will assist in safeguarding the cultural heritage of the Borders.</p>			
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Comments/Notes:
It is considered that the policy will be substantially retained for the LDP2.

<p>IS11: Hazardous Developments</p> <p><i>Proposals for hazardous developments as defined under the relevant legislation will be subject to strict controls on siting to maintain appropriate separation from residential</i></p>	<p style="text-align: center;">+</p> <p>It is considered that this policy brings a positive assessment in relation</p>	<p style="text-align: center;">+</p> <p>It is considered that this policy brings a positive assessment in relation</p>	<p style="text-align: center;">+</p> <p>It is considered that this policy brings a positive assessment in relation to Soil in that it</p>	<p style="text-align: center;">+</p> <p>It is considered that this policy brings a positive assessment in relation to Water in that</p>	<p style="text-align: center;">+</p> <p>It is considered that this policy brings a positive assessment in relation to Climate</p>	<p style="text-align: center;">0</p>	<p style="text-align: center;">+</p> <p>It is considered that this policy brings a positive assessment in relation to Landscape</p>	<p style="text-align: center;">0</p>	<p style="text-align: center;">++</p> <p>It is considered that this policy brings a positive assessment in relation to Population</p>
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<p>areas and areas frequented by the public, major transport routes and areas of national heritage importance.</p> <p>Development will be refused if it falls within the criteria outlined within the policy.</p>	<p>to Air in that it aims to ensure that the public and the environment are adequately protected from development that would cause pollution, be a nuisance or lead to a hazard.</p>	<p>to Biodiversity, Flora and Fauna in that it aims to ensure that the public and the environment are adequately protected from development that would cause pollution, be a nuisance or lead to a hazard.</p>	<p>aims to ensure that the public and the environment are adequately protected from development that would cause pollution, be a nuisance or lead to a hazard.</p>	<p>it aims to ensure that the public and the environment are adequately protected from development that would cause pollution, be a nuisance or lead to a hazard.</p>	<p>Factors in that it aims to ensure that the public and the environment are adequately protected from development that would cause pollution, be a nuisance or lead to a hazard.</p>		<p>and Townscape in that it aims to ensure that the public and the environment are adequately protected from development that would cause pollution, be a nuisance or lead to a hazard.</p>		<p>and Human Health in that it aims to ensure that the public and the environment are adequately protected from development that would cause pollution, be a nuisance or lead to a hazard, this will assist in benefiting the health and well-being of the population living and working in the Borders.</p>
<p>Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.</p>									
<p>IS12: Development Within Exclusion Zones</p>	<p style="text-align: center;">+</p> <p>It is</p>	<p style="text-align: center;">+</p> <p>It is</p>	<p style="text-align: center;">0</p>	<p style="text-align: center;">+</p> <p>It is</p>	<p style="text-align: center;">+</p> <p>It is</p>	<p style="text-align: center;">0</p>	<p style="text-align: center;">0</p>	<p style="text-align: center;">+</p> <p>It is</p>	<p style="text-align: center;">0</p>

<p><i>All proposals for development which are located within the exclusion zone of a pipeline or civil aviation navigation beacon or within the vicinity of any notifiable installation or of any new hazardous development or notifiable installation that may arise during the lifetime of the Local Development Plan, will be refused if it is judged to result in unacceptable levels of pollution, nuisance or result in an unacceptable hazard to the public or the environment.</i></p>	<p>considered that this policy brings a positive assessment in relation to Air in that it aims to ensure that developments proposed within 'exclusion' zones of certain hazardous structures are subject to careful scrutiny to protect the public and the environment.</p>	<p>considered that this policy brings a positive assessment in relation to Biodiversity, Flora and Fauna in that it aims to ensure that developments proposed within 'exclusion' zones of certain hazardous structures are subject to careful scrutiny to protect the public and the environment.</p>		<p>considered that this policy brings a positive assessment in relation to Water in that it aims to ensure that developments proposed within 'exclusion' zones of certain hazardous structures are subject to careful scrutiny to protect the public and the environment .</p>	<p>considered that this policy brings a positive assessment in relation to Climatic Factors in that it aims to ensure that developments proposed within 'exclusion' zones of certain hazardous structures are subject to careful scrutiny to protect the public and the environment .</p>			<p>considered that this policy brings a positive assessment in relation to Material Assets in that it aims to ensure that developments proposed within 'exclusion' zones of certain hazardous structures are subject to careful scrutiny to protect the public and the environment .</p>	
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Comments/Notes:
It is considered that the policy will be substantially retained for the LDP2.

Minor changes to the text confirmed regarding consultation zones and relevant bodies to be contacted.

<p>IS13: Contaminated and Unstable Land</p> <p><i>Where development is proposed on land that is contaminated, suspected of contamination, or unstable the development will need to meet the criteria outlined within the policy.</i></p>	<p style="text-align: center;">+</p> <p>It is considered that this policy brings a positive assessment in relation to Air in that it aims to allow for development on land where contamination is known or suspected but in a manner that ensures the redevelopment of such sites is made possible without unacceptable risks to</p>	<p style="text-align: center;">+</p> <p>It is considered that this policy brings a positive assessment in relation to Biodiversity, Flora and Fauna in that it aims to allow for development on land where contamination is known or suspected but in a manner that ensures the redevelopment of such sites is made possible without unacceptable risks to</p>	<p style="text-align: center;">+</p> <p>It is considered that this policy brings a positive assessment in relation to Soil in that it aims to allow for development on land where contamination is known or suspected but in a manner that ensures the redevelopment of such sites is made possible without unacceptable risks to human health and the wider environment. The policy also covers</p>	<p style="text-align: center;">+</p> <p>It is considered that this policy brings a positive assessment in relation to Water in that it aims to allow for development on land where contamination is known or suspected but in a manner that ensures the redevelopment of such sites is made possible without unacceptable risks to human health and the wider environment</p>	<p style="text-align: center;">++</p> <p>It is considered that this policy brings significantly positive assessment in relation to Climate Factors in that it aims to allow for development on land where contamination is known or suspected but in a manner that ensures the redevelopment of such sites is made possible without unacceptable risks to human health and</p>	<p style="text-align: center;">0</p>	<p style="text-align: center;">+</p> <p>It is considered that this policy brings a positive assessment in relation to Landscape and Townscape in that it aims to allow for development on land where contamination is known or suspected but in a manner that ensures the redevelopment of such sites is made possible without unacceptable risks to human</p>	<p style="text-align: center;">0</p>	<p style="text-align: center;">+</p> <p>It is considered that this policy brings a positive assessment in relation to Population and Human Health in that it aims to allow for development on land where contamination is known or suspected but in a manner that ensures the redevelopment of such sites is made possible without unacceptable risks to human health and</p>
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	human health and the wider environment. The policy also covers development on unstable land arising from mining activities, which affects a part of the Borders.	without unacceptable risks to human health and the wider environment. The policy also covers development on unstable land arising from mining activities, which affects a part of the Borders.	development on unstable land arising from mining activities, which affects a part of the Borders.	. The policy also covers development on unstable land arising from mining activities, which affects a part of the Borders.	the wider environment . The policy also covers development on unstable land arising from mining activities, which affects a part of the Borders.		health and the wider environment . The policy also covers development on unstable land arising from mining activities, which affects a part of the Borders. It is considered that this policy will also assist in supporting the enhancement of the Landscape and Townscape through the redevelopment of sites.		the wider environment . The policy also covers development on unstable land arising from mining activities, which affects a part of the Borders. It is therefore considered that this policy will assist in benefiting the health and well-being of the population living and working in the Borders.
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2. Minor changes to the text.									
IS14: Crematorium Provision	+	0	0	0	+	+	+	+	+

<p><i>The Council will consider applications for crematoria to meet community needs, provided the criteria set out within the policy are met.</i></p>	<p>It is considered that the policy will ensure that new crematorium provision can be located in reasonable proximity to where there is demand, this will result in less travelling for the use of a similar service further away thereby bringing a positive impact on the Air assessment as it could mean less motorised</p>				<p>It is considered that the policy will ensure that new crematorium provision can be located in reasonable proximity to where there is demand, this will result in less travelling for the use of a similar service further away thereby bringing a positive impact on the Climatic Factors assessment as it could mean less motorised transport and, in turn,</p>	<p>It is considered that this policy brings a positive assessment in relation to Cultural Heritage in that it aims to ensure that the environment is adequately protected and that any new crematoria is of an appropriate design, layout of buildings and car parking to protect the landscape surroundings .</p>	<p>It is considered that this policy brings a positive assessment in relation to Landscape and Townscape in that it aims to ensure that the environment is adequately protected and that any new crematoria is of an appropriate design, layout of buildings and car parking to protect the landscape surroundings .</p>	<p>The policy will ensure that new crematorium provision can be brought forward in the future.</p>	<p>It is considered that the policy will assist in providing an important social component of our society.</p>
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	transport and, in turn, less emissions.				less emissions.				
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
IS15: Radio Telecommunications <i>Development involving telecommunications masts, antennas, power lines and associated structures required for installation including buildings, access and site security will be assessed against siting and design consideration, outlined within the criteria contained within the policy.</i>	0	+	0	0	0	+	+	0	+
		It is considered that this policy brings a positive assessment in relation to Biodiversity, Flora and Fauna in that it aims to support the expansion and diversification of the telecommunications industry but in ways which minimise				It is considered that this policy brings a positive assessment in relation to Cultural Heritage in that it aims to support the expansion and diversification of the telecommunications industry but in ways which minimise impact on the natural and built	It is considered that this policy brings a positive assessment in relation to Landscape and Townscape in that it aims to support the expansion and diversification of the telecommunications industry but in ways which minimise impact on the natural		It is considered that this policy brings a positive assessment in relation to Population and Human Health in that it aims to support the expansion and diversification of the telecommunications industry. This new infrastructure can benefit economic development

		impact on the natural and built environment.				environment .	and built environment .		as well as assisting in benefiting the health and well-being of the population living and working in the Borders.
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
IS16: Advertisements	0	0	0	0	0	0	0	0	0
<i>The policy outlines criteria which proposals must meet.</i>									
Comments/Notes: It is considered that the policy will be substantially retained for the LDP2.									
IS17: Education Safeguarding	+	0	0	0	0	+	+	0	0
<i>Within areas identified for educational uses judged to be of strategic importance, consent will only be granted for those uses that would facilitate or improve educational facilities within the Scottish Borders.</i>									
It is considered that through safeguarding areas of land of strategic educational importance , this policy brings a									
It is considered that through safeguarding areas of land of strategic educational importance, will assist in preserving the cultural heritage of									
It is considered that through safeguarding areas of land of strategic educational importance, will assist in preserving the landscape									

	positive impact on the Air assessment as in retaining education provision in the Borders assists in reducing the need to travel which in turn means less motorised transport and less emissions.					the Borders.	and townscape of the Borders.		
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Comments/Notes:
It is considered that the policy will be substantially retained for the LDP2.

New Policies Proposed within the MIR

Policy and description purpose	Assessment by SEA Topic								
	Air	Biodiversity, Flora and Fauna	Soil	Water	Climate Factors	Cultural Heritage	Landscape and Townscape	Material Assets	Population and Human Health
<p>IS18 Cemetery Provision</p> <p><i>The aim of this policy is to give protection to existing cemeteries and to prevent their loss to development. In addition the policy also aims to support the development of new cemeteries, as well as the expansion of existing cemeteries where it can be demonstrated that there is a need for the use, and that the use can be supported at the proposed site.</i></p>	+	+	0	0	0	0	+	+	+
	<p>It is considered that the policy will allow new cemeteries to be located in reasonable proximity to hospitality facilities thereby bringing a positive impact on the Air assessment as it could</p>	<p>The policy will assist in the provision of new and extended cemeteries that will create greenspaces that are valuable to wildlife.</p>					<p>The policy will assist in the provision of new and extended cemeteries that will by their nature fit with the existing landform and character.</p>	<p>The policy will ensure that provision of new and extended cemeteries can be brought forward in the future.</p>	<p>It is considered that the policy will assist in providing an important social component of our society.</p>

	mean less motorised transport and, in turn, less emissions.								
<p>Comments/Notes: Existing cemeteries are currently formally allocated within the LDP. However, it is proposed that these allocations are removed and replaced instead by a policy based approach which will give protection to existing cemetery sites and also lay down criteria to be addressed for applications for new cemetery proposals or extension to existing cemeteries.</p>									
<p>HD6: Housing for Particular Needs</p> <p><i>The aim of this policy is to ensure the provision of housing for particular needs throughout the Scottish Borders. Housing for particular needs can take many forms including for example: accessible and adapted housing; wheelchair/disabled housing; supported accommodation; extra care housing; student accommodation and gypsy/travellers and travelling show people.</i></p>	0	0	0	0	0	0	+	0	+
							It is considered that this policy will bring positive benefits in respect of Landscape and Townscape as it will ensure that the new housing for particular needs will be well located to allow good access to arrange of		It is considered that this policy will bring positive benefits in respect of population and Human Health as it will ensure that a range of housing types for example: accessible and adapted housing; wheelchair/d isabled

							local services and facilities and are accessible by a range of transport modes.		housing; supported accommodation; extra care housing; student accommodation and gypsy/travellers and travelling show people are provided for.
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Comments/Notes:

A working group including Council officials has been set up to consider methods for incorporating the needs of the disabled into Council policy. The findings of the group will be taken forward and it is envisaged that Supplementary Planning Guidance (SPG) on this subject will be produced in due course.

EP17: Non-Commercial Food Growing and Community Growing Spaces	++	++	++	++	++	0	0	+	++
<i>The Council seeks to encourage food growing, community growing opportunities and to make food growing more accessible. The policy supports different forms of community food growing, improving access to land for food growing purposes and supports more people</i>	It is considered that this policy will assist in the sustainable provision of food, this would bring a positive impact on the Air assessment	The policy seeks to allow the creation and protection of new areas for food growing. It is considered that the above measure will have a	This policy allows for the creation of new spaces for food growing, this in turns assists in protecting the quality of Soil.	The Identification of new spaces for food growing gives rise to the potential improvement of the Water environment .	The policy is considered will contribute positively in a number of areas that influence Climatic Factors these include creation of habitats, improvement			The policy will assist in ensuring the creation of new spaces for food growing thereby enhancing a community's Material Assets.	Identifying and protecting spaces for food growing allows for recreational and health benefits to be protected and enhanced.

<p><i>to gain the opportunity to grow their own food. There is currently no definitive information on the demand for food growing and community growing spaces as yet, therefore the LDP cannot incorporate any definitive land use allocations for these uses. Policy EP17 seeks to set out criteria tests to identify and protect land for such uses when sites are identified and this will be guided by the Food Growing Strategy.</i></p>	<p>as it could mean less motorised transport and, in turn, less emissions. The growing of plants would also assist in benefiting the quality of the air.</p>	<p>significant positive outcome on Biodiversity, Flora and Fauna as the creation and protection of these spaces gives scope for improvement of existing habitat and water quality.</p>			<p>t of existing habitat and the water environment . The sum of these measures is that they help combat future climate change by increasing potential for carbon absorption, reducing emissions and helping to tackle future flooding.</p>				
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Comments/Notes:

The legislative framework relating to allotments, set out in the part 9 of the Community Empowerment (Scotland) Act 2015, has relatively recently come into force. It confirms commitment to community growing and to increasing the accessibility of land for those who wish to grow their own food or to learn and share experience with local groups. Corresponding Scottish Government advice in November 2018 stated Local Development Plans are key to helping implementation.

Scottish Borders Council

Local Development Plan 2: Proposed Plan

Finalised Environment Report

Appendix 7: Updated Area Site Assessments (Proposed Plan)

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Maps have been produced for the 23 settlements, where an allocation is proposed as part of the Proposed Local Development Plan (LDP) (housing/mixed use, redevelopment, business and industrial, and key greenspace). These maps show the existing allocations, proposed allocations and the identified constraints. For each of the settlements, there is a paragraph briefly outlining the existing allocations (if any), what some of the main constraints within the settlement are and the proposed LDP allocations. This helps to build up a picture of how the proposed allocations relate to the existing allocations cumulatively, alongside the identified constraints, which is useful in the SEA assessment. This allows the consideration of a single geographical area and the cumulative assessment of multiple proposals within the one area and whether together

is placing too much pressure on the environment to the point that the capacity may be breached. This allows the assessment of the spatial cumulative effects from multiple developments within the one settlement.

Berwickshire HMA

Map 1: Coldstream

Context: Coldstream is located 10 miles to the south of Duns, sited on the banks of the River Tweed. Coldstream has previously developed northwards through housing estates and an industrial estate. There are currently five housing allocations, one business and industrial allocation, two safeguarded business and industrial allocations and two redevelopment allocations. Most recently (ACOLD011) was allocated within the Housing SG. The Proposed Plan proposes housing allocation (ACOLD014) to the north of this recent allocation, the land is currently identified for potential longer term housing within the LDP.

Constraints: The River Tweed SAC and SSSI runs to the south of Coldstream. Prime quality agricultural land surrounds much of the settlement and it is noted that this site is located within it. The proposed site is located within walking distance of employment, services and facilities within Coldstream. There is good access to public and sustainable transport links. The site is located within the SBC Lennel Designed Landscape Area. There is also the potential for some archaeology within and surrounding the site. There may also be potential for protected species within the site and potential flood risk/surface water issues. Therefore, these considerations will be required to be taken into account.

Cumulative Assessment for Coldstream: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development of the site.

Map 2: Eyemouth

Context: Eyemouth is located 13 miles north east of Duns. The settlement of Eyemouth has grown outward from the harbour and the mouth of the Eye Water and also away from the High Street and Church Street. The Proposed Plan proposes one new redevelopment site (REYEM007).

Constraints: There is good access to employment, services and public transport within Eyemouth. A flood risk assessment will be required, the Category B listed building will require to be retained onsite, archaeological assessment and any associated mitigation may also be required. There may also be potential for protected species within the site.

Cumulative Assessment for Eyemouth: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the redevelopment of this new site would have a positive impact upon the wider area and bring a vacant building back into use. It is also considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development of the site.

Map 3: Gordon

Context: Gordon is located approximately 12 miles south west of Duns. Gordon is a 19th century village that was formed along the Main Street and the Station Road that crosses it. There is currently one housing allocation within Gordon, located to the north along Manse Road. The Proposed Plan proposes an additional housing site (AGORD004) to the east of the settlement along Eden Road.

Constraints: The Berwickshire area contains a lot of prime quality agricultural land and in terms of Gordon, it surrounds the settlement to the north, east and south, including within the proposed site. The site is within walking distance of services and has good access to employment and to public/sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport. There is potential for breeding birds within the site. The site is also located within close proximity to the Gordon Sewage Treatment Works.

Cumulative Assessment for Gordon: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development of the site.

Map 4: Grantshouse

Context: Grantshouse is located 11 miles west of Eyemouth. The settlement of Grantshouse reflects the valley landform, and was mainly developed in a linear form with a small group of buildings along one side of the A1. There are no existing allocations within Grantshouse contained within the LDP. The Proposed Plan proposes one housing site (AGRAN004).

Constraints: There is limited access to employment, services and public transport within Grantshouse. However, there are a number of nearby settlements although they may rely on cars for access. The Berwickshire area contains a lot of prime quality agricultural land and the proposed site (AGRAN004) lies within such an area. There is also the potential for protected species within the site and possible surface water runoff issues. There is a Right of Way along the eastern boundary of the site, with the road.

Cumulative Assessment for Grantshouse: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development of the site.

Map 5: Greenlaw

Context: Greenlaw is located seven miles to the south west of Duns and nine miles to the north of Kelso. Greenlaw is located in the hills at the edge of the Lammermuirs within the Blackadder Water running through the town. There are currently three housing allocations, two mixed use allocations and one safeguarded business and industrial allocations within Greenlaw. The Proposed Plan proposes to change the existing mixed use allocation (MGREE001) to a business and industrial allocation (BGREE005), and allocate a new housing allocation (AGREE009) to the north east of Greenlaw.

Constraints: There is limited access to employment, services and facilities within Greenlaw, however the settlement benefits from access to public and sustainable public transport. This should minimise additional car journeys and promote health benefits of active and sustainable transport. The Berwickshire area contains a lot of prime quality agricultural land and the proposed sites are all located within such land. Within the sites there is the potential for; breeding birds, possibility of surface water runoff issues and archaeology. Furthermore, there is potential connectivity with the River Tweed SAC/SSSI to the south of Greenlaw.

Cumulative Assessment for Greenlaw: It is not considered that cumulative effects are likely from the development of the proposed sites along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development of the sites. It should be noted that the site (BGREE005) is already allocated for mixed use development within the LDP. Furthermore, the site (AGREE009) has planning consent for housing.

Map 6: Reston

Context: Reston is located six miles to the west of Eyemouth and sits in the rolling lowland landscape associated within the Eye Water which flows to the north of the settlement. There are currently three housing allocations, one mixed use allocation and one transportation allocation within Reston, contained within the LDP. The Proposed Plan proposes an additional housing allocation (AREST005) to the east of Reston, adjacent to the existing housing allocation (BR5).

Constraints: The site has good access to public transport and services, reducing the need to travel by car. There is the potential for protected species within the site, as well as potential archaeology and flood risk. The site is also located within an area of prime quality agricultural land.

Cumulative Assessment for Reston: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development of the site.

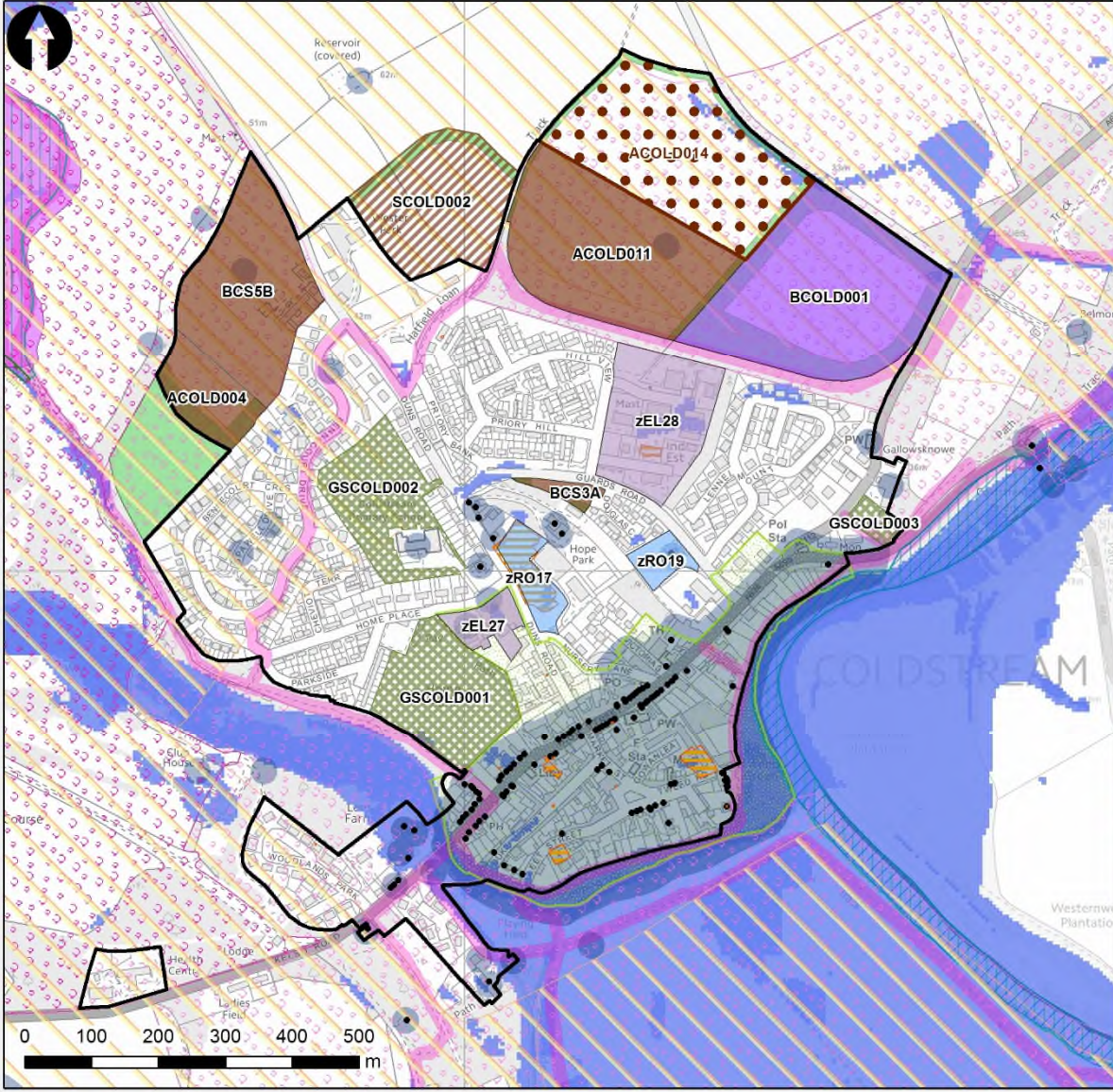
Map 7: Westruther

Context: Westruther is located in Berwickshire, 11 miles to the west of Duns. Westruther is a small village located in the shadow of the Lammermuir Hills, set within the rolling arable and pastoral fields. There is currently one housing allocation, contained within the LDP. The Proposed Plan proposes a business and industrial allocation (BWESR001) to the west of Westruther and an additional housing allocation (AWESR002) to the north of Westruther.

Constraints: Westruther has limited access to public transport, employment and services within Westruther. However, the primary school is located within the village. Westruther currently has no employment allocations, therefore the proposed allocation (BWESR001) provides this

opportunity within the village. The proposed housing site has the potential for breeding birds and there are trees and hedging worthy of retention along the boundaries. There is also the potential for archaeology within the site and flood risk. In respect of the business and industrial site proposed, there is the potential for contamination given the former use as a poultry/game rearing building. There is also the potential for protected species and breeding birds on the site, given the existing buildings. Furthermore, there may be potential archaeology and flood risk.

Cumulative Assessment for Westruther: It is not considered that cumulative effects are likely from the development of the proposed sites along with the existing allocation within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development of the sites. It should also be noted that air quality will potentially be improved, along with the enhancement and restoration of the landscape character, which avoids the need to allocate a greenfield site for employment uses.



**Map 1: Coldstream
Development Sites SEA Assessment**

Proposed Plan Sites

- Housing
- Development Boundary

Proposed Plan Landscaping

- Woodland

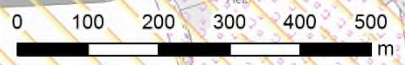
LDP Allocated Sites

- Housing
- Longer Term Housing
- Business and Industrial Land
- Business and Industrial Land Safeguarding
- Redevelopment

Environmental Constraints

- Archaeology
- Contaminated Sites
- Greenspace
- Sites of Special Scientific Interest
- Listed Buildings (SBC)
- Ancient Woodland Inventory
- Prime Quality Agricultural Land
- Local Biodiversity Sites
- Right of Way
- Designed Landscapes (SBC)
- Gardens & Designed Landscapes (HS)
- Conservation Areas
- Special Areas of Conservation
- 1 in 200 Year Flood Risk

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**Map 2: Eyemouth
Development Sites SEA Assessment**

Proposed Plan Sites

- Redevelopment

LDP Allocated Sites

- Development Boundary
- Housing
- Mixed Use
- Business and Industrial Land
- Business and Industrial Land Safeguarding
- Redevelopment

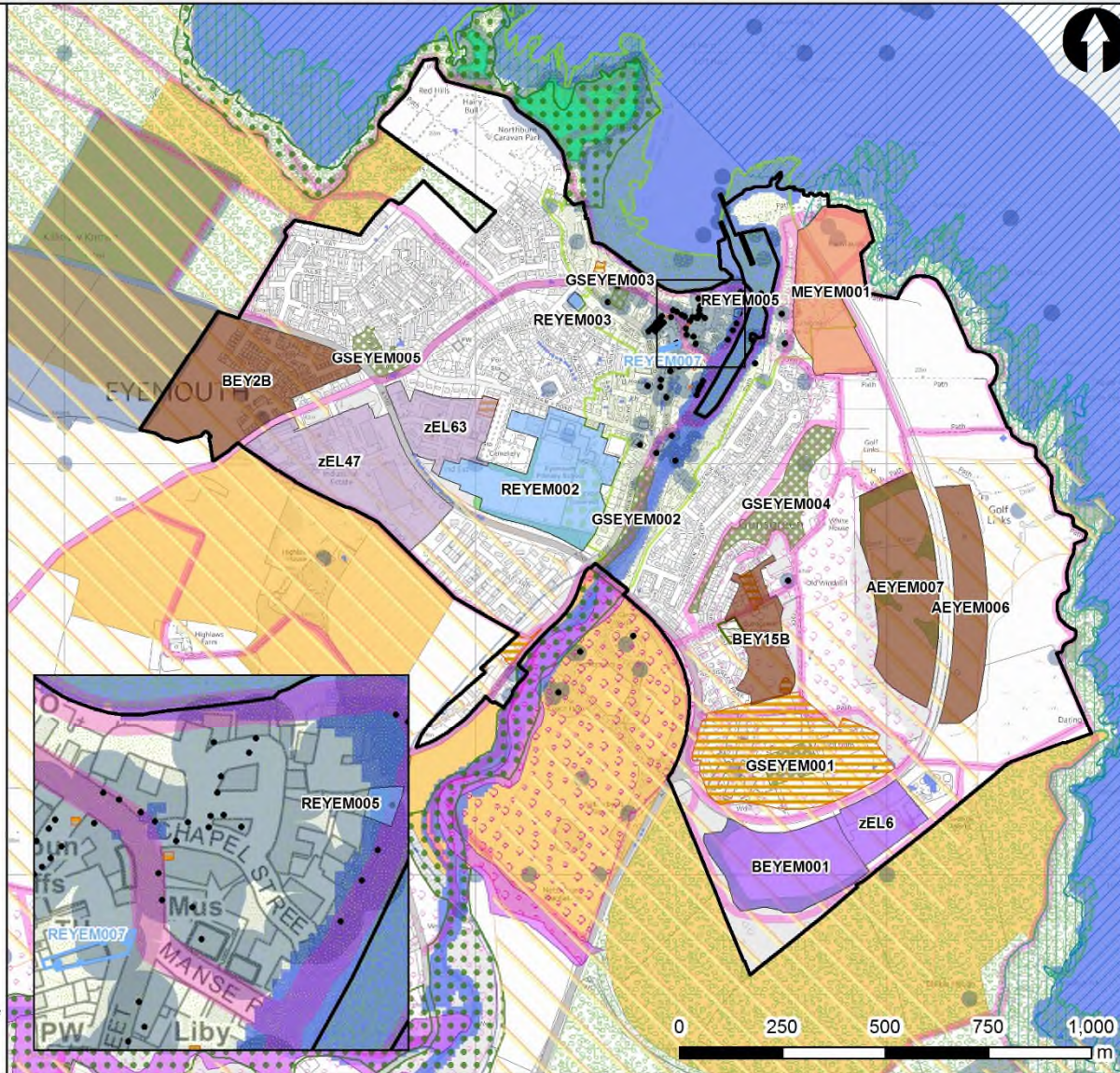
LDP Landscaping

- Woodland
- Open Space

Environmental Constraints



- Contaminated Sites
- Tree Preservation Orders
- Archaeology
- Greenspace
- Listed Buildings (SBC)
- Prime Quality Agricultural Land
- Local Biodiversity Sites
- Landscape Constraints
- Designed Landscapes (SBC)
- Gardens & Designed Landscapes (HS)
- Special Landscape Areas
- 1 in 200 Year Flood Risk
- Conservation Areas
- Special Areas of Conservation
- Sites of Special Scientific Interest
- Ancient Woodland Inventory
- Right of Way
- Scheduled Monuments (HS)

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Map 3: Gordon Development Sites SEA Assessment

Proposed Plan Sites

-  Housing
-  Development Boundary








LDP Allocated Sites

-  Housing

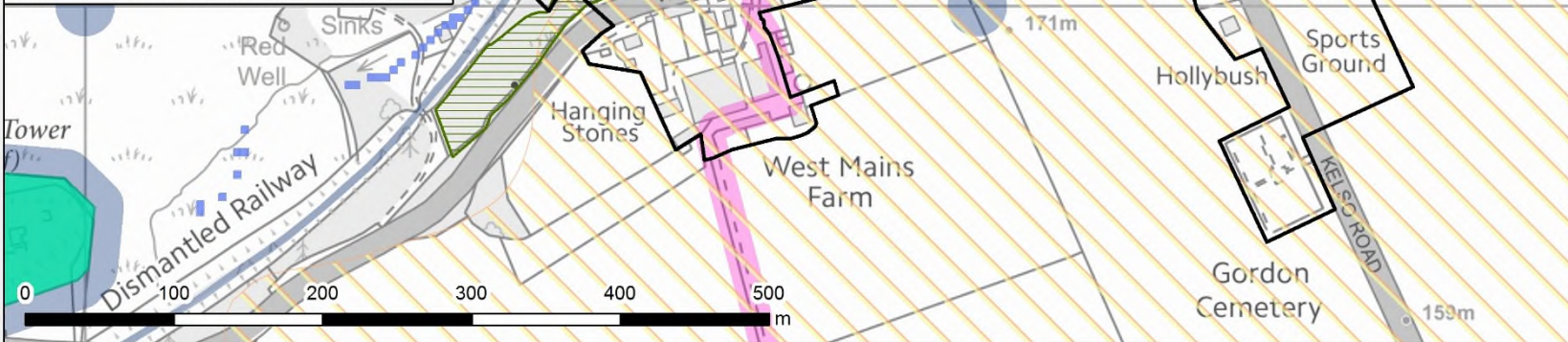
LDP Landscaping

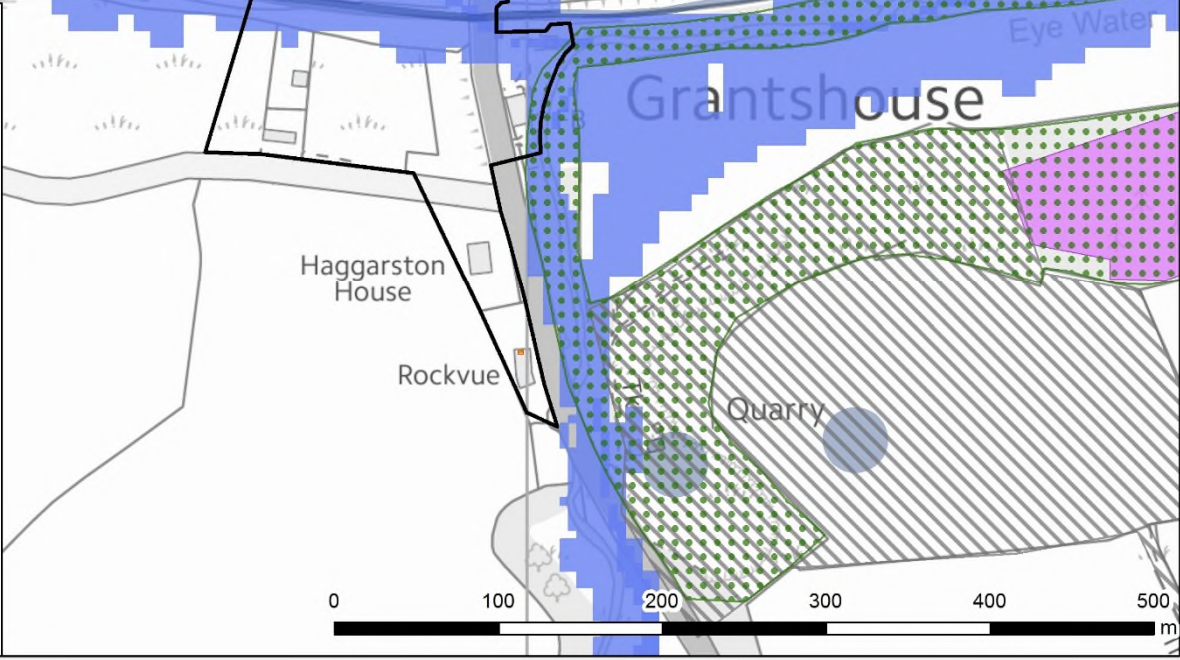
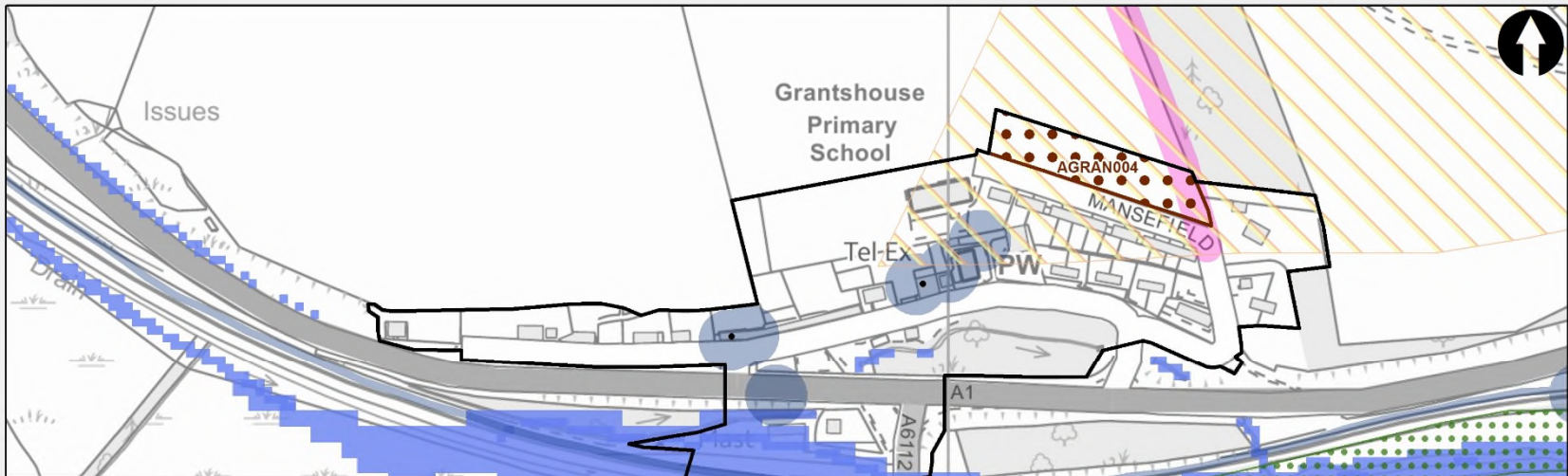
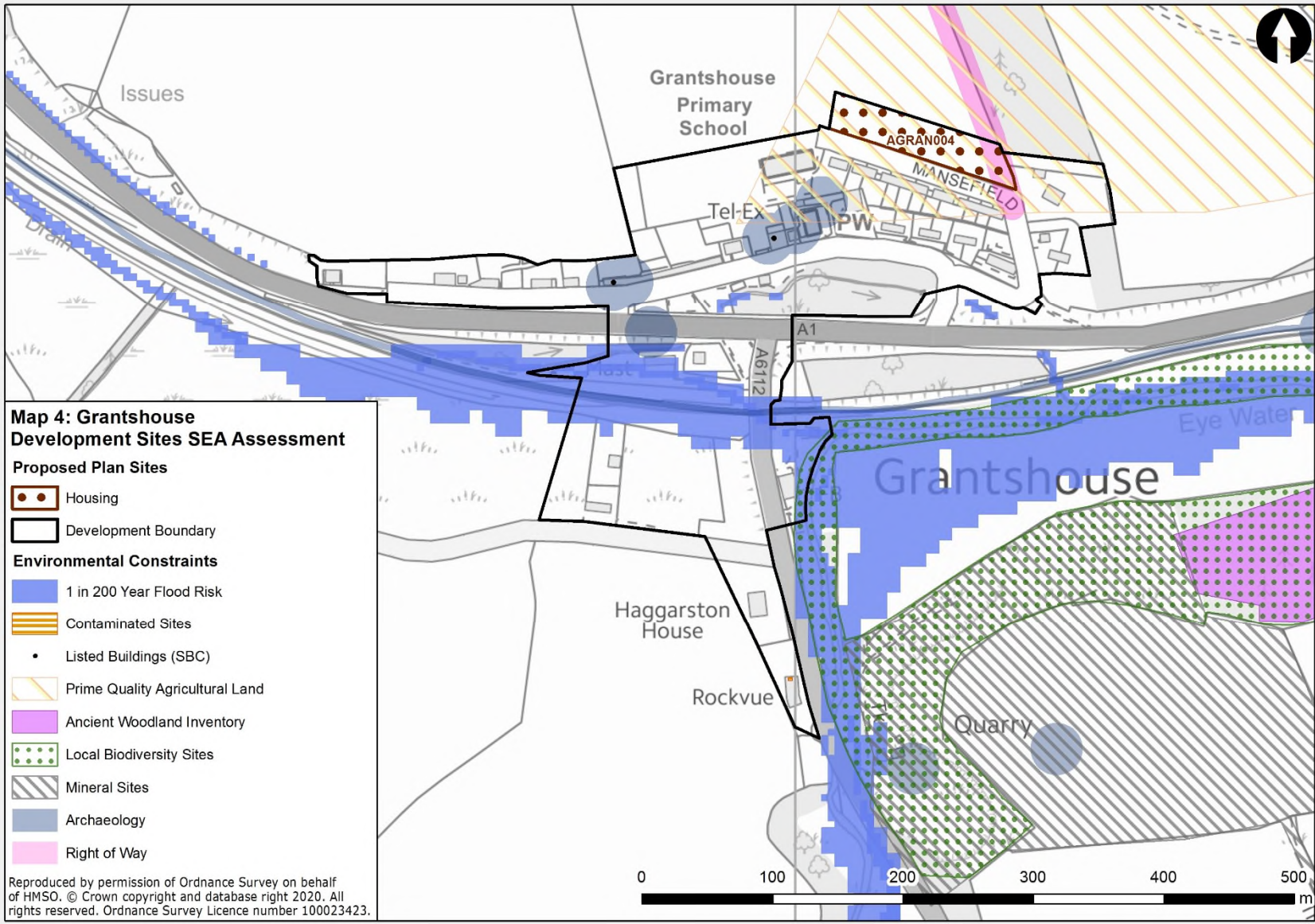
-  Woodland

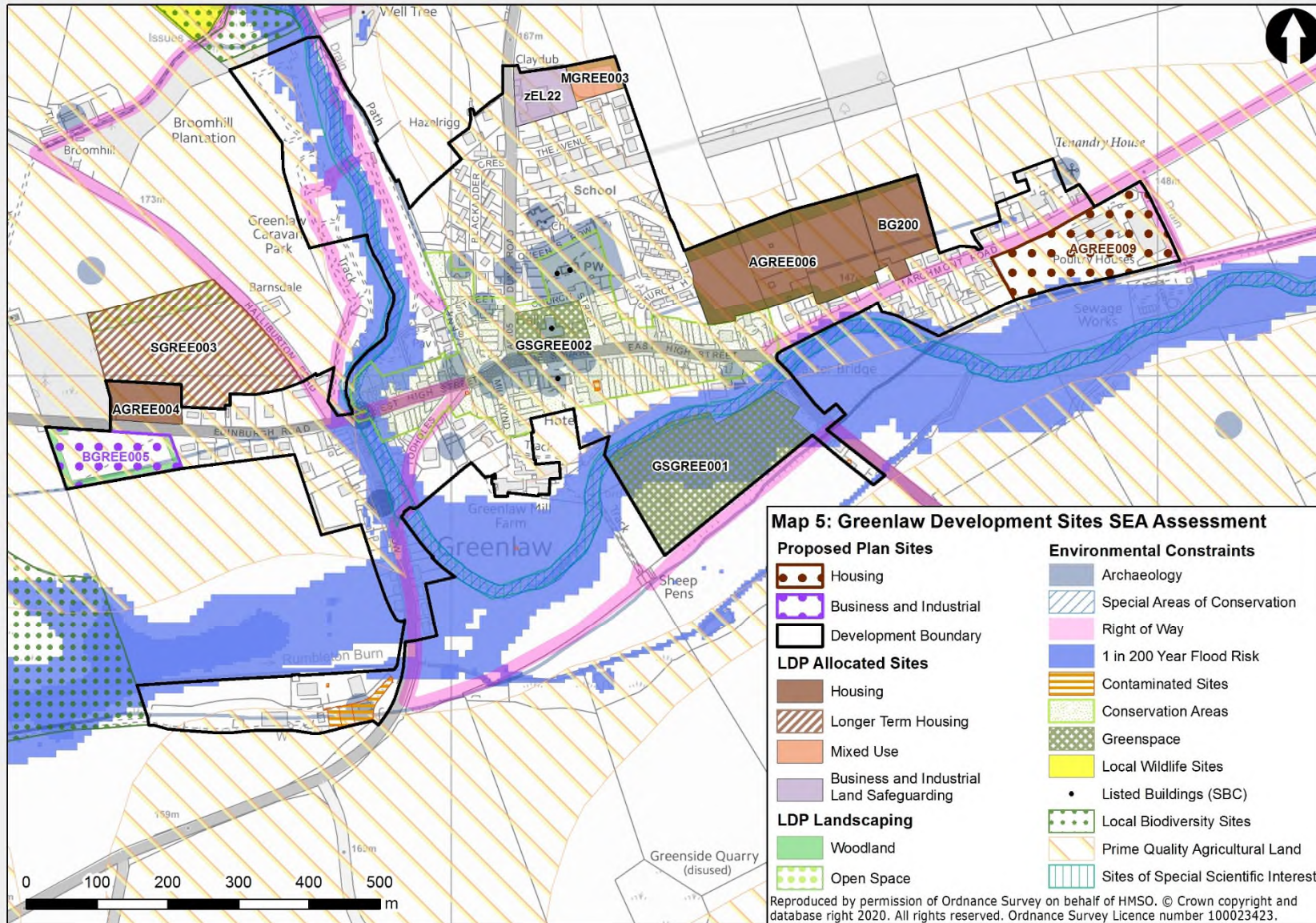
Environmental Constraints

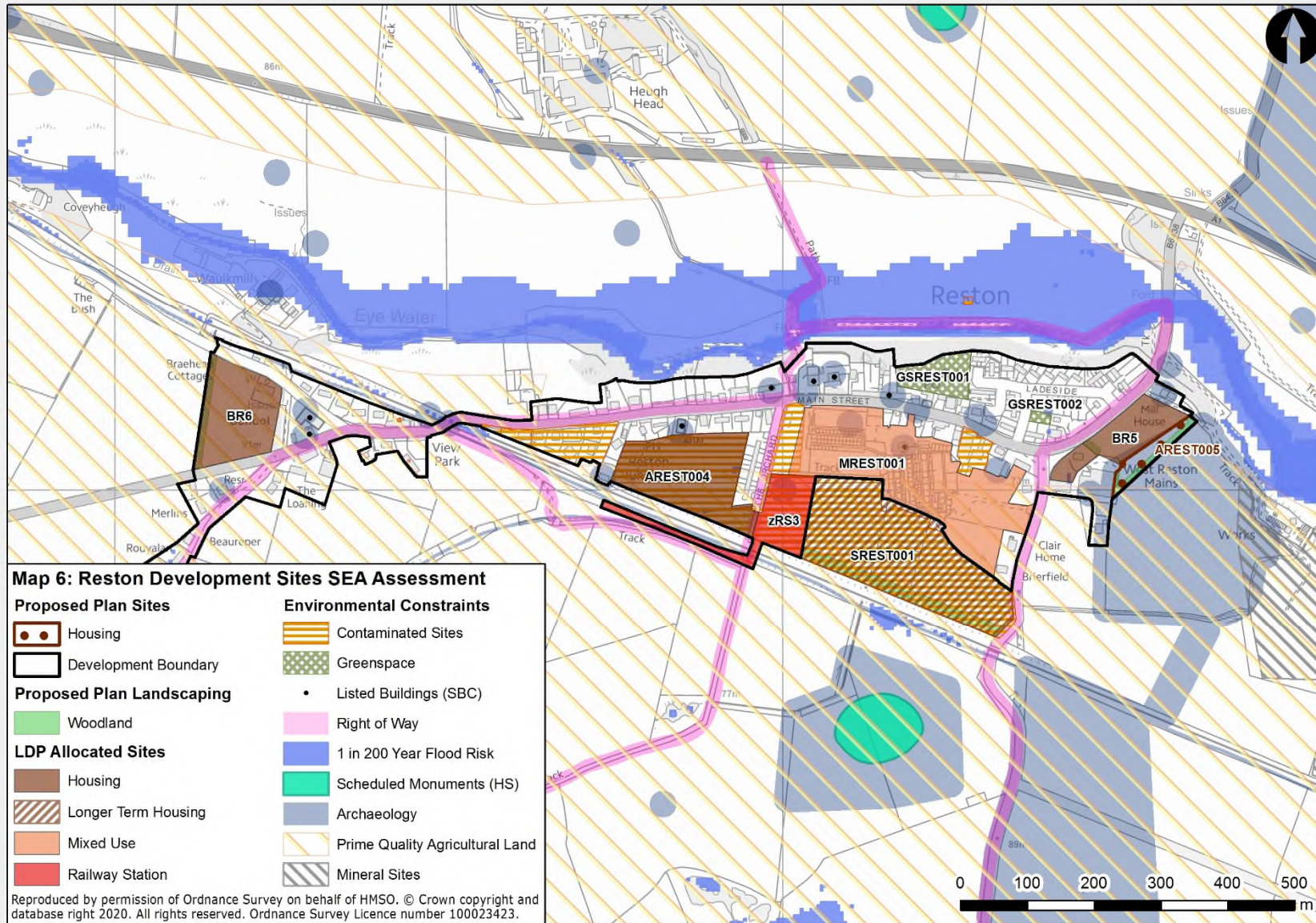
-  Archaeology
-  Tree Preservation Orders
-  Greenspace
-  Listed Buildings (SBC)
-  Prime Quality Agricultural Land
-  Scheduled Monuments (HS)
-  Right of Way
-  1 in 200 Year Flood Risk
-  Local Biodiversity Sites
-  Contaminated Sites

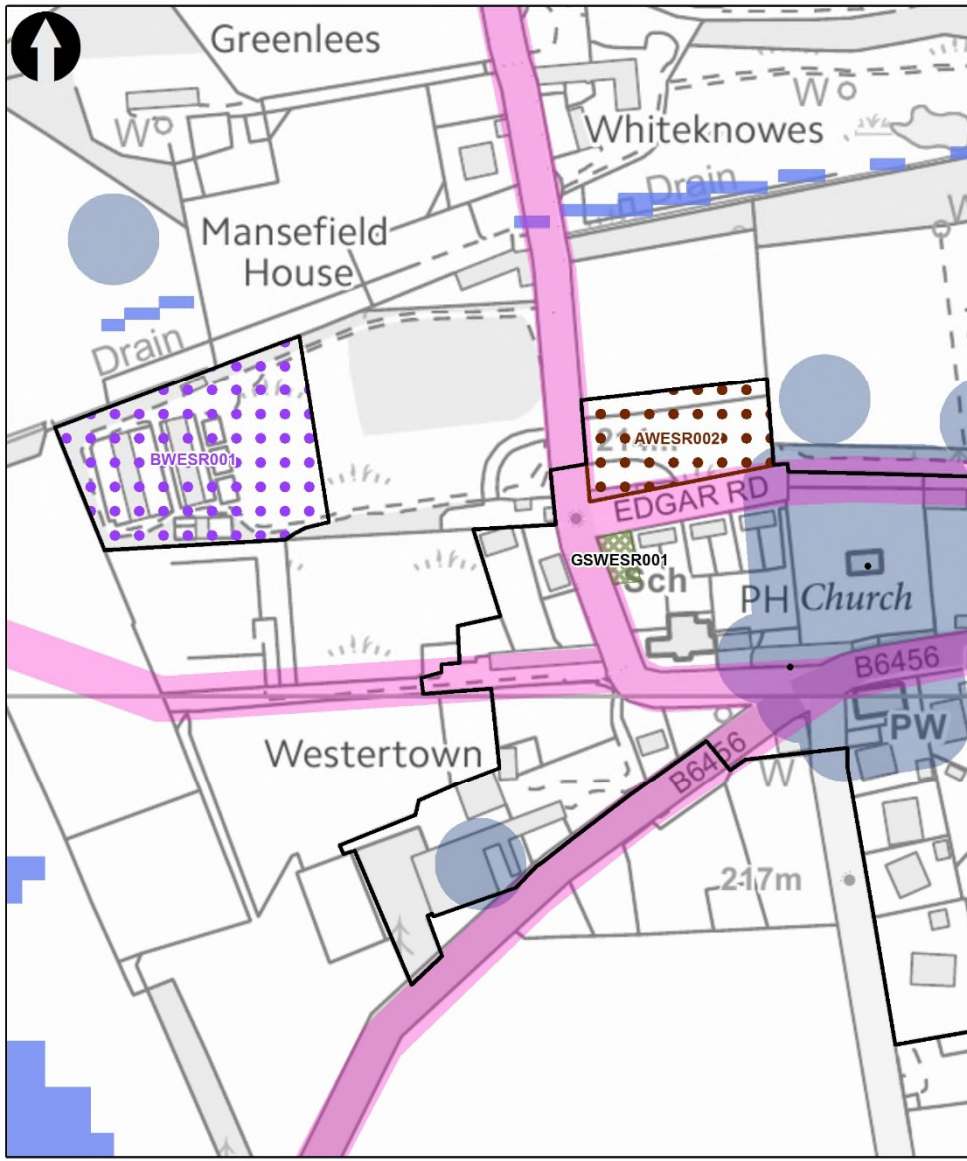
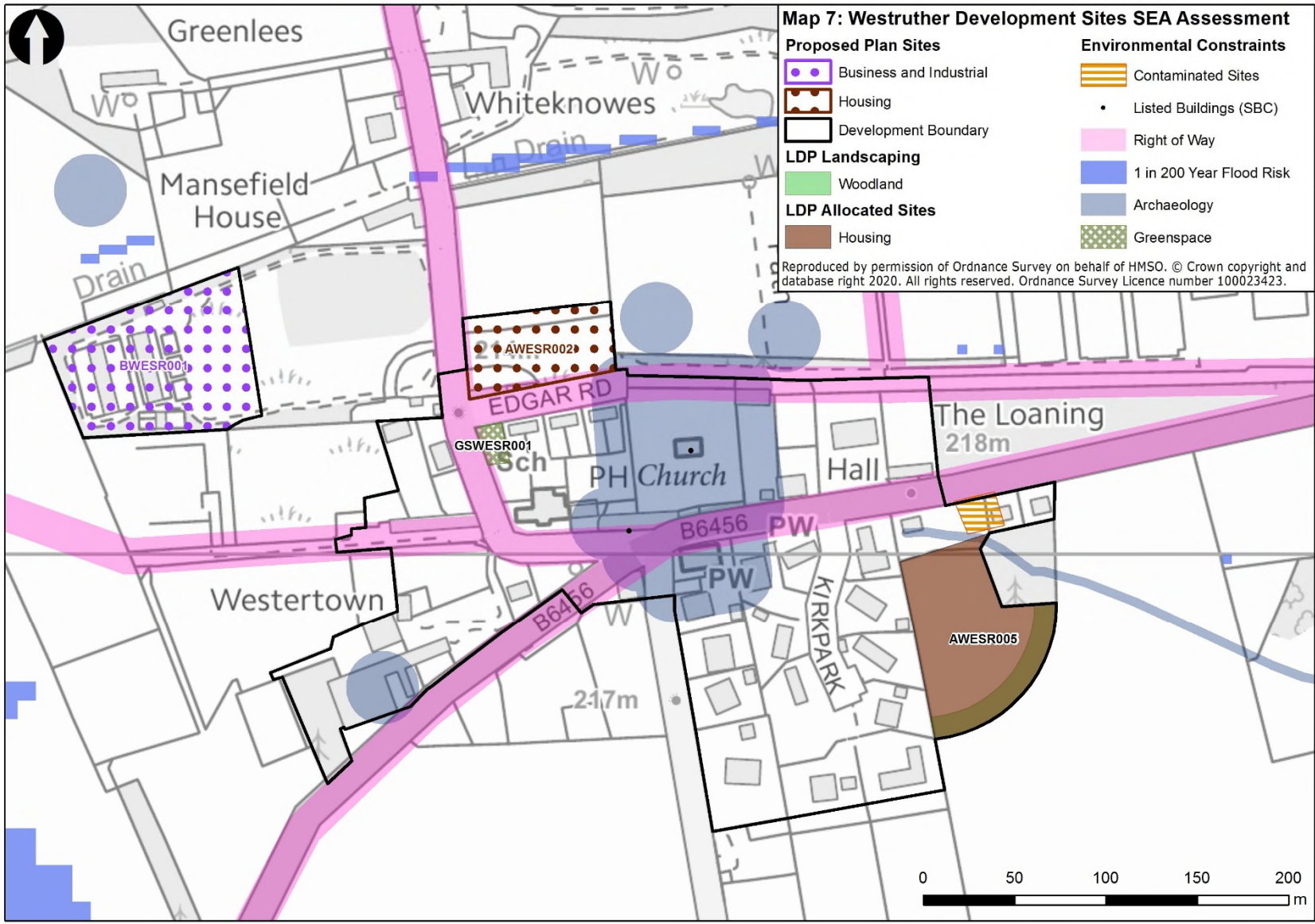
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Central HMA

Map 8: Darnick

Context: ~~Darnick is located less than one mile from Melrose. The Darnick Conservation Area incorporates the historic core of the settlement and the Conservation Village is organic in nature. The buildings are arranged in informal groups providing constantly changing views to the Eildon Hills. The Proposed Plan proposes a new housing allocation (ADARN005), which lies to the north west of the settlement.~~

Constraints: ~~There are a number of constraints within and surrounding Darnick, including; land constraints, prime quality agricultural land, NSA, SSSI/SAC, River Tweed proximity, TPO's, built and cultural heritage, SLA and flood risk. The settlement is within walking distance of employment, services and facilities. There is good access to public and sustainable transport links. There is the potential for breeding birds within the proposed site and archaeology. The proposed site lies within the Eildon and Leaderfoot Hills NSA, within the Darnick Conservation Area and lies within the grounds of Category B listed building.~~

Cumulative Assessment for Darnick: ~~It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development of the site.~~

It should be noted that the proposed new housing allocation ADARN005 was recommended for removal from the Proposed Plan following Examination, for that reason Map 8 has been updated to remove the site.

Map 9: Galashiels

Context: ~~There are currently 13 housing allocations, one business and industrial allocation, five safeguarded business and industrial allocations, two mixed use allocations and eight redevelopment allocations however, following the Examination into the Proposed Plan, the Examination Reporter has recommended the removal of allocated housing site EGL43 Balmoral Avenue from the Plan. The Proposed Plan proposes a new housing allocation (AGALA029) to the south east of Galashiels and a business and industrial site (BGALA006).~~

Constraints: ~~There are a number of constraints within and surrounding the proposed site (AGALA029). The site falls within an area identified as having the potential for flood risk and surface water issues. There is the potential for protected species within the site and potential connectivity with the River Tweed SAC/SSSI through drainage. The site lies adjacent to the Abbotsford Garden and Designed Landscape and Category A listed Abbotsford House. The Tweed, Ettrick and Yarrow Confluences Special Landscape Area also lies adjacent to the site.~~ There are a number of constraints within and surrounding the proposed site (BGALA006). There is the potential for breeding birds and protected species, potential connectivity with the River Tweed SAC/SSSI, location is near the existing sewage works, contamination, proximity to the railway line and a surface water sewer runs through the site. However, the development of this site would create employment opportunities in an accessible location, reducing car dependency and the redevelopment of the site would improve the townscape.

Cumulative Assessment for Galashiels: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development to the site.

It should be noted that the proposed new housing allocation AGALA029 and was recommended for removal from the Proposed Plan following Examination. Due to the removal of sites AGALA029 and EGL43 Balmoral Avenue from the Proposed Plan, Map 8 has been updated.

Maps 10 and 11: Hawick North and South

Context: There are currently 10 housing allocations, three business and industrial allocations, six safeguarded business and industrial allocations, one mixed use allocation and 10 redevelopment allocations. The Proposed Plan proposes two business and industrial allocations (BHAWI003) and (BHAWI004) and a new housing allocation (AHAWI027).

Constraints: In respect of site BHAWI003, the site has potentially the following constraints; surface water runoff, protected species within the site, archaeology, contamination, SUDS requirements need to be considered and there is a water main within the site. In respect of site BHAWI004, that site has potentially the following constraints; surface water issues, protected species, archaeology, lies close to the Category B listed building Tower House, site included within the Teviot Valley SLA, SUDS requirements, water main running through the site and existing

foul/surface water sewers running along the north of the site. In respect of site AHAWI027, there is potentially the following constraints; biodiversity issues, potential contamination, potential flood risk and a wetland within the site.

Cumulative Assessment for Hawick: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development to the sites.

Map 12: Jedburgh

Context: There are currently eight housing allocations, one business and industrial allocation, six safeguarded business and industrial allocations and two redevelopment allocations. The Proposed Plan proposes a new housing allocation (AJEDB018) and two new redevelopment sites (RJEDB003 and RJEDB006).

Constraints: The new sites are all located within the settlement boundary for Jedburgh. For site AJED018, there are limited constraints on the site, given its close proximity to the existing residential developments surrounding it. This site has the potential to offer pedestrian linkages through the site and broader masterplan area. With site RJEDB003, the site is brownfield, there is the potential for surface water issues, as well as breeding birds and protected species, the site also benefits from good access to services, employment and good access to public transport. In relation to site RJEDB006, the site is brownfield, a flood risk assessment would be required, the site has the potential for breeding birds and protected species, the site benefits from good access to services, employment and good access to public transport the site is located within the Jedburgh Conservation Area, and a Listed Building is present onsite, there is also the potential for archaeology.

Cumulative Assessment for Jedburgh: It is not considered that cumulative effects are likely from the development of the proposed sites along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development of these sites. In addition, it is noted that the allocation of the redevelopment sites will assist in bringing brownfield land back into use.

Map 13: Kelso

Context: There are currently nine housing allocations, two business and industrial allocations, two safeguarded business and industrial allocations and two redevelopment allocations. The Proposed Plan proposes a new business and industrial allocation.

Constraints: The site is located adjacent to the settlement boundary for Kelso. There are a number of constraints on this site, a flood risk assessment would be required, along with surface water needing consideration. Archaeological investigation and associated mitigation would be required.

Cumulative Assessment for Kelso: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development to the site.

Map 14: Lilliesleaf

Context: There are currently three housing allocations within the settlement. The Proposed Plan proposes to remove site EL16B as a housing allocation and designate the area as a Key Greenspace.

Constraints: The proposed Key Greenspace is located within the settlement boundary for Lilliesleaf, the site is also located in the centre of the settlement within close proximity to the existing residential developments surrounding it.

Cumulative Assessment for Lilliesleaf: It is not considered that any negative cumulative effects are likely from the designation of the proposed site as Key Greenspace within the LDP. It is considered that the new designation will have a positive effect.

Map 15: Melrose

Context: There are currently two housing allocations within Melrose. The Proposed Plan proposes a new housing allocation (AMELR013) to the north of the settlement.

Constraints: The proposed site has the following identified constraints. There is potential connectivity within the River Tweed SAC/SSSI, via run off to the burn/lade to the east and there is the potential for protected species within the site. There is a high archaeology potential within the site and the site is located within the Melrose Conservation Area. The proposed site sits within the Eildon and Leaderfoot National Scenic Area. There are also trees within the site and along the boundaries. There are landscape constraints surrounding the settlement of Melrose, given the proximity to the National Scenic Area.

Cumulative Assessment for Melrose: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development to the site.

Map 16: Oxnam

Context: The Proposed Plan proposes a new Development Boundary at Oxnam, in addition a new Key Greenspace is also proposed (GSOXNA001).

Constraints: As part of the site assessment process no significant constraints were identified. The Oxnam Water runs through the village then onwards to the River Teviot at Crailing. In certain areas, the Oxnam development boundary is contiguous with the boundary of the River Tweed Special Area of Conservation and therefore any forthcoming development proposals would require a Habitats Regulation Appraisal. The proposed Key Greenspace is located within the centre of Oxnam and is within close proximity to the existing residential developments surrounding it.

Cumulative Assessment for Oxnam: It is not considered that cumulative negative effects are likely from the designation of the new Development Boundary or of the proposed site as Key Greenspace within the LDP. It is considered that the new Key Greenspace designation will have a positive effect.

Map 17: Selkirk

Context: There are currently five housing allocations, one mixed use allocation, three business and industrial allocations, two safeguarded business and industrial allocation and four redevelopment allocations. The Proposed Plan proposes one new housing allocation (ASELK040).

Constraints: There are a number of constraints identified within the proposed site. The site has the potential for protected species. There is the potential for connectivity to the Ettrick Water (River Tweed) SAC/SSSI. The site is partly covered by the Inventory Battlefield of Philiphaugh, therefore there is the potential for archaeology within the site. There is also potential contamination within the site.

Cumulative Assessment for Selkirk: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development to the site.

Map 18: Yetholm

Context: There are currently two housing allocations within Yetholm. The Proposed Plan proposes one new business and industrial allocation (BYETH001).

Constraints: The following constraints have been identified within the proposed site. The site has the potential for protected species within it and there is also the potential for archaeology on the site.



















Cumulative Assessment for Yetholm: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development to the site.

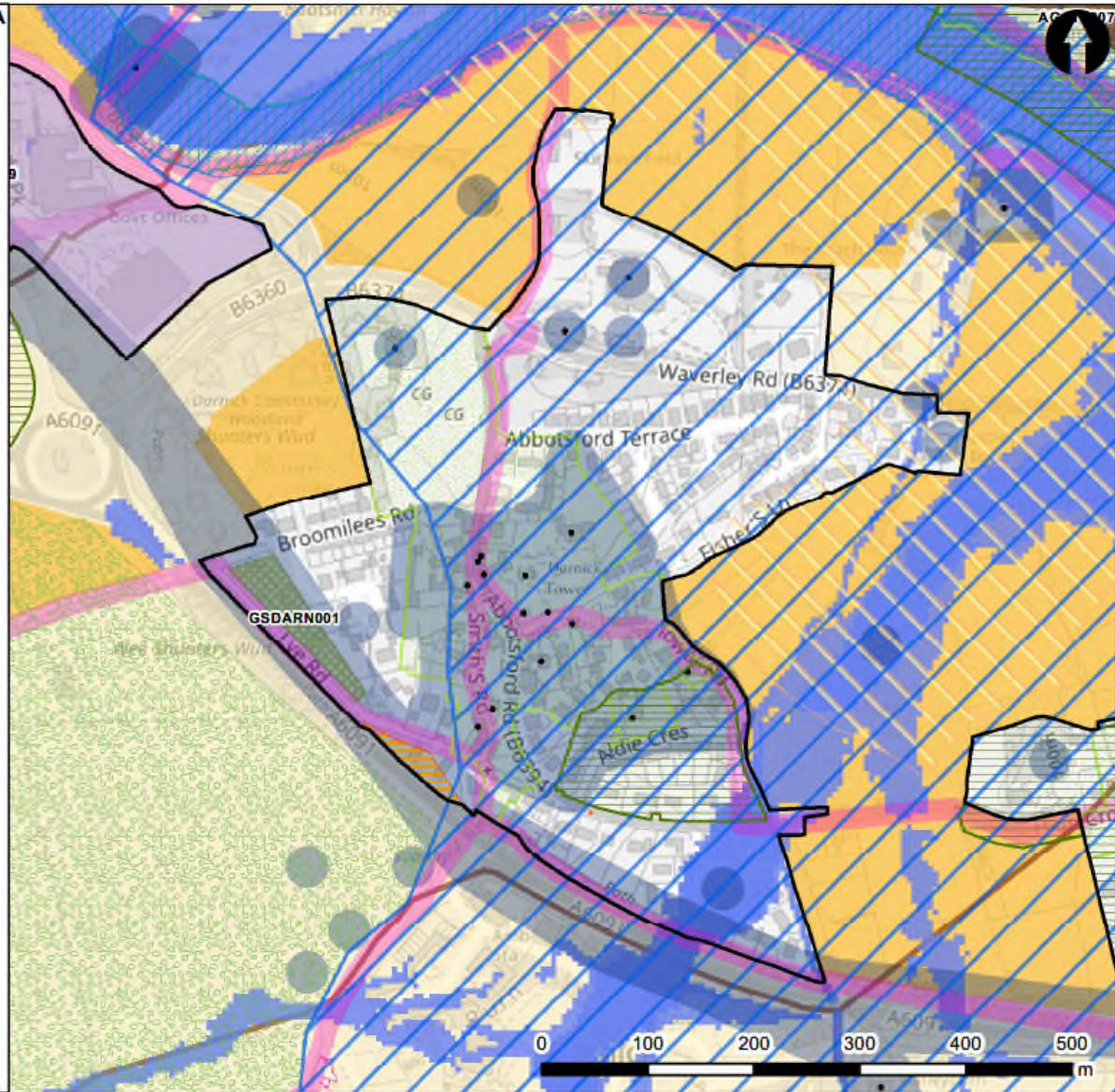
Updated Map 8: Darnick Development Sites SEA Assessment following Examination Report

LDP Allocated Sites

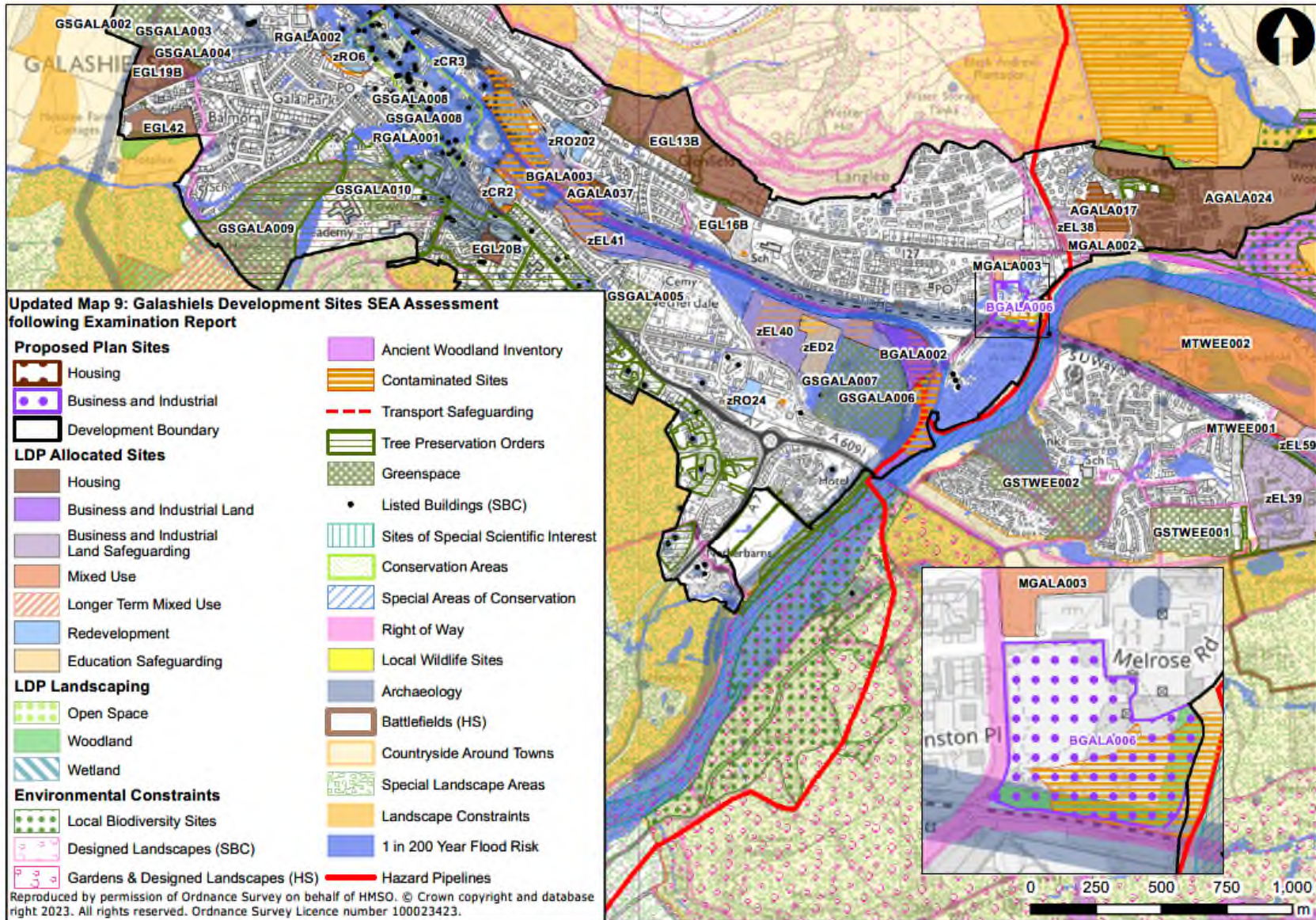
-  Development Boundary
-  Business and Industrial Land Safeguarding

Environmental Constraints

-  National Scenic Areas
-  Contaminated Sites
-  Sites of Special Scientific Interest
-  Right of Way
-  Tree Preservation Orders
-  Greenspace
-  Listed Buildings (SBC)
-  Gardens & Designed Landscapes (HS)
-  Prime Quality Agricultural Land
-  Archaeology
-  Designed Landscapes (SBC)
-  Special Landscape Areas
-  Conservation Areas
-  Special Areas of Conservation
-  Countryside Around Towns
-  1 in 200 Year Flood Risk
-  Battlefields (HS)
-  Landscape Constraints



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**Map 10: Hawick (North)
Development Sites SEA Assessment**

Proposed Plan Sites

-  Housing
-  Business and Industrial
-  Development Boundary

LDP Allocated Sites

-  Housing
-  Mixed Use
-  Redevelopment
-  Business and Industrial Land Safeguarding
-  Business and Industrial Land

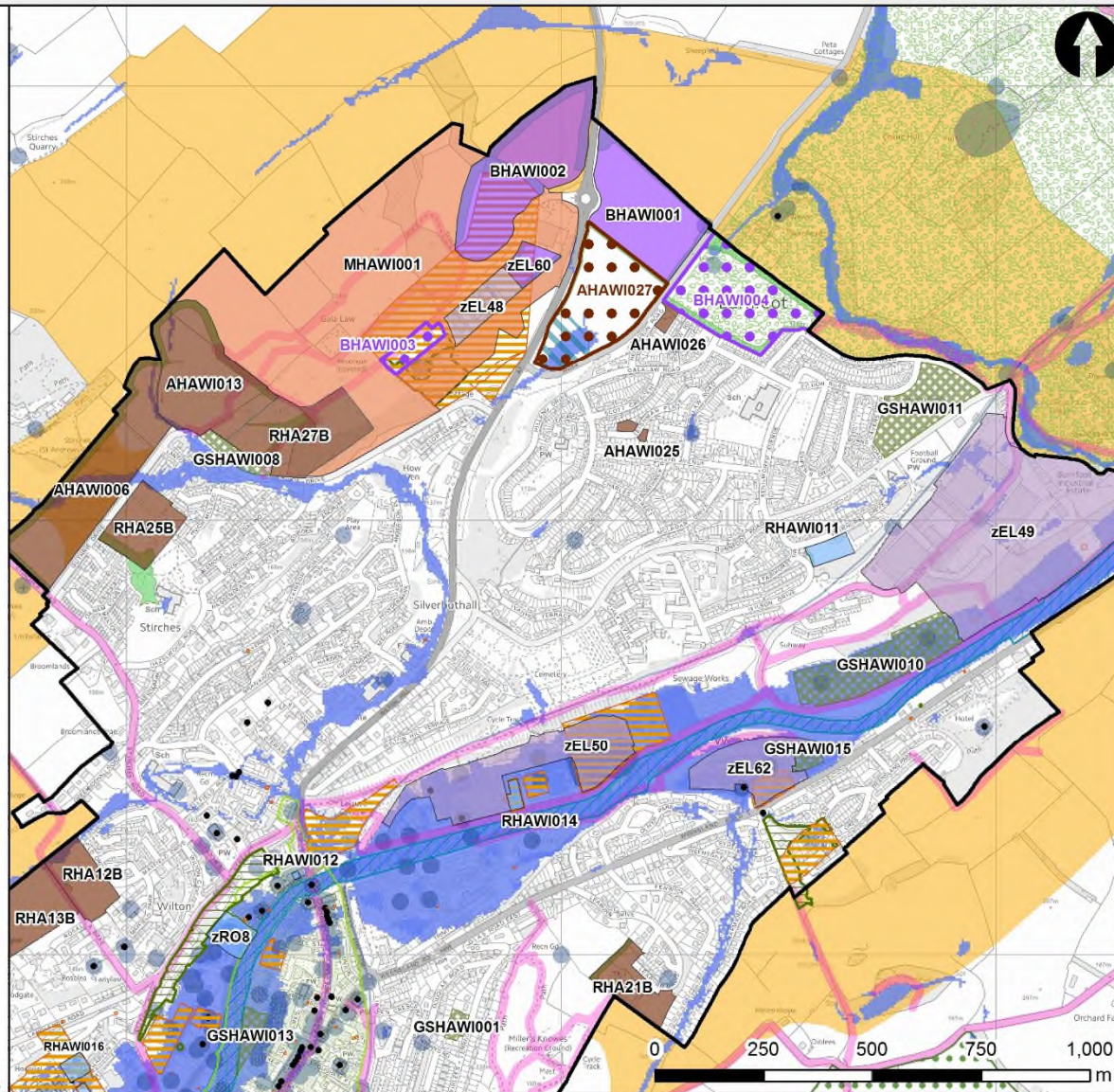
LDP Landscaping

-  Wetland
-  Woodland

Environmental Constraints



-  Landscape Constraints
-  Listed Buildings (SBC)
-  Local Biodiversity Sites
-  Designed Landscapes (SBC)
-  Special Landscape Areas
-  Sites of Special Scientific Interest
-  Special Areas of Conservation
-  Right of Way
-  1 in 200 Year Flood Risk
-  Archaeology
-  Conservation Areas
-  Contaminated Sites
-  Tree Preservation Orders
-  Greenspace

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



**Map 11: Hawick (South)
Development Sites SEA Assessment**



Proposed Plan Sites

-  Redevelopment
-  Development Boundary















LDP Allocated Sites

-  Housing
-  Business and Industrial Land Safeguarding
-  Redevelopment

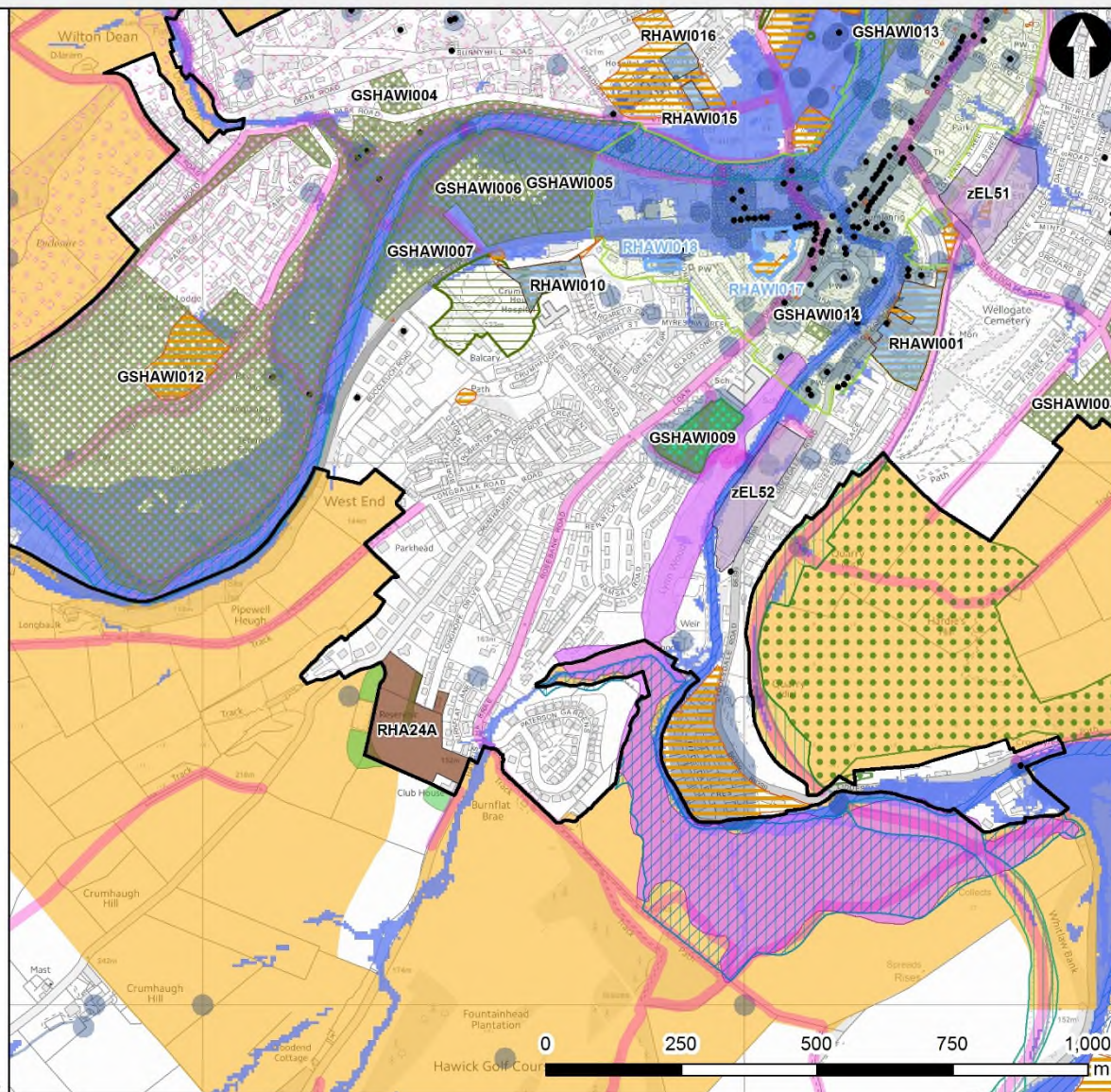
LDP Landscaping

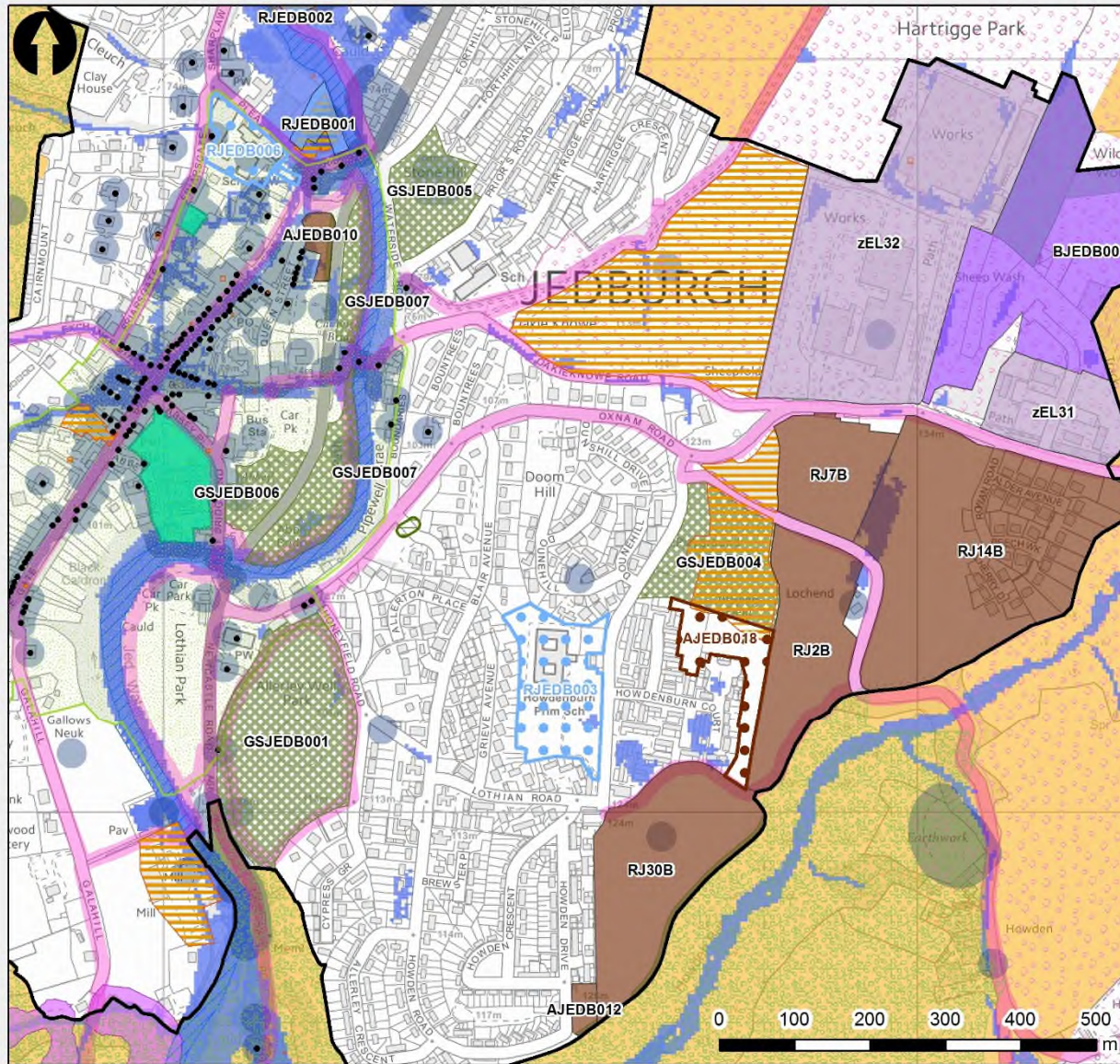
-  Open Space
-  Woodland

Environmental Constraints

-  Sites of Special Scientific Interest
-  Special Areas of Conservation
-  Right of Way
-  Landscape Constraints
-  1 in 200 Year Flood Risk
-  Listed Buildings (SBC)
-  Archaeology
-  Local Biodiversity Sites
-  Designed Landscapes (SBC)
-  Scheduled Monuments (HS)
-  Conservation Areas
-  Contaminated Sites
-  Tree Preservation Orders
-  Greenspace

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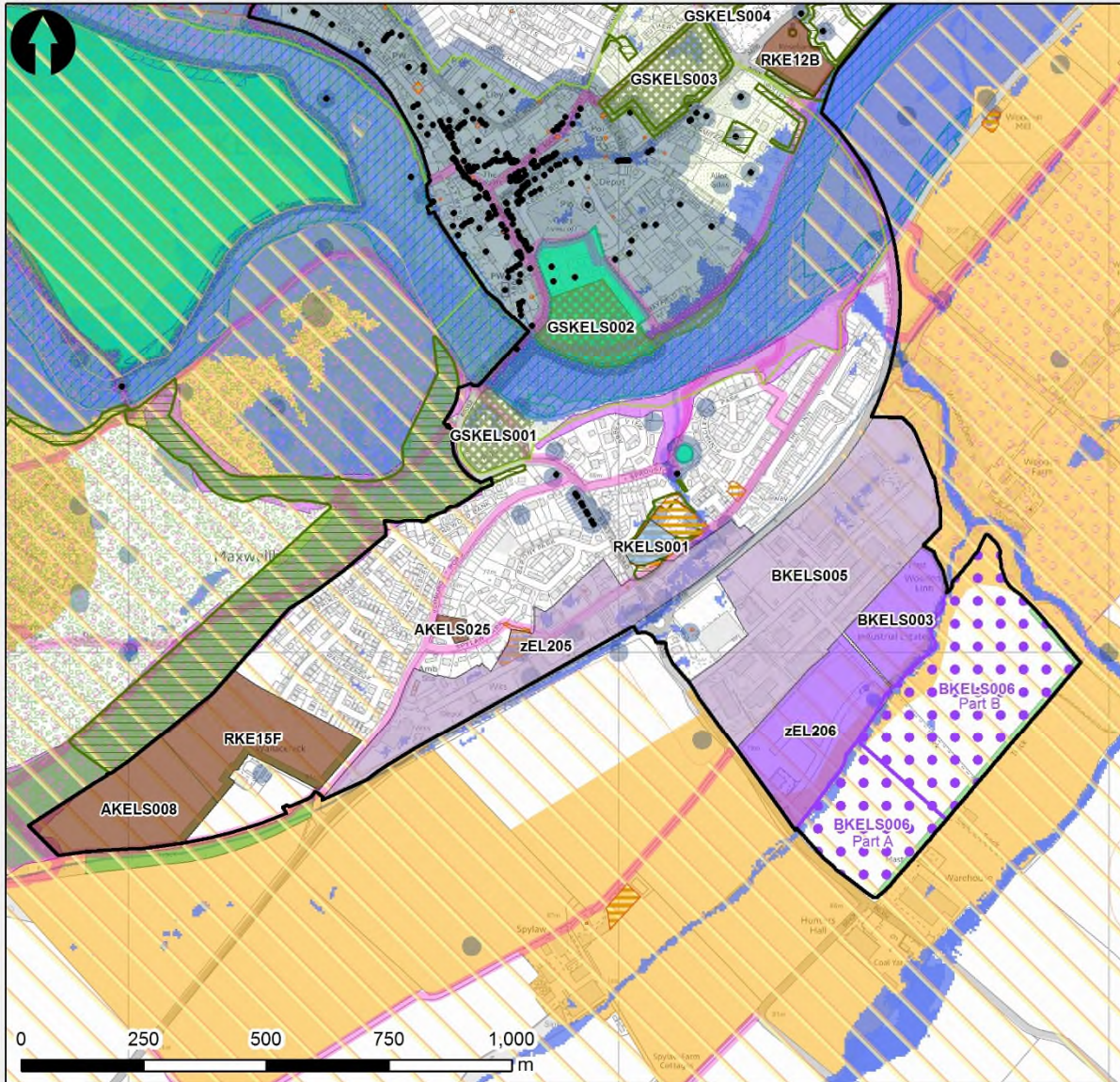




**Map 12: Jedburgh (East)
Development Sites SEA Assessment**

- Proposed Plan Sites**
- Housing
 - Redevelopment
 - Development Boundary
- LDP Allocated Sites**
- Housing
 - Redevelopment
 - Business and Industrial Land
 - Business and Industrial Land Safeguarding
- LDP Landscaping**
- Woodland
- Environmental Constraints**
- Right of Way
 - Tree Preservation Orders
 - Greenspace
 - Listed Buildings (SBC)
 - Special Areas of Conservation
 - Designed Landscapes (SBC)
 - Special Landscape Areas
 - Archaeology
 - Ancient Woodland Inventory
 - Contaminated Sites
 - Scheduled Monuments (HS)
 - 1 in 200 Year Flood Risk
 - Landscape Constraints
 - Conservation Areas

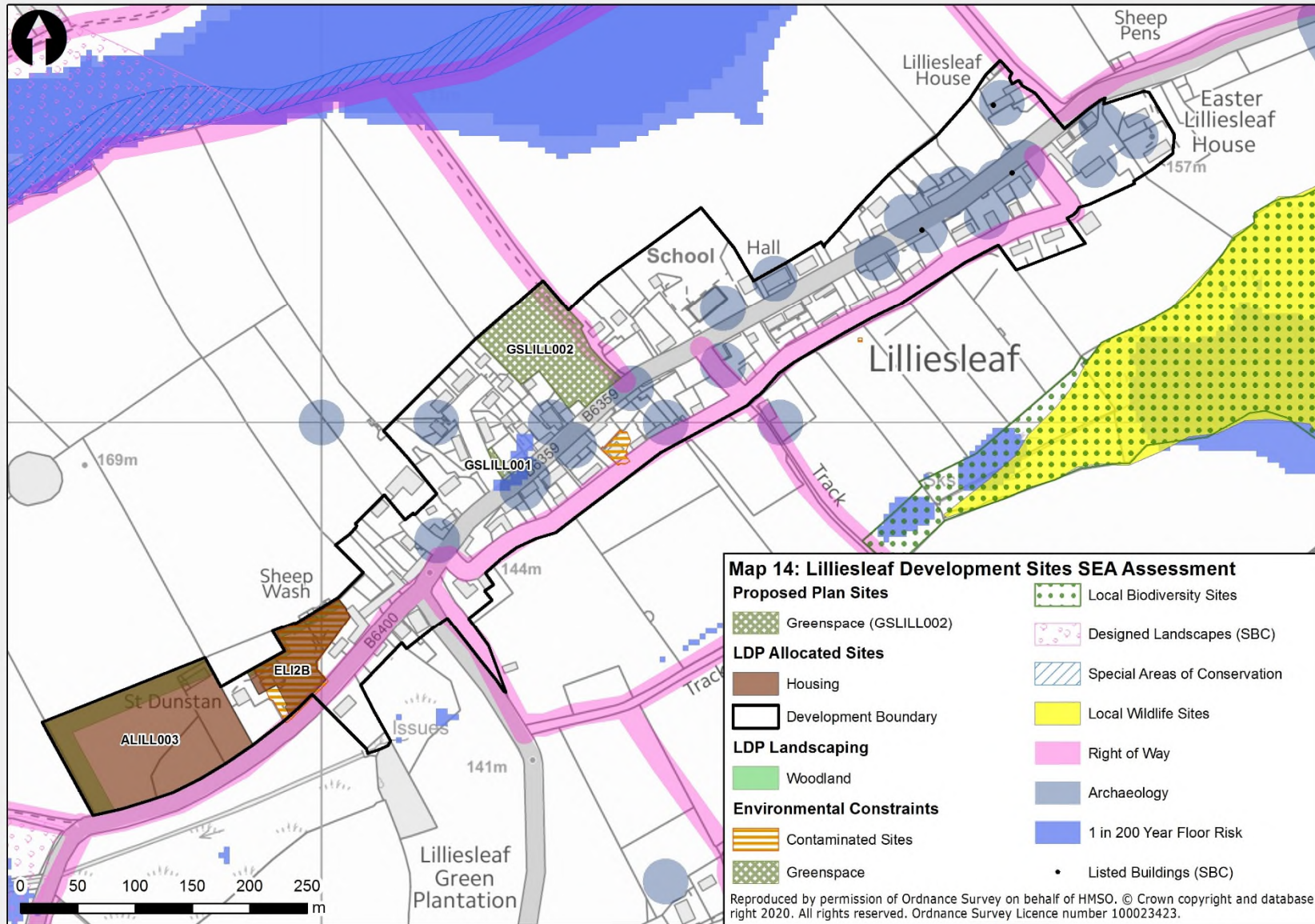
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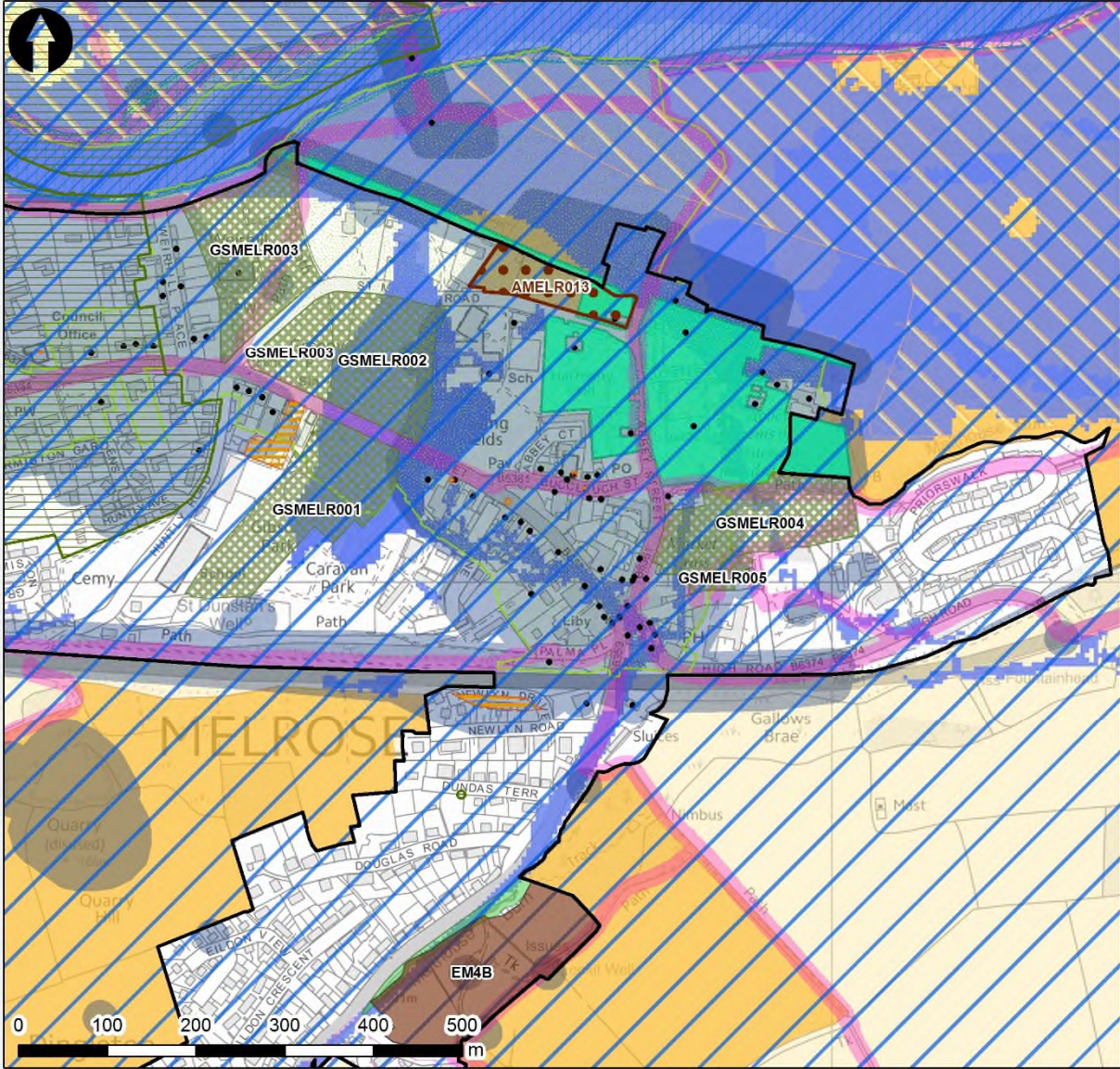


**Map 13: Kelso (South)
Development Sites SEA Assessment**

- Proposed Plan Sites**
- Business and Industrial
 - Development Boundary
- LDP Allocated Sites**
- Housing
 - Redevelopment
 - Business and Industrial Land
 - Business and Industrial Land Safeguarding
- LDP Landscaping**
- Wetland
 - Woodland
- Environmental Constraints**
- Right of Way
 - Tree Preservation Orders
 - Greenspace
 - Prime Quality Agricultural Land
 - Listed Buildings (SBC)
 - Special Areas of Conservation
 - Designed Landscapes (SBC)
 - Special Landscape Areas
 - Gardens & Designed Landscapes (HS)
 - Archaeology
 - Ancient Woodland Inventory
 - Contaminated Sites
 - Scheduled Monuments (HS)
 - 1 in 200 Year Flood Risk
 - Sites of Special Scientific Interest
 - Landscape Constraints
 - Conservation Areas



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**Map 15: Melrose (North)
Development Sites SEA Assessment**


Proposed Plan Sites

-  Housing
-  Development Boundary

















LDP Allocated Sites

-  Housing

LDP Landscaping

-  Woodland

Environmental Constraints

-  Archaeology
-  National Scenic Areas
-  Contaminated Sites
-  Tree Preservation Orders
-  Greenspace
-  Listed Buildings (SBC)
-  Prime Quality Agricultural Land
-  Countryside Around Towns
-  Designed Landscapes (SBC)
-  Conservation Areas
-  Special Areas of Conservation
-  Sites of Special Scientific Interest
-  Scheduled Monuments (HS)
-  Landscape Constraints
-  1 in 200 Year Flood Risk
-  Right of Way

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**Map 16: Oxnam
Development Sites SEA Assessment**

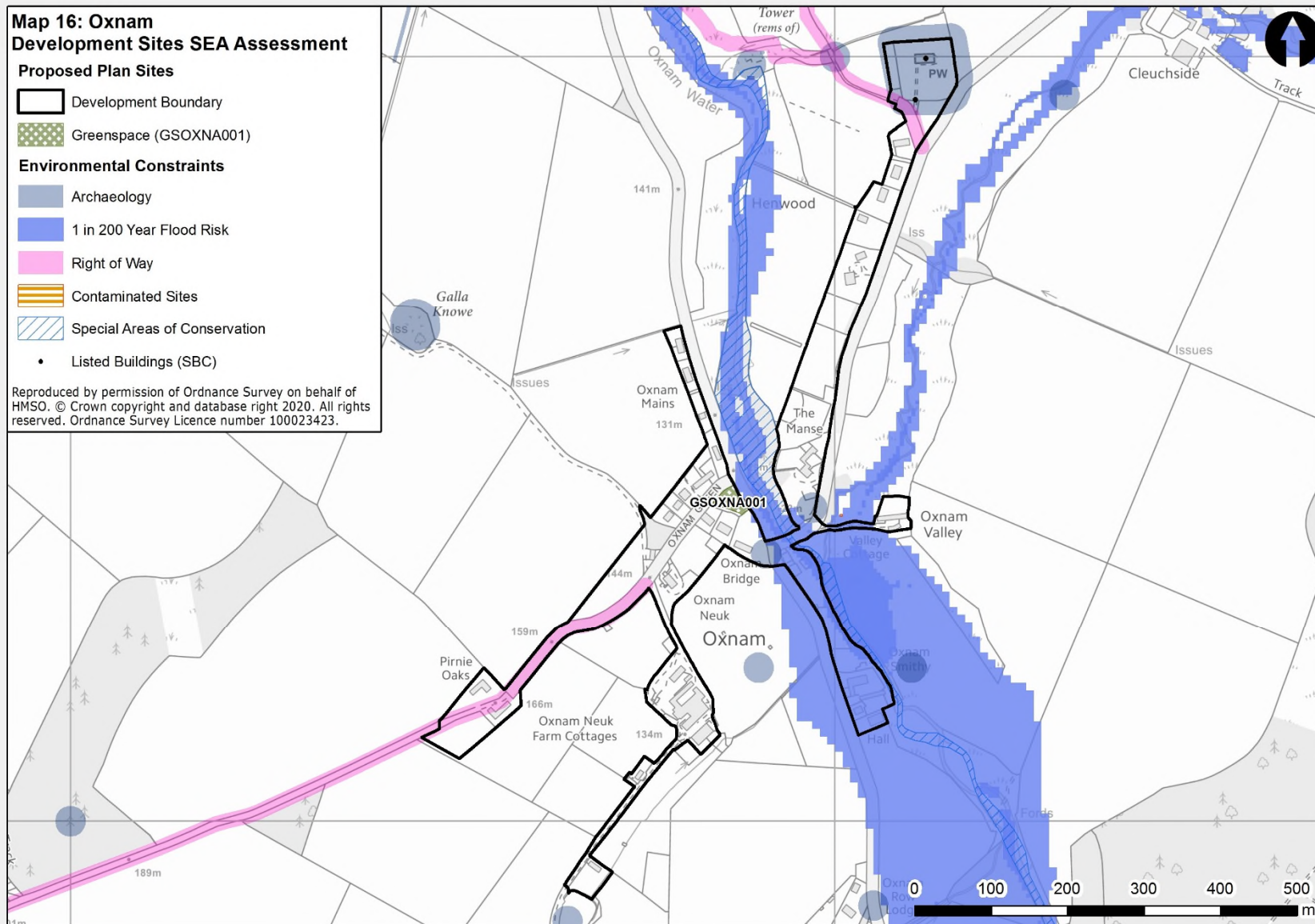
Proposed Plan Sites

-  Development Boundary
-  Greenspace (GSOXNA001)

Environmental Constraints

-  Archaeology
-  1 in 200 Year Flood Risk
-  Right of Way
-  Contaminated Sites
-  Special Areas of Conservation
- Listed Buildings (SBC)

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**Map 17: Selkirk (West)
Development Sites SEA Assessment**

Proposed Plan Sites

-  Housing
-  Greenspace (GSSELK001)
-  Development Boundary
















LDP Allocated Sites

-  Housing
-  Business and Industrial Land

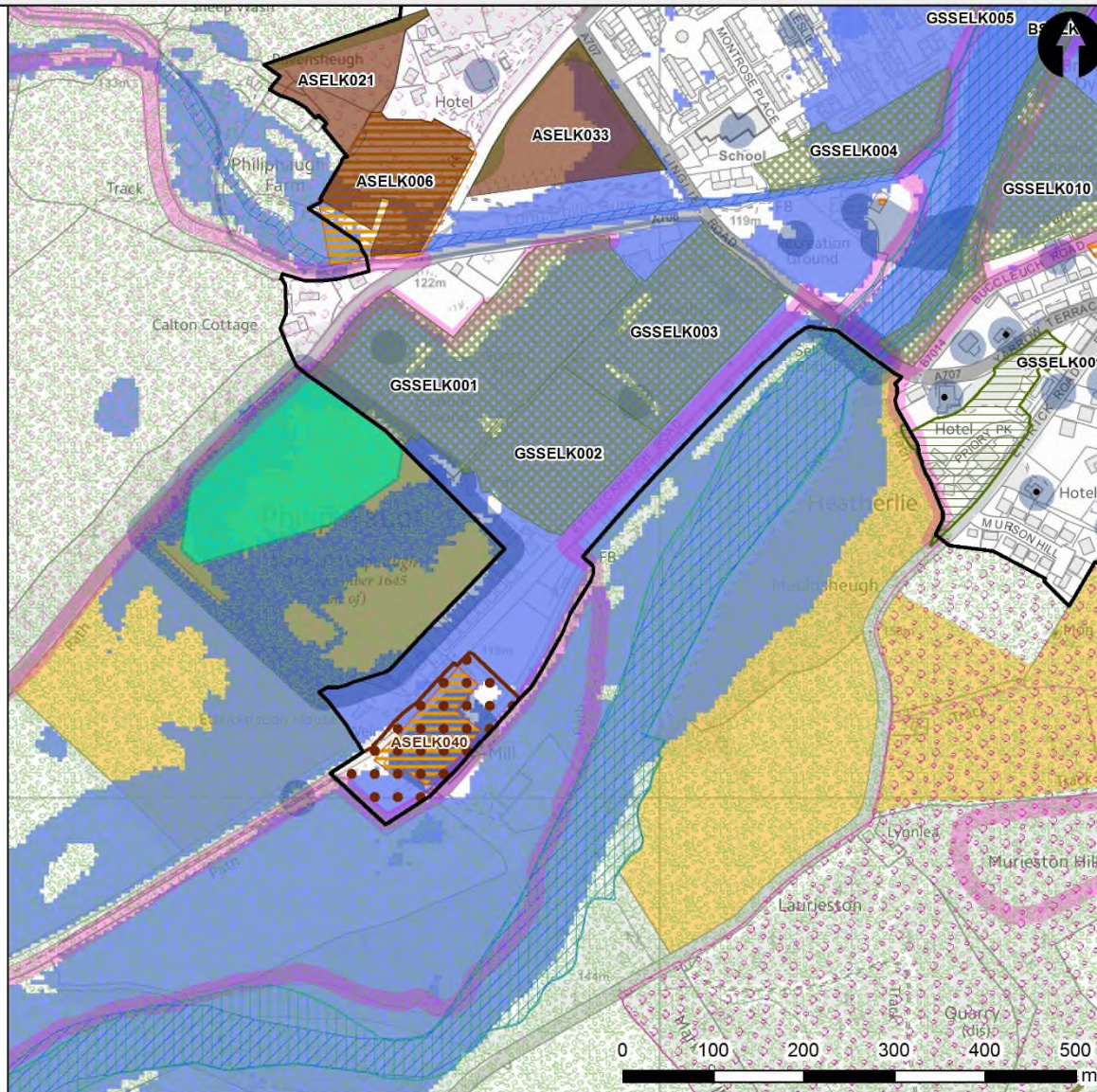
LDP Landscaping

-  Woodland



Environmental Constraints

-  Special Areas of Conservation
-  Contaminated Sites
-  Scheduled Monuments (HS)
-  Listed Buildings (SBC)
-  Tree Preservation Orders
-  Designed Landscapes (SBC)
-  Greenspace
-  Battlefields (HS)
-  Gardens & Designed Landscapes (HS)
-  Special Landscape Areas
-  Sites of Special Scientific Interest
-  1 in 200 Year Flood Risk
-  Right of Way
-  Landscape Constraints
-  Archaeology

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Map 18: Yetholm (West)
Development Sites SEA Assessment
Proposed Plan Sites

-  Business and Industrial
-  Development Boundary











Proposed Plan Landscaping

-  Woodland

LDP Allocated Sites

-  Housing

Environmental Constraints

-  Contaminated Sites
-  Greenspace
-  Listed Buildings (SBC)
-  Special Landscape Areas
-  Conservation Areas
-  Sites of Special Scientific Interest
-  Special Areas of Conservation
-  Right of Way
-  Archaeology
-  1 in 200 Year Flood Risk

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Northern HMA Maps

Map 19: Cardrona

Context: There is one mixed use allocation within Cardrona. Cardrona is a new village and is based around the two farms at Cardrona Mains and Horsburgh Castle on the south and north side of the River Tweed. The village was developed as part of a tourism project comprising of a hotel, golf course and village. The Proposed Plan includes a proposal for a longer term mixed use allocation on the north side of the A72 (SCARD002).

Constraints: The proposed site would have good access to services and employment and limited access to public transport. There is a potential flood risk within the site, therefore a Flood Risk Assessment would be required and there are multiple watercourses within the site. The site falls outwith the foul sewer catchment. There is the possibility of connectivity with the River Tweed SAC/SSSI and for protected species within the site. A Scheduled Monument is located adjacent to the site and there is the potential for archaeology within the site. The site lies within the Tweed Valley SLA.

Cumulative Assessment for Cardrona: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development to the site.

Map 20: Eddleston

Context: There are currently two housing allocations in Eddleston. The Proposed Plan proposes a new housing allocation to the south west of Eddleston. The site (AEDDL010) is located adjacent to the cemetery.

Constraints: The proposed site (AEDDL010) has the following constraints; possible connectivity with the River Tweed SAC/SSSI, possible protected species within the site, possible archaeology, and the site is located within the Barony Castle Designed Landscape SBC, the site also falls outwith the foul sewer catchment and a Flood Risk Assessment is required.

Cumulative Assessment for Eddleston: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development to the sites.

Map 21: Eshiels

Context: Eshiels is currently not a settlement identified within the LDP. However, Eshiels sits within close proximity to the east of Peebles. The Proposed Plan proposes one new business and industrial allocation at Eshiels (BESHI001). The site is located on the north side of the A72. Eshiels is within close proximity to the eastern edge of Peebles. There is currently a sewage works and Council depot to the western edge of Eshiels.

Constraints: There are a number of constraints within site (BESHI001) including the following: There is possible connectivity with the River Tweed SAC/SSSI and there is the potential protected species within the site. There is potential for archaeology and a Scheduled Monument is located adjacent to the site. The site is located within the Eshiels Designed Landscape (SBC) and within the Tweed Valley SLA. The sites falls outwith the foul sewer catchment and a Flood Risk Assessment would be required.

Cumulative Assessment for Eshiels: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development to the site.

Map 22: Innerleithen

Context: There are currently three housing allocations, one mixed use allocation, one business and industrial allocation, and one safeguarded business and industrial allocation. The Proposed Plan proposes a new mixed use allocation (MINNE003), to the west of the settlement.

Constraints: There is the potential for connectivity with the River Tweed SAC/SSSI and possibility of protected species within the site. The site lies within the Tweed Valley SLA and a Flood Risk Assessment would be required.

Cumulative Assessment for Innerleithen: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development of the site.

Map 23: Oxton

~~**Context:** The Proposed Plan proposes a new housing allocation (AOXTO010) in Oxton, located to the south east, adjacent to the existing development boundary.~~

~~**Constraints:** There is the potential for protected species within the site and connectivity with the River Tweed SAC/SSSI. There is possibly archaeology within the site and the Lammermuir Hills SLA lies to the north east of the site. There is the potential for contamination on the site, given the former use of the site.~~

~~**Cumulative Assessment for Oxton:** It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development to the site.~~

It should be noted that the proposed new housing allocation AOXTO010 was recommended for removal from the Proposed Plan following Examination, for that reason Map 23 has been updated to remove the site.

Map 24: Peebles North

Context: There are currently three housing allocations, two mixed use allocations, one business and industrial allocation, two safeguarded business and industrial allocations and three redevelopment allocations. The Proposed Plan proposes one new housing allocation (APEEB056).

Constraints: There are a number of constraints to the site APEEB056, including the following: There is the possible connectivity with the River Tweed SAC/SSSI and possible protected species within the site. The site is constrained within the Landscape Capacity Study and lies within the Tweed Valley SLA. The site lies outwith the foul sewer catchment and a Flood Risk Assessment would be required.

Cumulative Assessment for Peebles: It is not considered that cumulative effects are likely from the development of the proposed site along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development to the sites.

Map 19: Cardrona Development Sites SEA Assessment

Proposed Plan Sites

Longer Term Mixed Use

LDP Allocated Sites

Development Boundary

Mixed Use

LDP Landscaping

Woodland

Open Space

Environmental Constraints

Right of Way

Greenspace

Listed Buildings (SBC)

Designed Landscapes (SBC)

Special Landscape Areas

Special Areas of Conservation

Sites of Special Scientific Interest

Contaminated Sites

1 in 200 Year Flood Risk

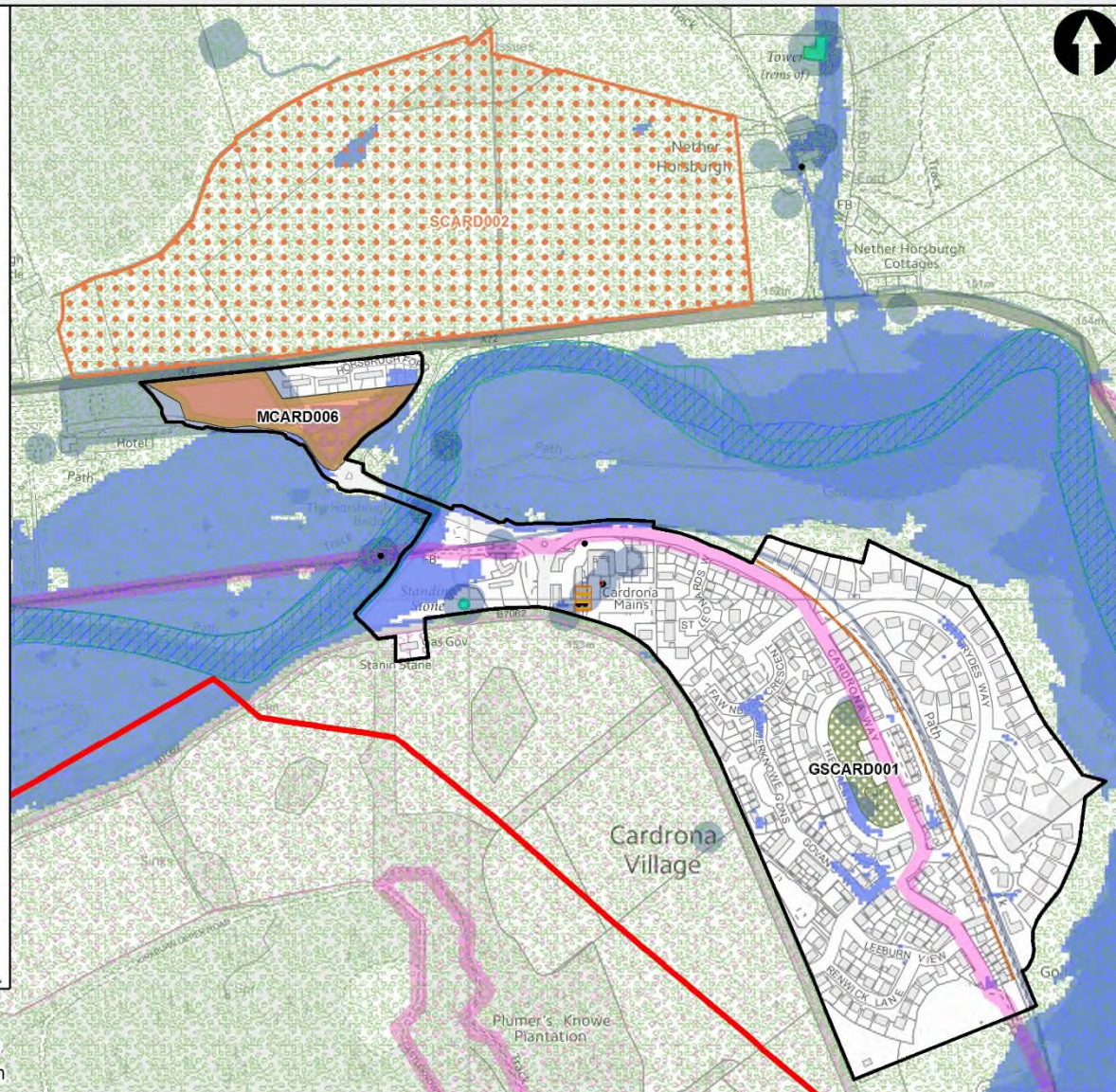
Hazard Pipelines

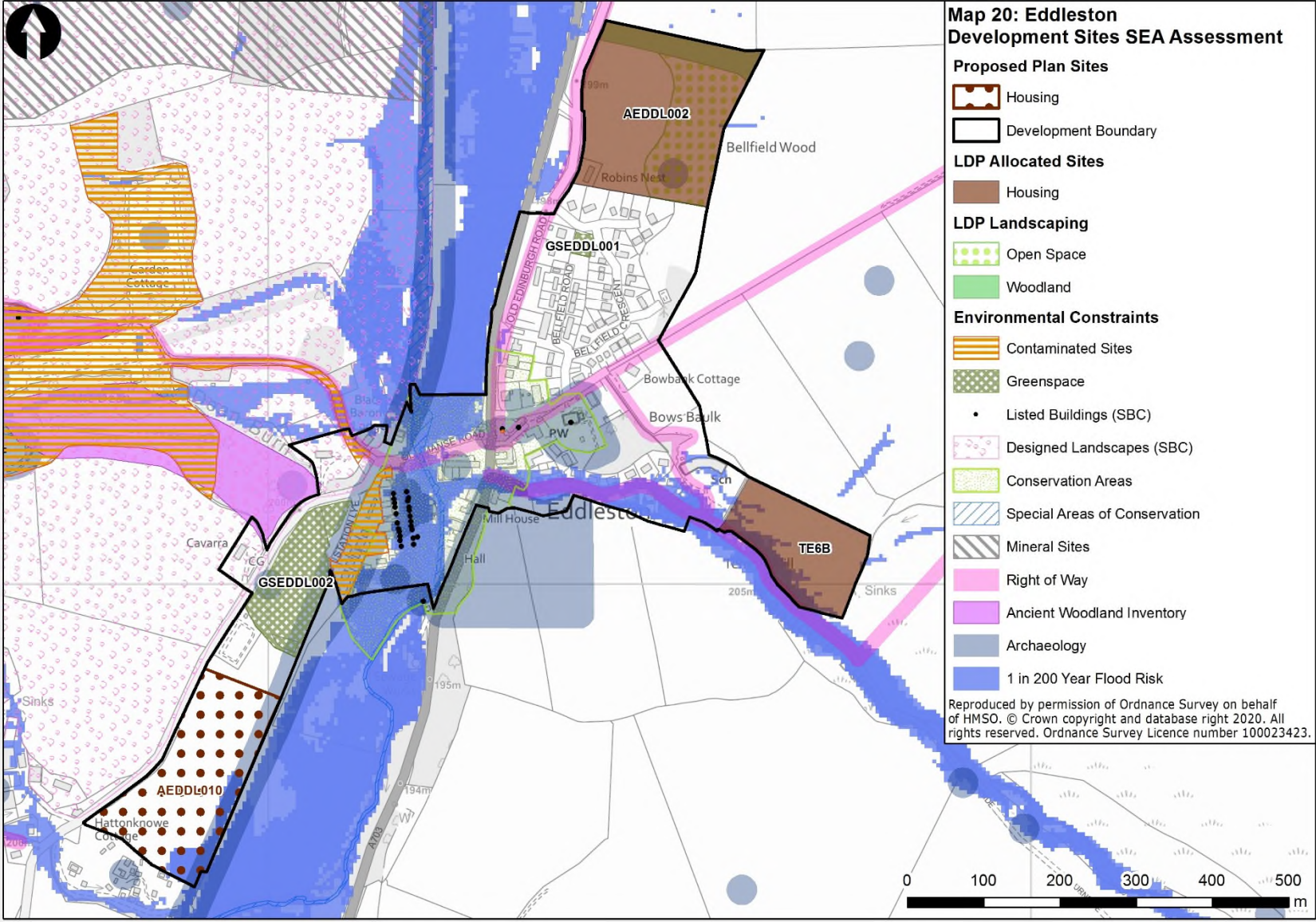
Scheduled Monuments (HS)

Gardens & Designed Landscapes (HS)

Archaeology

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Map 20: Eddleston Development Sites SEA Assessment

Proposed Plan Sites

- Housing
- Development Boundary

LDP Allocated Sites

- Housing

LDP Landscaping

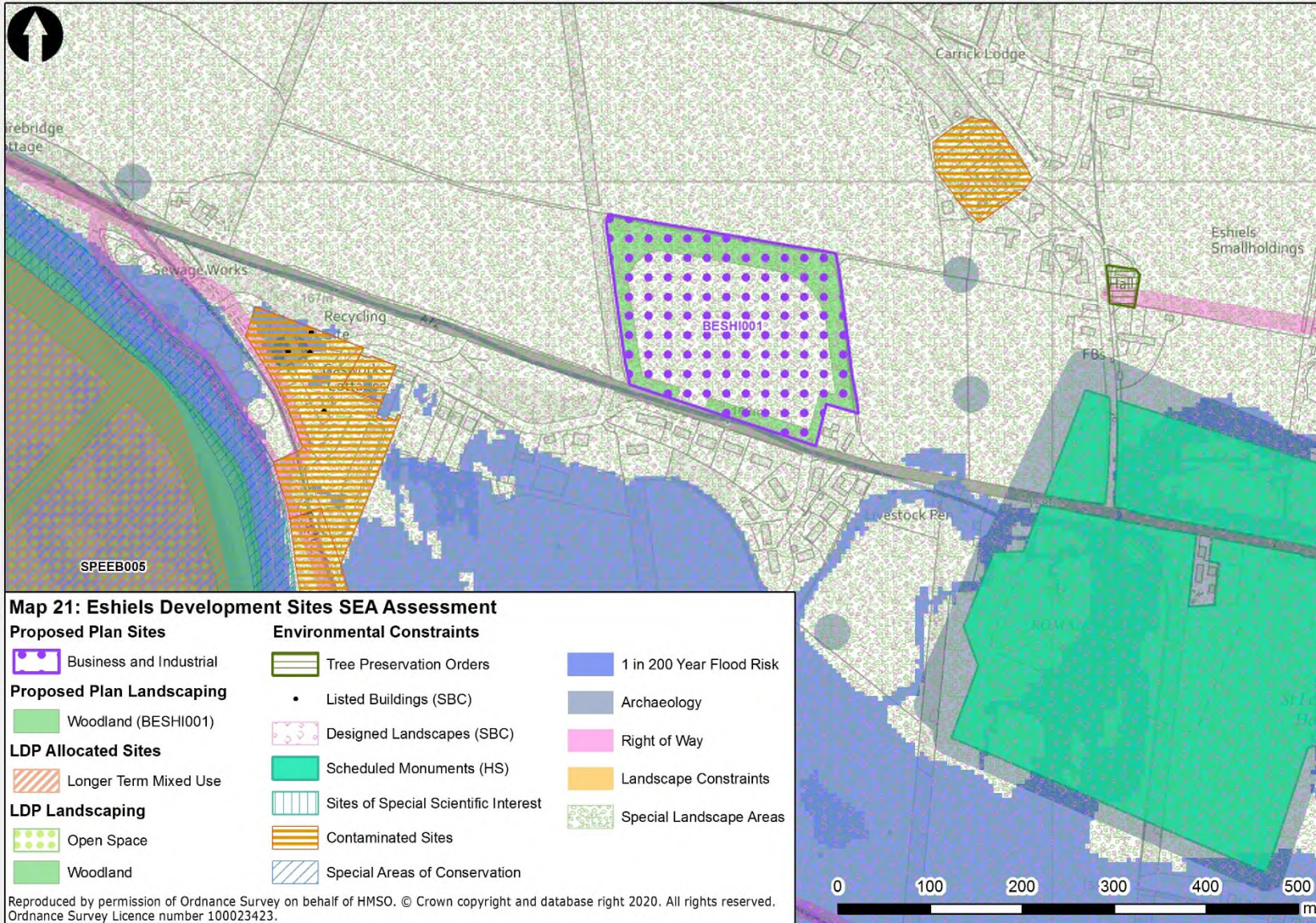
- Open Space
- Woodland

Environmental Constraints

- Contaminated Sites
- Greenspace
- Listed Buildings (SBC)
- Designed Landscapes (SBC)
- Conservation Areas
- Special Areas of Conservation
- Mineral Sites
- Right of Way
- Ancient Woodland Inventory
- Archaeology
- 1 in 200 Year Flood Risk

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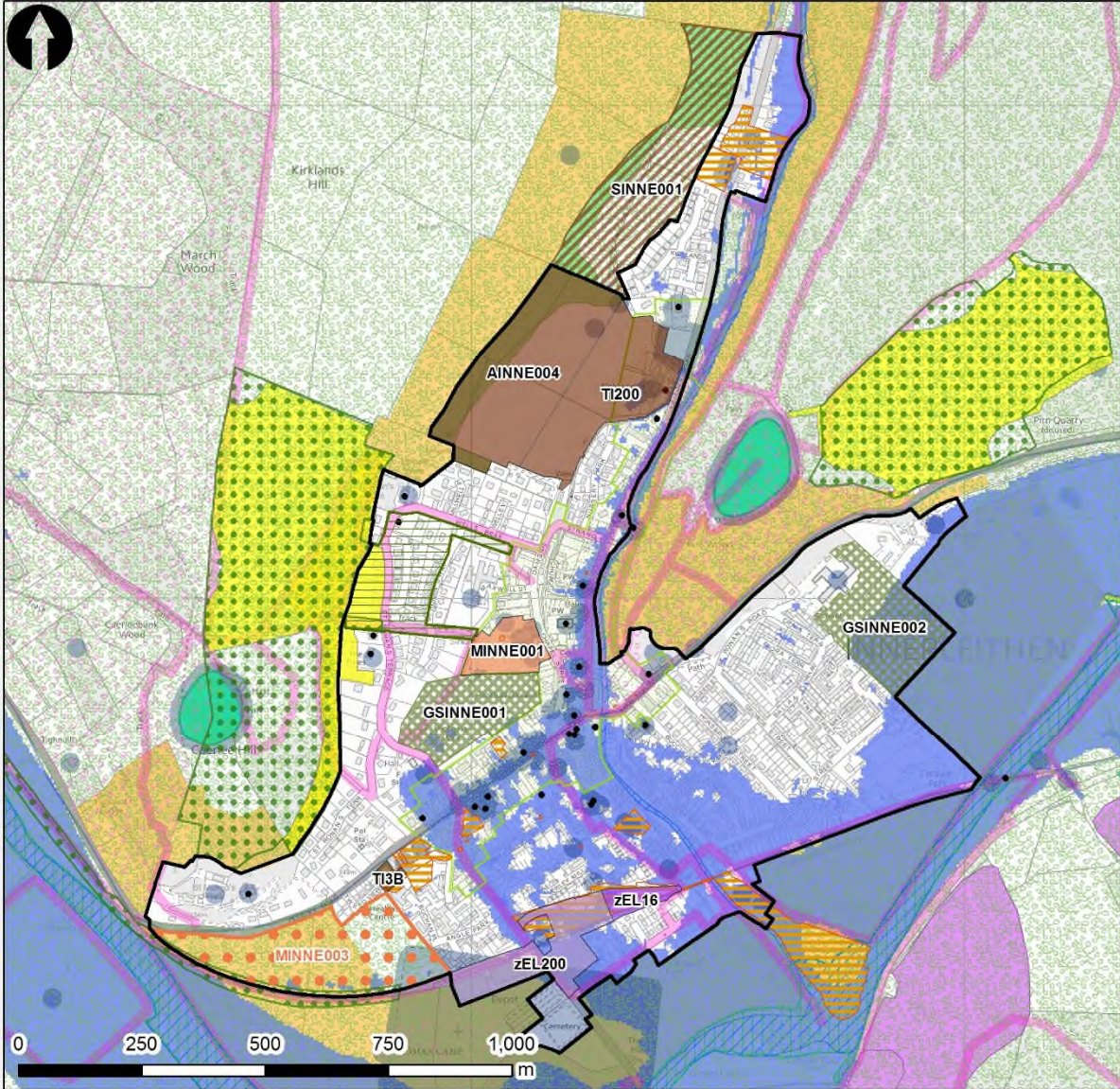




Map 21: Eshiels Development Sites SEA Assessment

Proposed Plan Sites		Environmental Constraints	
Business and Industrial	Tree Preservation Orders	1 in 200 Year Flood Risk	Archaeology
Proposed Plan Landscaping	Listed Buildings (SBC)	Right of Way	Landscape Constraints
Woodland (BESH1001)	Designed Landscapes (SBC)	Contaminated Sites	Special Landscape Areas
LDP Allocated Sites	Scheduled Monuments (HS)	Sites of Special Scientific Interest	
Longer Term Mixed Use	Special Areas of Conservation		
LDP Landscaping			
Open Space			
Woodland			

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**Map 22: Innerleithen
Development Sites SEA Assessment**

Proposed Plan Sites

- Mixed Use
- Development Boundary

LDP Allocated Sites

- Housing
- Longer Term Housing
- Mixed Use
- Business and Industrial Land
- Business and Industrial Land Safeguarding

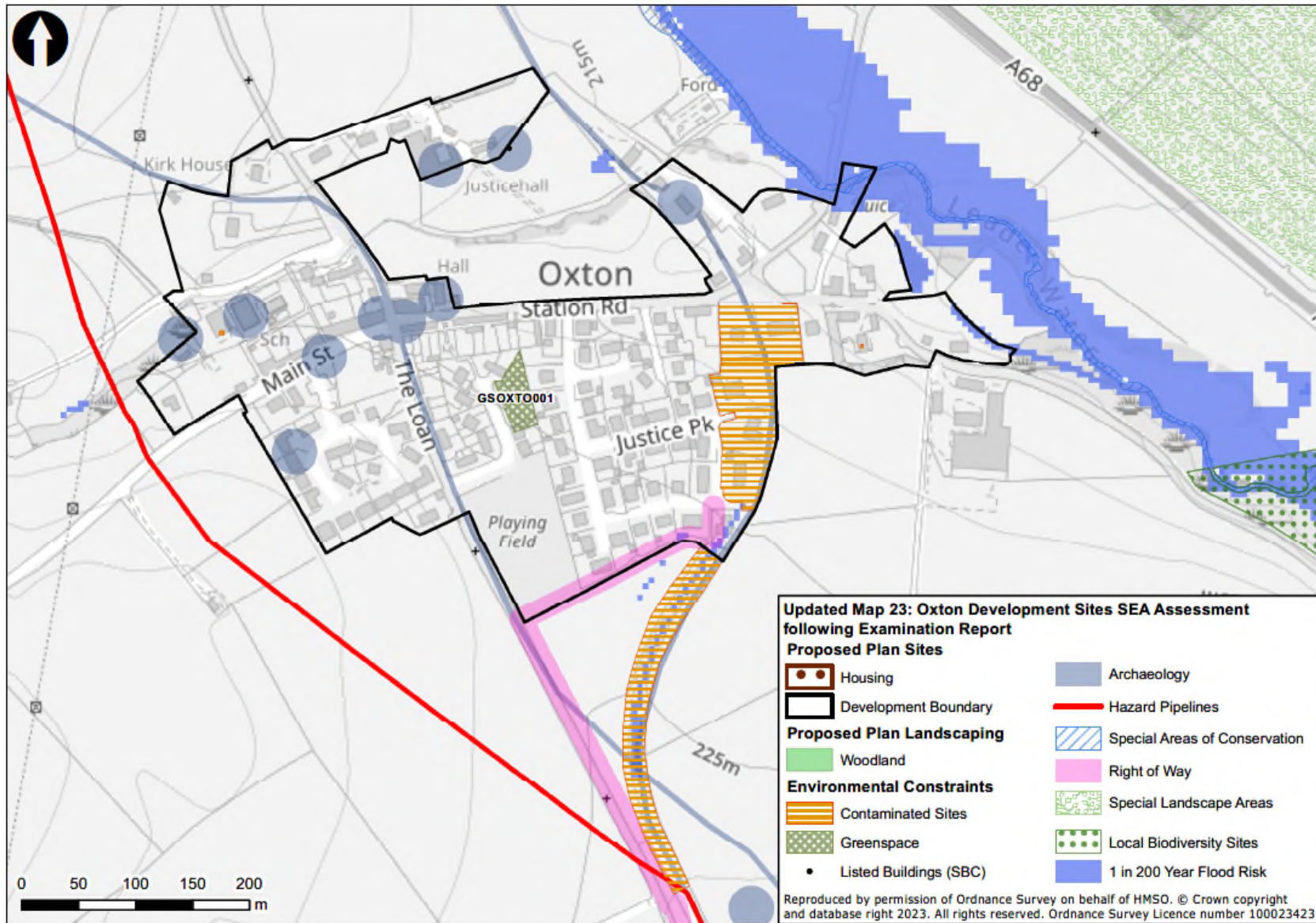
LDP Landscaping

- Woodland

Environmental Constraints



- Greenspace
- Listed Buildings (SBC)
- Local Biodiversity Sites
- Designed Landscapes (SBC)
- Archaeology
- Special Landscape Areas
- Conservation Areas
- Special Areas of Conservation
- Local Wildlife Sites
- Sites of Special Scientific Interest
- Right of Way
- Landscape Constraints
- Scheduled Monuments (HS)
- Contaminated Sites
- 1 in 200 Year Flood Risk
- Ancient Woodland Inventory
- Tree Preservation Orders

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**Map 24: Peebles (North)
Development Sites SEA Assessment**

Proposed Plan Sites

-  Housing
-  Development Boundary


















Proposed Plan Landscaping

-  Woodland

LDP Allocated Sites

-  Redevelopment
-  Housing
-  Mixed Use

Environmental Constraints

-  Sites of Special Scientific Interest
-  Scheduled Monuments (HS)
-  Ancient Woodland Inventory
-  Special Areas of Conservation
-  Landscape Constraints
-  Conservation Areas
-  Local Wildlife Sites
-  Right of Way
-  Special Landscape Areas
-  Listed Buildings (SBC)
-  National Scenic Areas
-  Greenspace
-  Contaminated Sites
-  Archaeology
-  1 in 200 Year Flood Risk
-  Designed Landscapes (SBC)
-  Prime Quality Agricultural Land
-  Local Biodiversity Sites

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Scottish Borders Council

Local Development Plan 2: Proposed Plan

Finalised Environment Report

Appendix 8- (a) Detailed Assessment of Sites included in the Proposed Plan

**Appendix 8 - (a) Detailed Assessment of Sites included in the
Proposed Plan**

Berwickshire HMA

Coldstream

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
ACOLD014	Hillview North 1 (Phase 2)	Coldstream	Rest of Borders	Housing	100	6.5	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any international/national designations. The site is currently identified for longer term housing potential within the LDP. The site directly to the south was brought forward as part of the Housing SG (ACOLD011), for 100 units.

SEPA: Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. In addition, the surface water flood map indicates a potential flow path which can indicate a potential small watercourse. Review of Scottish Water information and historic maps does not indicate the presence of a small watercourse. This should be explored further during site investigations.

There is the potential that development on this site could increase the probability of flooding elsewhere. There is a surface water hazard within the site.

Foul drainage from the development must be connected to the existing SW foul sewer network. Std comments for SUDS.

SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the fluvial (river) 1 in 200 year flood extents but there are small pockets of potential surface water impacts on the Eastern side of the site at a 1 in 200 year flood event.

I would have no objections on the grounds of flood risk. However, I would require that due to surface water risk and the capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On/Adjacent to site	Greenfield	Local Development Plan: This forms part of an area identified for longer term housing (SCOLD001) Housing SG: The entire longer term site was considered (ACOLD009) and was not identified within the Housing SG Housing SG: Half of the currently proposed site was considered (ACOLD011) and allocated for housing within the Housing SG.

It should be noted that (ACOLD013) is also under consideration as part of this process. (ACOLD013) includes the already allocated southern part of the site and omits a northern section of this site (ACOLD014).

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Low biodiversity impact. Site appears to be an arable field hedgerow and on part of the boundary. No obvious connectivity to River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species potentially including badger and breeding birds. SEPA CAR construction site licence required.

GENERAL COMMENTS: The site is located to the north of Coldstream and the area directly to the south is already allocated for housing, as part of the Housing SG. Coldstream has adequate services and employment opportunities. The settlement is also relatively close to Berwick-Upon-Tweed and Kelso, which provide further opportunities. There is public transport which links Coldstream with Berwick-Upon-Tweed, where a railway station is present.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed landscape

Not applicable

Local impact and integration summary

HERITAGE AND DESIGN: No specific issues, need to consider a common approach to boundary treatments etc with the site to the south.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: This response relates to the consultation for site (ACOLD013), which is also under consideration. There is some potential within the site, archaeological investigation may be required.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: Our previous advice on this site (in response to the Housing SG): 'This site lies outwith the current settlement boundary as shown in the LDP but is included as a longer term safeguard (SCOLD001). This would form a significant addition to the existing settlement and would therefore need to ensure measures to deliver natural heritage mitigation and enhancement as part of any future site development'. Expanding on this earlier advice, we recommend that:

- New structure planting/ landscaping, should be planned to improve the setting of the site and to establish a framework for delivery of the remainder of the long-term safeguard site (SCOLD001);
- Existing shelter belts should be retained and enhanced with additional planting. Suitability of locating active travel routes along these linear features should also be considered due to their potential role in providing setting and shelter for users; and

- Open space should provide multiple benefits and be linked into wider habitat and active travel networks.

SCOTTISH NATURAL HERITAGE: (MIR Consultation additional comments): SNH commented on the MIR Consultation, however provided no additional comments further to above.

LANDSCAPE COMMENTS: Site has an arbitrary SW boundary not related to any landscape feature. It is effectively an extension of ACOLD13 and should not be developed until after ACOLD13 or it would be isolated and potentially intrusive. 20m wide structure planting belt is desirable along the NE and NW boundaries to form a new settlement edge to Coldstream. Otherwise no major concerns.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any objections to the proposal.

ROADS PLANNING OFFICER: Good opportunity for vehicular access and pedestrian/cycle linkage exists. I am therefore able to offer my support for housing on this site. Two main vehicular links are available; one via the existing industrial site served off the A6112 (though there is intervening land between the industrial development and this site) and another via Hill View. A further more minor link is possible via the westerly end of Priory Bank. Development of this site should not take place until such a time as the intervening area of land between the site and Hill View is developed. Allowance would have to be made for future street connectivity and a Transport Assessment will be required as a prerequisite for the development of this site.

PASSNEGER TRANSPORT: No response received.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No problem in principle with allocating this site. However, the current 2016 LDP shows the vast majority of this site as part of an existing allocation, and shows most of this site as a proposed structure landscaping area. The level of landscaping proposed did appear to me to be excessive. However, it was shown, and justifiable in part. The new allocation should still show/indicate some degree of landscaping to the boundary of the site, unless structure landscaping is no longer being indicated?

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): There is sufficient capacity at Coldstream WWTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): There is sufficient capacity at Rawburn WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Improved path/cycle links into town and the wider path network are recommended.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received. However, they were consulted on site (ACOLD013) which is also under consideration and raised no objections.

ECONOMIC DEVELOPMENT: I believe we previously responded to (ACOLD011) that the landscape separating strip between this site and the Coldstream Business Park should be split between the two sites rather than all be contained within the business park site to ensure sufficient separation, splitting the cost, and allowing this to be implemented early on, depending on which development commences first.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

PP status

Included

Overall assessment

Acceptable

Site capacity

100

Conclusions

The site was considered at the 'Pre MIR' stage of the LDP2 process. The site is currently identified as potential longer term housing land within the LDP (SCOLD001). The site immediately to the south was allocated for housing within the Housing SG (ACOLD011) for 100 units.

The site would integrate well into the settlement, respect the existing settlement pattern and have good connectivity with the adjacent allocations. The site would represent a natural extension to the existing settlement pattern of Coldstream. The site itself is well contained and development of the site will have little adverse impact upon the wider landscape. Further to consultation, the following constraints and mitigation were highlighted;

- Investigation of potential flood risk and surface water runoff and mitigation where required;
- Protect and enhance existing boundary features (hedgerows and trees) where possible;
- Mitigation for protected species;
- Consideration given to a common approach in respect of the boundary treatments, with the allocated site to the south (ACOLD011). New structure planting landscaping should be planned, to improve the setting of the site and to establish a framework for delivery alongside (ACOLD011) to the south. This should include structure planting along the north, east and west boundaries, which would provide a settlement edge. Appropriate planting should be carried out along the northern part of the site to give adequate screening from the working farm to the north and the access to it;
- Existing shelter belts should be retained and enhanced with additional planting;
- Open space should provide multiple benefits and be linked into the wider habitat and active travel networks;
- Drainage Impact Assessment required in respect of the water network capacity & Water Impact Assessment required, in respect of the waste network capacity;
- The site is located within an area of Prime Quality Agricultural land;
- Site lies within the 'Lennel' SBC Designed Landscape;
- Potential archaeology within the site;
- There are 2 main vehicular links into this site, 1 via the existing industrial estate served off the A6112 and another via Hillview. Allowance should be made for future street connectivity; and
- Improved path/cycle links into the town and the wider path network are recommended.

The site was included as an alternative option for housing within the MIR. Although the site to the south was recently allocated as part of the Housing SG, it is considered that there are advantages to developing this site and the existing allocation (ACOLD011) together. This would allow the development of the two sites to be considered together, in respect of any layout and connectivity, preventing a piecemeal development of the wider site. It is acknowledged that (ACOLD011) is a recent allocation for 100 units and there are a further three housing allocations within Coldstream. However, on balance taking into consideration the above comments regarding the two sites being considered together in terms of connectivity, the site will be included within the LDP. It is considered that the allocation will allow the wider northern area of Coldstream to be considered in terms of overall connectivity and layout. A site requirement will also be attached to the allocation stating that it is the intention of the Council to produce a planning brief for this site, alongside the adjacent site (ACOLD011).

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	+	-	-	-	+	-	-

SEA Comment

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Potential for protected species, including breeding birds within the site
- South westerly site aspect
- Potential archaeology on site
- Located within SBC Lennel Designed Landscape
- The site lies within an area of Prime Quality Agricultural land
- Potential flood risk and surface water issues
- The site is currently identified within the LDP for longer term housing

- A Drainage Impact Assessment may be required, in respect of the WWTW capacity
- A Water impact Assessment may be required, in respect of the WTW capacity

SEA Mitigation

- Investigation and mitigation of potential archaeology and nature conservation onsite
 - Adherence of Local Development Plan Policy EP10: Gardens and Designed Landscapes
 - Mitigation measures may be required in respect of flood risk and surface water runoff
 - Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
 - Possible Water Impact Assessment required, early discussions with Scottish Water recommended
-

Eyemouth

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
REYEM007	Former Town Hall	Eyemouth	Eastern	Redevelopment	N/A	0.1	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any identified International/National designation constraint.

SEPA: We require a FRA which assesses the risk from coastal still water as well as overtopping processes and any interactions with the Eye Water. Redevelopment to a similar or less sensitive use would be supported by SEPA. An increase in vulnerability would only be supported if a detailed FRA can demonstrate the site is free from flood risk and there is safe access/egress available. Sewer flooding will also require consideration. Site may be constrained due to flood risk. There is a surface water hazard within the site. There is fluvial/coastal risk of flooding adjacent to the site. Potential development of the allocation could increase the probability of flooding elsewhere.

SEPA advise that flooding along Church Street in 2009, 2013 and 2015 due to inadequate sewer capacity. There is a photo of flooding to Church Street in the Borders Advertiser (<https://www.berwick-advertiser.co.uk/news/flood-investigation-works-in-eyemouth-1-4794741>). Albert Road affected as well. There has been a coastal overtopping study for Eyemouth commissioned by SBC and undertaken by Royal Haskoning. The 1:200 year coastal flood outline has flooding along Church Street. There was an extreme fluvial event which affected large areas of the Borders in 1948. There is mention of flood waters reaching the second floor of Dundee House which is at the very end of Church Street.

Foul water must connect to the public foul sewer.

SEPA (MIR Consultation comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extent. I would have no objections on the grounds of flood risk.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Combination	There have been a variety of planning applications in the past which related to the listed building and the use of the buildings.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Town hall building may support bats and breeding birds. Local habitat is of low suitability for foraging and commuting bats. Mitigation for protected species potentially including bats and breeding birds. (earlier planning application 16/00694/FUL). Biodiversity Risk: Moderate impact.

GENERAL COMMENTS: The site is located within the town centre. Eyemouth has good access to public transport, employment and access to services. There is a bus stop on the A1147 and the nearest railway station is Berwick-Upon-Tweed, located 9 miles away.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
On/adjacent to site	Not applicable	On/adjacent to site	Not applicable	Not applicable	On/adjacent to site	Not applicable

Local impact and integration summary

HERITAGE & DESIGN: The whole of the town hall, including the rear hall is listed category B. The primary architectural interest lies in the front building. A scheme was approved some years ago to retain the front building and demolish and redevelop the rear part. Sensitive redevelopment of the site would be welcomed.

HISTORIC ENVIRONMENT SCOTLAND: HES would be supportive of redevelopment that retains the special interest of the B-listed building. We are content with the removal of the rear hall.

(MIR Consultation comments): Redevelopment of the site has potential for positive and negative effects on our statutory interests, dependent on detailed proposals in each case. In general, we are supportive of regeneration proposals which seek to protect and enhance the special characteristics of historic environment assets, and to secure a sustainable use for them, and would be content with the allocation of the preferred sites on this basis.

ARCHAEOLOGY: Within the medieval town core. Lands around the site may contain medieval and post-medieval archaeology. Mitigation may be required.

Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to size, location and nature of site.

LANDSCAPE COMMENTS: No response received.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Junction sight lines not ideal. Private road?

TRANSPORT SCOTLAND: Did not raise any objections to the proposal.

ROADS PLANNING OFFICER: I have no objection to the redevelopment of this site. The site benefits from its town centre location meaning it has good access to local services including town centre parking and public transport provision. Parking provision will have to be carefully considered for any development which would create more traffic than the building in its previous use.

PASSENGER TRANSPORT: Did not raise any objections to the proposal.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: My interpretation of the listing for the former Town Hall is that the entire building is listed, including the hall, which is presumably located at the rear. Impacts on the character and integrity of the listed building will be a key consideration and any development proposals coming forward must conserve, protect, and enhance the character, integrity and setting of the listed building. The special interest of the building is undoubtedly the Scot's Baronial frontage on Church Street, turning onto Renton Terrace. Whilst this part of the building would need to be protected, there may be opportunities for wholesale redevelopment further to the rear. Alongside protecting the historic and architectural interest of the building, any development proposals must also address potential residential amenity impacts (chiefly, loss of light and sunlight, and privacy) to the properties to the north, and in the vicinity of the site. Parking is likely to be a key consideration at this site and ecological surveys may be required. Notwithstanding the above, I would support the principle of allocating this site for redevelopment to help promote the site and ensure a suitable future use is found for it.

HOUSING STRATEGY: Did not raise any objections to the proposal.

SCOTTISH WATER (WWTW): There is sufficient capacity at the Eyemouth WWTW. No surface water into the combined sewer. Scottish Water surface water policy should be adhered to and a solution required for this site.

SCOTTISH WATER (WTW): There is sufficient capacity at the Rawburn WTW. There are no real concerns however it would depend on anticipated water consumption.

OUTDOOR ACCESS TEAM: No comment required.

CONTAMINATED LAND: The site appears to have been developed as a bank and town hall. There is no evidence to indicate that the historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: Did not raise any objections to the proposal.

PROJECTS TEAM: Did not raise any objections to the proposal.

ECONOMIC DEVELOPMENT: We fully support the redevelopment and regeneration of this site. The current building is in poor condition and does not meet modern standards for business use.

EDUCATION OFFICER: Did not raise any objections to the proposal.

NHS: Did not provide any site specific comments.

Overall assessment**PP status**

Included

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

This site was identified at the 'Pre MIR' stage of the LDP2 process, via consultation working groups. The site was subsequently included within the MIR as a potential redevelopment site. However, the site assessment and consultation were not undertaken at that time. Further to the 'MIR Consultation' process, a full consultation, site assessment and SEA has now been undertaken for the site.

The site comprises the former vacant Eyemouth Town Hall building and associated surrounding land to the rear. The site is located within the Eyemouth Town Centre and fronts onto Church Street. The site is located within the Eyemouth Conservation Area and the building is Category B listed. There have been a number of extensions and additions to the original property, which are located to the rear of the building. Further to the site assessment, the following constraints were identified;

- Flood Risk Assessment is required;
- There is potential for breeding birds and bats within the existing building, appropriate mitigation required;
- The site is located within the Conservation Area;
- The building is Category C listed; and
- Potential archaeology within the site, mitigation may be required

It is not considered that there are any insurmountable issues, which cannot be addressed through appropriate mitigation measures. It is noted that a number of consultees, including; Heritage & Design Officer, Economic Development and Historic Environment Scotland are supportive of the redevelopment allocation. Historic Environment Scotland have advised that they are supportive of the removal of the rear hall. Given the location within the Conservation Area and the Category C listing of the building, careful consideration and thought will need to be given for any alterations to the external appearance of the building, to ensure that they respect the wider Conservation Area and townscape setting. The Council welcomes the re-use of long term vacant buildings within such locations. The redevelopment of

such buildings can help ensure that the character and appearance of Town Centres are retained and enhanced, whilst bringing buildings back into use again. It is considered that the redevelopment of this site would have a positive impact upon the wider area.

In conclusion, the redevelopment site will be included within the Proposed LDP.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	+	0	0	+	0	-

SEA Comment

- Good access to employment, services and facilities. There is a bus stop on the A1147 and the nearest railway station is Berwick-Upon-Tweed, located 9 miles away. Furthermore, the site is located within the town centre, with good access to public and sustainable transport links
- Possible protected species, including bats and breeding birds within the existing building
- The site is located within the Eyemouth Conservation Area, potential for the re-use of the building to have a positive impact upon the character and appearance of the Conservation Area
- The building (including additions) is Category B listed, potential for the re-use of the building to have a positive impact upon the character, integrity and setting of the Listed Building
- Possible archaeology within the site
- Flood Risk Assessment required

SEA Mitigation

- Investigation and mitigation of nature conservation
 - Adherence to Local Development Plan Policy EP9: Conservation Areas, in respect of the character and appearance of the Conservation Area
 - Adherence to Local Development Plan Policy EP7: Listed Buildings, in respect of the character, integrity and setting of the Listed Building
 - Investigation and mitigation of potential archaeology on site
 - Adherence to Local Development Plan Policy EP8: Historic Environment Assets and Scheduled Monuments, in respect of the potential archaeology within the site
 - Flood Risk Assessment is required
-

Gordon

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AGORD004	Land at Eden Road	Gordon	Rest of Borders	Housing	25	1.5	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any identified International/National designation constraint.

SEPA: The site is next to Gordon STW. May be likely to give rise to odour issues. Foul water must connect to the existing SW foul network.

SEPA (MIR Consultation additional comments): In addition to the comments above, SEPA offer the following comments. The site is next to Gordon STW. May be likely to give rise to odour issues, however any issues would be dealt with by SBC Environmental Health.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Due to the size of the development I'd recommend surface water runoff be considered.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On/Adjacent to site	Greenfield	Local Plan: (BGO11D) - southern part of the site currently under consideration Housing SG: (AGORD004) - exact same site boundary as currently under consideration

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Minor	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Site is improved grassland tree-lined boundary and drystone dykes on boundary. Protect boundary features and mitigation for protected species including breeding birds. Low biodiversity impact.

GENERAL COMMENTS: The site is located to the east of the settlement boundary and the proposed access is from Eden Road to the south. There is good access to public transport, employment and service within Gordon. These are limited within Gordon itself, however the site is well connected to the settlement and within walking distance of the local amenities within Gordon. Furthermore, Gordon is located close to Kelso (8 miles away), Earlston (6 miles away) and Duns (12 miles away), where there is a wider range of local services and employment opportunities available. Gordon has a bus service

which runs to Berwick-Upon-Tweed and Galashiels.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Adjacent to site

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed landscape

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Did not raise any concerns regarding the development of this site.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: No known archaeological issues.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to the size and location.

LANDSCAPE COMMENTS: The site links well with the village. Footpath connections required. Protect existing trees on verge/fence line. Adequate space between for access. Existing blocks of trees provide containment and backdrop for new houses. Additional tree planting and hedges within the site will assist in integrating the development into the location. 25no units with continuation of village streetscape along Eden Road. Protect street trees.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: New junction onto A6105 but should not be any issues.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of the site.

ROADS PLANNING OFFICER: I have no objection to this land being zoned for housing. This is a logical extension to the settlement and would provide an opportunity for a strong street frontage onto the A6105 which would enhance the sense of arrival into the village and help reinforce the 30mph speed limit. The existing footway infrastructure will have to be extended along the frontage of the site to tie in with existing and any layout should allow for future street connectivity. A Transport Statement would be required.

PASSENGER TRANSPORT: Bus stop infrastructure required.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Limited

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Prime Quality Agricultural Land; if units are required in Gordon, this looks to be a strong site; we would need to be very careful with the frontage to the south; a hard edge, with housing onto pavement/roadside (no front gardens) would be desirable and landscaping to the north and particularly to the east would be needed.

HOUSING STRATEGY: Did not raise any concerns to the development of this site.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Please note that there is an rising sewer within the site.

SCOTTISH WATER (WTW): Howden WTW has sufficient capacity and sufficient capacity in the network.

OUTDOOR ACCESS TEAM: Did not raise any concerns regarding the development of this site.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH: No response received.

NEIGHBOURHOOD SERVICES: No response received.

PROJECTS TEAM: Did not raise any concerns regarding the development of this site.

ECONOMIC DEVELOPMENT: Did not raise any concerns regarding the development of this site.

EDUCATION OFFICER: No capacity issues.

NHS: No response received.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	25

Conclusions

The site was considered at the 'Pre MIR' stage of the LDP2 process. This site was recently assessed as part of the Housing SG and was not taken forward for inclusion, primarily as it was considered there were more preferable options at that time. Only an initial stage 1 RAG assessment was undertaken as part of the Housing SG. However, the agent provided a supporting statement in response to the RAG assessment, since the Housing SG. Therefore, this has been taken into consideration and a full site assessment/consultation has been undertaken as part of the MIR process.

Following consultation with key stakeholders, there are no insurmountable constraints for the development of this site. The site itself appears to be a logical extension to the Development Boundary and relates well to Gordon. Albeit careful consideration would need to be given to the treatment of the site boundaries and the frontage to the south onto the main road. Following consultation, the following constraints/mitigation were identified;

- The proximity to the Gordon Sewage Treatment Works;
- Foul water must connect to the existing foul network;
- Assessment of ecology impacts and provision of mitigation, as appropriate;
- Protection of existing boundary features, where possible, including existing trees on the verge/fence lines;
- Extension of existing footway infrastructure along the frontage of the site;
- Landscaping to assist in integrating the development into the location;
- A Transport Statement would be required;
- Early engagement with Scottish Water, in respect of the WWTW; and
- The site is located within Prime Quality Agricultural land.

The adopted LDP states that the preferred area for future expansion is to the east of Gordon, north of Eden Road and that development to the north of the settlement will be resisted. The site is also well related to Gordon itself. Overall, there are no insurmountable constraints to the development of this site for housing. In conclusion, taking the above into consideration, the site was put forward as a preferred option for housing within the MIR, for 25 units. Following the MIR consultation, the site has been included within the Proposed Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	-	0	0	0	-	-	-	0

SEA Comment

- Within walking distance of services. Good access to employment and to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Potential for breeding birds
- The site is located within close proximity to the Gordon Sewage Treatment Works
- The site is located within an area of prime quality agricultural land
- Potential WWTW upgrade required

SEA Mitigation

- Assessment of ecology impacts and provision of mitigation, as appropriate
- Protection of existing boundary features, including the existing trees on the verge/fence line, where possible
- Adherence to LDP Policy HD3: Protection of Residential Amenity, to ensure development does not result in any adverse impacts upon the amenity of existing or proposed residential areas
- Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW

Grantshouse

Site reference AGRAN004	Site name Land north of Mansefield	Settlement Grantshouse	SDA Rest of Borders	Proposed Use Housing	Indicative Capacity 8	Ha 0.4	PP status Included
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

The site does not fall within any International/National designation constraint.

SEPA: Based on OS Map there is sufficient height difference between site and the Eye Water. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

There is the potential that development on this site could increase the probability of flooding elsewhere. A Surface Water Hazard has been identified within the site. Foul water must connect to the existing SW foul network.

SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land On/Adjacent to site	Current use/s Greenfield	Planning history references Local Plan: (BGH3), this site formed part of a much larger site which was considered Local Plan: (BGH16), this site formed part of a much larger site which was considered Local Development Plan: (AGRAN001), this site formed the corner of a site to the west Planning applications (12/01272/PPP): Erection of 12 dwellinghouses - refused planning consent. (11/01464/FUL): Construction of 15 turbines up to 100m in height. The proposed site is located within the site boundary for the approved wind farm development.
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Accessibility and sustainability assessment

Access to public transport Limited	Access to employment Limited	Access to services Limited	Wider biodiversity impacts Minor	Site aspect Not applicable
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Minor biodiversity risk. Site is arable field with hedgerow and tree-lined boundary. Protect boundary features and mitigation for protected species including breeding birds.

GENERAL COMMENTS: The site is located to the north of Grantshouse, to the north of Mansfield. Half of the site is located within the existing settlement boundary and is infill land, whereas the area to the west and north is outwith the settlement boundary. There is a bus stop located within Grantshouse, which connects to Edinburgh and Berwick-Upon-Tweed, however this provides limited service to other settlements within Berwickshire. There are limited public services and employment opportunities within Grantshouse itself, however there are opportunities within a number of nearby settlements although they may rely on car for access. Eyemouth is located 11 miles away, while Duns is located 9 miles away.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Adjacent to site

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed landscape

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Did not raise any concerns regarding the development of this site.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of the site.

ARCHAEOLOGY: No known archaeological interests.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to the size and location.

LANDSCAPE COMMENTS: Based on desk assessment – no major constraints. Shape of allocation will dictate direct access off Mansfield street to each property as there is not enough room for an access road. Part of field at the north east corner will also be awkward to manage because of acute angle formed.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Did not raise any concerns regarding the proposed development.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the proposed development.

ROADS PLANNING OFFICER: Grantshouse has no notable services/amenities to justify supporting any significant new development, but a modest scale of housing would be acceptable in principle. The public road along Mansfield is a cul-de-sac with extensive on-street parking restricting traffic flow and there is a significant level difference between the public road and the site. Direct access to the public road is acceptable in principle, but will be difficult to achieve engineering wise and any development will have to address traffic flow and site access issues imposed by existing on-street parking.

PASSENGER TRANSPORT: Did not raise any concerns regarding the proposed development.

Right of way

On site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the proposed development.

SCOTTISH WATER (WWTW): Early engagement with SW is recommended to discuss build out rates and to establish any potential investment at the WWTW and there is sufficient capacity in the network.

SCOTTISH WATER (WTW): Rawburn WTW has sufficient capacity and there is sufficient capacity in the network.

OUTDOOR ACCESS TEAM: Enhancement to Core Path 100 (Right of Way BB1) to the east would be recommended.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints

ENVIRONMENTAL HEALTH: No response received.

NEIGHBOURHOOD SERVICES: No response received.

PROJECTS TEAM: Did not raise any concerns regarding the development of this site.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment**PP status**

Included

Overall assessment

Acceptable

Site capacity

8

Conclusions

The site was considered at the 'Pre MIR' stage of the LDP2 process. The proposal is for a housing allocation, with an indicative site capacity for 8 units. The site is located to the north of Grantshouse on the northern side of Mansefield. Part of the site is already located within the Development Boundary for Grantshouse. The western part and a small area to the north are outwith the Development Boundary. As a result, it is considered that the site relates well to the existing Development Boundary and the expansion to the west would be a logical extension to the Development Boundary.

Following consultation, the following constraints and mitigation were identified;

- Any development must give consideration to potential surface water runoff within the site;
- The site is located within an area of Prime Quality Agricultural land;
- Protect the existing boundary features;
- Mitigation for protected species including breeding birds;
- The Roads Planning Officer has no objections to the proposal, however direct access to the public road is acceptable in principle, but will be difficult to achieve engineering wise and any development will have to address traffic flow and site access issues imposed by existing on-street parking; and
- Contact Scottish Water regarding WWTW capacity.

There is existing housing on the south side of Mansefield, therefore the proposal for housing would be compatible with the surrounding land uses. There are no insurmountable planning constraints which would prevent the development of this site. The part of the site which is currently included within the Development Boundary, appears quite small to allow any housing development with current parking/access standards. Therefore, increasing the Development Boundary to the north and west, will allow the site to be developed, whilst ensuring that there is sufficient space to accommodate a new access and parking for the development. Overall, the site is considered acceptable for a housing development. The site was included within the MIR as a preferred option for housing and is included within the Proposed Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
-	-	-	0	0	-	0	-	-

SEA Comment

- There is limited access to employment, services and public transport. However, there are a number of nearby settlements although they may rely on cars for access
- Possible protected species, including breeding birds on site
- Prime Quality Agricultural land on site
- Possible surface water runoff issues
- Potential investment required at the WWTW

SEA Mitigation

- Investigation and mitigation of potential natural conservation onsite
 - Protect existing boundary features, where possible
 - Assessment of ecology impacts and provision of mitigation, as appropriate
 - Mitigation measures may be required in relation to surface water runoff
 - Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW
-

Greenlaw

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
BGREE005	Land South of Edinburgh Road	Greenlaw	Rest of Borders	Business and Industrial	N/A	1.2	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site is not located within any international/national designation constraint.

SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

There is a surface water hazard identified within the site.

Foul drainage from the site must be connected to the existing public foul sewer. Std comments for SUDS. Depending on the use of the proposed units there may be a requirement for permissions to be sought for certain activities from SEPA.

SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to the above.

SBC COASTAL AND MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On/Adjacent to site	Greenfield	LDP: MGREE001 - The site is allocated for mixed use development within the current LDP. The site currently has an indicative site capacity for 6 units. LPA & LDP: BGREE003 - Part of the this site was considered for business use previously, however not allocated as such.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Minor	South

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Low biodiversity risk. Site appears to be an arable field with hedgerow and garden ground on part of the boundary. No obvious connectivity to River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species potentially including badger and breeding birds.

GENERAL COMMENTS: The site lies to the south west of Greenlaw and is currently allocated for mixed use development (MGREE001) within the Local Development Plan. There are bus services within Greenlaw, providing buses to Galashiels and Berwick-Upon-Tweed, both of which have Railway connections. There are limited services located within Greenlaw itself and it would be necessary to drive or take the bus to access a wider choice and range of these services. There is some employment land in Greenlaw to the north. Duns, Eyemouth and Coldstream currently provide greater employment opportunities. Duns is located 7 miles away and Kelso is located 9 miles away. The site is within walking distance of the centre of Greenlaw and is located on the edge of the settlement, opposite an allocated housing site.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Local impact and integration summary

HERITAGE & DESIGN: No comment on the proposed change of use.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: No response received. However, the site is an existing mixed use allocation and there are currently no site requirements proposed for archaeology mitigation at present.

Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: This is a change of use of an existing allocation and we have no comment to make.

LANDSCAPE COMMENTS: Because of its very high visibility from the A6105 Earlston and the B6364 Kelso roads and from the A697 at the western gateway to Greenlaw, I would not be particularly comfortable with a housing allocation but I am very uneasy with the proposed allocation because of its potential to create highly visible 'industrial' character in an otherwise open rural area. There is little potential for effective screening too.

Planning and infrastructure assessment

Physical access/road capacity	Near a trunk road? <input type="checkbox"/>
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NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: I have no objections in principle to this land being zoned for business and industrial development. The junction arrangement with the A697 will have to allow for future upgrading to a more substantial junction if and when the land to the south of this site is developed. Similarly the development layout will need to allow for future street connectivity with the adjacent land. All of this can be covered in a Transport Statement. The existing street lighting, footway and 30 mph speed limit will have to be extended out from the village as appropriate.

PASSENGER TRANSPORT: No response received.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No real problems with the proposed change from mixed use to employment use. Adjoining uses are primarily residential in character and proposed use may have unacceptable adverse impacts on residential amenity. Access would appear to be achievable. There is a wider history to this proposal, principally in that this was the subject of a planning application a few years ago in relation to a housing proposal that was ultimately refused – I can supply details if necessary. The success of the appeal re the poultry farm site on Marchmont Road, has reduced the land that might otherwise have gone forward for business use, so this one is probably now in a stronger position.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Depending on the flow demand for this development, will determine if a Drainage Impact Assessment (DIA) is required.

SCOTTISH WATER (WTW): Sufficient capacity at Rawburn WTW. Please note there is an existing 180mm water main running through the North edge of site. Depending on flow demand for this development, will determine if a Water Impact Assessment (WIA) is required.

OUTDOOR ACCESS TEAM: Did not raise any concerns regarding the proposed development.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

ECONOMIC DEVELOPMENT: It would be helpful to know whether there are longer term plans for additional housing to the south and south east of this site, to ensure a shared access road could be constructed and designed, to also allow further expansion of this business site in a sensible and planned way.

EDUCATION OFFICER: n/a

Overall assessment**PP status**

Included

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site was considered as part of the 'Pre MIR' LDP2 process. The site is currently allocated for mixed use development, within the adopted Local Development Plan. The site is located within the defined Development Boundary for Greenlaw and has an indicative site capacity for 6 units. The proposal currently under consideration is to change the allocation to business & industrial. This would result in the removal of the indicative site capacity for 6 units. It is considered that the site is prominent on the entrance to Greenlaw from the west, however this can be mitigated through landscaping and planting. Following consultation on this site, the following constraints were identified;

- Consideration must be given to surface water runoff;
- Prime Quality Agricultural land;
- Protect and enhance existing boundary features;
- Assessment of ecology impacts and provision of mitigation, as appropriate;
- Potential Drainage Impact Assessment and Water Impact Assessment required;
- Transport Statement required; and
- Landscape Officer states the site is visible and would not be comfortable with such an allocation.

As part of the employment land working group, which feeds into the MIR process, a demand for business and industrial land within Greenlaw and the surrounding towns was identified. It is acknowledged that the site has an indicative site capacity for 6 units and this would be removed from the housing land supply. However, there is a plentiful housing land supply within Greenlaw through the housing allocations being carried forward from the adopted LDP and the site (AGREE009) being taken forward as part of the Proposed Plan. Furthermore, due to the restricted size of the site, it was considered that the site would be better developed for business and industrial purposes.

It is important to have a business and industrial allocation within the settlement, to provide opportunities to local people within the surrounding Greenlaw. Although the Landscape Officer does not support the allocation, it should be noted that the site is already allocated for mixed use development. The site was included within the MIR as a preferred option for business and industrial use. Two site requirements are attached to the allocation requesting planting along the southern boundary to screen development from the entry to Greenlaw from the south on the A6105 and screen planting on the western boundary should be provided to define the settlement edge, screen the development from the entry to Greenlaw and provide shelter to the site. Further to the MIR consultation, the site is included within the Proposed Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	-	+	0	-	-	0	-	-

SEA Comment

- Limited access to employment, services and facilities, however Greenlaw benefits from access to public and sustainable public transport. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Possible breeding birds and protected species
- South facing
- Prominent site location from the entrance to the west
- Prime Quality Agricultural Land
- Possible surface water runoff issues
- Possible Drainage Impact Assessment in respect of WWTW
- Possible Water Impact Assessment

SEA Mitigation

- Consideration must be given to surface water runoff and any flood risk
- Protect existing boundary features, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment and Water Impact Assessment is required, in respect of WWTW and WTW
- Amenity of adjacent residential properties should be considered through appropriate screen planting
- Planting along the southern boundary to screen development from the entry to Greenlaw from the south on the A6105
- Screen planting on the western boundary should be provided to define the settlement edge, screen the development from the entry to Greenlaw and provide shelter to the site
- Long term maintenance of landscaped areas to be addressed

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AGREE009	Poultry Farm	Greenlaw	Rest of Borders	Housing	38	2.3	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any international/national designations.

SEPA: Should planning application differ from what was previously agreed we would require an FRA which assesses the risk from the Blackadder Water which flows to the south of the site. In addition there is a small watercourse which flows along the eastern perimeter of the site. There are bridges/culverts along the small watercourse which could potentially exacerbate flooding. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage.

This site is next door to the Greenlaw STW. This may give rise to odour issues.

There is the potential that development of this site could increase the probability of flooding elsewhere. Surface Water Hazard identified within the site. Foul waste must connect to SW foul network.

SEPA (MIR Consultation additional comments): In addition to the comments above, SEPA offer the following comments. The location next door to the STW is unlikely to be any issue from SEPA's perspective, but any odour complaints would be dealt with by SBC Environmental Health.

Should the layout or land-use differ from what was previously agreed we would require an FRA which assesses the risk from the Blackadder Water and small watercourse along the eastern boundary. Due to the steepness of the adjacent hill slopes they also recommend that consideration is given to surface water runoff to ensure that the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: The southern boundary of the site is at risk of flooding from the Blackadder Water at a 1 in 200 year flood event. The Officer would require that a Flood Risk Assessment is undertaken for this site.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On/Adjacent to site	Brownfield	<p>Planning application (16/01360/PPP) for residential development was refused planning consent in 2017. The planning application was approved by the DPEA in October 2018, for housing.</p> <p>Housing SG: The site was considered for housing (AGREE007) and not included</p> <p>LDP: The site was considered for housing (AGREE007) and not included</p> <p>LDP2: The site is also being considered for mixed use development (MGREE004) as part of the MIR process</p> <p>LDP2 (AGREE009): The site was submitted at the 'Pre MIR' stage and the 'MIR Consultation' stage</p>

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Accessibility and sustainability summary

ECOLOGY OFFICER: The Ecology Officer did not respond to the consultation as part of the current MIR. However, the Officer provided comments for (MGREE004) which is also under consideration as part of the MIR process. The Officer provided the following comments; 'Moderate biodiversity impact. Site includes poultry sheds and improved grassland, tall ruderal and scrub habitat. On the southern boundary within SEPA 1 in 200 year indicative flood risk area. Potential connectivity to River Tweed SAC via drains. Protect boundary features and mitigation for protected species potentially including bats, otter (EPS), badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. See also Planning Application 16/01360/PPP'.

GENERAL COMMENTS: The site is located to the east of Greenlaw and is located outwith the settlement boundary. The land is currently brownfield and the site is a series of former poultry units. There are bus services within Greenlaw, providing buses to Galashiels and Berwick-Upon-Tweed, both of which have Railway connections. There are limited services located within Greenlaw and it would be necessary to drive or take the bus to access a wider choice and range of these services. There is some employment land in Greenlaw but this would be limited for providing local employment. Duns, Eyemouth and Coldstream would provide greater opportunities. Duns is located 7 miles away and Kelso is located 9 miles away. The site is within walking distance of the centre of Greenlaw and is located off a quiet road leading out of the settlement.

Local impact and integration assessment**Conservation area**

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed landscape

Not applicable

Local impact and integration summary

HERITAGE AND DESIGN: No specific comment.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any objections.

ARCHAEOLOGY: There is low potential within the site.

Landscape assessment**NSA**

Not applicable

SLA

Not applicable

Over 200 metres? **Over 12 degree slope** **Wild Land**

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to the location.

SCOTTISH NATURAL HERITAGE: (MIR Consultation additional comments): SNH commented on the MIR Consultation and provided the following comments. They note the proximity of the River Tweed SAC and advise that this site should be included in HRA of the plan. They advise that a site development brief should set out the site requirements for this prominent gateway site. Establishing an appropriately designed landscape edge, a co-ordinated approach to development frontages and exploring the potential for path connections to promote cycling and walking on off-site access routes (such as the use of the disused railway) should be explored and details closely set out in site requirements.

LANDSCAPE COMMENTS: The Landscape Officer did not respond to this site, however provided a response for (MGREE004) also under consideration and offered the following comments: 'This site could accommodate some level of mixed business and industrial use although would be equally good site for residential development. Perhaps the western end should be developed for housing and eastern half/third developed for small scale industrial use. The existing road and residential to the west preclude large scale business or industrial use'.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: May impact on location of 30 mph limit. Also need to consider existing access onto A697.

TRANSPORT SCOTLAND: Did not raise any objections to the proposed development.

ROADS PLANNING OFFICER: No objections in principle to this land being zoned for housing. Numerous access points are achievable along the northern boundary of the site. The existing public road will need widened to accommodate two-way traffic flow. Footways and street lighting infrastructure will also be required as part of the improvement works to the public road. A Transport Statement will be required.

PASSENGER TRANSPORT: No comment.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

On/adjacent to site

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: The site has a complex history, and I note the appeal pending a decision. The refusal was on the basis of the unacceptability of the unallocated site, which was positioned beyond the development boundary. My own view, setting aside the timing of any application or appeal, and looking solely at the merits of the site in isolation, as a possible allocation, is that the site itself could acceptably accommodate residential development at some stage in the future.

HOUSING STRATEGY: Did not raise any objections.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Rawburn WTW has sufficient capacity. A Water Impact Assessment (WIA) or Flow and Pressure test will be required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS OFFICER: Potential to improve access to disused railway.

CONTAMINATED LAND: The site is developed with a poultry farm. The site is brownfield and its former use may present development constraints.

ENVIRONMENTAL HEALTH: No response received.

NEIGHBOURHOOD SERVICES: No response received.

PROJECTS TEAM: No objections.

ECONOMIC DEVELOPMENT: This is a large allocation; it already has a business use on it and is close to the sewage works. Whilst we know little about the site history and servicing information, perhaps the eastern part of the site, which is flat, may be appropriate for employment use and consider the site is allocated for mixed use, if the appeal is approved.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

PP status

Included

Overall assessment

Acceptable

Site capacity

38

Conclusions

The site was considered at the 'Pre MIR's stage of the LDP2 process. The site was previously considered for housing as part of the Housing SG (AGREE007), however was not included within the Finalised Housing SG. The site was submitted for mixed use development, as part of the LDP2 'Pre MIR' process (MGREE004). Further to this, a planning application (16/01360/PPP) was refused planning consent for housing in 2017 and subsequently granted at appeal. This site was originally coded as (RGREE001) and consulted on, however was changed to site code (AGREE009) throughout the process. Therefore, the consultation responses may refer to (RGREE001). The site was most recently re-submitted at the 'MIR Consultation' stage, for housing, as part of the LDP2 process.

The site is directly adjacent to the existing Development Boundary therefore the site provides a logical extension to Greenlaw and would integrate well with the existing settlement. There are no insurmountable planning constraints regarding the development of this site. The site is brownfield land (currently disused poultry units) and the re-use of the site would be a benefit. However, through the

consultation process, the following constraints were identified;

- Flood Risk Assessment is required;
- Potential surface water runoff;
- The site is located within an area of Prime Quality Agricultural land;
- Potential connectivity to River Tweed SAC/SSSI;
- Protect boundary features;
- Mitigation for protected species;
- Potential for archaeology within the site;
- Transport Statement required;
- A number of access points are achievable along the northern boundary of the site;
- Potential for contamination, given the brownfield nature of the site;
- Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment in respect of WWTW; and
- Water Impact Assessment required, in respect of WTW.

The current proposal put forward by the land owner is for a residential development, with an indicative site capacity for 38 units. As stated above there are no insurmountable planning constraints to the development of this site. Furthermore, the site has extant planning consent for housing and was included within the 2019 HLA as a windfall approval for 38 units. Therefore, the principle of housing on this site has been established. The proposal was included within the MIR as a preferred option for housing, with an indicative site capacity for 38 units. Further to the MIR consultation, the site is included within the Proposed Plan for housing.

It should be noted that, as the site is already included within the 2019 HLA as a windfall approval, the indicative site capacity for this site cannot be included within the overall capacity for the new allocations being included within the Proposed Plan, to avoid double counting the site.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	-	+	-	-	-	+	-	-

SEA Comment

- Limited access to employment, services and facilities, however Greenlaw benefits from access to public and sustainable public transport. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Possible breeding birds and protected species
- South facing
- Low potential for archaeology
- Prominent site location from the entrance to the west
- Prime Quality Agricultural land
- Possible surface water runoff issues
- Potential flooding issues
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW
- Potential connectivity with River Tweed SAC/SSSI
- Potential contamination as a result of brownfield site and previous use

SEA Mitigation

- Protection should be given to existing boundary features and mitigation for breeding birds

- Screen planting on the western boundary should be provided to define the settlement edge, screen the development from the entry to Greenlaw and provide shelter to the site
 - Investigation and mitigation measures may be required in relation to potential surface water issues
 - Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
 - Possible Water Impact Assessment required, early discussions with Scottish Water recommended
 - Flood Risk Assessment required and consideration must be given to any surface water runoff
 - Investigation and mitigation of possible archaeology on site
 - Mitigation to ensure no significant effect on River Tweed SAC/SSSI
 - Investigation and mitigation of possible contamination on the site
-

Reston

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AREST005	Land east of West Reston	Reston	Eastern	Housing	5	0.4	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any International/National designation constraints.

SEPA: Sufficient height difference between the site and the Eye Water and lade. There is potential fluvial flood risk adjacent to the site.

Foul water must be connected to the existing sewer network. SW should confirm any capacity issues.

SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	Local Plan: (BR10D) - formed part of a much larger site which was considered Housing SG: (AREST002) - formed part of a much larger site which was considered

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Limited	Good	Minor	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Site is an arable field with field margins, broad-leaved trees on eastern boundary. Possible connectivity with Eye water via surface water run-off. Protect boundary features and mitigation for protected species including breeding birds and protect waterbodies.

GENERAL COMMENTS: The site has good access to the few local services provided within the settlement and the services located within Eyemouth nearby. It has good access to the public transport network and limited access to employment in Eyemouth and Berwick-Upon-Tweed.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed landscape

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Did not raise any concerns regarding the development of this site.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: The site is within a field of high archaeological potential. Investigation will be required.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment, existing allocation.

LANDSCAPE COMMENTS: No constraints identified but site shape bears no relation to existing site features and is simply a diagonal strip within an existing arable field. It appears to be an extension to the existing allocation at BR5 although it does not exactly match? Recommend coordination with BR5 and allocation of a 10m planting strip along the north east (i.e. Mill House) boundary to retain separation from the existing track and provide, potentially some screening and shelter from the north east.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: Did not raise any concerns regarding the development of this site.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: I have no objection to the extension to the existing allocation BR5 to include this land.

PASSENGER TRANSPORT: I have no objection to the extension to the existing allocation BR5 to include this land.

Near a trunk road?

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: I have no objection to the extension to the existing allocation BR5 to include this land.

SCOTTISH WATER (WWTW): Reston WWTW has sufficient capacity and sufficient capacity in the network. Note that there are sewers slightly within site boundary.

SCOTTISH WATER (WTW): Rawburn WTW has sufficient capacity and sufficient capacity in the network.

OUTDOOR ACCESS OFFICER: I have no objection to the extension to the existing allocation BR5 to include this land.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH: No response received.
 NEIGHBOURHOOD SERVICES: No response received.
 PROJECTS TEAM: I have no objection to the extension to the existing allocation BR5 to include this land.
 ECONOMIC DEVELOPMENT: Did not raise any concerns regarding the development of this site.
 EDUCATION OFFICER: No issues.
 NHS: No response received.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	5

Conclusions

The site was considered at the 'Pre MIR' stage of the LDP2 process. This proposal is for 5 units, which would effectively extend the existing housing allocation (BR5) to the east. The proposal would allow an additional 25 metres to the existing housing allocation (BR5) which would allow an improved layout for development. There are three existing housing allocations within Reston, contained within the adopted LDP, these are (BR5 for 20 units; BR6 for 16 units and AREST004 for 38 units). The latter was most recently taken forward as part of the Housing SG in November 2017. There is an additional area for longer term housing identified within the LDP (SREST001). Furthermore there is an allocated mixed use allocation (MREST001) within the LDP, with an indicative capacity for 100 units. It is considered that there is sufficient un-developed land available within Reston for the Proposed Plan period.

Further to the site assessment, the site does not have any insurmountable constraints to development. It should be noted that the following constraints were highlighted throughout the site assessment and would require suitable mitigation measures;

- Potential fluvial flooding risk adjacent to the site;
- Protect existing boundary features;
- Protect existing species including breeding birds and protected waterbodies; and
- There is potential archaeology within the site.

The development of this site would respect the existing settlement pattern, landscape setting and would not be highly visible from any of the approach roads. Therefore, taking the above into consideration, the site was included within the MIR, as an alternative option. Although it is not considered that any additional units are required within Reston for the Proposed Plan period, the allocation would aid the delivery of the adjacent housing allocation (BR5). Further to the MIR consultation, the site is included within the Proposed Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	-	-	-	0	0	0	0	-

SEA Comment

- The site is an extension to an existing housing allocation (BR5)
- The site has good access to public transport and services, reducing the need to travel by car. However, has limited access to employment opportunities. Car-based commuting and daily use of the car for many services highly likely
- Potential for protected species including breeding birds
- There is a high potential for archaeology within the site
- There is potential fluvial flooding risk adjacent to the site

SEA Mitigation

- Investigation and mitigation of nature conservation and potential archaeology on site
 - Investigation and mitigation of any potential flood risk on the site
 - Screen planting on the south eastern boundary to provide enclosure to the site and define a settlement edge
 - Planting on the south western boundary to provide separation from the neighbouring properties and buildings
 - Planting strip along the north east boundary to retain separation from the existing track and provide, potentially some screening and shelter from the north east
 - Protect existing boundary features, where possible
-

Westruther

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
BWESR001	Land south west of Mansefield House	Westruther	Rest of Borders	Business and Industrial	N/A	0.8	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site is not located within any International/National designation constraint.

SEPA: We require an FRA which assesses the risk from the small watercourse adjacent to the site. Site is relatively flat and hydrology would appear complicated at site. Consideration should be given to bridge and culvert structures which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential that the development of this site could increase the probability of flooding elsewhere. There is a Surface Water Hazard identified within the site.

Foul water must connect to the existing SW foul network. There appears to be a drain partially culverted running along the northern boundary of the site. This should be protected and de-culverted if possible.

SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Brownfield	No planning application history. Local Plan: (BWE1) - this site formed part of a much larger site considered Local Plan: (BWE6) - this site formed a corner of a site previously considered LDP: (MWESR001) - this site formed part of a much larger site considered

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Minor	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Low biodiversity risk. Site appears to be rank improved with two metal roofed barns and broad-leaved trees on boundary. Protect boundary features and mitigation for protected species including breeding birds.

GENERAL COMMENTS: The site is located to the west of Westruther. There is limited public transport available within Westruther, however there is a local regular bus service to Duns. Therefore, car usage would likely be higher within Westruther. In terms of access to services and employment, these are currently limited within Westruther itself. Duns is located 11 miles away, where a greater selection of services and employment opportunities are available. Lauder is located 8 miles away and Coldstream 17 miles away.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed landscape

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Appears in part to be brown field land, appears to have some potential for redevelopment.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding development on this site.

ARCHAEOLOGY: There is some archaeological potential within undisturbed areas of the site, but as it has been built on this potential is low. Some form of mitigation may be required.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to the size and location.

LANDSCAPE COMMENTS: It is not clear that an adequate access road can be provided to this site without significant impacts on narrow village roads and roadside trees and hedges and potential loss of amenity to associated housing, both existing and proposed. Business use also implies potential need for screening some of which is currently provided by trees in AWESR011 which may be removed?

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Did not raise any concerns regarding the development of this site.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: I would observe on the 5 Westruther sites served by the road past the school collectively. These are Sites: AWESR002; AWESR010; AWESR011; AWESR012; and BWESR001. The standard of the road leading to these sites from the B6456 past the school is certainly not of a standard suitable for serving all of this development. I am happy to support some development, but the scale should be respectful of the village setting and the limitations of the road. Residential development should primarily front onto and focus on the main service road leading to the sites from the village centre and to a lesser extent Edgar Road. Employment land can be behind and to the west of any residential development and I would not expect any uses which would be HGV intensive. There is a real opportunity for creating a village street feel on the existing public road adjacent to Sites 002, 010 & 011. A strong street frontage will be required as will carriageway widening and footway provision. Existing drainage and street lighting infrastructure will likely need to be adjusted to suit. Development should also front onto Edgar Road and a footway will be required on the north side of Edgar Road as will proper vehicle turning provision for Edgar Road traffic. Provision for vehicles passing needs to be improved on the existing public road on the stretch adjacent to and west of the school. Consideration should be given to defining a pedestrian strip in the road between the school and the village pub. A Transport Assessment, or at least a Transport Statement, would be required to address accessibility and sustainable transport.

PASSENGER TRANSPORT: Did not raise any concerns regarding development on this site.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

On/adjacent to site

Water supply

Limited

Sewerage

Limited

Gas Supply

No

Education provision

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Questioned whether there is demand for such an allocation, who was proposing the allocation, is there an intended occupier.

SCOTTISH WATER (WWTW): Early engagement with SW is recommended to discuss build out rates and to establish any potential investment at the WWTW. There is a sewer within the site. There is sufficient capacity in the network.

SCOTTISH WATER (WTW): Howden WTW has sufficient capacity. A flow and pressure test is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Did not raise any concerns regarding the development of this site.

CONTAMINATED LAND: The site appears to have formed part of a site developed with structures understood to be associated with commercial poultry rearing. The site is brownfield land and its former use may present development constraints.

ENVIRONMENTAL HEALTH: No response received.

NEIGHBOURHOOD SERVICES: No response received.

PROJECTS TEAM: Did not raise any concerns regarding the development of this site.

ECONOMIC DEVELOPMENT: We believe small settlements, such as Westruther, can benefit from a small allocation of employment/business land for a mix of uses. The site appears to be currently, or previously, used for poultry production so has an existing business use. Any redevelopment may have a need to investigate improvements to the road network, which is not ideal for a more intense use, but this perhaps could be tied to any housing land approval on, say, the adjacent AWESR010, 011 or 002 housing allocations.

Overall assessment

PP status

Included

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site was submitted for consideration, at the 'Pre MIR' stage of the LDP2 process, for a business and industrial allocation. The land is brownfield and was previously used for game rearing/sheds. Westruther has limited access to public transport, employment and services. However, there is a local regular bus service to Duns. Duns is located 11 miles away, where a greater selection of services and employment opportunities are available. There are currently no business and industrial allocations within Westruther. Further to the site assessment, the following constraints were highlighted, however are acceptable subject to appropriate mitigation measures;

- Flood Risk Assessment is required, to assess the potential for channel restoration and the risk the small watercourse adjacent to the site;
- There is potential for breeding birds and protected species within the site;
- Existing boundary features should be protected, where possible;
- The site is brownfield land, therefore potential contamination may be present;
- Early engagement with Scottish Water regarding the WWTW and WTW network capacities; and
- Potential archaeology within this site.

Further to the above, the Roads Planning Officer advised that a Transport Statement would be required for any development and raised no objections regarding the proposal.

There are currently no business and industrial allocations within Westruther. Economic Development stated in their response that small settlements, such as Westruther, can benefit from a small allocation of employment/business land for a mix of uses. There are no insurmountable constraints to the development of this site for business and industrial land. Furthermore, the allocation of such a use on brownfield land is considered to be a more sustainable approach, in comparison to allocating a greenfield site. In conclusion, the site was taken forward as a preferred option for business and industrial land within the MIR. Further to the MIR consultation, the site is included within the Proposed Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	0	+	-	+	+	+	+	-

SEA Comment

- The air quality will potentially improve, in comparison to the previous use as poultry/game rearing
- There is potential for protected species and breeding birds on the site. However, given that there is existing buildings on the site, it is likely to have a neutral impact
- The provision of an employment allocation in a small settlement, without any current allocations, is a move towards reducing the need for car dependency and commuting
- There is potential for archaeology within the site
- Given the brownfield nature of the current site, it is considered there is an opportunity here to enhance or restore the landscape character and avoids the need to allocate a greenfield site for such a use
- Re-use of an existing brownfield site
- Potential for investment at the WWTW and potential requirement for a flow and pressure test in respect of WTW network
- There is potential contamination of the soil, due to the previous uses. However, this provides an opportunity to enhance the existing area of contaminated land through remedial works
- There is potential for flood risk on the site

SEA Mitigation

- Investigation and mitigation of nature conservation and archaeology on site
- Investigation and mitigation of potential contamination on site
- Early engagement with Scottish Water regarding the WWTW and WTW potential investment and network capacity
- A feasibility study, including a FRA required to assess the potential for channel restoration and the risk from the small watercourse which is adjacent to the site
- Protect boundary features, where possible

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AWESR002	Edgar Road	Westruther	Rest of Borders	Housing	10	0.4	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site is not located within any International/National designation constraints.

SEPA: We require an FRA which assesses the risk from the small watercourse adjacent to the site. Site is relatively flat and hydrology would appear complicated at site. Consideration should be given to bridge and culvert structures which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Potential development of allocation could increase the probability of flooding elsewhere. There is a Surface Water Hazard identified within the site.

Foul water must connect to the existing SW foul network.

SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	<p>07/01957/OUT: Erection of 6 affordable houses (refused consent)</p> <p>14/01324/PPP: Demolition of derelict building and erection of dwellinghouse (approved) extant planning consent until June 2018. No detailed planning consent submitted to date.</p> <p>15/00576/AGN: Formation of agricultural access track (No objection)</p> <p>Local Plan: (BEW2), part of a much larger site which was considered</p> <p>Local Plan: (BEW9), a smaller corner of the current site under consideration</p> <p>LDP: (AWESR007), smaller part of the site currently under consideration</p> <p>LPA: (AWESR002), exact same site as currently under consideration</p>

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Moderate	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Site appears to be improved grassland with tree and hedgerow on the boundary. Existing stone-built, slate-roofed built structure has some potential to support bats (EPS) and breeding birds. Protect boundary features and mitigation for protected species including potentially bats (EPS) and breeding birds

GENERAL COMMENTS: The site is located to the north of Westruther. There is limited public transport available within Westruther, however there is a local regular bus to Duns. Therefore, car usage would likely be higher within Westruther. In terms of access to services and employment, these are currently limited within Westruther itself. Duns is located 11 miles away, where a greater selection of services and employment opportunities are available. Lauder is only 8 miles away and Coldstream 17 miles away.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Adjacent to site	Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Some potential for redevelopment.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: While there are no known archaeological sites within the proposed LDP area, there are a number of records for prehistoric features in the surrounding area. Additionally, the site is within an area where evidence of medieval settlement is a possibility. A requirement for evaluation is likely.

Landscape assessment

NSA	SLA	Over 200 metres?	Over 12 degree slope	Wild Land
Not applicable	Not applicable	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to the size and location.

LANDSCAPE COMMENTS: No major constraints identified but mature beech tree on southern, boundary beside Edgar Road looks worthy of retention (either by identifying in site brief or by TPO?). Also mature hedge along west boundary should be retained to give some separation between housing and the road.

Planning and infrastructure assessment

Physical access/road capacity	Near a trunk road?
	<input type="checkbox"/>

NETWORK MANAGER: Did not raise any concerns regarding the development of the site.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of the site.

ROADS PLANNING OFFICER: I would observe on the 5 Westruther sites served by the road past the school collectively. These are Sites: AWESR002; AWESR010; AWESR011; AWESR012; and BWESR001. The standard of the road leading to these sites from the B6456 past the school is certainly not of a standard suitable for serving all of this development. I am happy to support some development, but the scale should be respectful of the village setting and the limitations of the road. Residential development should primarily front onto and focus on the main service road leading to the sites from the village centre and to a lesser extent Edgar Road. Employment land can be behind and to the west of any residential development and I would not expect any uses which would be HGV intensive. There is a real opportunity for creating a village street feel on the existing public road adjacent to Sites 002, 010 & 011. A strong street frontage will be required as will carriageway widening and footway provision. Existing drainage and street lighting infrastructure will likely need to be adjusted to suit. Development should also front onto Edgar Road and a footway will be required on the north side of Edgar Road as will proper vehicle turning provision for Edgar Road traffic. Provision for vehicles passing needs to be improved on the existing public road on the stretch adjacent to and west of the school. Consideration should be given to defining a pedestrian strip in the road between the school and the village pub. A Transport Assessment, or at least a Transport Statement, would be required to address

accessibility and sustainable transport.

PASSENGER TRANSPORT: Did not raise any concerns regarding the development of this site.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Could work well; mature trees to the south of the site should be accommodated and clarification on the access point.

HOUSING STRATEGY: Did not raise any concerns.

SCOTTISH WATER (WWTW): Early engagement with SW is recommended to discuss build out rates and to establish any potential investment at the WWTW. It should be noted that there is a sewer within the site. Sufficient capacity in the network.

SCOTTISH WATER (WTW): Howden WTW has sufficient capacity. A flow and pressure test is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Potential to improve local path network.

CONTAMINATED LAND: The site appears to have remained undeveloped with the exception of apparent residential dwellings to the south of the subject site. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: Did not raise any concerns regarding the development of this site.

EDUCATION OFFICER: Did not raise any concerns regarding the development of this site.

NHS: No response received.

Overall assessment

PP status

Included

Overall assessment

Acceptable

Site capacity

10

Conclusions

The site was submitted for consideration, at the 'Pre MIR' stage of the LDP2 process for housing. Westruther has limited access to public transport, employment and services. However, there is a local regular bus service to Duns. Therefore, car usage would likely be higher within Westruther. Duns is located 11 miles away, where a greater selection of services and employment opportunities are available. Further to the site assessment, the following constraints were highlighted, however are acceptable subject to appropriate mitigation measures;

- Flood Risk Assessment is required, to ascertain the flood risk from the small watercourse adjacent to the site;
- There is potential for breeding birds and protected species within the site;
- Existing boundary features should be protected;
- Early engagement with Scottish Water regarding the WWTW and WTW network capacities;
- Potential archaeology within this site; and
- Mature beech tree on southern boundary and mature hedge along west boundary should be retained.

Further to the above, the Roads Planning Officer advised that a Transport Statement would be required for any development. Potential access would be from Edgar Road and/or from the minor road to the west. There is an opportunity to enhance turning, parking and pedestrian connectivity along Edgar Road.

There is currently one allocation for housing within Westruther for 5 units. Taking the above into consideration and the fact there are no insurmountable constraints to the development of housing on this site, it is considered that the proposal would provide an opportunity for an additional housing site. This would provide a range of housing opportunities within smaller settlements, such as Westruther. Therefore, the site was included within the MIR as a preferred option for housing.

It should be noted that there are a number of other housing allocations (AWESR010, AWESR011 & AWESR012) proposed by the landowner. However, it is considered that (AWESR002) would be sufficient

for the Proposed Plan period, along with the proposed business & industrial site, also put forward by the landowner (BWESR001). Together they provide housing and employment opportunities within a smaller settlement within Westruther. Further to the MIR consultation, the site is included within the Proposed Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	-	-	-	0	+	0	0	-

SEA Comment

- There is limited access to public transport, employment and services within Westruther. However, the primary school is located within the village. Residents are likely to be car dependent for most daily needs and commuting to work
- There is the potential for breeding birds and protected species within the site
- There are trees and hedging worthy of retention along the boundaries
- Potential archaeology within the site
- In respect of material assets, there is the potential to utilise the existing access into Edgar Road and enhance the existing pedestrian connectivity
- Potential investment at WWTW and potential for a flow and pressure test in respect of the WTW network
- There is potential flood risk issues from the small watercourse adjacent to the site, FRA required

SEA Mitigation

- Investigation and mitigation of nature conservation and archaeology on site
- Provide protection and enhancement to the existing boundary features, where possible
- Flood Risk Assessment required, to assess the flood risk from the small watercourse adjacent to the site
- Early engagement with Scottish Water regarding the WWTW and WTW potential investment and network capacity

Central HMA

Darnick

Site reference ADARN005	Site name Land south of Darnlee	Settlement Darnick	SDA Central	Proposed Use Housing	Indicative Capacity 10	Ha 0.8	PP status Included
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. Would have no objection to this proposal on the grounds of flood risk.

SEPA: No comments in respect of flood risk.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references No planning application history.
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Moderate	Site aspect Not applicable
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Accessibility and sustainability summary

ECOLOGY OFFICERr: Biodiversity Risk: Moderate impact. Site is improved pasture with mature broad-leaved trees on boundary/within site. Potential for EPS (bats). No obvious connectivity with the River Tweed SAC/SSSI. Protect boundary trees and features and mitigation for protected species including bats and breeding birds.

Local impact and integration assessment

Conservation area On site	Open space On site	Listed buildings Adjacent to site	Scheduled Monument Not applicable	Ancient woodland inventory Not applicable	Archaeology On site	Garden and designed landscape Not applicable
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Local impact and integration summary

ARCHAEOLOGY OFFICER: The site is within the Inventory Battlefield of Darnick. Mitigation is likely. Consideration of impacts to the setting of the battlefield is needed.

HERITAGE AND DESIGN OFFICER: The site is to the south of Darnlee, a category B listed building and lies within the Darnick conservation area. Whilst there may be some scope for a very small scale, well designed development on the southern boundary, it is considered that development of all of the proposed site would have an adverse impact on the setting of Darnlee and adversely impact on the character and appearance of the conservation area.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

Landscape assessment

NSA

On site

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: 10-12 units given constraint of existing trees on site.

SCOTTISH NATURAL HERITAGE: Wish to ensure that if this site is to be allocated within and adjacent to the NSA that a site brief is produced to identify the key natural heritage assets of the site to be protected and the key opportunities for the integration of green infrastructure within future development. The majority of the site lies within the Eildon & Leaderfoot Hills NSA. The site also forms an important context for, and a gateway to, Darnick. Its location within the NSA means that high standard design will be required. Key issues for a site brief are likely to include:

- Retention of key boundary features, including the existing wall and fence, woodland along the western boundary and mature trees along southern and eastern boundaries;
- Integration of the site with Broomilees Road, maintaining landscape character and sense of scale and place of this area with dwellings relating to both the parkland and the street.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: New junction required off existing Broomlees Road.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING: Not opposed in principle to this land being allocated for residential development. The site stacks up well in terms of sustainable transport with good opportunities for pedestrian and cycle connectivity with Melrose and Galashiels. The site is well served by public transport with a bus service close at hand and railway station nearby. Vehicular access is possible off the main road into Darnick on the east side of the site, but there is an issue to be addressed here as part of any development. The stretch of road here is used extensively for on-street parking for the village. Any road junction in this location would not work safely with this on-street parking remaining as junction visibility splay standards would not be met. Displacement parking would have to be provided in the site. Alternatively, it may be possible to upgrade the existing access serving Darnlee as a means of serving the site and introducing some lay-by parking in the main road. A supplementary vehicular access is also possible off Broomlees and this would help with street connectivity. This would entail widening Broomlees Road between the mature trees and may offer scope for a one-way traffic system over the initial narrow length of Broomlees Road. Strong street frontages are recommended and allowance for future street connectivity would be required. A Transport Statement can address the issues raised.

TRANSPORT SCOTLAND: No comments.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

COUNTRYSIDE ACCESS TEAM: Safe route for non-vehicular access would be strongly advised from this site to existing pavements and, therefore, the core path network.

DEVELOPMENT MANAGEMENT: Attractive area of parkland within the village associated with the Listed Building, within the Conservation Area; Archaeological/battlefield implications; Potential impact on trees; Need structure planting/buffer between site and Listed Building; Some limited development of a high quality may be appropriate.

EDUCATION: No objections.

NHS: No comments received.

SCOTTISH WATER: Howden WTW has sufficient capacity. A Flow and Pressure test is likely to be required to establish what impact, if any this development has on the existing network. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW. A Drainage Impact Assessment (DIA) is required.

SEPA: Foul water must connect to the existing Scottish Water foul network.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	10

Conclusions

The site is considered to represent a suitable infill development within the settlement of Darnick.

The existing woodland belt along the western boundary of the site as well as specimen trees along the southern boundary would require to be retained where possible. The developable area of the site would be established by the route protection areas of existing trees. Consideration would require to be given to how best to create separation along the northern boundary of the site to ensure the integrity of the setting of Darnlee is maintained.

Existing boundary features (including the existing stone wall and fencing) would require to be retained as much as possible.

On-street parking is currently an issue on Abbotsford Road. Main access would be from Abbotsford Road with a potential link into Broomilees Road which in turn may result in localised improvements. This would require to be addressed through any development of this site.

Any development would require to be of a high quality in order to safeguard the character and setting of the conservation area, the B listed Darnlee and the Inventory Battlefield. The relationship of development with the parkland and the street would require to be well considered. Due to the sensitivity of the site, it is considered that a Planning Brief would be required.

There is undeveloped land to the west of the site which may, in the future, offer an opportunity for future development. Access from the site in question would therefore require to be considered along with improvements to Broomilees Road as suggested by the Roads Officer.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	+	-	-	0	+	0	0

SEA Comment

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Potential for breeding birds and bats within the site
- Potential archaeology on site. Located within Inventory Battlefield of Darnick
- Site lies within grounds of category B listed building and within Darnick Conservation Area
- Site lies within Eildon & Leaderfoot Hills NSA.

SEA Mitigation

- Retain and protect the existing boundary features and trees, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- The special qualities and setting of the historic battlefield (Inventory Battlefield of Darnick) must be safeguarded, mitigation is likely
- The setting of the listed building 'Darnlee' and the character of the Darnick Conservation Area must be safeguarded
- A planning brief to be prepared to include the principles of 'Designing Streets'
- High standard of design will be required in light of the location of the site within the Eildon and Leaderfoot Hills National Scenic Area and the Conservation Area
- Integration required with Broomilees Road with dwellings relating to both the parkland and the street
- As well as vehicular access off the main street, a secondary access off Broomilees road is an option subject to suitable road improvement work. Further discussions on vehicular access arrangements are required. Displacement main road parking (to achieve satisfactory access) to be accommodated within the site. A Transport Statement will be required
- Early engagement required with Scottish Water. Drainage Impact Assessment required.

Galashiels

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
BGALA006	Land at Winston Road I	Galashiels	Central	Business and Industrial	N/A	2.5	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Adjacent to site	Not applicable	Adjacent to site	Not applicable

Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: The site is not shown to be at flood risk within the SEPA 1 in 200 year flood map. Small areas of the site are anticipated to be affected by surface water runoff and this site is relatively steep so it would be expected that the applicant shows how this would be mitigated.

SEPA: SEPA have post flood survey levels for nearby area after the 2005 flood event. A flood level of 92.86mAOD recorded 30m downstream of bridge on right bank. SEPA require a FRA which assesses the risk from the River Tweed. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Brownfield	There are no planning applications of interest. The site was considered through the process of the Housing SG 2017 (RGALA003 & RGALA005) but was excluded.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	South

Accessibility and sustainability summary

ECOLOGICAL OFFICER: Biodiversity Risk: Moderate impact. Site consists of sheds/ abattoir and areas of scrub and tall ruderal vegetation. Potential for EPS (bats) and breeding birds to use built structures within the site. Potential connectivity with the adjacent River Tweed SAC/SSSI via drainage. Mitigation to ensure no significant effect on River Tweed SAC. Mitigation for protected species including bats, badger and breeding birds.

SNH: SNH responded and advised the following; From previous response of 03 August 2016, for allocation references RGALA003 and RGALA005: This site is for re-development of an abattoir and a former refuse tip. The proximity of the former refuse tip site (RGALA003) to the River Tweed SAC means that assessment and mitigation of impacts on the SAC will be required. It is not clear what the site requirement "there is moderate biodiversity risk associated with the site which must be given due consideration" refers to. As related site requirements refer to potential for protected species to be present, the supplementary guidance should make clear the need for survey. Further advice on survey is available on our website: <http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/your-responsibilities/developers-and-builders/>.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Adjacent to site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed landscape

Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: There are no known archaeological issues.

HERITAGE AND DESIGN OFFICER: Brownfield land in part, appears to have some potential for redevelopment.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: No comments received although the following comments were received during the process of the Housing SG which remain relevant:

Fairly level site in elevated location above River Tweed with gently rising ground to N and steep bank down to river on SE side. Site elevation is around 105-110m AOD. Following the closure of the abattoir the site has lain empty and become overgrown. It is 'brownfield' land. To the north of site is Scottish Power Substation and storage yard, with field extending from site boundary up the side of Winston Road and along Melrose Road as far as garage. Line of conifers separating ex-abattoir site from field and storage yard to north. Railway running along base of bank at southern side. Steep partially tree clad bank along east side. Site separated from Winston Rd by line of conifers. 2 attractive deciduous trees in verge to outside of western site boundary. 3/4 mature oak near top of slope down to railway track near SW corner of site and a mature sycamore further to east on same banking. 2 mature sycamores on or just outside SE corner at top of Steeply sloping bank down to Tweed. Trees outside and inside northern boundary adjacent to substation. Overhead HV powerlines on various sizes of pylons overrunning site in SE and SW directions. Attractive views out over Tweed with Eildon Hills beyond. Existing trees have value for birds and invertebrates. Potential for woodland restoration on steep slopes to River Tweed and on slope overlooking railway. (The abattoir has now been demolished from the site).

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Need to consider impact on existing road network, particularly junction of Winston Road and Melrsoe Road.

PASSENGER TRANSPORT: No comment.

ROADS PLANNING: No objections in principle to the regeneration of this site. There needs to be two public road access points from Winston Road into the site and a strong frontage onto Winston Road is recommended. A footway on the east side of Winston Road from Melrose Road to the road bridge over the railway line will be required and pedestrian crossing points will be needed in Winston Road, the locations of which can be determined through a Transport Assessment for the site.

TRANSPORT SCOTLAND: No comment.

Right of way
Not applicable

TPOs
Not applicable

Contaminated land
On site

Water supply
Yes

Sewerage
Yes

Gas Supply
Yes

Education provision
Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: The site was quarried and subsequently used as a refuse tip. Part of the site was developed as an Abattoir. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS TEAM: Non-vehicular access to existing pavements required.

DEVELOPMENT MANAGEMENT: To some extent, it is a more comfortable fit to have this site designated for industrial use, given its closest neighbours to north and south and past abattoir use. The same flooding/ecological constraints would apply. Impacts on residents opposite would need accounted for, however, if both land uses are to avoid conflict.

ECONOMIC DEVELOPMENT: Whilst this is generally an existing employment land site, its redevelopment to modern standards may be economically challenging due to the apparent problems with the site - o/h power lines, potential contamination, demolition costs, remediation of tip, etc. However, if no other employment land can be identified in the town, this may well be an important allocation.

HEALTH AND SAFETY EXECUTIVE: Require to be consulted.

NHS: No comments received.

SCOTTISH WATER: Howden WTW has sufficient capacity. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network. "Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the Wtw. Note there is a surface water sewer running through the site.

SEPA: Foul must connect to SW foul network. The site is close to the River Tweed however is elevated above river level. Care should be taken not to damage the river banking as part of any development. This site is located immediately adjacent to the Gala STW (CAR and WML licence). Odour is likely to be problematic from the STW. A suitable buffer should be provided in line with SPP requirements between the licensed sites and the proposed development. This is likely to impact the developable area available.

Overall assessment

PP status
Included

Overall assessment
Acceptable

Site capacity
N/A

Conclusions

Given the former uses which occupied the site, namely an abattoir and refuse site, it is considered that the principle of the use of this site for business and industrial development is acceptable. The residential amenity of the neighbouring residential properties must be considered, however, it is noted that alternative uses to those that existed previously can only offer an improvement. There are limited business and industrial sites in Galashiels and it is considered that this site, albeit with constraints, brings an opportunity forward. It might be possible on the potentially contaminated parts of the site that a use could be implemented that would require minimal groundworks. Given the nature of this proposed allocation and the identified constraints, including O/H powerlines, odour from sewage works, potential contamination, it is not considered that this site is suitable to accommodate an element of housing. Appropriate boundary planting would be required.

A Flood Risk Assessment would be required and there is moderate biodiversity risk. Assessment and mitigation of impact on SAC required. Capacity of the site would depend upon the wayleaves required for OH powerlines and this may take out parts of the site. Environmentally there are few limits although existing trees within the site on the south and near eastern side should be retained to provide setting and minimise impacts on the adjacent River Tweed. A Transport Assessment would be required. Contamination would require to be investigated and mitigated. Underground hazardous pipeline would also require to be considered in consultation with HSE.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
-	-	+	0	+	-	-	+	-

SEA Comment

- Moderate biodiversity risk, potential for bats, badger and breeding birds on site
- Potential connectivity with the adjacent River Tweed SAC/SSSI via drainage
- Employment site located close to sewage works raises the likelihood of population being affected by poor air quality
- Redevelopment as employment site would create employment opportunities in accessible location, reducing car-dependency
- Redevelopment of redundant site would improve townscape
- Existing trees on site
- This brownfield site may be contaminated
- Health and Safety Executive require to be consulted due to underground hazardous pipelines
- Potential impact on water quality in relation to former use as tip and proximity to River Tweed SAC which requires assessment
- In terms of material assets, power lines, potential contamination, demolition costs, neighbouring substation, remediation of tip associated with brownfield development presents material costs
- Proximity to railway line may present noise/vibration to occupiers of the site
- There is a surface water sewer running through the site
- A Water Impact Assessment is required to establish what impact, if any this development has on the existing network
- Care should be taken not to damage the river banking as part of any development
- Odour is likely to be problematic from the STW
- Listed bridge adjacent to site.

SEA Mitigation

- Surface water mitigation required
- Flood Risk Assessment as requested by SEPA
- Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Potential contamination to be investigated and mitigated
- A Transport Assessment will be required. Two public access points from Winston Road would be required and pedestrian linkages/crossings
- Health and Safety Executive consultation required in respect of underground gas pipeline
- A Water Impact Assessment is required
- Odour from the nearby Sewage Treatment Works to be mitigated
- A suitable buffer should be provided in line with SPP requirements between the licensed sites and the proposed development
- Appropriate boundary planting to be provided, particularly along the southern and eastern boundaries of the site.

Site reference AGALA029	Site name Netherbarns	Settlement Galashiels	SDA Central	Proposed Use Housing	Indicative Capacity 45	Ha 7.3	PP status Included
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Initial assessment

Floodrisk Not applicable	SAC Adjacent to site	SPA Not applicable	SSSI Adjacent to site	Ramsar Not applicable
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Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: The site is not shown to be at flood risk within the SEPA 1 in 200 year flood map. Small areas of the site are anticipated to be affected by surface water runoff and this site is relatively steep so would expect the applicant to consider this as well as drainage and SUDS.

SEPA: Require an FRA which assesses the risk from the River Tweed. Review of the surface water 1 in 200 year flood map and steep topography nearby indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references 04/00706/FUL - Erection of seventy nine dwellinghouse (refused by the Scottish Ministers after they had called it in). This site was considered during the Local Plan Inquiry 2006 (EGL2B) and at the recent Local Development Plan Examination 2016. The Reporter's recommendation at both was for the site to be removed from the Local Plan/LDP.
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Moderate	Site aspect South-west
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Accessibility and sustainability summary

ECOLOGY OFFICER: Moderate risk – Potential connectivity with River Tweed SAC/SSSI through drainage. Site separated from River Tweed by minor road and disused railway/broad-leaved woodland strip. Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Within site- improved field boundary features of tree line and within site old hedgerow. Protect boundary features, mitigation required e.g. badger and breeding birds.

GENERAL COMMENTS: The site has good access to local services and facilities and employment in the settlement. The settlement is on the A7(T) and A6091(T) and the strategic public transport network.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Adjacent to site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed landscape

Adjacent to site

Local impact and integration summary

ARCHAEOLOGY OFFICER: There are no known archaeological issues.

HERITAGE AND DESIGN OFFICER: Previously commented on the potential of this site back in 2016. This site lies opposite category A listed Abbotsford House but is screened in part by existing trees along the riverside and the former railway line and is set down below the level of the A7 and more recent housing development. The key issue is to avoid having an adverse impact on the setting of Abbotsford House. There is potentially some scope for limited development on this site, which may require the reinforcement of the planting to the east. Careful attention would be needed to the external colours of any development to minimise its impact.

HES: Setting of LB15104 Abbotsford House and GDL00001 Abbotsford House. Content with the principle of development for 45 units here, on the basis that site development will be brought forward via a masterplan which will ensure that the detail of scale and detailed views analysis, amongst other things, can be considered. HES 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. HES note that further information has been provided in relation to landscape and visuals since the Housing SG, and recommend that if this site is considered to be a reasonable alternative, these should be made available to inform the Main Issues Report consultation and assessment.

GENERAL COMMENTS: This site was considered in the Local Plan Inquiry and at the recent Local Development Plan Examination. The Garden and Designed Landscape lies to the south east of the site. The Reporters' assessment was that the site should not be developed because of the adverse impact on the setting of the A Listed Abbotsford House and its Garden and Designed Landscape. However, Historic Scotland have now removed their objection to some form of development on the site. The setting of the listed footbridge to the NE of the site and Netherbarns farmhouse, steading and stables to the west of the site should also be taken into consideration.

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: This site has previously been discounted as suitable for development given its proximity to and potential impact on Abbotsford Designed Landscape which is regarded as of national importance. Potential adverse impacts on views from the DL are a major constraint. However, retention of existing (TPO) tree cover will provide a reasonable degree of mitigation (although not entirely in winter). The Landscape Architect previously stated that 'the most sensitive development scenario would be to restrict new development to the lower SE parts of the site avoiding the higher areas which cannot be effectively screened from the DL, at least until further planting has been established.' The recently submitted Landscape and Visual Appraisal in support of the site being allocated suggests with photomontages that the upper field and part of the lower field of the site are suitable for development, given the screening from the intervening trees. Before allocating the site we should require further visual assessment carried out in the winter months to test the conclusions of the recent appraisal. The supporting information lacks any assessment of the tree resource - a Tree Survey and Arboricultural Impact Assessment should be part of the information provided to support the allocation and to establish a realistic 'developable area'. It is clear if this site is allocated the protected trees along the south eastern boundary will be critical in protecting the core area of Abbotsford Designed Landscape from visual intrusion and a long term retention and management programme will have to be an intrinsic part of any such allocation. Any development at this location on the edge of site would have to take into consideration SPG 'Placemaking and Design' to establish the correct built form and density.

On receipt of further photo montages from the Agent, the Landscape Architect made the following comments: The Year 15 photomontages show less visibility of existing and proposed housing than the year 1 photomontages, as additional evergreen tree planting is proposed on site. Any gaps that develop in the existing mature tree screen will open up views to the existing and proposed housing opposite. It will be crucial that:

1. The existing mature tree belt is retained and regenerated.
2. Additional screen tree planting along the SW boundary of the site is additional to the existing tree belt.

SNH: This site lies outwith the current settlement boundary as shown in the LDP. SNH understand that the site was included as an allocation in the Proposed Plan but, in their report of examination, the Reporter recommended its deletion. This recommendation was based partly on landscape impacts. SNH is not aware of a potential solution that should change that decision.

GENERAL COMMENTS: The site is also visible from the stretches of the A7(T) and the Southern Upland Way immediately adjacent to the site. There is a semi mature/ mature tree belt south of the site and young tree belts in the middle of the site and along the A7 (T). There are also mature trees along the fringe of the site. There is a small hillock in the north west of the site. There are small areas of steep slopes in the SW of the site and along its SE fringe. The impact on the Garden and Designed Landscape is also a constraint on landscape capacity.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No comments.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING TEAM: The A7 immediately adjacent to the site 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. The existing road junction serving Kingsknowe Drive, which would also serve this site, has the benefit of a right turn lane on the A7 to assist with traffic flow on the main road. As such, much of the transport infrastructure required to serve this site is already in place. A Transport Assessment would be required to address any adjustments/upgrades required to accommodate the increase in traffic associated with the site, particularly at the junction with the A7/Kingsknowe Drive. With the A7 being a Trunk Road, Transport Scotland would observe on the impact on the A7, adjacent to and in the proximity of the site, including any speed reducing measures to be addressed. The design of any development would have to take significant cognisance of pedestrians and cyclists including external links with the surrounding infrastructure. All matters considered, supportive of the principle of development on this site from a transport perspective.

TRANSPORT SCOTLAND: AGALA029/38/39 or 06 – The potential cumulative impact of these 3 housing sites, which total 559 units, or 2 housing sites and a business and industry development, would be required to be determined with appropriate and deliverable mitigation measures identified for the trunk road network.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Adjacent to site

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: The site appears to have remained largely undeveloped throughout the map extracts reviewed with the exception of railway running lines along the eastern boundary. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS: Connecting paths to core path 189 (Southern Upland Way) and existing pavements required.

DEVELOPMENT MANAGEMENT: There are positive elements in the landscape framework/design concept. Sections through the site would be helpful to better understand topographical relationships, particularly the lower area of housing which may appear somewhat detached from the higher section. I would query the value/purpose of the open space that would remain (it appears more left over than an integral space within the residential development, and perhaps may benefit from more substantial woodland creation). I would also query the capacity to develop what remains and still provide the level of tree protection and new tree cover. There is also potentially a general lack of connectivity within the development that the linear form of layout would lead to. I would also voice concern that PD rights be removed from the development, which would be akin to applying a Conservation Area level of regulation which I would suggest would be unnecessary. If the layout has the right landscape containment; is of appropriate scale, form, palette; and based on public fronts/private backs and designing streets concepts, then this additional tier of control should not be necessary, or at least should be minimised. Overall, a well-designed development, with good levels of landscaping at its heart, can be devised, but I think the current proposals here will require more detailed scrutiny and further thought.

EDUCATION: Extension or new school may need to be considered.

NHS: No comments received.

SCOTTISH WATER: Howden WTW has sufficient capacity. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW.

SEPA: Foul water must connect to the existing SW foul network.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	45

Conclusions

This site has a detailed planning history and has previously been removed from the LDP following Examination by Reporters. This has primarily been in relation to perceived detrimental impacts upon the setting and views from Abbotsford House. When considering sites which have been submitted via the call for sites process, which have a detailed planning history, consideration must be given as to any proposed new mitigation matters which have been submitted as part of the proposal. In this instance the plans confirm further screening of the site would be carried out and there is an amended indicative layout which seeks to ensure any house positions would be kept away from any alleged sensitive parts of the site when viewed from Abbotsford House. These proposals confirm the site will not be visible from Abbotsford House during the Summer months and in the Winter months (when Abbotsford House is closed to the public) photomontages have shown that only fleeting views of very small parts of the site could be seen, but proposed housing (i.e. this would be a low density development of 45 units) would not be located within these visible locations. The site is well screened from the A7 and does not interfere at all with any views towards Abbotsford House. The Blueprint for the Railway requires the Council to maximise economic benefits along the railway corridor and finding housing land in Galashiels is a major element of that requirement. Finding housing land in Galashiels is a major challenge given a number of constraints within the town in terms of for example access, flood risk and topography. Officers feel this site remains the best option for new development in the town. It is fully acknowledged that Abbotsford House will continue to have a key role in attracting tourists to the central Scottish Borders and any proposal which is considered to prejudice this position must be thoroughly investigated. However, it is considered any impacts from Abbotsford House will be negligible and the proposal can be incorporated within the Proposed LDP.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	-	+	--	-	0	+	-	-

SEA Comment

- Potential flood risk and surface water issues
- Moderate biodiversity risk. Potential connectivity with River Tweed SAC/SSSI through drainage. Site has improved field boundary features of tree line and within the site old hedgerow. Potential for badger and breeding birds
- The site has good access to local services and facilities and employment in the settlement. The settlement is on the A7(T) and A6091(T) and the strategic public transport network
- Abbotsford Garden and Designed Landscape adjacent to site
- Category A Listed Abbotsford House adjacent to site
- Tweed, Ettrick and Yarrow Confluences Special Landscape Area adjacent to site
- There is a semi mature/ mature tree belt south of the site and young tree belts in the middle of the site and along the A7 (T). There are also mature trees along the fringe of the site
- Improved pedestrian connectivity required
- A Water Impact Assessment is required to establish what impact, if any this development has on the existing water network
- South-west facing aspect

SEA Mitigation

- A Masterplan to be developed for the site

- Surface water runoff, drainage and SUDS require to be considered
 - A Flood Risk Assessment as required by SEPA
 - Mitigation required to ensure no significant adverse effects upon integrity of River Tweed Special Area of Conservation
 - Assessment of ecology impacts and provision of mitigation, as appropriate
 - Reinforcement required to the existing planting along the south eastern boundary of the site to further protect the setting of Abbotsford House
 - Connecting paths to core path 189 (Southern Upland Way) and existing pavements is required
 - Early engagement with Scottish Water required. A Water Impact Assessment is required
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Hawick

Site reference BHAWI003	Site name Gala Law II	Settlement Hawick	SDA Central	Proposed Use Business and Industrial	Indicative Capacity N/A	Ha 0.7	PP status Included
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk.

SEPA: Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references There is no history of planning applications. The site is currently allocated within the LDP 2016 as part of a mixed use site (MHAWI001).
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Moderate	Site aspect Not applicable
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Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate impact. Site appears to be dense scrub, poor semi-improved grassland and mature broadleaf trees/ garden ground. No obvious connectivity to River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species potentially including bats, badger and breeding birds (0.64ha)

Local impact and integration assessment

Conservation area Not applicable	Open space Not applicable	Listed buildings Not applicable	Scheduled Monument Not applicable	Ancient woodland inventory Not applicable	Archaeology Adjacent to site	Garden and designed landscape Not applicable
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Local impact and integration summary

ARCHAEOLOGY OFFICER: Advised verbally that there is potential for archaeology within the site. Archaeology evaluation/mitigation required.

HERITAGE AND DESIGN OFFICER: No comments.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: Site is visually well contained and access is good so no issues in principle. The mature trees at the south western end of the site have an important screening function and might be better protected by removing that area from the allocation (unless separately covered in a site development brief)? There could be issues in relation to tree protection / developable area where the site adjoins mature woodland on the south east boundary also.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS OFFICER: No objections to the allocation of this land for business and industrial use. It is noted that the land is currently zoned for mixed use development. This site will essentially be an extension to the existing business and industrial units at Gala Law. As such the existing infrastructure will need to be extended to incorporate this site. Any development of this land must not preclude access to the remainder of the mixed use site (MHAWI001). A Transport Statement will be required.

TRANSPORT SCOTLAND: No objections.

Right of way

On/adjacent to site

TPOs

Adjacent to site

Contaminated land

On/adjacent to site

Water supply

Limited

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: The site appears to have been utilised as land associated with Galalaw Farm and includes a sheepwash. The site is brownfield land and its use may present development constraints.

COUNTRYSIDE ACCESS TEAM: Track HAWI/GL003/1 forms part of the path network in this area and therefore a pavement or other access route providing non-vehicular access along the North edge of the site is required.

DEVELOPMENT MANAGEMENT: Excepting the need for attention to trees, this would be a logical extension to the existing business/industrial land provision within the area.

ECONOMIC DEVELOPMENT: The northern site boundary of this allocation needs to be amended and reduced by around 2-3m. The plot was reduced and a new fence erected to allow a vehicular and pedestrian right of access through to additional land to the west. In addition, the SW corner of the site should also be included as it is defined by the boundary ownership with the private house.

EDUCATION: No comments.

HOUSING STRATEGY: No objections.

SEPA: Foul drainage from the development must be connected to the existing SW foul sewer network. Standard comments for SUDS. Depending on the use of the proposed units there may be a requirement for permissions to be sought for certain activities from SEPA.

SCOTTISH WATER: Robertson WTW has sufficient capacity. Please note there is an existing 180mm water main running through the middle of the site. Depending on flow demand for this development, will determine if a Water Impact assessment is required. Hawick WwTW has sufficient capacity. Please note there is existing foul and surface water sewers running along the North of site. Depending on the flow demand for this development, will determine if a Drainage Impact assessment is required.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	N/A

Conclusions

The Council's Economic Development Section has highlighted a need for sufficient business and industrial land in Hawick. This is particularly pertinent at this time as funding is available in the forthcoming years from the South of Scotland Economic Partnership as a forerunner to a regional enterprise agency being launched in 2020. Economic Development identified this site as a possibility. The land is currently allocated for mixed use purposes (part of MHAWI001), however, the site represents a logical extension of the existing business and industrial land to the west.

The following issues would require to be addressed during the process of any planning application:

- Consideration is required to be given to surface water
- Protect boundary features and mitigation for protected species potentially including bats, badger and breeding birds
- Existing trees to be protected and retained
- A Transport Statement is required. Development must not preclude access to site MHAWI001.
- Potential contamination to be investigated and mitigated
- Footpath link along the northern edge of site is required
- Water and Drainage Impact Assessments may be required
- A water main runs through the middle of the site
- Archaeology evaluation/mitigation required

Overall, it is considered that given the location of this site immediately adjacent to the existing business and industrial site that this site is appropriate for allocation within the Proposed LDP.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	-	0	0	-	0	0	-	-

SEA Comment

- Surface runoff issues
- Moderate biodiversity risk, dense scrub, poor semi-improved grassland and mature broadleaf trees/ garden ground Potential bats, badger and breeding birds
- The site is location within the settlement of Hawick where a range of public transport, services and employment is available
- Potential archaeology within the site
- The site is relatively flat and is significantly screened by mature trees along the southern and western boundaries
- Potential contamination on site
- Access route along northern boundary required to improve connectivity

- SUDS requirements to be considered
- Potential requirement from SEPA for permissions to be sought for certain activities
- There is an existing 180mm water main running through the middle of the site
- Depending on flow demand for this development, will determine if a Water Impact assessment is required
- Existing foul and surface water sewers running along the North of site. Drainage Impact Assessment may be required

SEA Mitigation

- Consideration is required to be given to surface water
 - Protect boundary features and mitigation for protected species potentially including bats, badger and breeding birds
 - Existing trees to be protected and retained
 - A Transport Statement is required. Development must not preclude access to site MHAWI001
 - Potential contamination to be investigated and mitigated
 - Footpath link along the northern edge of site is required
 - Water and Drainage Impact Assessments may be required
 - A water main runs through the middle of the site
 - Archaeology evaluation/mitigation required.
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Site reference BHAWI004	Site name Land to South of Burnhead	Settlement Hawick	SDA Central	Proposed Use Business and Industrial	Indicative Capacity N/A	Ha 5.1	PP status Included
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Initial assessment

Floodrisk 1:200	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial (river) 1 in 200 year flood extents but there is a very small pocket of potential surface water impacts on the North Western side of the site at a 1 in 200 year flood event. No objections on the grounds of flood risk. However, would ask that due to surface water risk and the size of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing.

SEPA: There does appear to be a surface water/ combined drains through the site but no evidence of a culverted watercourse can be found. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references There is no planning application history for this site. The site was assessed as part of the Local Plan Amendment for housing (AHAWI004).
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Moderate	Site aspect Not applicable
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Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate impact. Site appears to be an arable field with hedgerow, garden ground and mature broadleaf trees on part of boundary. No obvious connectivity to River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species potentially including bats, badger and breeding birds. SEPA CAR construction site licence required (site >4ha) (5.08ha).

Local impact and integration assessment

Conservation area Not applicable	Open space Adjacent to site	Listed buildings Adjacent to site	Scheduled Monument Not applicable	Ancient woodland inventory Not applicable	Archaeology On/adjacent to site	Garden and designed landscape Not applicable
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Local impact and integration summary

ARCHAEOLOGY OFFICER: Advised verbally that there is potential for archaeology within the site. Archaeology evaluation/mitigation required.

HERITAGE AND DESIGN OFFICER: As previously flagged, the site lies close to Burnhead Tower, a category B listed tower house. The proposed development may have an impact on its setting, especially if larger buildings are proposed but this can probably be addressed through mitigation.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: Site is included within the Teviot Valleys SLA. It is also highly visible from the A7 Galalaw roundabout close to the direction of view towards Rubers Law. This makes it very sensitive to visual intrusion and does not suggest industrial use. Well-designed housing with ample structure planting would be a more acceptable option.

SCOTTISH NATURAL HERITAGE: We note that a planning brief in the form of Supplementary Guidance is proposed for nearby allocations at BHAWI001 and BHAWI002. The principles established in this planning brief, such as integrating site planning with other allocations and infrastructure should also apply to this site, ensuring green network connections between allocations and existing areas. This is a prominent site for large scale buildings of the type likely for business/industrial use. The rolling topography perhaps does not easily lend itself to the proposed use. Therefore, development of it could have significant landscape and visual impacts, experienced particularly on the important approach to Hawick from the north. The challenging nature of the site suggests it would benefit from a strategic approach to development layout and landscape mitigation. Design approaches which could reduce impacts include guidance on scale and massing of buildings in prominent positions on the site, the colour and detailing of external appearance and measures needed to provide a landscape framework / green network connections.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: Vehicular access to this site is easily achievable from the B6359 (Lilliesleaf road). The Roads Officer is therefore able to support the proposal for a Business and Industrial allocation for the land. The B6359, beyond the Henderson Road junction, will have to be upgraded in terms of width, footway provision and street lighting and a 30mph speed limit is likely to be required. The site can fully integrate with the existing residential streets to the south by way of possible links to Boonraw Road, Galalaw Road and Burnhead Road. A Transport Statement will be required.

TRANSPORT SCOTLAND: No objections.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

COUNTRYSIDE ACCESS TEAM: Track HAWI/GL003/1 forms part of the path network in this area and therefore a pavement or other access route providing non-vehicular access along the North edge of the site is required. Opportunity to create better pedestrian/cycling access along the B6359 and also to provide connectivity to the A7 and the rest of Burnfoot and the wider path network.

DEVELOPMENT MANAGEMENT: This site would be suitable for housing or business and industrial land. It is perhaps unfortunate that the identified housing allocation to the west would essentially end up

sandwiched between two industrial areas. This site – BHAWI004 – also appears to be a relatively contained site.

ECONOMIC DEVELOPMENT: No objections.

EDUCATION: No comments.

HOUSING STRATEGY: No objections.

SEPA: Foul drainage from the development must be connected to the existing SW foul sewer network. Std comments for SUDS. Depending on the use of the proposed units there may be a requirement for permissions to be sought for certain activities from SEPA.

SCOTTISH WATER: Robertson WTW has sufficient capacity. Please note there is an existing 180mm water main running through the middle of the site. Depending on flow demand for this development, will determine if a Water Impact assessment is required. Hawick WwTW has sufficient capacity. Please note there is existing foul and surface water sewers running along the North of site. Depending on the flow demand for this development, will determine if a Drainage Impact assessment is required.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	N/A

Conclusions

The Council's Economic Development Section has highlighted a need for sufficient business and industrial land in Hawick. This is particularly pertinent at this time as funding is available in the forthcoming years from the South of Scotland Economic Partnership as a forerunner to a regional enterprise agency being launched in 2020. Economic Development identified this site as a possibility. Whilst there are concerns relating to the location of the site within the Teviot Valleys SLA, the site is only just within the boundary and it is not considered that the development of the site, with mitigation and high quality design, would have a detrimental impact upon the SLA. The following issues would require to be addressed during the process of any planning application:

- A Planning Brief has been suggested by SNH.
- Issues relating to surface water would require to be addressed.
- Ecological impacts require to be considered with appropriate mitigation where appropriate.
- Burnhead Tower, a category B listed building to the north of the site, must be safeguarded. Mitigation to safeguard the setting is required.
- A Transport Statement is required.
- Improved connectivity is required.
- A Drainage Impact Assessment may be required.
- Structure planting required along the boundaries of the site, particularly along and within the north eastern boundary.
- Green infrastructure connections through the site, including links to housing at Burnfoot and the existing path network to the east of Burnhead Road.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	-	0	-	-	0	0	-	-

SEA Comment

- Potential surface water issues
- Good access to public transport and services being located within Hawick

- Moderate biodiversity risk. Site is arable field with hedgerow, garden ground and mature broadleaf trees on part of boundary. Potential for protected species - bats, badger and breeding birds
- Potential for archaeology within site
- Site lies close to Burnhead Tower, a category B listed tower house. The proposed development may have an impact on its setting, especially if larger buildings are proposed
- Site is included within the Teviot Valleys SLA
- Opportunity to create better pedestrian/cycling access
- SUDS requirements
- Depending on the use of the proposed units there may be a requirement for permissions to be sought for certain activities from SEPA
- There is a water main running through the site. A Water Impact Assessment may be required
- There are existing foul and surface water sewers running along the North of site. A Drainage Impact Assessment may be required

SEA Mitigation

- A Planning Brief has been suggested by SNH
 - Surface water flooding issues would require to be addressed
 - Assessment of ecology impacts and provision of mitigation, as appropriate
 - Mitigation measure must ensure there is no impact upon the setting of the tower house
 - A pavement or other access route providing non-vehicular access along the north edge of the site is required. Opportunity to create better pedestrian/cycle access along the B6359 and also to provide connectivity to the A7 and the wider path network
 - An existing water main runs through the site. A Drainage Impact Assessment may be required
 - Archaeology evaluation/mitigation required
 - SEPA CAR construction site licence required
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Site reference AHAWI027	Site name Burnfoot (Phase 1)	Settlement Hawick	SDA Central	Proposed Use Housing	Indicative Capacity 60	Ha 5.0	PP status Included
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Initial assessment

Floodrisk 1:100	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith the fluvial (river) 1 in 200 year flood extents but there are small pockets of potential surface water impacts on the South Eastern side of the site at a 1 in 200 year flood event. No objections on the grounds of flood risk. However, would require that due to surface water risk and the capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing.

SEPA: Historic maps shows a watercourse flowing through the middle of the site which may now be culverted. SEPA require an FRA which assesses the risk from this culverted watercourse. Buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes SEPA would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references No planning application history. The site was previously considered for a housing allocation within the process of the Housing SG 2017 and is currently shown as a longer term housing site within the LDP 2016.
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Minor	Site aspect South-west
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Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Low impact. Site appears to be an arable field with rank semi-improved grassland / marshy grassland in south-west part of site, scrub and hedgerow and trees on part of the boundary. No obvious connectivity to River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger and breeding birds. SEPA CAR construction site licence required (site >4ha) (4.95ha)

GENERAL COMMENTS: The site is located adjacent to Hawick's settlement boundary, at Burnfoot. The site is less than 2 km from Hawick High Street. A wide range of facilities and services are available within Hawick, including a number of key services within Burnfoot. Hawick has regular bus service to several places in the Borders, as well as Edinburgh and Carlisle.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Adjacent to site

Listed buildings

Adjacent to site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed landscape

Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: Advised verbally that there is potential for archaeology within the site. Archaeology evaluation/mitigation required.

HERITAGE AND DESIGN OFFICER: No listed building or conservation area issues. Appears to be a sensible opportunity filling in the low ground between the Retail Park and the existing residential area. The roofscape will be important as it will be viewed from the higher level of the A7.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: The site indicated is not all developable. Protection of views to and from surrounding roads, avoidance of steeper ground along NW side and avoidance of wetland area to W of site all limit developable area.

SCOTTISH NATURAL HERITAGE: SNH's previous advice on this site (in response to the Housing SG): This prominent site lies outwith the current settlement boundary as shown in the LDP but is included as a longer-term safeguard (SHAWI003). Justification for the eastern boundary of the site is unclear – there are no obvious physical features and it appears likely that the site would extend to the field boundary opposite Burnhead. When considered alongside adjacent allocations in the LDP it appears that a design framework for the north of Hawick is required to co-ordinate issues between sites in this area of significant change. If taken forward individually, SNH would strongly advocate a site brief for this site. SNH maintain this position. In addition, SNH highlight the potential for adverse landscape and visual impacts relating to possible intrusion of development on the wider views currently gained towards the hills on this key approach into Hawick. If this site was to be allocated we would advise that close attention should be paid to the settlement edge and to maintaining key views. Providing green infrastructure connections and suitable densities of development on less sensitive parts of the site should be also be considered.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: Access is achievable off the B6359, with pedestrian linkage required to the bus laybys on A7 by the roundabout. A footway will also be required on the north west side of the B6359 to tie-in with A7 footways. Any layout will have to facilitate projections into the adjoining land to the north east (BHAWI001). Whilst there may some benefits in direct vehicular access to the roundabout on the A7 this is unlikely to be supported by Transport Scotland as trunk road authority and it is not an absolute requirement for the development of this site. Any development will have to incorporate the principles of 'Designing Streets' in terms of layout and design and there is an opportunity to create a street-feel onto the B6359. A Transport Assessment will be required for this level of development.

TRANSPORT SCOTLAND: Would like to discuss the access strategy for this site as it appears to be located adjacent to the A7 trunk road.

STRATEGIC TRANSPORT OFFICER: Opportunity to create better pedestrian/cycling access along the B6359 and also to provide connectivity to the A7 and the rest of Burnfoot.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

On site

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed with the exception of a water course intersecting the site. This appears to have subsequently been infilled. The site is brownfield land and its use may present development constraints.

COUNTRYSIDE ACCESS TEAM: Track HAWI/GL003/1 forms part of the path network in this area and therefore a pavement or other access route providing non-vehicular access along the North edge of the site is required. Opportunity to create better pedestrian/cycling access along the B6359 and also to provide connectivity to the A7 and the rest of Burnfoot and the wider path network

DEVELOPMENT MANAGEMENT: The landscaping of the boundary of this site would be highly significant given its presence within a 'gateway' approach to Hawick on the A7. The development of this land would appear liable to set off a drift towards the NE in the land between the two roads.

ECONOMIC DEVELOPMENT: Some landscape separation may be required as a development condition between this site and allocation BHAWI001.

EDUCATION: No comments.

HOUSING STRATEGY: No objections.

NHS: No comments received.

SEPA: Foul drainage from the development must be connected to the existing SW foul sewer network. Standard comments for SUDS.

Overall assessment**PP status**

Included

Overall assessment

Acceptable

Site capacity

60

Conclusions

This site is currently identified as having longer term housing potential in the LDP 2016. Although the site sits outwith the Hawick LDP boundary it is effectively encircled by the town on all sides, including to the north-east of the site, which is allocated for business and industrial use.

The site's relationship with Hawick is acceptable, but careful consideration of that NE boundary and connectivity and boundary treatment between the sites is required. Accessibility within the town, and to neighbouring towns is good.

In landscape terms, the site is acceptable but not all will be developable. Protection of views and attention to the site's boundary to the NE will be required. Up to half the site could need to be given over to landscaping or SUDS, or lost due to being steeply sloping ground on the periphery of the site. Although the LDP longer term site has a capacity of 100 units this does not account for these constraints. In practice the site capacity is around 60 units.

A Flood Risk Assessment is required in order to assess the risk from a watercourse which is understood to run through the site and may be culverted. Consideration should be given to the potential for surface water runoff in the south of the site, as per SEPA's 1 in 200 year surface water flood risk mapping.

There are no significant biodiversity issues, but mitigation for protected species would be required and may be necessary. There is potential for on-site play provision. Archaeology evaluation/mitigation required.

In summary, there are no constraints to development and the site should be included within the Proposed LDP.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	-	-	+	+	-	-

SEA Comment

- Site promotes a reduction in car dependence. It is 2km from Hawick town centre. Walkable public transport links. Hawick is well served in terms of daily facilities. Employment opportunities within Hawick
- Minor biodiversity impact. Site is an arable field with rank semi-improved grassland / marshy grassland in south-west part of site, scrub and hedgerow and trees on part of the boundary
- Site forms an important arrival point from the A7 into Hawick, planting required around the north-eastern boundary
- Site promotes development in a location which is accessible, not dependent on private transport, and with good local facilities. Enhanced pedestrian linkages through the site to beyond the site have been suggested
- Minor issue regarding previous use and potential contamination has been raised
- Potential flood risk
- There is an area of unfarmed wetland on the west side of the site
- A pavement or other access route providing non-vehicular access along the north edge of the site is required
- Opportunity to create better pedestrian/cycling access

SEA Mitigation

- Protect boundary features and mitigation for protected species potentially including bats (EPS), badger and breeding birds.
 - SEPA CAR construction site licence required (site >4ha) (4.95ha)
 - A flood risk assessment is required to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west
 - Provision of pedestrian/cycle linkages required
 - The design and layout of the site should aim to enhance the biodiversity value of the site through the creation of restoration of habitats and wildlife corridors and take cognisance of the sloping nature of the site
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Landscape buffer to the north and west of the site to be provided and provision of a wetland SUDS feature with associated open space to the south of the site
 - Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required
 - Potential contamination to be investigated and mitigated
 - A planning brief to be prepared
-

Site reference RHAWI017	Site name Former Peter Scott Building	Settlement Hawick	SDA Central	Proposed Use Redevelopment	Indicative Capacity N/A	Ha 0.6	PP status Included
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Initial assessment

Floodrisk 1:200	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

Flood Risk and Coastal Management: Part of the site (SE and S side) has been approved by Council in planning app 18/00498/FUL. A Flood Risk Assessment was submitted in support of this site. The other part of the site, the Northern section, is shown to be at higher risk due to its closer proximity to the River Teviot. In both SEPA's Flood Mapping and our Hawick FPS Flood Mapping, the building is shown to be at risk during a 1 in 200 year flood event. Therefore, would require a Flood Risk Assessment to support this application.

Scottish Environment Protection Agency: As the area is at significant flood risk from the River Teviot and Slitrig Water, it is essential that any new development will have a neutral impact on flood risk. We would only support redevelopment of a similar use in line with our land use vulnerability guidance. The FRA is required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Furthermore flood resilient and resistant materials should be used. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will be heavily constrained as a result.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Buildings	Planning history references There have been a number of planning applications relating to these premises in the past, relating to various alterations and fittings. The most significant planning applications are as follows: 18/00498/FUL - Change of use from former mill and alterations to form 10 no. residential flats with associated parking (PERCI) 18/00499/LBC - Internal and external alterations to form 10 no. residential flats (PERCI)
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Moderate	Site aspect Not applicable
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Accessibility and sustainability summary

Ecology Officer: No comments received although the Ecology Officer requested information during the process of a recent planning application for the site in respect of potential impacts on legally protected species including European Protected Species (EPS) bats, as well as breeding birds would require to be assessed and mitigated.

Local impact and integration assessment

Conservation area

On site

Open space

Not applicable

Listed buildings

On site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

On site

Garden and designed landscape

Not applicable

Local impact and integration summary

Archaeology Officer: Historic Building recording will be required in advance of re-development.

Design & Heritage Officer: The mill complex is category C listed and lies within the Hawick conservation area. Redevelopment of the site should be encouraged; the council had undertaken an option appraisal for the redevelopment of the site with Aitken and Turnbull employed as consultants.

Historic Environment Scotland: HES would be supportive of redevelopment that retains the special interest of the C-listed buildings.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

Landscape Architect: No comments received.

Scottish Natural Heritage: No comment due to location and nature of site.

Planning and infrastructure assessment

Physical access/road capacity

Network Manager: May be parking implications.

Passenger Transport: No objections.

Roads Planning: I would not be opposed to the redevelopment of this site given its prime location within the town centre boundary. The site benefits well from its location in respect of the towns amenities and access to public transport. The main consideration for redeveloping this site would be parking. The demand for on-street parking is high in this location and the availability is limited. Any redevelopment proposal will have to take into consideration parking issues that exist and how the development will impact on this. A Transport Assessment, or Transport Statement, dependant on the level of development, will be required. The comments of Transport Scotland may also be required depending on how development integrates with the adjacent A7 Trunk Road.

Transport Scotland: No comments.

Near a trunk road?

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

On site

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

Contaminated Land Officer: The site appears to have been developed as a Hosiery Factory. The site is brownfield land and its use may present development constraints.

Countryside Rangers: No comments.

Development Management: No objections in principle.

Economic Development: Fully support the redevelopment and regeneration of this site. The current building is in poor condition and does not meet modern standards for business use.

Education: No objections.

Environmental Health: No comments.

Estates: No objections.

Housing Strategy: No objections.

NHS: No objections.

Scottish Environment Protection Agency: Foul drainage must be connected to the foul sewer. Depending on the use of the site there may be a requirement for permissions to be sought for certain activities from SEPA. Potential for land contamination and for lades/culverts to be present within site, given previous use. Potential de-culverting opportunity.

Scottish Water: There is sufficient capacity at the waster water treatment works. There is sufficient capacity at Robertson WOA. No concerns however it would depend on anticipated water consumption.

Waste Manager: No comments.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	N/A

Conclusions

The site was identified through the duration of the MIR process, via consultation working groups. The site was subsequently included within the MIR as a potential redevelopment site. However, a site assessment and consultation were not undertaken at that time. Further to the 'MIR Consultation' process, a full consultation, site assessment and SEA have now been undertaken for the site.

The site comprises former mill buildings associated with the Former Peter Scott Knitwear company. The site is located within the Hawick Town Centre and within the Conservation Area. The building is also Category C listed. Further to the site assessment, the following constraints have been identified:

- Flood Risk Assessment is required.
- There is potential for breeding birds and bats within the existing building, appropriate mitigation required.
- The site is located within the Hawick Conservation Area.
- The building is Category C listed.
- Potential archaeology within the site, mitigation may be required.
- The site is brownfield land and its use may present development constraints in respect of contamination

It is not considered that there are any insurmountable issues which cannot be addressed through appropriate mitigation measures.

Given the location of the site within the Conservation Area and the Category C listing of the building, careful consideration and thought will need to be given to any alterations to the external appearance of the building, to ensure that they respect the wider Conservation Area and townscape setting. The Council welcomes the re-use of long term vacant buildings within such locations. The redevelopment of such buildings can help ensure that the character and appearance of the town centre is retained and enhanced, whilst bringing buildings back into use again. It is considered that the redevelopment of this

site would have a positive impact upon the wider area.

In conclusion, the redevelopment site will be included within the Proposed Plan. The site is a vacant former mill building, located within the Hawick town centre. Subject to a number of issues being taken into account, it is considered to be an appropriate redevelopment site for allocation within the Proposed Local Development Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	+	0	0	+	+	-

SEA Comment

- Good access to employment, services and facilities. The building faces onto the A7. Furthermore, the site is located within the town centre, with good access to public and sustainable transport links
- Possible protected species, including bats and breeding birds within the existing building
- The site is located within the Hawick Conservation Area, potential for the re-use of the building to have a positive impact upon the character and appearance of the Conservation Area
- The building (including additions) is Category C listed, potential for the re-use of the building to have a positive impact upon the character, integrity and setting of the Listed Building
- Possible archaeological interest within the site
- Flood Risk Assessment required to assess any flood risk from the River Teviot and Slitrig Water
- There is potential contamination due to the previous uses. However, this provides an opportunity to enhance the existing area of contaminated land through remedial works

SEA Mitigation

- Investigation and mitigation of nature conservation
- Adherence to Local Development Plan Policy EP9: Conservation Areas, in respect of the character and appearance of the Conservation Area
- Adherence to Local Development Plan Policy EP7: Listed Buildings, in respect of the character, integrity and setting of the Listed Building
- Investigation and mitigation of potential archaeology on site
- Adherence to Local Development Plan Policy EP8: Historic Environment Assets and Scheduled Monuments, in respect of the potential archaeology within the site
- Flood Risk Assessment is required, to assess any flood risk from the River Teviot and Slitrig Water
- Investigation and mitigation of potential contamination on site

Site reference RHAWI018	Site name Buccleuch Mill	Settlement Hawick	SDA Central	Proposed Use Redevelopment	Indicative Capacity N/A	Ha 0.1	PP status Included
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Initial assessment

Floodrisk 1:200	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

Flood Risk and Coastal Management: This site is not shown to be at risk of flooding within the SEPA or Hawick FPS flood mapping at a 1 in 200 year event. I would therefore have no objections to this re-development on the grounds of flood risk.

Scottish Environment Protection Agency: Require an FRA which assesses the risk from the River Teviot. Redevelopment to a similar or less sensitive use would be supported by SEPA. An increase in vulnerability would only be supported if a detailed FRA can demonstrate the site is free from flood risk and there is safe access/egress available. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will likely be constrained due to flood risk.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Buildings	Planning history references 05/01602/CON - Partial demolitions (Withdrawn) 05/01603/COU - Change of use and alterations to form 10 dwellinghouses (Withdrawn) 15/01196/SCO - Flood Protection Scheme 15/01197/SCR - Flood Protection Scheme
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Moderate	Site aspect Not applicable
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Accessibility and sustainability summary

Ecology Officer: No comments received although it is expected that due to the derelict nature of the buildings that potential impacts on legally protected species including European Protected Species (EPS) bats, as well as breeding birds would require to be assessed and mitigated.

Local impact and integration assessment

Conservation area On site	Open space Not applicable	Listed buildings Not applicable	Scheduled Monument Not applicable	Ancient woodland inventory Not applicable	Archaeology On site	Garden and designed landscape Not applicable
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Local impact and integration summary

Archaeology Officer: Historic Building recording will be required in advance of re-development.

Design & Heritage Officer: The site lies within the Hawick conservation area, so any redevelopment of the site involving demolition of the historic mill buildings (the power knitting mill and the adjacent hand knitting building) will require formal CAC. There is considerable scope for redevelopment of all or part of the existing building and this would be a preferred route rather than complete site clearance.

Historic Environment Scotland: No objections.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

Landscape Architect: No comments received.

Scottish Natural Heritage: No comment due to location and nature of site.

Planning and infrastructure assessment

Physical access/road capacity

Network Manager: No observations.

Passenger Transport: No objections.

Roads Planning: Parking in the vicinity of this building is very limited and the road network is fairly restrictive. However, I would not be opposed to a small scale redevelopment which is sympathetic to these issues. Any parking that can be provided within the site would be welcomed.

Transport Scotland: No comments.

Near a trunk road?

Right of way

Not applicable

TPOs

On/adjacent to sit

Contaminated land

On site

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

Contaminated Land Officer: The site appears to have been developed as a mill. The site is brownfield land and its use may present development constraints.

Countryside Ranger: The Green Lane is shown on the Scottish Path Record continuing to the West of the site.

Development Management: No objections in principle.

Economic Development: Fully support the redevelopment and regeneration of this site. The current building is in very poor condition and does not meet modern standards for business use. However, we consider that the zoning should include all land within this ownership (see plan).

Education: No objections.

Environmental Health: No comments.

Housing Strategy: No objections.

NHS: No objections.

Scottish Water: There is sufficient capacity within the Waste Water Treatment Works. There is sufficient capacity at Robertson WOA WTW. No concerns regarding water treatment works however it would depend on anticipated water consumption.

Scottish Environment Protection Agency: Foul drainage must be connected to the foul sewer. Depending on the use of the site there may be a requirement for permissions to be sought for certain activities from SEPA. Potential for land contamination and for lades/culverts to be present within site, given previous use.

Waste Manager: No comments.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	N/A

Conclusions

The site was identified through the duration of the MIR process, via consultation working groups. The site was subsequently included within the MIR as a potential redevelopment site. However, a site assessment and consultation were not undertaken at that time. Further to the 'MIR Consultation' process, a full consultation, site assessment and SEA have now been undertaken for the site.

The site comprises former Buccleuch Mill buildings. The site is located within the Hawick Conservation Area. Further to the site assessment, the following constraints have been identified:

- Flood Risk Assessment is required.
- There is potential for breeding birds and bats within the existing building, appropriate mitigation required.
- The site is located within the Hawick Conservation Area.
- Potential archaeology within the site, mitigation may be required.
- The site is brownfield land and its use may present development constraints in respect of contamination

It is not considered that there are any insurmountable issues which cannot be addressed through appropriate mitigation measures.

Given the location within the Conservation Area, careful consideration and thought will need to be given to any alterations to the external appearance of the building, to ensure that they respect the wider Conservation Area and townscape setting. The Council welcomes the re-use of long term vacant buildings within such locations. The redevelopment of such buildings can help ensure that the character and appearance of the town centre is retained and enhanced, whilst bringing buildings back into use again. It is considered that the redevelopment of this site would have a positive impact upon the wider area.

In conclusion, the redevelopment site will be included within the Proposed Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	+	0	0	+	+	-

Central HMA

Hawick

RHAWI018

SEA Comment

- Good access to employment, services and facilities being located within the town centre of Hawick with good access to public and sustainable transport links
- Possible protected species, including bats and breeding birds within the existing building
- The site is located within the Hawick Conservation Area, potential for the re-use of the building to have a positive impact upon the character and appearance of the Conservation Area
- Possible archaeological interest within the site
- Flood Risk Assessment required to assess any flood risk from the River Teviot
- There is potential contamination due to the previous uses. However, this provides an opportunity to enhance the existing area of contaminated land through remedial works

SEA Mitigation

- Investigation and mitigation of nature conservation
 - Adherence to Local Development Plan Policy EP9: Conservation Areas, in respect of the character and appearance of the Conservation Area
 - Investigation and mitigation of potential archaeology on site
 - Adherence to Local Development Plan Policy EP8: Historic Environment Assets and Scheduled Monuments, in respect of the potential archaeology within the site
 - Flood Risk Assessment is required, to assess any flood risk from the River Teviot
 - Investigation and mitigation of potential contamination on site
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Jedburgh

Site reference AJEDB018	Site name Land east of Howdenburn Court II	Settlement Jedburgh	SDA Central	Proposed Use Housing	Indicative Capacity 20	Ha 1.2	PP status Included
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Due to the size of the development I'd recommend surface water runoff be considered.

SEPA: Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references There is no relevant planning history on the site.
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Minor	Site aspect South
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Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Low impact. Site appears to be rank neutral grassland with areas of scrub and remnant hedgerow and garden ground on the boundary. No obvious connectivity with River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species including breeding birds

GENERAL COMMENTS: The site is located to the east of Howdenburn Court. It is approximately 500m east of Jedburgh town centre (direct measurement) where a range of local services, bus connections to the wider region, and employment opportunities exist. It is located within walking distance of the Hartrigge Park industrial area. Biodiversity impact is low.

Local impact and integration assessment

Conservation area

Not applicable

Open space

On site/adjacent to

Listed buildings

Adjacent to site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed landscape

Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: There are no known archaeological issues.

HERITAGE & DESIGN OFFICER: From a built heritage perspective, there are designations either within or close to this site.

HES: Robust application of national and appropriate local policies should be able to mitigate any potential adverse impacts on heritage assets, and do not have any specific comments to offer. For those sites which are considered to be preferred or reasonable alternatives for allocation in LDP2, the environmental assessment should consider the likely effects and identify site specific mitigation where negative effects are identified.

GENERAL COMMENTS: Allocating this site could improve the integration and deliverability of existing LDP allocations. For this reason it would be a good idea to add this section to the overall development area at the east of Jedburgh. However, any allocation would have to integrate with, rather than necessarily be prioritised over, the existing allocations.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: The extended northern part of the site has a width and depth that would allow development. Reflecting the density of adjacent housing to south and west this part of the site might accommodate up to 20 houses/ apartments.

SNH: Site appears to be infill between existing housing at Howdenburn Court and allocation RJ2B. The adopted Planning Brief for Lochend identifies pedestrian links between RJ2B and Howdenburn Court. These links should be designed into any allocation at AJEDB018. Design and landscape principles set out in the Planning Brief should be applied to this site.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: No comments.

PASSENGER TRANSPORT: No comments received.

ROADS PLANNING TEAM: As always, the capacity of Oxnam Road to take additional traffic, without alternative access means, is a matter of concern. That said, this area of land is relatively small and effectively represents a missing link between the existing housing and the housing allocations RJ30B and RJ2B. I am therefore able to support this proposal however given the geometry of the site; it would be better served as part of/in conjunction with the adjoining sites rather than a stand-alone site. Pedestrian and cycle linkage would be required with Howden Park and Howdenburn Court.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Average

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: An area of the site appears to extend into a former refuse tip, the site also houses a former quarry which appears to have been infilled. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS TEAM: Path link to housing development for non-vehicular access. To paths and roads in current application 16/01587/FUL to south to allow continued use of right of way BR259. Also non-vehicular path link to recreational ground to North of area.

EDUCATION: No comments.

HOUSING STRATEGY: No comment - SHIP 2018 shows that there is development, by Eildon Housing Association at Howdenburn Dr programmed for 2019-2020.

NHS: No comments received.

SCOTTISH WATER: Roberton WTW has sufficient capacity as does the water network. Jedburgh WwTW has sufficient capacity as does the waste network for foul only flows.

SEPA: Foul must connect to SW foul sewer network.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	20

Conclusions

There are no constraints that rule out development. The site is currently disused agricultural land/scrubland/ unadopted paths crossing it. The site would have to be considered for the development with the adjoining allocated housing sites ref RJ30B and RJ2B. Vehicular access to the site would be required from one or both of these sites. The developer states that access/permeability will be greatly enhanced by the allocation, but this is debatable as the site is already used informally for movement around the area and for recreation.

The following issues will require to be considered:

- Surface water run-off would require to be considered
- Protect boundary features and mitigation for protected species including breeding birds
- Contamination requires to be investigated
- Path link to housing development for non-vehicular access. To paths and roads in current application 16/01587/FUL to south to allow continued use of right of way BR259. Also non-vehicular path link to recreational ground to North of area.
- The site would be better served as part of/in conjunction with the adjoining sites rather than a stand-alone site. Pedestrian and cycle linkage would be required with Howden Park and Howdenburn Court.

This site requires vehicular access from one of the surrounding RJ30B or RJ2B sites. The site would offer the securing of pedestrian connectivity between RJ30B/RJ2B and the surrounding area. Housing and footpaths/open space would need to be considered in a revised masterplan.

Following the public consultation period on the Main Issues Report it is considered that this site should be taken forward into the Proposed Plan. The site is within the Jedburgh development boundary and is within the ownership of an active Registered Social Landlord.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	0	+	0	0	0	+	0	-

SEA Comment

- The site is located within the settlement boundary of Jedburgh and therefore reduces car dependency
- Has potential to offer pedestrian linkages through site and broader masterplan area. Identifiable support for meeting affordable housing needs
- Low biodiversity risk. Rank neutral grassland with areas of scrub and remnant hedgerow and garden ground on the boundary

SEA Mitigation

- Protect existing boundary features, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Pedestrian and cycle linkage would be required with Howden Park and Howdenburn Court
- Vehicular access would be required from both the adjacent allocations (RJ2B) to the east and (RJ30B) to the south
- The development of this site must be thought about in conjunction with the adjacent housing allocation (RJ2B), in respect of design, layout and access
- Potential contamination to be investigated and mitigated
- Surface water would require to be considered

Site reference RJEDB003	Site name Howdenburn Primary School	Settlement Jedburgh	SDA Central	Proposed Use Redevelopment	Indicative Capacity N/A	Ha 2.2	PP status Included
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Initial assessment

Floodrisk 1:200	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

SEPA: We have reviewed historic maps and cannot find any evidence of a small watercourse. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Foul water must connect to the existing SW foul network. It is not clear whether this is a proposal for housing or other type of development.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: Small sections of the site lie within the surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. However, due to the potential size of the development I'd require surface water runoff be considered.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Combination	Planning history references No relevant planning history on the site.
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Moderate	Site aspect South-west
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Biodiversity Risk: Moderate. Site includes school buildings, amenity grassland, small number of trees and garden ground. Potential for EPS (bats) and breeding birds. Mitigation for protected species including potentially bats and breeding birds.

SNH: No comment

GENERAL COMMENTS: Moderate biodiversity risk that can be mitigated. This is a well located site in terms of connectivity with the town of Jedburgh and the facilities it offers. It is a brownfield site which is located within an existing neighbourhood. It is within walking distance of the town centre, with local service bus stops within the neighbourhood.

Local impact and integration assessment

Conservation area

Not applicable

Open space

On site/adjacent to

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed landscape

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: The site is within a predominantly two storey maximum residential area. There is scope for redevelopment but scale and massing will be important and a development brief should be agreed.

ARCHAEOLOGY: The site is on the edge of a suspected Moot Hill (Doom Hill) where external courts, parliaments and executions took place. Archaeological evidence for related activities may extend into the site. Some mitigation may be required.

HES: No comments.

GENERAL COMMENTS: Redevelopment would replace Howdenburn School with predominantly residential use. The surrounding neighbourhood has the type of facilities required of an existing community and so new development could integrate quite easily. Development would have to carefully ensure that the loss of open space and green space associated with the school use is minimised and that building heights and massing respect the surrounding neighbourhood.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE COMMENTS: No comments

SNH: No comment due to size and location.

GENERAL COMMENTS: This is a brownfield site where a primary school is already located and so, compared to greenfield sites, there is scope to minimise the landscape impact of development overall. While it is also surrounded by existing development, the site is quite exposed and in a fairly prominent position sitting above neighbouring residential developments on its western side. Landscape impact will have to be mitigated and some planting/ screening would offer benefits of site integration, wind protection and landscaping mitigation.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

I have no objections to the redevelopment of this site.

Access to Howdenburn Drive is readily available and the development layout should include a strong street frontage onto this road. Good internal street connectivity will be required.

A pedestrian link between the north western corner of the site and the end of Grieve Avenue will need to be explored as this would help integrate the development site with the existing street network.

All of the traffic signage, road markings, speed control etc. associated with the existing school would need to be removed or at least be adjusted to suit a school no longer being present.

A Transport Statement will be required to address accessibility and sustainable travel.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

On site

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Opportunity for mixed used /supermarket/ tertiary industry. Scale must be cognisant of town centre.

EDUCATION: No issues raised regarding the proposal.

NETWORK MANAGER: Increased pressure on Oxnam Road.

SCOTTISH WATER - WASTE: Jedburgh WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER - WATER: Robertson WTW has sufficient capacity. Depending flow demand will determine if further investigation required

COUNTRYSIDE ACCESS TEAM: Scope to include recreational link path through site as part compensation for part loss of recreational open space.

CONTAMINATED LAND: The site is developed as a school. The site is brownfield land and its former use may present development constraints.

PASSENGER TRANSPORT: No comments.

ESTATES TEAM: This site will be closed as a primary school from April 2020. In advance of this the site is being advertised for sale and Estates support the inclusion of this site in the LDP2.

GENERAL COMMENTS: As a functioning primary school and playing fields this currently provides an important neighbourhood function for the south of Jedburgh. Primary school provision is set to move to Jedburgh intergenerational community campus which is within walking distance of the site. There are no planning and infrastructure issues which rule out redevelopment of the site, at this point, but that would depend on the site's final end-use. A residential reuse would appear most appropriate at this stage and so it is within this framework that the site has been assessed.

Overall assessment**PP status**

Included

Overall assessment

Commended

Site capacity

N/A

Conclusions

In line with a brownfield-first strategy, the site should be given as much policy support as possible. There are no constraints on this site. As such, the site was included as a Preferred redevelopment opportunity within the Main Issues Report.

The site is quite exposed but is partly developed and is surrounded by residential development, so there is a clear precedent for development here. Development would lead to a loss of amenity in terms of a reduction in the amount of greenspace that is currently on site. New development would have to be at a suitable scale in order to integrate with the surrounding housing areas and would need to retain a suitable portion of the greenspace.

Following the public consultation period on the Main Issues Report it is considered appropriate to take forward this site for inclusion in the Proposed Plan. The site is currently being marketed by Scottish Borders Council as the Primary School is due to be vacated in Autumn 2020.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	+	-	0	-	-	0	-

SEA Comment

- The site is within the Jedburgh development boundary and within walking distance of employment, services and facilities
- Good access to public and sustainable transport links which should minimise additional car journeys and promote health benefits of active and sustainable transport
- Potential for protected species (bats) and breeding birds within the site
- The site is on the edge of a suspected Moot Hill (Doom Hill) and archaeological evidence for related activities may extend into the site
- Care is needed to ensure that the loss of open space and green space associated with the school use is minimised
- Potential surface water runoff issue
- The site has a south westerly aspect
- The site is brownfield land and its former use may present development constraints
- Drainage Impact Assessment may be required in respect of the wastewater capacity
- Depending on the flow demand a Water Impact Assessment may be required

SEA Mitigation

- Mitigation for protected species including potentially bats and breeding birds
- Archaeological interests require to be investigated and mitigation measures may thereafter be required
- Protection of open space and green space associated with the school
- Consideration must be given to surface runoff, early discussions with Flood Officer recommended
- Any potential contamination on site to be investigated and mitigated
- Drainage Impact Assessment may be required to establish water impact
- Water Impact Assessment may be required depending on the flow demand

Site reference RJEDB006	Site name Jedburgh Grammar School	Settlement Jedburgh	SDA Central	Proposed Use Redevelopment	Indicative Capacity N/A	Ha 0.8	PP status Included
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Initial assessment

Floodrisk 1:200	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

There are constraints on the site which may affect the future developed of the site.

SEPA: Redevelopment is noted as the land use type. We require an FRA which assesses the flood risk from the Jed Water, Skiprunning Burn, and small watercourses which flow through/ adjacent to the site. The flood risk is complex at this location. Consideration should be given to any upstream and downstream structures and culverts which may exacerbate flood risk. It is important to consider sensitivity of use in line with our land use vulnerability guidance. Site will be constrained due to flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Foul water must connect to the existing SW foul network. It is not clear whether this is a proposal for housing or other type of development. It appears that Meikle cleugh may be culverted through this development site. Opportunities should be taken to de-culvert this as part of any development.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Due to the size of the development I'd recommend surface water runoff be considered. If "RJEDB005" and "RJEDB007" progresses it would be prudent to undertake a joint FRA for both sites to ensure any surface water runoff is highlighted.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Buildings	Planning history references Planning history relating to school uses.
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Moderate	Site aspect Not applicable
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Biodiversity Risk: Moderate. Site includes School buildings and hard surfaces, small number of trees in site and trees and Jed water on boundary and adjacent to garden ground. Proximity to River Tweed SAC (Jed water) but no obvious drainage connectivity. Mitigation to ensure no significant effect on River Tweed SAC. Potential for EPS (bats) and breeding birds. Mitigation for protected species including potentially bats and breeding birds.

SNH: No comments.

GENERAL COMMENTS: This is a suitable site for redevelopment in terms of accessibility and sustainability. It occupies a well located and well connected site in the centre of Jedburgh which could be redeveloped sympathetically. There is a moderate biodiversity risk associated with the potential for surface water flooding (River Tweed SAC) and potential for EPS.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
On site	Not applicable	On site	Not applicable	Not applicable	On site	Not applicable

Local impact and integration summary

HERITAGE & DESIGN: There is scope for redevelopment of this site once the existing Grammar School becomes redundant. HES has recently reviewed the listing of the grammar school and this has been regraded as category C and the extent of the listing has also been reduced to cover the old part of the original school building and the gatepiers only. The site lies wholly within the conservation area and any redevelopment should be guided by a development brief. The scale and massing of the buildings and the edge treatment of the site in particular are important issues.

ARCHAEOLOGY: There is potential for archaeology within the site boundary. The site was formerly occupied by a medieval hospital called the Maison Dieu. This gave a name to a later house to occupy the site. While there has been extensive re-development since the late 19th century, pockets of archaeological deposits may still exist. Mitigation is likely to be required.

HES: Site includes LB35537 Jedburgh Grammar School (C listed). Site within Jedburgh CA - We are content with the principle of development here (and on the adjacent site RJEDB005). The policy presumption is for the retention and conversion of the listed building. We would also be happy to provide advice on the unlisted buildings in terms of their contribution to the character of Jedburgh Conservation Area.

GENERAL COMMENTS: The site is well located for redevelopment. It is located within a conservation area with a mix of buildings. The retention of the C Listed Grammar School and Rector's House would be strongly encouraged as part of any development. With careful attention to retention, and new design, this site offers a good opportunity for redevelopment that is well located and contributes to the amenity of Jedburgh.

Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

LANDSCAPE COMMENTS: No comments.

SNH: No comment due to size and location.

Planning and infrastructure assessment

Physical access/road capacity	Near a trunk road? <input type="checkbox"/>
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ROADS PLANNING SERVICE: I have no objections to the redevelopment of this site. The site is well located in terms of sustainable transport and there are opportunities for multiple access points.

All of the traffic signage, road markings, speed control etc. associated with the existing school would need to be removed or at least be adjusted to suit a school no longer being present.

Right of way	TPOs	Contaminated land	Water supply	Sewerage	Gas Supply	Education provision
Not applicable	On site	On site	Yes	Yes	Yes	Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Listed school for conversion, including gates and piers.

EDUCATION: No issues raised regarding the proposal.

NETWORK MANAGER: No comments.

SCOTTISH WATER - WASTE: Jedburgh WwTW has sufficient capacity. Please note there is a Sewer within site. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER - WATER: Robertson WTW has sufficient capacity. Depending flow demand will determine if further investigation required.

COUNTRYSIDE ACCESS TEAM: No comment.

CONTAMINATED LAND: The site is developed as a school. The site is brownfield land and its former use may present development constraints.

PASSENGER TRANSPORT: No comments.

ESTATES TEAM: A consultation event has been held in Jedburgh where the Community were advised that the Council will undertake a feasibility study to look at redevelopment options for the site. Estates support the inclusion of this site in the LDP2.

Overall assessment

PP status

Included

Overall assessment

Commended

Site capacity

N/A

Conclusions

The site should be allocated as a specific redevelopment opportunity that incorporates the retention and reuse of the C listed school building and school house, the loss of which would have a detrimental impact on Jedburgh. Wider development in the site would need to fit with the Conservation Area status which covers the site. The site is very well located in terms of accessibility, sustainability and local impact and integration. There are no planning or infrastructure issues which preclude development. There is a potential issue with development viability which arises from the need to retain the listed buildings within a location where the market has been subdued in recent years.

Following the public consultation period on the Main Issues Report it is considered appropriate to take forward this site for inclusion in the Proposed Plan as a redevelopment allocation.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	-	0	-	-	0	-

SEA Comment

- The site is within the Jedburgh development boundary and within walking distance of employment, services and facilities
- Good access to public and sustainable transport links which should minimise additional car journeys and promote health benefits of active and sustainable transport
- Potential for protected species (bats) and breeding birds within the site

- Proximity to River Tweed SAC (Jed water) but no obvious drainage connectivity
- There is potential for archaeology within the site boundary
- The site includes Jedburgh Grammar School which is C-listed
- The site is within the Jedburgh Conservation Area
- Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area
- Meikle cleugh may be culverted through this development site
- The site is brownfield land and its former use may present development constraints
- There is a sewer within the site and a Drainage Impact Assessment may be required in respect of the wastewater capacity
- Depending on the flow demand a Water Impact Assessment may be required

SEA Mitigation

- Mitigation for protected species including potentially bats and breeding birds
 - Mitigation required to ensure no significant effect on River Tweed SAC
 - Archaeological interests require to be investigated and mitigation measures may thereafter be required
 - State the need to retain the C-listed building on site
 - A Flood Risk Assessment is required and early discussions with the Flood Officer are recommended
 - Meikle cleugh may be culverted, opportunities should be taken to de-culvert this as part of any development
 - Any potential contamination on site to be investigated and mitigated
 - Drainage Impact Assessment may be required to establish water impact
 - Water Impact Assessment may be required depending on the flow demand
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Kelso

Site reference BKELS006	Site name Wooden Linn II	Settlement Kelso	SDA Central	Proposed Use Employment	Indicative Capacity N/A	Ha 17.1	PP status Included
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Initial assessment

Floodrisk 1:200	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

SEPA: We require an FRA which assesses the risk from the Woodend Burn and tributary. Consideration should be given to any culverts/bridges which may exacerbate flood risk. Due to the steepness of the site we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.

FLOOD AND COASTAL MANAGEMENT TEAM: This site lies within the SEPA's 1 in 200 year pluvial (surface water) flood extent.

There is a small ditch that runs along the North Western border of the site and may flood along that border. Any flood risk from this ditch should be considered within any application for this site.

If the applicant cannot suitably show there is no flood risk to buildings on the site from this ditch/ burn then a FRA may be required.

Please note that the adjacent new industrial development has been affected by sewer flooding – it is unknown whether this is due to poor drainage installation or lack of maintenance. Foul water would have to be suitably planned before any proposal was approved.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land On site	Current use/s Greenfield	Planning history references
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Moderate	Site aspect South
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: No comments received.

GENERAL COMMENTS: The site is located to the south of Kelso and there is a bus route which passes the site and goes into the town centre. Within Kelso there are a range of services and shops

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed landscape

Adjacent to site

Local impact and integration summary

ARCHAEOLOGY OFFICER: Nothing known, but given number of known sites and find-spots in the area we would want some evaluation of the site.

HERITAGE AND DESIGN OFFICER: There are no listed buildings either within the site or nearby that may have their setting impacted by the inclusion of this site. It lies well outside the Kelso Conservation Area.

The proposed site does encompass two complete fields with hedgerows which help to form a boundary. The inclusion of the site would obviously extend the start of the “built up area” of Kelso and therefore the boundary treatment, especially to the south will be important to help make the transition between open countryside and the new development.

HES: It is considered that significant adverse impacts on heritage assets within our statutory planning remit are unlikely. Consequently we do not have any specific comments to offer. For those sites which are considered to be preferred or reasonable alternatives for allocation in LDP2, the environmental assessment should consider the likely effects on both designated and non-designated heritage assets, and should identify site specific mitigation where negative effects are identified.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SNH: A small watercourse runs along the north-western boundary of the site. This watercourse is a tributary of the River Tweed Special Area of Conservation (SAC). The possibility of Likely Significant Effects on the SAC due to this proximity was considered during assessment of BKELS003 during the Habitats Regulations Appraisal (HRA) of the LDP. This was avoidable through application of Policies EP1 and EP15. If these policies are unchanged, a similar conclusion could be reached for BKELS006.

Given its proximity to existing allocations zEL206 and BKELS003, we recommend that if BKELS006 is allocated in LDP2, site requirements should be based on those used for these existing allocations.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: I have no objections to this land being allocated for Business and Industrial use. Access is achievable off the end of the new Pinnaclehill Industrial Estate road network. A further access onto the B6352 is desirable, however the only potential suitable location for this would be by way of a roundabout at the southernmost point of the site, to tie in with where the B6436 meets the B6352. This will require the existing private access opposite this junction to be rerouted onto the new industrial estate access road.

The existing street infrastructure, including the speed limit, would have to be extended to beyond the proposed roundabout as appropriate.

A Transport Assessment will be required which will address sustainable transport matters including public transport provision.

Highway

Not applicable

PP

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Coverage

Yes

Gas supply

No

Education provision

Good

Planning & infrastructure summary

COUNTRYSIDE ACCESS TEAM: No comments.

EDUCATION: N/A.

HOUSING STRATEGY: No comments.

WASTE MANAGEMENT: This site is around 200-250m south of the Community Recycling Centre and Council combined depot. I'm presuming as this is for business and industrial use you don't see any conflict of interest? We just need to ensure that these strategic facilities are not compromised in any way. Waste and other Council activities are not always appreciated in the local area. That said I am not aware of any complaints from local businesses so far.

TRANSPORT SCOTLAND: No issue with the site as it is sufficiently far enough away from the A68(T) not to be of any concern.

CONTAMINATED LAND OFFICER: The site appears to have remained largely undeveloped throughout the map extracts reviewed with the exception of a small mill pond at the northern site boundary which appears to have subsequently been infilled. The site incorporates an element of brownfield land and its former use may present development constraints.

SCOTTISH WATER (WATER): Site free of existing assets. However, caution must be exercised as there is a 12" and 8" water mains on the access road on the Western boundary. Sufficient water capacity.

SCOTTISH WATER (WASTE): Capacity at our wastewater works but it would depend on the nature of the proposed development.

ECONOMIC DEVELOPMENT: A preliminary design report on this site was undertaken by the Council's engineers in 2002 which showed how the site could be best laid out. The Economic Development service supports this proposal as a longer term site once BKELS003 has been developed.

Overall assessment**PP status**

Included

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

Question 4 of the Main Issues Report asked for suggested sites for business and industrial uses within Kelso. Following discussions with the Economic Development Team this site was identified.

This site adjoins the Kelso development boundary and is adjacent to the existing Industrial Estate at Pinnaclehill. Consideration must be given to landscaping of the site to help make the transition between open countryside and the new development as well as establishing a new settlement edge.

Access to the site can be achieved off the end of the new Pinnaclehill Industrial Estate road network with a further access onto the B6352 is desirable.

It is considered that this is an appropriate site for business and industrial use due to its close proximity to the existing Industrial Estate. Therefore the site will be included within the Proposed Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	+	-	0	0	+	-	-

SEA Comment

- The site is within the town of Kelso which benefits from good access to public transport and services and therefore reduces car dependency
- Potential flood risk within the site
- Due to the steepness of the site there is a potential issue with surface water runoff
- Potential for archaeology within site
- South facing site
- Two water mains along the western site boundary
- Appropriate structure planting/ landscaping to help make the transition between open countryside and the new development
- Prime Quality Agricultural Land within the site
- A small watercourse runs along the north-western boundary of the site. This watercourse is a tributary of the River Tweed Special Area of Conservation (SAC)
- The adjacent new industrial development has been affected by sewer flooding – it is unknown whether this is due to poor drainage installation or lack of maintenance

SEA Mitigation

- A Flood Risk Assessment will be required which assesses the risk from the Woodend Burn and tributary
- Consideration should be given to any culverts/bridges which may exacerbate flood risk.
- Consideration must be given to surface water runoff issues due to the sites steepness
- Archaeological evaluation/ mitigation required
- There are two water mains along the road on the western boundary and caution must be exercised
- Existing hedges and woodlands should be reinforced and included in a management scheme
- Appropriate structure planting/landscaping is required to create a setting for employment uses, shelter the site and create a defined settlement boundary. Boundary treatment, especially to the south will be important to help make the transition between open countryside and the new development
- It is judged that the text within the Proposed LDP policies EP1 International Nature Conservation Sites and Protected Species, and EP15 Development Affecting the Water Environment is sufficient to avoid LSE on the conservation objectives of the River Tweed SAC
- Foul water must be suitably planned before any proposal is approved

Melrose

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AMELR013	Harmony Hall Gardens	Melrose	Central	Housing	5	0.8	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

FLOOD AND COASTAL MANAGEMENT: A portion of this site is within SEPA's 1 in 200 year flood map of the River Tweed. A Flood Risk Assessment would require to be undertaken.

SEPA: Require an FRA which assesses the risk from the River Tweed. There was previously a mill lade which flowed along the northern boundary which will also require consideration.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	10/00158/LBC - Alterations to wall to widen access and erection of gates - Withdrawn 10/00159/FUL - Alterations to wall to widen access and erection of gates - Approved subject to conditions and informative

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate impact. Site appears to be improved grassland, (old orchard?) and garden ground, mature broad-leaved trees and stone wall on the boundary. Stone built, slate-roofed building within site potential for bats (EPS) and breeding birds. Some potential connectivity to River Tweed SAC/SSSI via run off to burn/lade to east. Mitigation to ensure no significant effect on River Tweed SAC. Protect boundary features and mitigation for protected species including bats (EPS) and breeding birds.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
On site	Not applicable	On/adjacent to site	On/adjacent to site	Not applicable	On/adjacent to site	Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: The eastern 1/3 of the site is within the Melrose Abbey Scheduled Monument Area. Any development proposals would need to satisfy HES requirements and Policy EP8. The western 2/3 are within an area of high archaeological potential because of the proximity to the SM, and discoveries previously made nearby. Proposals outside the SM would require archaeological evaluation. All proposals would need to respect the setting of the SM.

HERITAGE AND DESIGN OFFICER: Lies within Melrose conservation area and close to the category B listed Harmony House and the category C listed former stables and St Marys School. There may be some scope for small scale redevelopment within the site, but any development will need to be kept low in height and respect the character of the conservation area.

HES: Development of this site, which is partially within SM90124 Melrose Abbey would raise issues of national significance. The eastern and northern edges of the proposed development site overlap into, and directly adjoin parts of the scheduled monument. No development directly affecting (i.e. within the boundary of) the scheduled monument would be permitted. Consequently, any development of this site would need to avoid the monument entirely and retain it in an appropriate setting. HES consider that the proposed level of development would be likely to affect the setting of the monument. Additionally, there are significant known unscheduled archaeological remains in the area and development of this site would be likely to encounter unscheduled archaeological remains. The Council's archaeological adviser should be consulted for further advice on this.

SCOTTISH NATURAL HERITAGE: The site lies within the Eildon & Leaderfoot Hills NSA. While well contained, the site makes an important contribution to the character of St Mary's Road. The boundary wall, mature trees and orchard combine to give a strong sense of place. SNH have concerns regarding the allocation of the site as shown in the shapefiles provided with this consultation. Our advice is that the western, slightly elevated, area of orchard should be retained and enhanced through the creation of a new orchard around the remaining trees. Other existing assets such as the boundary wall on the south edge and the mature beeches on the north edge should also be retained for their contribution to sense of place. Promoting higher density of development within the remainder of the site could create a development that is in keeping with the wider area, establishing a place that could be adaptable for all stages of life and which is well connected to the town centre. SNH would wish to ensure that if this site is to be allocated within the NSA that a site brief is produced to identify the key natural heritage assets of the site to be protected and the key opportunities for the integration of green infrastructure within future development. Modification to the proposed extent of the allocation would avoid or reduce likely natural heritage impacts.

Landscape assessment

NSA

On/adjacent to site

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: A mix of house types, from detached / semi-detached to terraced/ courtyard developments but limited to 1½ storeys to reflect the style and scale of surrounding residential properties and buildings. It is important that the 'genius loci' is retained and enhanced by a high quality development with attention to building pattern and detail.

GENERAL COMMENTS: The site is constrained within the Development and Landscape Capacity Study (March 2007) which states that the site is within the 'Level Fields' character area which is limited by the contribution it makes to the historic setting of the Abbey and other nearby buildings, and to the setting of the River Tweed, which is characterised by its lack of immediate development.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: Existing roads infrastructure not ideal in this area.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING TEAM: No objections to the principle of housing on this site, however, there are some issues to resolve: The carriageway in St Mary's Road is only around 4.5m wide, with a roadside wall on the north side, so that two-way traffic flow is very difficult. Furthermore, the wall is of a height that it would not afford safe junction visibility for any new junctions unless it was lowered or set back. A solution could be to lower the wall in height and to form at least two new junctions which would double up as passing opportunities. Some concerns regarding the pedestrian network surrounding the site. The existing route to the town centre via Abbey Street is particularly narrow in parts and arrangements for pedestrians at the junction of St Mary's Road with Abbey Street are poor. The site serves as a

pedestrian way between the private school and the sports fields as well as a pedestrian way between Melrose and Gattonside any development on the site would need to respect this and incorporate such movement. A Transport Statement can address all of the issues raised.

TRANSPORT SCOTLAND: No comments.

Right of way

Not applicable

TPOs

On/adjacent to sit

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: The site appears to have been developed as a residential property with associated garden ground. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

COUNTRYSIDE ACCESS TEAM: No comments.

DEVELOPMENT MANAGEMENT: Appears to be a logical addition within the development boundary but is an attractive area of parkland. A high quality, low density development would be required as the site is within the Conservation Area. Archaeological/Scheduled Ancient Monument implications. Potential impact on the setting of the Listed Building. Access along St Mary's Road may be a problem.

EDUCATION: No objections.

NHS: No comments received.

SCOTTISH WATER: Howden WTW has sufficient capacity. A Flow and Pressure test is required to establish what impact, if any this development has on the existing network. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW. Surface water sewer just within site boundary.

SEPA: Foul water must connect to the existing SW foul network. It appears that the mill lade may be culverted through this development site. Opportunities should be taken to de-culvert this as part of any development.

Overall assessment

PP status

Included

Overall assessment

Acceptable

Site capacity

5

Conclusions

There are clearly sensitive issues which require to be addressed such as the location of the site within the Conservation Area and its proximity to listed buildings. The eastern third of the site is within the Melrose Abbey Scheduled Monument Area and would be excluded from development. Furthermore, archaeological remains are likely within the remainder of the site which would require investigation. It is likely an acceptable access on the western part of the site could be formed with minimal disturbance to the existing walls. It is considered that the development of this sensitive site would be acceptable in principle subject to the following:

- A Flood Risk Assessment is required which should take cognisance of a mill lade which previously flowed along the northern boundary and the River Tweed.
- Retain and protect the existing boundary features and trees, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Mitigation required to ensure no significant adverse effects upon integrity of River Tweed Special Area of Conservation
- Archaeological assessment (including archaeological evaluation) is required, with any associated mitigation as identified
- Development must respect the setting of the Scheduled Monument. No development within the Melrose Abbey Scheduled Monument (SM90124) would be permitted
- The design and layout of the site should take account of the Conservation Area, the setting of the Scheduled Monuments and trees on/adjacent to the site

- Access to the site should be in a location which results in the least disruption to the existing stone wall along the southern boundary of the site. A Transport Statement would be required
- Existing trees/hedging within and on the boundaries of the site must be retained and protected
- In order to safeguard the character of the Conservation Area and adjacent listed buildings, dwellinghouses should be restricted to single storey.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	-	+	--	-	-	0	-	-

SEA Comment

- Moderate biodiversity impact. Site is improved grassland,(old orchard?) and garden ground, mature broad-leaved trees and stone wall on the boundary. Stone built, slate –roofed building within site potential for bats (EPS) and breeding birds.
- Potential connectivity to River Tweed SAC/SSSI via run off to burn/lade to east. Potential protected species including bats (EPS) and breeding birds
- Location has potential to reduce car dependency. Close to bus and rail links to local area and wider region. Local facilities located in Melrose and Galashiels
- High archaeological potential
- Located within Melrose Conservation Area
- The site sits with Eildon and Leaderfoot National Scenic Area, but is well screened to the north, and to some degree to the west
- Trees within site and on boundaries
- Adjacent the River Tweed (SAC). Topography means that surface water run-off unlikely to be a problem

SEA Mitigation

- A Flood Risk Assessment is required which should take cognisance of a mill lade which previously flowed along the northern boundary and the River Tweed
- Retain and protect the existing boundary features and trees, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Mitigation required to ensure no significant adverse effects upon integrity of River Tweed Special Area of Conservation
- Archaeological assessment (including archaeological evaluation) is required, with any associated mitigation as identified
- Development must respect the setting of the Scheduled Monument. No development within the Melrose Abbey Scheduled Monument (SM90124) would be permitted
- The design and layout of the site should take account of the Conservation Area, the setting of the Scheduled Monuments and trees on/adjacent to the site
- Access to the site should result in the least disruption to the existing stone wall along the southern boundary of the site.
- Existing trees/hedging within and on the boundaries of the site must be retained and protected
- In order to safeguard the character of the Conservation Area and adjacent listed buildings, dwellinghouses should be restricted to single storey

Oxnam

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
SBOXN001	Oxnam Development Boundary	Oxnam	Rest of Borders	Development Boundary	N/A	10.2	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	On site	Not applicable	Not applicable	Not applicable

Initial assessment summary

SEPA: There is a water body within/immediately adjacent to this site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.

We require an FRA which assesses the risk from the Oxnam Water and tributaries. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Development boundary may be constrained due to flood risk. A surface water hazard has also been identified at the site.

According to SEPA records this site includes or is immediately adjacent to a baseline waterbody (Oxnam Water (River Teviot to Newbigging Burn) (waterbody 5228) – MODERATE status).

Any development would need to connect to the SW foul sewer network. Any sites near watercourses would need to ensure that the watercourse is protected as part of any development.

SBC FLOOD TEAM: This site covers the majority of Oxnam. The Oxnam Water extends through the middle of Oxnam. Dependent on where and what type of development, a Flood Risk Assessment could be required. However, large parts of the site do not lie within the SEPA 1 in 200 year flood extents so the requirement of a FRA would, as above, be dependent on where and what type of development.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Other	Various planning applications within the development boundary.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Minor	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: No comments received.

GENERAL COMMENTS: Oxnam is located four miles east of Jedburgh and car travel is required to access any services.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	On site	On site	Not applicable	Not applicable	On site	Not applicable

Local impact and integration summary

HERITAGE AND DESIGN: It makes sense to try to establish a development boundary, but this is tricky in such a spread-out settlement as Oxnam where there is no real core.

ARCHAEOLOGY OFFICER: There are archaeological records within the development boundary.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: Establishment of a development boundary was included in the MIR consultation. Our advice was that any resulting Settlement Profile should clearly reference the River Tweed SAC as the boundaries are contiguous in places.

LANDSCAPE: No comments.

Planning and infrastructure assessment

Physical access/road capacity

ROADS PLANNING TEAM: I have no objections to the formation of this development boundary.

ROAD NETWORK MANAGER: No observations other than may impact on 30 mph limits.

Right of way	TPOs	Contaminated land	Water supply	Sewerage	Gas Supply	Education provision
Not applicable	Not applicable	Not applicable	Yes	Limited	No	Good

Planning & infrastructure summary

PASSENGER TRANSPORT: No comments.

ECONOMIC DEVELOPMENT: No comments.

EDUCATION: N/A.

SCOTTISH WATER (WASTE): Limited capacity.

SCOTTISH WATER (WATER): Sufficient capacity - no real concerns however any proposed connection would need to be assessed due to location and elevation.

DEVELOPMENT MANAGEMENT: Potential to encourage ribbon development rather than coalescence as a group.

OUTDOOR ACCESS TEAM: Core path 191 and Core path 192 are within this site and a width of path or pavement for non-vehicular access should be allowed. Housing on the locations in this plan would benefit greatly from a pavement to link the settlements in the village to each other and to the wider path network.

CONTAMINATED LAND OFFICER: The site has been widely developed with apparent residential properties as well as an agricultural steading and two blacksmiths. The site is brownfield land and its use may present development constraints.

WASTE MANAGEMENT: No comments.

HOUSING STRATEGY: Did not raise any concerns regarding the development of the site.

PROJECTS MANAGER: No comments.

Overall assessment

PP status

Included

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The Council has been approached by Oxnam Community Council with a view to having a development boundary incorporated around the hamlet. This would effectively mean Oxnam would become a recognised settlement within the LDP. It is considered Oxnam is of a size which could justify inclusion within LDP2 and could ensure control of future development proposals within the current building group. A proposed boundary, suggested by the Community Council, was proposed within the MIR.

Following public consultation on the Main Issues Report, a number of comments were received however these were mostly positive and supported the creation of a development boundary for Oxnam.

As part of the site assessment process no significant constraints were identified however there are a number of site requirements to be included within the Oxnam Settlement Profile. A key greenspace has also been identified for safeguarding at Oxnam Green (GSOXNA001) which will be shown within the settlement profile and associated map. Therefore it is considered that this development boundary allocation should be included within the Proposed Local Development Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	0	0	0	0	0	0	0	0

SEA Comment

- In places, the River Tweed SAC boundaries are contiguous to the new development boundary.

SEA Mitigation

- Reference to be made within the Settlement Profile to the River Tweed SAC as the boundaries are contiguous in places.

Selkirk

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
ASELK040	Philiphaugh Mill	Selkirk	Central	Housing	19	1.7	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Adjacent to site	Not applicable	Adjacent to site	Not applicable

Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: The site is protected from flood risk as a result of the Selkirk Flood Protection Scheme which was completed in February 2017. The scheme provides protection to a 1 in 200 year event plus climate change. The presence of the scheme and the level of protection it affords complies with SEPA Planning Information Note 4 and also SEPA Flood Risk and Land Use Vulnerability Guidance in relation to development behind flood defences in a built up area.

Response to Pre-MIR: Dependent on SEPA's building behind defences stance.

SEPA: Due to the site being in a sparsely developed area and a proposed increase in sensitivity from commercial to residential we do not consider that it meets with the requirements of Scottish Planning Policy and our position is unlikely to change. We have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we require that this site is removed from the Local Development Plan.

SEPA previously required the removal of this site during the LDP consultation process in February 2014 and July 2016. Prior to the 2008 Local Plan, SEPA had indicated that the site was unsuitable for residential development. Therefore, SEPA has always had a consistent view regarding this site. SEPA attended a meeting with Scottish Borders Council representatives in November 2015 to discuss the Scottish Government Reporter findings. The Reporter had agreed with SEPA and recommended removal of this allocation. The 2013 Proposed Plan which was adopted in May 2016, included the Philiphaugh Mill redevelopment site, which was contrary to SEPA's and the Scottish Governments Reporter's recommendations. The previous Proposed Plan made no mention of flood risk within the Site Requirements. The Site Requirements did state that "The Redevelopment opportunity at Philiphaugh Mill is for housing use". As part of the November 2015 meeting, SBC pointed out that for the site at Philiphaugh Mill (then Zro200) SEPA could have objected to the housing part of the proposal rather than ask for the removal of the site. The allocation is consistently being promoted as housing and as such the council have not altered the land use.

Review of the SEPA Flood Map shows that the entire site boundary of ASELK040 lies entirely within the estimated 1 in 200 year functional floodplain of the Ettrick Water. In addition, there is a mill lade which flows through the site which poses an additional flood risk to the site.

The Ettrick Water has a well documented history of flooding. It is also well documented that the site flooded on the 31st of October 1977 in the book "Troubled Waters – Recalling the Floods of '77". "At the top of Ettrickhaugh Road, Kendal Fish Farm was flooded out and subsequently many thousands of rainbow trout were released into the river. The following day was a boom time for the local anglers". "Many houses in Ettrickhaugh Road, opposite Selkirk RFC, had to be abandoned and the only escape route for one unfortunate man trapped upstairs in the rugby club premises was via a rowing boat! A short distance away, the swollen waters meant the loss of 70,000 rainbow trout from Kendal Fish Farm, valued at £20,000." Philip Edgar, the former manager at Kendal Fish Farm is quoted as saying "A couple of thousand fish were lost from the farm. It was mainly the big fish that got washed away into people's gardens and the rugby pitch – they were everywhere". The site is also within the flood envelope of the 1977 flood as produced by Crouch & Hogg on behalf of Borders Regional Council.

SEPA acknowledge that the Selkirk Flood Prevention Scheme will reduce the risk of flooding to Selkirk, including to site ASELK040 Philiphaugh Mill. However, the primary purpose of a flood protection scheme is to protect existing development from flooding rather than facilitate new development.

The latest development planning/ management guidance published by SEPA (<https://www.sepa.org.uk/media/162837/lups-bp-gu2a-land-use-planning-background-paper-on-flood-risk.pdf>) on development behind defences clearly states that a precautionary approach should be taken to proposed allocations in areas protected by a flood protection scheme. Defences can be breached or overtopped leading to a

scenario that can be significantly worse than if there are no defences present as flooding can be sudden, unexpected and floodwater trapped behind defences can extend the period of inundation which can lead to greater damage. FPS have a finite design life, which may be less than that of the proposed and future development.

Scottish Planning Policy (paragraph 263) states that in medium to high risk areas (greater than 0.5% annual probability of coastal or watercourse flooding); "May be suitable for residential, institutional, commercial and industrial development within built-up areas provided flood protection measures to the appropriate standard already exist and are maintained, are under construction, or are a planned measure in a current flood risk management plan." We consider this site to be within a sparsely developed area and based on the risk framework, these areas are generally not suitable for additional development unless a location is essential for operational reasons.

In summary, the housing allocation for 19 units is in a sparsely developed area and as the proposed development would be an increase in sensitivity from commercial to residential. In line with our SEPA position on development behind formal FPSs, development in this area would add to the overall area at risk and would therefore be contrary to the policy principles of Scottish Planning Policy and the aspirations of the Flood Risk Management (Scotland) Act. However, SEPA would be supportive of redevelopment of the site for a similar commercial use.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Brownfield	There is no planning application history relating to the site. The site has previously been allocated within the Consolidated Local Plan 2011 as a redevelopment opportunity (zRO200).

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and sustainability summary

ECOLOGY OFFICER: Moderate risk - existing built structures (textile mill) have potential to support protected species such as bats (EPS) and breeding birds. Site contains trees and scrub and derelict buildings adjacent to mill lade, potential connectivity to Ettrick water (River Tweed SAC/SSSI) (protected species interest may include bats, badger and breeding birds). Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	On/adjacent to site	Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: The site is partly within the Inventory Battlefield of Philiphaugh. Mitigation will be required. Development must respect the setting of the battlefield.

HERITAGE AND DESIGN OFFICER: Although not listed, the remains of the former mill, including structures, former wheel pit and lade, are of historic significance, any development should take account of these features.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: Trees along mill lades, especially along north and east boundaries should be protected from development as they have a screening and amenity value. Building survey should be undertaken to assess cultural and historic value of remaining buildings. Need to explore potential to make direct pedestrian link onto footpath that runs along south and west boundary site. Perimeter trees and scrub have ecological value and should be retained and supplemented. Capacity is dependent on ability to convert some of the better quality mill buildings and infill development. A capacity of approximately 15-20 does not seem inappropriate for an ex-industrial site where density could be higher than surrounding area. The site has potential to be an interesting combination of building conversion, retaining the more attractive buildings, supplemented by infill development in keeping with the character of the site.

SNH: No comment, redevelopment of existing sites.

Scottish Natural Heritage: No comments.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: No comments.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING TEAM: No objections to the site being zoned for housing. Some minor widening of Etrickhaugh Road will be required to mitigate the increase in traffic movements. Access to the site will require a new bridge over the Etrickhaugh Burn. Given that the site only has one realistic point of access, any proposal will need to provide a well-connected layout internally with a potential link to the adjacent site to the north east if that site is also to be allocated for housing. Pedestrian/cycle links will also be required to take advantage of the new riverside path which has been constructed as part of the Selkirk Flood Prevention Scheme.

TRANSPORT SCOTLAND: No comments.

Near a trunk road?

Right of way

On/adjacent to site

TPOs

Not applicable

Contaminated land

On site

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: The site appears to have been developed as a woollen mill. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS TEAM: Non-vehicular access required to existing pavements and links to existing path network.

EDUCATION: No objections.

NHS: No comments received.

SCOTTISH WATER: Howden WTW has sufficient capacity. A Flow and Pressure test is required to establish what impact, if any this development has on the existing network. Selkirk WwTW has sufficient

capacity. Sufficient capacity in the network.

SEPA: Mill lade which went through old fish farm runs through the site. This would need to be protected to maintain flow and protect water quality. There should be no culverting for land gain. Foul water should be connected to the SW foul sewer network. SEPA is aware that there is made ground on the site (filling in of old fish tanks) which could contain unsuitable materials (ie be considered contaminated land).

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	19

Conclusions

Proposed LDP assessment: SEPA consider the site to be in a 'sparsely developed area'. The Council can confirm that the site is located within the settlement boundary of Selkirk as defined by the Local Development Plan 2016. The site has been allocated in previous years for redevelopment given its former use as a fish farm and the Council's desire to see the site regenerated. The development of the site for residential development is regarded as acceptable in principle. The site is located immediately adjacent to existing residential properties and is accessed along Ettrickhaugh Road which is residential in character. The Council refutes the view that the site is within a 'sparsely developed area'. The site is protected from flood risk as a result of the Selkirk Flood Protection Scheme which was completed in February 2017. The Scheme provides protection to a 1 in 200 year event plus climate change. The presence of the Scheme and the level of protection it affords complies with SEPA Planning Information Note 4 and also SEPA Flood Risk and Land Use Vulnerability Guidance in relation to development behind flood defences in a built up area. A final 'as built' model is yet to be undertaken. The Forward Planning team will be informed of the findings in due course and this will be copied to SEPA.

Pre-MIR assessment: SEPA object to the allocation of the site on flooding grounds on the grounds that the site is in a sparsely developed area and there would be and an increase in sensitivity from commercial to residential. SEPA do not consider that the site meets the requirements of SPP and they advise that their position is unlikely to change. SEPA require that the site is removed from the LDP. These matters have been discussed with the Council's Flood and Coastal Management Team and the Senior Project Manager of the Selkirk Flood Protection Scheme. As part of the Selkirk Flood Protection Scheme, a final 'as built' model run will be undertaken of the scheme to determine actual risk. This will confirm the actual standard of protection. It is expected that this will be undertaken by the end of August 2018 and thereafter analysed. This information will then be conveyed to SEPA for their information and further comments. This site is therefore suggested as an 'alternative' site at this point in time, due to the outstanding objection raised by SEPA. This is, however, subject to ongoing discussion and will be reported further in the Proposed Plan. It should be noted that the Council considers that this site is part of the built up area which satisfies the terms of SEPA's 'Planning Information Note 4: SEPA Position on development protected by a Flood Protection Scheme' and does not consider that this is an argument SEPA should be contending.

Moderate risk to biodiversity. Mitigation required relating to River Tweed SAC. It is considered that the site relates well to the existing settlement at this location. Setting of historic battlefield to be considered. Accessibility to local services is acceptable. The site has the potential to be an interesting combination of building conversion with infill development in keeping with the character of the site. An acceptable access arrangement is achievable. Pedestrian/cycle links required. Potential contamination issues. WTW local network issues possible.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	-	0	--	+	0	0	+	0

SEA Comment

- Located behind recently completed Flood Protection Scheme
- Moderate biodiversity risk. Existing built structures (textile mill) have potential to support protected species such as bats (EPS) and breeding birds. Site contains trees and scrub and derelict buildings adjacent to mill lade, potential connectivity to Ettrick water (River Tweed SAC/SSSI) (protected species interest may include bats, badger and breeding birds).
- The site is partly within the Inventory Battlefield of Philiphaugh
- Whilst the site is located on the edge of the settlement, it is adjacent to existing residential properties

- Pedestrian connectivity required
- Potential contamination on site
- Mill lade which went through old fish farm runs through the site. This would need to be protected to maintain flow and protect water quality
- Potential to redevelop derelict site

SEA Mitigation

- Appropriate structure planting to be agreed
 - Potential contamination to be investigated and mitigated
 - Existing mill lade adjacent to site requires to be protected to maintain flow and protect water quality
 - Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation
 - Assessment of ecology impacts and provision of mitigation, as appropriate
 - Development must not have a negative impact on the key landscape characteristics and special qualities of the battlefield (Battle of Philiphaugh)
 - Some archaeological investigation may be necessary before or during development
 - Some widening of Ettrickhaugh Road will be required to mitigate the increase in traffic movements
 - Access to the site will require a new bridge over the Ettrickhaugh Burn
 - Given the site will only have one point of access, any development will require to provide well-connected layout internally with a potential link to the adjoining site to the north east
 - Pedestrian/cycle links will be required to take advantage of new riverside path constructed as part of Selkirk Flood Protection Scheme
 - Contact with Scottish Water in respect of water treatment works local network issues
-

Yetholm

Site reference BYETH001	Site name Land North West of Deanfield Place	Settlement Yetholm	SDA Rest of Borders	Proposed Use Business and Industrial	Indicative Capacity N/A	Ha 1.0	PP status Included
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

SEPA: The OS Map indicates a sufficient height difference between the site and The Stank Burn.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references There is no relevant planning history on the site.
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Accessibility and sustainability assessment

Access to public transport Poor	Access to employment Poor	Access to services Limited	Wider biodiversity impacts Minor	Site aspect Not applicable
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Biodiversity Risk: Low impact. Site appears to be an arable field with broad-leaved trees, hedgerow and young plantation on the boundary. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger breeding birds

GENERAL COMMENTS: Not a very accessible location but the purpose of the proposal is to provide a local employment opportunity suitable to this location.

Local impact and integration assessment

Conservation area Not applicable	Open space Not applicable	Listed buildings Not applicable	Scheduled Monument Not applicable	Ancient woodland inventory Not applicable	Archaeology Not applicable	Garden and designed landscape Not applicable
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Local impact and integration summary

ARCHAEOLOGY: While there are no known archaeological sites within the proposed LDP area, there are records for prehistoric discoveries in the surrounding area. The site is on the edge of drained loch or bog where settlement and other activities may have taken place in prehistory. It is also near the medieval settlement of Yetholm and evidence of contemporary activity may exist. While this potential is low, a requirement for evaluation is likely.

HERITAGE & DESIGN: Outwith the settlement boundary and conservation area in a highly visible location on the approach to Yetholm from Kelso without much existing screening.

HES: No comments.

GENERAL COMMENTS: The site is prominent, particularly for an employment allocation.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE COMMENTS: No comments.

SCOTTISH NATURAL HERITAGE: No comments due to size and location.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: Following the previous comments made by the Roads Planning Team during the pre-Main Issues Report period, the Lead Roads Planning Officer has visited the site with the local Councillor to discuss the road safety concerns associated with the site and to see if there was a possible solution.

On the site visit a safe means of access to the site seemed possible approximately at the midpoint of the frontage with the B6352. Due to the difference in level between the site and the public road a fair extent of engineering work would be required to form the access and to provide junction sight-lines in both directions along the B6352. A footway would be required from the new junction along the B6352 to connect with the main street through the village. This is not possible on the south side of the road due to restrictions at the tight bend at Yetholm Hall and so the footway would have to be in road verge on the north side. This would be challenging in terms of verge width, hedging, and level differences between the verge and the public road. Furthermore, the extent of road verge is not clear and is open to interpretation. That said, with a fair extent of engineering work, it would appear possible to fit in a narrow footway in the verge. The footway and associated kerbing would require to take into account road surface water drainage and the footway would likely need to be retained in part and roadside fencing would be required where the adjacent land sits below the road level.

In summary, although the provision of a junction from the B6352 to serve this site and a footway along the B6352 to connect with the village would be challenging to achieve it does seem possible and if there is strong justification for the site being developed then the Roads Planning Team on balance are able to offer support. The main pedestrian/cycle link with the village would be via housing site RY1B.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Planning & infrastructure summary

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NETWORK MANAGER: Concern for new access onto B6352 on a twisty section of route. Visibility likely to be an issue.

COUNTRYSIDE ACCESS TEAM: No comment.

PASSENGER TRANSPORT: No comments.

EDUCATION: No comments.

NHS: No comments received.

SCOTTISH WATER (WASTEWATER): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW. Please note there are Foul and surface sewers within site. Depending on how many units will determine if further investigation is required.

SCOTTISH WATER (WATER): Robertson WTW has sufficient capacity. Depending on how many units will determine if further investigation is required.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	N/A

Conclusions

Question 4 of the Main Issues Report asked for suggested sites for business and industrial uses within Yetholm. Following discussions with the local Councillor, Roads Planning Team and the Economic Development Team, this site was identified for further consideration.

The Roads Planning Team state, in summary, although the provision of a junction from the B6352 to serve this site and a footway along the B6352 to connect with the village would be challenging to achieve it does seem possible and if there is strong justification for the site being developed then the Roads Planning Team on balance are able to offer support. The main pedestrian/cycle link with the village would be via housing site RY1B.

In relation to landscaping within the site, although the site is visible it is felt that this could be addressed through appropriate landscaping and structure planting. Screening will be required along the eastern site boundary to protect the amenity of adjacent residential properties. Structure planting would also be required to the southern and western boundaries to reinforce the settlement edge.

It should be noted that the local Councillor confirmed there is demand for small and medium business/industrial units within the area for local tradesmen and businesses.

Following further consultation and taking the above points into account it is considered that this is an appropriate site for business and industrial use and therefore the site will be included within the Proposed Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	0	+	-	-	0	-	0	0

SEA Comment

- The provision of a business and industrial allocation in a small settlement, without any current employment allocations, is a move towards reducing the need for car dependency and commuting
- Low impact on biodiversity, the site is an arable field with broad-leaved trees, hedgerow and young plantation on the boundary

- Potential for archaeology within the site
- The site is prominent, particularly for an employment allocation
- There are foul and surface sewers within site
- Potential for a new pedestrian/cycle link to the village centre

SEA Mitigation

- Protect boundary features and mitigation for protected species potentially including bats (EPS), badger breeding birds
 - Protected species may be present within the site and further assessment on nature conservation will be required
 - Archaeological evaluation/ mitigation required
 - The site would require appropriate screening in order to reduce its visual impact upon the landscape at this location
 - Consideration would need to be given to foul and surface sewers within site. Depending on how many units will determine if further investigation is required in relation to water and wastewater
 - A new footpath will be required from the site entrance along the B6352 to connect with the High Street, due to restrictions this will need to be on the northern verge
 - The main pedestrian/ cycle link to the village centre will be through the adjacent housing allocation RY1B
 - The existing boundary features and trees within the site should be conserved and enhanced wherever possible.
-

Northern HMA

Cardrona

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
SCARD002	Land at Nether Horsburgh	Cardrona	Western	Longer Term Mixed Use	N/A	23.8	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Adjacent to site	Not applicable	Adjacent to site	Not applicable

Initial assessment summary

The site is not located within any international/national designation. However, the River Tweed SAC and SSSI lies to the south of the site, on the opposite side of the road.

SEPA: We require an FRA which assesses the risk from the small watercourses which flow through and adjacent to the site as well as the River Tweed. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk.

There are multiple watercourses throughout the site. There is the potential that the development of this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site. SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

Foul drainage should be connected to the SW foul network at Cardrona stw (the site is outwith the currently sewered area). Options for private drainage on site do not appear to be feasible. Std comments for SUDS. The small watercourses running through/alongside the development should be safeguarded and enhanced as part of any development. Depending on the use of any proposed units there may be a requirement for permissions to be sought for certain activities from SEPA.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the fluvial 1 in 200 year flood extents. This site is shown to be affected by surface water flooding in some small areas in the North of the site. I would have no objection to this proposal on the grounds of flood risk but would ask that surface water runoff be considered.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	There is no planning application history within the site. Housing SG: As part of the SG, a smaller site overlapping this one was considered for mixed use development (MCARD008). LDP: As part of the LDP, a much larger site was considered for mixed use development (MPEEB005).

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity impact. Site appears to be improved pasture with areas of scrub on parts of the boundary and a small coniferous plantation within part of the site. Pond located outside western boundary. Oystercatcher and curlew are recoded in Tetrad NT33E and NT23Z. Potential connectivity to River Tweed SAC/ SSSI via drains. Protect boundary features and mitigation for protected species potentially badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. SEPA CAR construction site licence required (site >4ha 23.78ha)

GENERAL COMMENTS: The site is located adjacent to the A72 and is a short walking distance from Cardrona. The site is a potential longer term mixed use allocation. Cardrona has good access to public transport, services and employment. Furthermore, good bus connections to Edinburgh and Galashiels. Consideration will need to be given to how active travel between the site and the village of Cardrona will be achieved.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Adjacent to site

Scheduled Monument

Adjacent to site

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed landscape

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Remote site in a very prominent position would have a significant impact on the Tweed Valley.

HISTORIC ENVIRONMENT SCOTLAND: Potential to impact on setting of SM 3118: Nether Horsburgh, Castle. There may be potential for development within this area, but without suitable evaluation it is not possible to determine impact and mitigate in line with policy.

ARCHAEOLOGY: Spoke to the Officer and they advised that there is potential for archaeology within the site.

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: Our previous advice on this site (in response to the Housing SG) - This site lies outwith the current settlement boundary as shown in the LDP and is within a Special Landscape Area. Due to its physical separation there is little relationship of this site to Cardrona or to Peebles and it appears likely that development here would essentially involve the creation of another new village. Due to the prominence and location of this site here is a high potential for adverse landscape and visual impacts within the SLA, even with mitigation. The overall assessment in Appendix 10 of the Housing SG was that the site is unacceptable due to high potential for adverse landscape and visual impacts and the need for a solution to access issues. We are not aware that mitigation has been identified that would address either of these issues and maintain our previous advice regarding the physical separation of this allocation and its potential landscape and visual impacts.

LANDSCAPE COMMENTS: If a Masterplanning exercise can demonstrate that this site on the north side of the A72 can successfully be connected to the Cardrona settlement to the south of the A72 and the Tweed, and that a scheme of mitigation planting would avoid diminishing the quality of this part of the Tweed valley SLA, this site has potential as a mixed use development. The re-alignment of A72 might help to create a development more unified with the existing settlement to the south.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: This site has previously been considered for mixed use development. The difficulty of developing this site is the fact that the A72 runs along the southern boundary of this site with Cardrona being located on the opposite side of the main arterial route linking the Central Borders with the west and beyond. Any allocation of this site would have to include fundamental changes to drastically change the characteristics of the A72 through this area. The idea would be to make the A72 more of a high street rather than bypassing or dividing Cardrona. By creating a high street with dual frontage, this would allow a reduction in the traffic speed limit and help integrate both sides of the A72 into one settlement. A Transport Assessment will be required for this level of development. Master planning of the site would also be required to ensure phasing of the development is carried out in a satisfactory manner. For a development of this scale, consideration should be given to the appropriate infrastructure and amenities required to serve this site and the existing settlement profile of Cardrona, such as retail opportunities and possibly a new school. In summary, developing this site is possible but will require careful planning and a significant investment in infrastructure to create a cohesive and safe residential environment which can sustain this level of development.

PASSENGER TRANSPORT: No response received.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

Limited

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Depending on the flow demand for this development, will determine if a Drainage Impact Assessment (DIA) is required.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Please note there is an existing 100mm water main running along side of site. Depending on flow demand for this development, will determine if a Water Impact Assessment (WIA) is required.

OUTDOOR ACCESS TEAM: Requires non-vehicular links to path network and Peebles town and amenities.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

ECONOMIC DEVELOPMENT: It is desirable for business premises to generally be on flat land as the building footprint is generally larger than residential, so this site affords an opportunity to accommodate future business premises so close to an existing small settlement. The location provides the opportunity for integration of developments with a properly thought out layout and modern design.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

PP status

Included

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site comprises a large, flat area to the north of the A72, at Cardrona. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered is proposed for a longer term mixed use development site.

Cardrona has good access to services, employment and public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site. The small watercourses running through/alongside the development should be safeguarded and enhanced as part of any development;
- Multiple watercourses within the site, therefore a maintenance buffer strip of at least 6m wide must be provided between the watercourse and any built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures;
- The use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised;
- Foul drainage should be connected to the SW foul network at Cardrona sewage treatment works (the site is outwith the currently sewered area);
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features;
- Potential protected species, including breeding birds within the site, would require mitigation;
- Scheduled Monument 'Nether Horsburgh Castle' is located to the north east of this site, this would require appropriate mitigation measures;
- Potential for archaeology within the site;
- The site is located within a prominent location and would be visible from the A72;
- Located within the 'Tweed Valley' Special Landscape Area;
- SNH advise that there is the potential for adverse landscape and visual impacts within the SLA, as a result of any development. However, the Council's Landscape Officers advise that development on this site could be acceptable subject to a scheme of mitigation and masterplanning, which would avoid diminishing the quality of this part of the Tweed Valley SLA;
- The Roads Planning Officer does not raise any objections to the development of this site. However, advises that any proposal would include fundamental changes to drastically change the characteristic of the A72 through this area;
- Transport Assessment would be required;
- Non vehicular link would be required, linking to the path network and Peebles town & amenities;
- Potential for Drainage Impact Assessment, in respect of the WWTW; and
- Potential for Water Impact Assessment, in respect of the WTW.

It is acknowledged that this site, albeit smaller, was assessed as part of the Housing SG for a mixed use development. The site was ultimately not included within the Housing SG as it was considered there were more preferable sites and the site assessment concluded that there were a number of constraints and there was the potential for adverse landscape and visual impacts within the SLA, even with mitigation. Since this assessment, a more extensive and detailed study of the Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Tweeddale. This site was one option put forward for consideration, in respect of a longer term mixed use site. A re-assessment has therefore been undertaken, in light of the additional information contained within the LUC Study. It should also be noted that there are a lack of suitable development opportunities within the Tweeddale area going forward. Many sites need to be re-visited in order to find further development land.

Overall, taking the above into consideration, there are a number of constraints identified within and adjacent to the site. However, it is not considered that any of these constraints are insurmountable and could be mitigated, subject to appropriate site requirements. There are aspects which would require further investigation, such as the road infrastructure and layout. However, given the longer term nature of this allocation, it is considered that this allows time to look further into the constraints and mitigation measures in more detail, including potential masterplanning of the site.

In conclusion, the longer term mixed use site will be taken forward as a potential Longer Term Mixed Use site within the Proposed Local Development Plan. It should be noted that longer term sites will not be formal allocations within the LDP2, rather areas identified for potential development in the future. It is considered that a masterplan would be required for such a development and the site must accommodate an element of business land and a potential new school.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	--	-	-	+	0	-

SEA Comment

- Good access to services and employment and limited access to public transport, given the proximity to Peebles. Good access to public and sustainable transport links. This should help minimise additional

car journeys and promote health benefits of active and sustainable transport, however there may still be a reliance on car journeys

- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Multiple watercourses within the site
- Site falls outwith the foul sewer catchment
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Scheduled Monument located adjacent to the site, development could have potential adverse effects on it's setting
- Possible archaeology within the site
- Lies within the Tweed Valley Special Landscape Area
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW

SEA Mitigation

- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
 - In respect of the multiple watercourses within the site, requirement that a maintenance buffer strip is provided between the watercourse and any built development
 - Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
 - Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
 - Investigation and mitigation of nature conservation on site
 - Adherence of the Local Development Plan Policy EP8: Historic Environment Assets and Scheduled Monuments, in respect of the potential archaeology and Scheduled Monument within and adjacent to the site
 - Investigation and mitigation of potential archaeology on site
 - Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
 - A scheme of mitigation, which would avoid diminishing the quality of the Tweed Valley SLA. This could be achieved through a masterplanning exercise and appropriate structure planting/landscaping
 - Provide non vehicular links to the existing path network and to Peebles town and amenities, to ensure connectivity
 - Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
 - Possible Water Impact Assessment required, early discussions with Scottish Water recommended
-

Eddleston

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AEDDL010	Land South of Cemetery	Eddleston	Rest of Borders	Housing	30	3.3	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any international/national designation constraints. However, it does fall within the 1 in 200 floodrisk maps.

SEPA: We require an FRA which assesses the risk from the Eddleston Water. Any nearby small watercourses should be investigated as there was a mill dam upslope of the site in the past to ensure there are no culverted watercourses through the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

There is the potential that development at this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site.

Foul sewage from this development should be connected into the SW public foul network (although the site is outwith the currently sewered catchment). Failing that private sewage provision would be required. The only possible discharge point would appear to be the Eddleston water for this scale of development. Further discussion would be required to determine whether such a discharge would be feasible in terms of the effluent standards required. Std comments re: SUDS.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site may be at risk of flooding from the Eddleston Water during a 1 in 200 year flood. The South part of this site is expected to flood so dependent on the outline drawings, I may require a Flood Risk Assessment (FRA). However, if properties were located out with the Southern side, there would be scope for approval.

I would ask that potential surface water is considered during development due to the large capacity of the site.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	There is no planning application history on the site. A larger site (AEDDL009) was previously considered at the pre-MIR stage of LDP2 and was included as an alternative option within the MIR.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity risk. Site appears to be an improved pasture with beech hedgerow and treeline on boundary. Small part of site within SEPA 1 in 200 year indicative flood risk area, potential connectivity to River Tweed SAC. Protect boundary features and mitigation for protected species potentially including, badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC (Eddleston water) (3.7ha)

GENERAL COMMENTS: The site is located to the south west of Eddleston. Good bus route to Edinburgh and Peebles with connecting linkages. The village has a restaurant, hotel, village hall and a primary school. Eddleston is located 5 miles north from Peebles, on the A701 to Edinburgh.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Adjacent to site	Not applicable	Not applicable	Not applicable	On/adjacent to site	Adjacent to site

Local impact and integration summary

HERITAGE & DESIGN: The site is remote from the village.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: Spoke to the Officer who advised that there is potential for archaeology within the site.

Landscape assessment

NSA	SLA	Over 200 metres?	Over 12 degree slope	Wild Land
Not applicable	Not applicable	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: The site presents similar issues to AEDDL008. We highlight the potential for a planted linear path or green network along the dismantled railway to the east of the site and connecting to and through Elibank Park. We recommend that if both are to be allocated in the next LDP a planning brief for both sites should be prepared.

LANDSCAPE COMMENTS: Site is very gently sloping, almost valley bottom of Eddleston Water. It would effectively extend Eddleston southward by .270km. Both this site and AEDDL008 are highly visible from the A703 but the visual impact could be mitigated by carefully planned structural planting along the eastern and southern boundaries, ideally overrunning into the flood plain to create a more natural edge to the development and avoid using manmade features such as the railway line as rigid boundary.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: While the site lies adjacent to the settlement boundary of Eddleston, the road leading out to it from the village is restrictive in width and there is no provision for pedestrians. Any development of this site will require carriageway widening, (at key locations on the section of road between the junction with Station Lye and the site entrance) and a pedestrian link with the village including street lighting provision. Such provision will require significant engineering work and will impact on land outwith the road boundary. That said, I understand the land on the south east side of the road (Elibank Park) is Council owned so that a pedestrian route, divorced from the carriageway, could be provided through the park towards the site, but it should be noted this will impact on the tree belt and

roadside hedge and will require a footbridge over Dean Burn. From Dean Burn a new footway would be required to connect with the village footway which terminates near the bridge over Eddleston Water. The village street lighting and 30 mph speed limit would need to extend out to the site. A pedestrian/cycle link from the lower part of the site to the village via the old railway line and/or Elibank Park needs to be explored too. In terms of the site itself, satisfactory access can be achieved at a number of locations provided visibility splays and acceptable gradients are met. In summary, I can on balance support this site being allocated for housing development, but there is a fair bit of work required for it to properly connect with the village. A Transport Statement would be required.

PASSENGER TRANSPORT: No response received.

Right of way	TPOs	Contaminated land	Water supply	Sewerage	Gas Supply	Education provision
Not applicable	Not applicable	Not applicable	Limited	Limited	No	Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Site is 145 meters away from the existing Scottish Water WwTw, odour and noise assessments will need to be carried out to consider the impact of the proximity. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network .

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Please note there is an existing Scottish Water existing raw water main running along East and within the south edge of site. Additionally there is a 100mm water main running along East edge of site. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Housing on this site and AEDDL008 would benefit greatly from a pavement down to the village as well as non-vehicular links to the existing path network and recreation ground.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	30

Conclusions

The site lies to the south west of Eddleston. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Tweeddale area, in comparison to other areas within the Scottish Borders.

Eddleston has good access to public transport, services and employment, given it's proximity to Peebles. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff on the site;
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features, including the beech hedgerow and treeline along the roadside;
- Potential protected species, including breeding birds within the site, would require mitigation;
- The site is adjacent to 'Elibank Park' key greenspace and Eddleston Cemetery;
- 2 HER records adjacent to the site, 1 overlaps the eastern boundary of the site, potential mitigation required;

- Site located adjacent to the 'Barony Castle' Designed Landscape SBC;
- Pedestrian link with the village and explore the potential to connect with the old railway line and/or Elibank Park;
- Structure planting along the eastern and southern boundaries, to mitigate any visual impacts from the A703;
- Transport Statement required;
- Drainage Impact Assessment required, in respect of WWTW; and
- Water Impact Assessment required, in respect of WTW.

It is noted that the Main Issues Report identified an enlarged site at this location, AEDDL009. However a part of that site is owned by the Council for the intention of extending the cemetery as and when required. This site AEDDL010, excludes the Council owned land.

Overall, taking the above into consideration, it is considered that there are no insurmountable planning issues and this site is proposed for inclusion in the Proposed Local Development Plan with an indicative site capacity of 30 units.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	-	0	+	0	0	-

SEA Comment

- Good access to services, employment and public transport, given the proximity to Peebles. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Possible archaeology within the site
- Site is located adjacent to the Barony Castle Designed Landscape SBC
- Site falls outwith the foul sewer catchment
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW

SEA Mitigation

- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC
- Investigation and mitigation of nature conservation on site
- Investigation and mitigation of potential archaeology on site
- Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
- Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
- Structure planting along the eastern and southern boundaries, to mitigate any visual impacts from the A703
- Flood Risk Assessment will be required to inform the layout and design of the development
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended

Eshiels

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
BESHI001	Land at Eshiels	Eshiels	Western	Employment	N/A	4.9	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not lie within any international/national designations.

SEPA RESPONSE IN RELATION TO SITE MESH1001: We require an FRA which assesses the risk from the Linn Burn and any small watercourses which flow through and adjacent to the site. The River Tweed may also require consideration. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

There is the potential that development on this allocation could increase the probability of flooding elsewhere. There is a surface water hazard on the site.

There is a water body immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development.

Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

There is no public foul sewer in the vicinity and if this site was to be developed this would be an opportunity to provide first time sewerage provision to Eshiels, picking up existing properties also. Any private sewage provision would be likely to require to discharge to the River Tweed rather than the Linn burn. The watercourse that runs through/adjacent to the site should be protected and enhanced as part of any development. Std comments for SUDS. Depending on the use of the proposed site there may be a requirement for permissions to be sought for certain activities from SEPA.

There are co-location issues regarding this site. Peebles STW (CAR) and Eshiels community recycling centre (WML) are located across the road and to the west of the site. These sites are however unlikely to have an impact on the site from SEPA's perspective. Possible odour issues from the STW would be dealt with by SBC Env health.

SBC FLOOD AND COASTAL MANAGEMENT TEAM IN RELATION TO SITE MESH1001: This site is out with the pluvial 1 in 200 year flood extents but there is a small section at the SE side (next to the road) that is shown to flood from the River Tweed. It is unlikely that a Flood Risk Assessment would be required but this would be dependent on the layout of the development. I would ask that due to the size of the development that surface water flooding is considered. I would recommend dealing with MESH1001 and MESH1002 at the same time from a flood risk perspective.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	N/A

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Accessibility and sustainability summary

SBC ECOLOGY OFFICER ON SITE MESH1001: Moderate biodiversity impact. Site appears to be an improved pasture with mature broadleaf treeline on boundary and field boundary within site These feature on 1st Ed OS map). Small area along A72 boundary within SEPA 1 in 200 year indicative flood risk area. Potential connectivity to River Tweed SAC via the Linn burn. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. SEPA CAR construction site licence required (site >4ha (19.38ha)

GENERAL COMMENTS: The site is located at Eshiels, which is not an identified settlement within the current Local Development Plan, rather consists of a small cluster of houses and farm buildings. Immediately to the east of Eshiels, is the recreational hub of Glentress, and there is further development on the south side of the A72. Eshiels is within close proximity to Peebles, which is 2 miles to the west. As Eshiels is not a settlement, there are no services or employment opportunities at present. However, the close proximity to Peebles, including the cycle path along the former railway line, provides access to a wider range of services, employment and public transport opportunities. Furthermore, Edinburgh is within commuting distance. Bus stops are located on the main road, and there may be the potential for greater connectivity in relation to this mode of travel.

Local impact and integration assessment**Conservation area**

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Adjacent to site

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed landscape

On/adjacent to site

Local impact and integration summary

HERITAGE & DESIGN RESPONSE ON MESHIE001: No additional comments from those on the original proposal – a prominent site on the approach to Peebles.

HISTORIC ENVIRONMENT SCOTLAND RESPONSE ON MESHIE001: Site adjacent to SM 3667 Eshiels, Roman camps 90m SSW of No 4 Eshiels. Content with the principle of development in this area but would wish to see mitigation in the form of (a) an adequate buffer zone to protect the physical remains and setting of Eshiels Roman camps, and (b) a suitable management regime for the section of the monument within or adjacent to the development area.

ARCHAEOLOGY RESPONSE ON THIS SITE - BESHIE001: Spoke to the Archaeology Officer who advised that there is Scheduled Monument to the south east of the site and they advised that the setting of Eshiels Roman Camp to be considered in the design and layout of the site and that archaeology investigation, cultural heritage statement and appropriate mitigation thereafter would also be required.

Landscape assessment**NSA**

Not applicable

SLA

On/adjacent to site

Over 200 metres? **Over 12 degree slope** **Wild Land**

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE RESPONSE ON MESHIE001: This is a large and open site that is detached from the town of Peebles. There would likely be loss of openness and adverse effects on local landscape character experienced, particularly from the A72 and existing settled areas along the Linn Burn Road. If this site was to be considered (and noting the detached nature of the site) we would advise the need for a strong approach to place-making to be adopted in order ensure local identity and appropriate facilities, including green infrastructure. In this regard we advise that safe off-site active travel connections linking the site to the town should be secured in order to link the site through sustainable travel to nearby Peebles.

We also advise that a co-ordinated approach to landscape design, wider integration into setting and place design would also be needed and be set through a pre-agreed site development brief. Close

consideration of landscape structure and development densities should inform this approach. Existing natural features on the site should also be safeguarded and utilised in the development of the site should it be considered appropriate for development.

LANDSCAPE COMMENTS RESPONSE ON MESHIE001: The logical development pattern for this relatively large block of land (circa 20 ha) would be industrial/business on the southernmost, more gently sloping fields with housing in the larger field to the north to take advantage of elevated views south across the valley to hills beyond. A masterplan will be necessary to establish the optimum access routes into the site, buffer planting to existing field boundary trees and the appropriate depth of shelterbelt planting along the southern boundary to mitigate the impacts of the development from sensitive receptors on A72.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER RESPONSE ON MESHIE001: No response received.

TRANSPORT SCOTLAND RESPONSE ON MESHIE001: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER RESPONSE ON MESHIE001: Whilst I am not against the allocation of this site for mixed use development, the main consideration will be providing adequate access from the A72 to serve a development of this size. The existing access is unsuitable to support a substantial increase in dwellings. Therefore a new junction onto the A72 will be required to the west of the existing, with the existing junction closed off. A further access point will be required and can be achieved to the west of No 6 Eshiels Holdings which will help disperse traffic movements and will aid connectivity. Junction design for access to the A72 will have to be in accordance with the Design Manual for Roads and Bridges and a Transport Assessment can address the most appropriate form of junctions. The site will have to connect and integrate with the existing body of Eshiels and with Site MESH1002 if it is to be developed. Options for improvements to the existing public transport infrastructure will need to be explored as will the suitability of pedestrian provision in the A72.

UPDATE: it is noted that in relation to this reduced site, Roads Planning are able to support the site and requires the creation of a single new vehicular access for the site.

PASSENGER TRANSPORT RESPONSE ON MESHIE001: No response received.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

Yes

Education provision

Average

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT RESPONSE ON MESH1001: No response received.

HOUSING STRATEGY RESPONSE ON MESHIE001: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW) RESPONSE ON MESH1001: Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network .

SCOTTISH WATER (WTW) RESPONSE ON MESH1001: Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM RESPONSE ON MESH1001: Requires non-vehicular links to path network and Peebles town and amenities.

CONTAMINATED LAND RESPONSE ON MESH1001: The site appears to have remained undeveloped throughout the map extracts reviewed, with the exception of development in the north eastern corner of the site. The use of the buildings is not known but appear to possibly be agricultural/commercial in use. Therefore, part of the site is brownfield and its use may present development constraints.

NEIGHBOURING SERVICES RESPONSE ON MESH1001: No response received.

ENVIRONMENTAL HEALTH RESPONSE ON MESH1001: No response received.

PROJECTS TEAM RESPONSE ON MESHIE001: No response received.

ECONOMIC DEVELOPMENT RESPONSE ON MESH1001: This site has potential on the southern and western edge for accommodating a new industrial / business park development. We would prefer that a separate access to this site is made from the A72 rather than from a single access which would also service any proposed residential development. More detailed feasibility work is required to ascertain the best layout and access road locations before fully defining the boundary of the site allocation.

EDUCATION OFFICER RESPONSE ON MESH1001: Kingsland Primary and Halyrude RC Primary would be at full capacity if development went ahead, an extension or new school may need to be considered.

NHS RESPONSE ON MESH1001: No response received.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	N/A

Conclusions

The site lies at Eshiels, on the north side of the A72. It should be noted that Eshiels is not an identified settlement within the LDP, however it lies 2 miles to the east of Peebles. An enlarged site at this location was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site now identified is proposed for employment use.

Eshiels has good access to services, given it's proximity to Peebles and limited access to public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;
- Water body immediately adjacent to the site, therefore a maintenance buffer strip of at least 6m wide must be provided between the watercourse and any built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. This is required given the watercourse(s) which run through and adjacent to the site;
- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Possible co location issues with the Peebles and Eshiels recycling centres, located on the south of the A72;
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features;
- Potential protected species, including breeding birds within the site, would require mitigation;
- Scheduled Monument 'Roman Camp' is located to the south east corner of the site, this would require appropriate mitigation measures;
- Site is located within the 'Eshiels' Designed Landscape (SBC);
- Archaeology HER's within the site, potential mitigation required;
- The site is prominent from the approach to Peebles;
- Historic Environment Scotland have set out mitigation requirements in respect of the proximity to the Scheduled Monument, including a) an adequate buffer zone to protect the physical remains and setting of Eshiels Roman camps, and (b) a suitable management regime for the section of the monument within or adjacent to the development area, however it is noted that this is a reduced site that does not abut the Scheduled Monument
- Located within the 'Tweed Valley' Special Landscape Area;
- There will be a requirement for a co-ordinated approach to landscape design and the wider integration into the setting and place design;
- Shelterbelt planting would be required along the southern boundary of the site, to mitigate the impacts of development from sensitive receptors on the A72;
- A new junction would be required onto the A72;
- Transport Assessment/Statement would be required;
- Potential for Drainage Impact Assessment, in respect of the WWTW;
- Potential for Water Impact Assessment, in respect of the WTW;
- Potential for contamination; and
- Economic Development advise that the site has potential on the southern and western edges for accommodating a new industrial/business park development.

Overall, taking the above into consideration, it is noted that there are a number of identified constraints within the site, however it is considered that there are no insurmountable planning issues which cannot be overcome through appropriate mitigation measures. The site is therefore proposed for Business and Industrial use within the Proposed Local Development Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
-	-	0	-	-	-	+	+	-

SEA Comment

- Good access to services and limited access to public transport, given the proximity to Peebles. Good access to public and sustainable transport links from within Peebles. Close to the Multi-use pathway. This should help minimise additional car journeys and promote health benefits of active and sustainable transport, however there may still be a reliance on car journeys
- Potential odour from the sewage treatment works
- Possible co location issues with the Peebles and Eshiels recycling centres, located on the south of the A72
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Possible archaeology within the site
- Scheduled Monument located outwith the site to the south east
- Site is located within the Eshiels Designed Landscape SBC
- Prominent site from the approach to Peebles
- Lies within the Tweed Valley Special Landscape Area
- Site falls outwith the foul sewer catchment
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW
- North corner of the site is brownfield land, therefore possible contamination from the former use
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Water body immediately adjacent to the site

SEA Mitigation

- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC
 - Adherence of the Local Development Plan Policy HD3: Protection of Residential Amenity
 - Investigation and mitigation of nature conservation on site
 - Investigation and mitigation of potential archaeology on site
 - Adherence of the Local Development Plan Policy EP8: Historic Environment Assets and Scheduled Monuments, in respect of the potential archaeology and Scheduled Monument adjacent to the site.
 - Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
 - Planting, landscaping and shelterbelt to mitigate the impacts of development from sensitive receptors along the A72 and to help the site integrate into the wider setting
 - Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
 - Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
 - Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
 - Possible Water Impact Assessment required, early discussions with Scottish Water recommended
 - Adherence of the Local Development Plan Policy IS13: Contaminated and Unstable Land
 - Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
 - Maintenance buffer strip must be provided between the adjacent watercourse and any built development
-

Innerleithen

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
MINNE003	Land West of Innerleithen	Innerleithen	Western	Mixed Use	50	6.8	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site is not located within any international/national designation.

SEPA: We require an FRA which assesses the risk from the River Tweed. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. In addition, surface water runoff from the nearby hills may be an issue and may require mitigation measures during design stage.

There is the potential that development at this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site.

Foul drainage from the development must be connected to the existing SW foul sewer network. Std comments for SUDS.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the fluvial 1 in 200 year flood extents. This site is shown to be affected by surface water flooding in some small areas in the South of the site. I would have no objection to this proposal on the grounds of flood risk but would require that surface water runoff be considered.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	There is no planning application history on the site. Housing SG: The site was considered for housing as part of the Housing SG (AINNE008). Local Plan Amendment: The eastern part of the site was considered as part of the Housing SG (AINNE001).

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	South-west

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity impact. Site appears to be an improved pasture with an area of scrub in the western corner and scrub and grassland along the disused railway. Provisional

Local Biodiversity Site along old railway line (Innerleithen disused railway). Redshank, oystercatcher, lapwing and curlew recorded in Tetrad NT33I in breeding season. Site adjacent to SEPA 1 in 200 year indicative flood risk area. No obvious drainage linkage but on a precautionary basis potential connectivity to River Tweed SAC/ SSSI. Protect boundary features on disused railway and mitigation for protected species potentially badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. SEPA CAR construction site licence required (site >4ha)

GENERAL COMMENTS: The site is located to the west of Innerleithen. Innerleithen has good access to public transport, services and employment opportunities. There is a bus stop within walking distance of this site, with good connectivity to Galashiels, Edinburgh and other settlements, including Peebles. Peebles is located 7 miles to the west, which also provides a wider range of services and employment opportunities. There is a primary school located within Innerleithen and the nearest High School is within Peebles. There are moderate biodiversity issues, which are highlighted in the consultation response from the Ecology Officer.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Local impact and integration summary

HERITAGE & DESIGN: No specific LB and CA issues – Caerlee House is listed category C but is located in woodland so development unlikely to have an impact on its setting.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY OFFICER: The south-east corner of the area contains the known site of a formerly Scheduled Roman camp. This should be avoided for preservation in situ. The remainder of the site may contain evidence for a Roman road. There is more generally archaeological potential given its topographic location. Evaluation will be required.

Landscape assessment

NSA	SLA	Over 200 metres?	Over 12 degree slope	Wild Land
Not applicable	On/adjacent to site	<input type="checkbox"/>	<input type="checkbox"/>	On/adjacent to site

Landscape summary

SCOTTISH NATURAL HERITAGE: The overall assessment in Appendix 10 of the Housing SG was that the site should be excluded for the following reason: 'It is considered that the site forms part of the setting of Innerleithen, should development occur at this location it is considered that it would result in a dominant element on the western approach into the settlement and have a negative impact on the Tweed Valley SLA. There is also the potential for the site to impact on archaeology, in addition there is already substantial allocated land within the settlement.'. We agree with the assessment of potential landscape impacts and consider that the site should remain unallocated. Partial allocation could however be considered if there was a wider or over-riding need for housing in this area. In such circumstances close attention should be paid to allocations and site briefings which allow retain open views to the wider landscape as experienced from the road and existing dwellings

LANDSCAPE COMMENTS: The site is a large field to the south of A72 approaching Innerleithen from the west. The ground slopes steeply down from the A72 before levelling out in the south eastern part that borders the existing settlement boundary west of Buchan Place off Traquair Road. Careful consideration will be required to achieve a scheme of structure planting that mitigates the visual impact of the development when seen from the elevated A72 coming into Innerleithen from the west, while maintaining views southward across the Tweed valley.

Planning and infrastructure assessment

Physical access/road capacity	Near a trunk road?
	<input type="checkbox"/>

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: I have no objections to the allocation of this site for mixed use. There is ample opportunity for the easterly portion of the site to be well integrated with and connected to the

surrounding street network i.e. Tweed View, St Ronan's Health Centre and Angle Park. The close proximity of the multi-use path to the south of the site offers a great opportunity to provide a pedestrian/cycle link to the site. I would not necessarily rule out direct access from the A72 into the site, however this would need to be carefully designed to ensure the appropriate gradients and visibility splays can be achieved. A strong street frontage would help have a positive impact on driver behaviour along this section of the A72. A Transport Assessment, or at least a Transport Statement, will be a prerequisite for development on this site to address matters of accessibility and sustainable transport.

ROADS PLANNING CONT'D: Following further consideration with the Roads Planning Officer and with Economic Development colleagues in relation as to how the site may be developed, the Roads Planning Officer seeks the following site requirements:

- A new vehicular access off the A72 Peebles Road will be required with connection to Angle Park
- Pedestrian and cycle connectivity with Tweed View, Health Centre and the Multi Use Path will be required
- Transport Assessment, or at least Transport Statement required.

PASSENGER TRANSPORT: No response received.

Right of way	TPOs	Contaminated land	Water supply	Sewerage	Gas Supply	Education provision
Adjacent to site	Not applicable	Not applicable	Limited	Limited	Yes	Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: The site lies to the south west of the town immediately adjacent to the settlement boundary edge and would appear to be a logical extension of the town. The land slopes from the main public road A72 south to the River Tweed SAC. The site lies within the Tweed Valley Special Landscape Area. The site will be visible from main public road A72 on approach from Peebles and would become the new edge of the settlement. Landscaping would be an important consideration in order to soften the edge of any development. Low density development of high quality may be appropriate for edge of settlement area. The site lies immediately north and adjacent to an area which is considered to be at a high risk of flooding from the River Tweed (SAC) and is thus a potentially vulnerable area. Surface water drainage may be an issue/would require to be considered. Potential for access from existing development may be a consideration. West end of site is steeper and located adjacent to sharp bend in the A72.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Walkerburn WWTW has sufficient capacity. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Please note there is an existing 100m water main within the site boundary. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Requires non-vehicular links to path network and Peebles town and amenities.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

ECONOMIC DEVELOPMENT: Whilst the site is likely to be mainly housing, an area of mixed use of commercial / business use would be desirable adjacent to the health centre and other similar business uses.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	50

Conclusions

The site lies to the west of Innerleithen, just outwith the settlement boundary, on the south side of the A72. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered, is proposed for a mixed use

development with an indicative site capacity for 50 units.

Innerleithen has good access to public transport, services and employment, given the proximity to Peebles and good links to Galashiels and Edinburgh. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features and protect boundary features on dis-used railway;
- Potential protected species, including breeding birds within the site, would require mitigation;
- Located within the 'Tweed Valley' Special Landscape Area;
- The western part of the site is constrained within the Landscape Capacity Study;
- SNH advise that the site should remain unallocated, given the potential for any development to result in a dominant element on the western approach into the settlement. However, structure planting is proposed and it is considered that this would mitigate any visual impacts of the development from the A72;
- Transport Assessment or at least Statement required;
- Evidence of archaeology within the site, therefore mitigation required. The Officer would prefer in-situ protection, full investigation would be required for the area within the Roman Camp;
- Roads Planning Officer raised no objections to the allocation;
- Potential for Drainage Impact Assessment, in respect of the WWTW;
- Potential for Water Impact Assessment, in respect of the WTW; and
- Non vehicular links to existing path network and Peebles town/amenities.

The site was identified within an extensive study of the Tweeddale area that was undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Tweeddale. The site was one option put forward for consideration, in respect of a mixed use site.

Overall, taking the above into consideration, it is considered that there are no insurmountable planning issues which cannot be overcome through appropriate mitigation measures. These will be set out within the site requirements. Overall, the site is proposed for inclusion within the Proposed LDP for mixed used development, with an indicative site capacity of 50 units. It should be noted that the site should accommodate an element of business land.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	0	-	-	+	0	-

SEA Comment

- Good access to services, employment and to public transport, given the proximity to Peebles. Good access to public and sustainable transport links. This should help minimise additional car journeys and promote health benefits of active and sustainable transport
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Lies within the Tweed Valley Special Landscape Area
- The western part of the site is constrained within the Landscape Capacity Study
- The site is visually prominent from the A72
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff

SEA Mitigation

- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
 - Investigation and mitigation of nature conservation on site
 - Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
 - Landscaping/structure planting to mitigate any visual impact
 - Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
 - Possible Water Impact Assessment required, early discussions with Scottish Water recommended
 - Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
-

Oxton

Site reference AOXTO010	Site name Deanfoot Road North	Settlement Oxton	SDA Rest of Borders	Proposed Use Housing	Indicative Capacity 30	Ha 2.1	PP status Included
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

The site does not fall within any international/national designation constraints.

SEPA: OS Map indicates a sufficient height difference between site and Leader Water. Surface Water Flood Map is picking up the low point of the dismantled railway.

Foul water must be connected to the existing SW foul network. SW should confirm any capacity/network issues.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Combination	Planning history references N/A
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Limited	Wider biodiversity impacts Moderate	Site aspect Not applicable
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity impact. Site consists of farm buildings and agricultural outbuildings, garden ground (mature broadleaves) and improved pasture. Potential for EPS (bats) and breeding birds to use built structures within the site. No obvious connectivity with the River Tweed SAC (Leader water). Mitigation to ensure no significant effect on River Tweed SAC. Mitigation for protected species including bats and breeding birds.

GENERAL COMMENTS: The site is located to the east of Oxton, just outwith the settlement boundary. Development will help sustain local services in the settlement such as the school, shop and village hall. Settlement is near the strategic public transport network on the A68(T). The site has other local services a 10 minutes driving distance away in Lauder.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed landscape

Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: There are no known issues, although there is generally a low to moderate potential in the wider area. Some mitigation may be required depending on the development.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

HERITAGE & DESIGN: No specific comment.

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to size and location.

LANDSCAPE COMMENTS: There are clearly issues with access that need to be addressed if the original Nether Howden building group is retained. A 10m wide belt of woodland planting along the east boundary would help to provide containment to the development from the east and separation from the farm buildings immediately to the east.

GENERAL COMMENTS: It is noted that despite the comments above from the Landscape section, Roads Planning are able to support the development of the site.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Additional traffic being added to junction with A68.

PASSENGER TRANSPORT: Possible bus stop infrastructure.

ROADS PLANNING: In order to achieve satisfactory access to this site the existing farm will have to be redeveloped and some of the farm buildings will have to be demolished. A footway and street lighting will be required from the site along the minor road to link in with Station Road (Main Street). Widening of the minor road carriageway will also be required. A secondary access from the extreme south westerly corner of the site which links into Justice Park and the possibility of a further pedestrian/cycle linkage between plots 26/27 Justice Park should be explored in the best interests of connectivity and integration of the existing street network. Depending on the scale of development a Transport Statement is likely to be required.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

On site

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Appears to be constraint free.

HOUSING STRATEGY: No issues.

SCOTTISH WATER (WWTW): Oxton WwTW has sufficient capacity. Sufficient capacity in the network.

SCOTTISH WATER (WTW): Howden WTW has sufficient capacity. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: No Comment.

CONTAMINATED LAND OFFICER: An area of the site appears to have been previously developed with agricultural buildings. The site is brownfield land and its former use may present development constraints.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No issues.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	30

Conclusions

The site is located to the north east of Oxton, adjacent to the existing settlement boundary. The site currently consists of farm land, buildings and agricultural buildings. Oxton has good access to public transport and employment, however limited access to services. However, it is considered that this site would assist in supporting the existing services within the settlement. It is considered that the site has the potential to integrate with the rest of the settlement. The consultation process highlighted the following constraints/issues, which may require mitigation measures;

- There is potential for breeding birds and bats, given the existing buildings on site;
- Potential connectivity with the River Tweed SAC/SSSI;
- Potential for archaeology within the site, mitigation may be required;
- The Lammermuir Hills SLA lies to the north east;
- Planting along the eastern boundary, would help to provide containment to development from the east and separation from the farm buildings to the east. The landscaping would help to assist in enhancing and enclosing the site;
- Footway and street lighting would be required, to link with Station Road;
- Access from the south west corner of the site and the possibility of further pedestrian/cycle linkage should be explored, in the best interests of connectivity and integration of existing street network;
- Transport Statement required;
- Water Impact Assessment required, in respect of the WTW network capacity
- Surface water to be managed through the use of Sustainable Urban Drainage Systems; and
- Part of the site is brownfield land and may have contaminated land constraints.

Overall, it is considered that there are no insurmountable constraints, to prevent the development of this site, subject to appropriate mitigation measures being put in place. In conclusion, the site will be taken forward within the Proposed Plan for housing, with an indicative site capacity for 30 units.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	-	0	0	+	+	-

SEA Comment

- Good access to employment and to public transport, however limited access to services. Good access to public and sustainable transport links. This should help minimise additional car journeys and promote health benefits of active and sustainable transport. However, there will still be a reliance of car journeys to and from Oxton
- Possible protected species, including breeding birds within the site
- Possible connectivity with the River Tweed SAC/SSSI

- Possible archaeology within the site
- The Lammermuir Hills SLA lies to the north east of the site
- Possible Water Impact Assessment, in respect of the WTW
- There are existing farm buildings and agricultural buildings on site at present
- There is the potential for contamination within the site, given the presence of the existing farm and agricultural buildings

SEA Mitigation

- Investigation and mitigation of nature conservation and potential archaeology on site
 - Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
 - Archaeological mitigation may be required.
 - Landscaping and planting would be required to help provide containment to the development from the east and separation from the farm buildings. The landscaping would help to assist in enhancing and enclosing the site;
 - Water Impact Assessment required, early discussions with Scottish Water recommended
 - Investigation and mitigation of potential contamination on site.
-

Peebles

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
APEEB056	Land South of Chapelhill Farm	Peebles	Western	Housing	150	7.0	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Adjacent to site	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not lie within any international/national designation constraints. The River Tweed SAC lies to the east of this site.

SEPA: We require an FRA which assesses the risk from the Eddleston Water and small watercourses which flow along the southern and north eastern boundary. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

There is the potential that the development of this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site.

There is a water body immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

Foul drainage from the development should be connected to the existing SW foul sewer network (although the site is just outwith the current sewered catchment). Std comments for SUDS. The watercourse adjacent to the site should be protected and enhanced as part of any development.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial (river) 1 in 200 year flood extents but there is a very small pocket of potential surface water impacts on the South Eastern side of the site at a 1 in 200 year flood event.

I would have no objections on the grounds of flood risk. However, I would ask that due to surface water risk and the capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	There is no planning application history on this site. The southern part of this site was previously considered as part of the Local Development Plan (APEEB036). The southern part of this site, formed part of a much larger site, which was considered as part of the Local Plan 2005/06 (TP12).

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity risk. Site appears to be an improved pasture with treeline on parts of boundary and drystone dyke along road. Adjacent to areas within SEPA 1 in 200 year indicative flood risk area. Potential connectivity to River Tweed SAC. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC (Eddleston water). SEPA CAR construction site licence required (site >4ha) (7.01ha).

GENERAL COMMENTS: The site is located to the north of Peebles, just outwith the Development boundary. Peebles has good access to public transport, employment and services. There are moderate biodiversity issues associated with this site. Peebles is within commuting distance to Edinburgh, where a wider selection of employment opportunities are available.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Adjacent to site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed landscape

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Standalane Cottage at the SW end of the site is category C listed and the proposed development may have an impact on its setting, but this can probably be addressed through mitigation. Careful consideration will be needed about the site layout as the site straddles the road – will there be a “street frontage”?

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: Spoke to the Officer who advised that there is potential for archaeology on the site.

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: APEEB056 lies adjacent to the recent development at Standalane. The outlying and linear nature of the site is likely to result in development that is physically and perceptually detached from the rest of Peebles. The general sense of openness and the rolling nature of the topography could also accentuate these issues. In overall terms we highlight that this site, even with landscape planting and retention of stone walls, could result in a settlement extension which appears incongruous and detracts from the existing well defined and characterful landscape setting of Peebles. The western part of the site is on a slope and would appear likely to require significant cut and fill to achieve development platforms.

LANDSCAPE COMMENTS: This site lies on both sides of the minor road that links the A703 to Rosetta Road. The site is out with the development boundary and would extend the Peebles settlement .425km further north up the Eddleston Water valley. It would be highly visible from the A703 approaching from the north. It will be essential to achieve containment to the northern edge (by carefully designed structure planting that could extend into the flood plain along the eastern boundary) and additional planting as a backdrop (containment) along the more elevated and exposed west boundary.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: Any development at the north end of Peebles will be reliant upon improved vehicular linkage being provided over the Eddleston Water between Rosetta Road and the A703. This should ideally be provided between Kingsland Square and Dalatho Street, but there may be other acceptable opportunities further north. Third party land ownership will be an issue. Existing pedestrian and street lighting infrastructure would need to be extended out from the town to the development site. Fundamental to the development of this site is good pedestrian/cycle connectivity with the provision in Standalane View. There appears to be constraints engineering wise and land ownership wise in achieving this and it will need to be demonstrated that solutions are available before I can offer my support for this site being developed for housing. Some minor road improvement work may be required to Rosetta Road leading to the site from the town to facilitate the flow of traffic and the existing public road through the site will likely need to be modified to accommodate the development. A Transport Assessment would be required to identify and address transport impacts and to demonstrate sustainable travel is achievable.

PASSENGER TRANSPORT: No response received.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS: requires a pavement into the town precincts and non-vehicular links to the existing path network.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

EDUCATION OFFICER: Kingsland Primary and Halyrude RC Primary would be at full capacity if development went ahead, an extension or new school may need to be considered.

NHS: No response received.

Overall assessment

PP status

Included

Overall assessment

Acceptable

Site capacity

150

Conclusions

The site lies just outwith the settlement boundary to the north of Peebles. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site being considered, is proposed for a housing development with an indicative site capacity for 150 units.

Peebles has good access to services, employment and public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;
- Water body immediately adjacent to the site, therefore a maintenance buffer strip of at least 6m wide must be provided between the watercourse and any built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. This is required given the watercourse(s) which run through and adjacent to the site;

- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features;
- Potential protected species, including breeding birds within the site, would require mitigation;
- Located within the Tweed Valley SLA;
- Constrained within the Landscape Capacity Study;
- Visible site from the A703;
- In order to provide containment, the north edge would need structure planting and additional planting as a backdrop;
- Would require improved vehicular linkage over the Eddleston Water between Rosetta Road and the A703 (preferred route is between Kingsland Road and Dalatho Street);
- Existing pedestrian and street lighting would be needed from the development to the town;
- Pedestrian infrastructure would need to be extended out from the town to the site. Option could include provision of access via Standalane View. This matter requires further investigation;
- Transport Assessment required;
- Potential for archaeology within the site;
- Potential for a Drainage Impact Assessment, in respect of WWTW; and
- Potential for a Water Impact Assessment, in respect of WTW.

It should be noted that additional discussion was carried out with the Education Officer who has stated that the schools will be able to accommodate the proposals contained within LDP2.

SEPA state that an additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. (it is noted that this is an issue that would be considered as part of a flood risk assessment).

All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). The contributor recommends that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised.

Foul drainage from the development should be connected to the existing SW foul sewer network (although the site is just outwith the current sewered catchment). The watercourse (tributary of the Eddleston Water) adjacent to the site should be protected and enhanced as part of any development.

It is noted that Scottish Natural Heritage state: If allocated, they suggest that the western part of the site should not be included and the rest of the allocation should be subject to the following site requirements:

- Active frontages along the Chapelhill Farm road.
- Pedestrian and cycle access and links to existing networks to the town centre should be established.
- Boundary planting along the eastern boundary should be established to maintain the rural setting of views from the A703.

However, it is noted that the Council's Landscape Section have been involved with the Development Plan Process in and in the considering of this site. It is intended that a Planning Brief will be required to be undertaken in advance of the site coming forward for development.

Overall, taking the above into consideration, it is considered that there are no insurmountable planning issues which cannot be overcome through appropriate mitigation measures although further investigations need to be carried out regarding road/pedestrian infrastructure and school capacity. These will be set out within the site requirements. Overall, the site is proposed for inclusion in the Proposed Local Development Plan for housing with an indicative site capacity of 150 units.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	0	-	-	+	0	-

SEA Comment

- Good access to services, employment and public transport. Good access to public and sustainable transport links from within Peebles. This should help minimise additional car journeys and promote health benefits of active and sustainable transport

- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Site is constrained within the Landscape Capacity Study
- Lies within the Tweed Valley Special Landscape Area
- Site is visible from A703
- Site falls outwith the foul sewer catchment
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- There is a water body immediately adjacent to the site

SEA Mitigation

- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
 - Investigation and mitigation of nature conservation on site
 - Landscaping/planting along the northern boundary to ensure containment and planting along the western boundary as a backdrop along the more elevated land, to provide containment
 - Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
 - Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
 - Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
 - Possible Water Impact Assessment required, early discussions with Scottish Water recommended
 - Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
 - In respect of the water body adjacent to the site, require that a maintenance buffer strip is provided between the watercourse and any built development.
-

Skirling

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
SBSKI001	Skirling Development Boundary Amendment	Skirling	Rest of Borders	Development Boundary	N/A	0.1	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does lie within the SEPA 1 in 200 year pluvial (surface water) flood extent but not the fluvial (river) extent. The South side of the site is anticipated to be affected by surface water.

I would require that the applicant considers surface water mitigation and this may require undertaking an FRA.

SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Main road (A72) through Skirling was flooded in 2014. The source could be surface or fluvial from as the watercourse follows the road.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Other	97/05798/OUT Erection of Dwellinghouse - Refused.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Moderate	South-west

Accessibility and sustainability summary

GENERAL COMMENTS: Skirling is located 30 mins drive time to Peebles and approximately 15 mins drive time to Biggar. There are limited services available in Skirling.

Local impact and integration assessment

Conservation area

On site

Open space

Adjacent to site

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed landscape

Not applicable

Local impact and integration summary

ARCHAEOLOGY: Nothing Known.

HERITAGE & DESIGN: Lies within the conservation boundary, appears to be some scope for a modest "infill" development but would need to be subservient to nearby building sin scale and mass.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: No observations.

ROADS PLANNING: I have no objections to the settlement boundary being amended as shown. PG/DJI

Near a trunk road?

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Limited

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

GENERAL COMMENT: The proposal is for an amendment to the Development Boundary. The Local Development Plan does not normally consider minor amendments as part of the Plan Review. The site may only have the potential for a single unit, whilst housing allocations within the Plan are required to accommodate a minimum of 5 units.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed.

There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

DEVELOPMENT MANAGEMENT: Would seem a logical extension. Outline permission for a house on the site previously refused in 1997. Inclusion would undoubtedly be followed by an application. Trees on the site are of good amenity value.

OUTDOOR ACCESS TEAM: EN = no comments required.

SCOTTISH WATER - WASTE: No capacity – growth project required.

SCOTTISH WATER - WATER: No concerns.

SEPA: Water Enviro: This site is within the sewer catchment and hence must connect to the public foul sewer.

Overall assessment

PP status

Included

Overall assessment

Doubtful

Site capacity

N/A

Conclusions

The site was submitted as part of the Main Issues Report public consultation.

The proposal is for an amendment to the Development Boundary. The Local Development Plan does not normally consider minor amendments as part of the Plan Review. The site may only have the potential for a single unit, whilst housing allocations within the Plan are required to accommodate a minimum of 5 units.

There are limited services and facilities available in Skirling and the settlement has limited access to employment opportunities.

The site sits within the Skirling Conservation Area and there is the potential for negative impact on the large mature tree.

It is considered that the inclusion of the triangular piece of land appears a natural inclusion in the Development Boundary and follows the Conservation Area Boundary. However, this does not automatically mean that the site can be developed as a housing plot, as if and when a planning application is submitted, a case must be put forward to ensure the protection of the mature tree on the northern part of the site which is protected under Conservation Area status.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	0	0	0	0	0	0	0	0

SEA Comment

- Skirling benefits from Conservation Areas Status.

SEA Mitigation

- The settlement profile to note the Conservation Area status of the village.

Scottish Borders Council

Local Development Plan 2: Proposed Plan

Finalised Environment Report

Appendix 8- (b) Detailed Assessment of Sites not included in the Proposed Plan

**Appendix 8 - (b) Detailed Assessment of Sites not included in the
Proposed Plan**

Berwickshire HMA

Duns

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
MDUNS005	South of Earlsmeadow (Phase 1)	Duns	Eastern	Mixed Use	100	9.4	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any international/national designation constraint.

SEPA: We require an FRA which assesses the risk from the potentially culverted small watercourse which is identified as being located along the northern boundary. We do not support development over culverts that are to remain active. We would note that the OS Map identifies this area as boggy which may constrain development. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site or immediately adjacent. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential that development of this site could increase the probability of flooding elsewhere. There are also identified surface water hazard within the site.

Foul water must connect to the existing SW foul network however for a development of this scale it is likely that the foul network and STW will require upgrading. SW should confirm. There appears to be a marshy area in the northern corner of the site which may be drained to culverts under the site. Any such culverts should be removed as part of any development. Confirmation should be made that this is not a Groundwater Dependant Terrestrial Ecosystem.

SEPA (MIR Consultation additional comments): In addition to the comments above, SEPA offer the following comments. They advise that recent studies have not identified the exact location of the culvert. SEPA also understand that land-raising done as part of the high school development may have alter flooding and flow-paths.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is within the surface water 1 in 200 year flood extent. I would have no objection to the proposal on the grounds of flood risk. I would however ask that due to the size of the development that surface water flooding is considered and it is ensured that water would be routed around housing. DIA/SUDS.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On/Adjacent to site	Greenfield	Local Development Plan: (SDUNS001) - identified within the LDP as a potential longer term mixed use site Housing SG: (MDUNS005) - exact same site boundary considered as part of the Housing SG

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: No response to date. However, the Ecology Officer was consulted on this site as part of the Housing SG and offered the following comments. 'Arable field and improved pastures. Hedgerow and occasional boundary tree. Wetland area at north of the site, need to safeguard as identified in the LDP (real extent of wetland varies from LDP policy map). Moderate biodiversity impact'.

GENERAL COMMENTS: The site is acceptable in terms of access to services and public transport. It is relatively close to the centre of Duns and has good employment potential. There are regular buses to Berwick Upon Tweed where there is a main train line to Edinburgh and Newcastle upon Tyne. There are employment opportunities within Duns and within nearby settlements. The site might provide habitats for biodiversity. There is an area of marshy grassland/wet meadow which runs from the park across towards the new high school.

Local impact and integration assessment**Conservation area**

Not applicable

Open space

Adjacent to site

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed landscape

Not applicable

Local impact and integration summary

HERITAGE AND DESIGN: Boundary treatment, phasing and external colours will be important issues as well as physical and visual connections to Duns.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding development on this site.

ARCHAEOLOGY: There is cropmark evidence of an archaeological site within the LDP area. This increases the potential of the site overall. Archaeological investigation is likely. Preservation in situ of the known site is preferred.

Landscape assessment**NSA**

Not applicable

SLA

Not applicable

Over 200 metres? **Over 12 degree slope** **Wild Land**

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: As part of the longer term safeguarded site (SDUNS001), this site should be subject to the same consideration. If you are minded to support development of this site during the current plan period, further detailed assessment and a site brief will be required.

LANDSCAPE COMMENTS: Significant issue with this one because it includes a large area of semi natural wetland on the north side. This should be excluded and the boundary re-drawn, possibly with a small separate area of developable land by the Earlsmeadow garages.

No major concerns about developing the arable land to the south other than loss to agriculture but site is also isolated and would require significant road infrastructure which might also create environmental issues! If this area is to be developed then 'permeable' structure planting (i.e. planting with gaps for views) should be provided along the western boundary.

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

NETWORK MANAGER: Access to main road?

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: This area is currently identified as an area for longer term development within the current Local Development Plan. I have no objection to this land being allocated for mixed use development, the main vehicular access being from the A6015 via the existing allocated site to the north west (ADUNS023). A minor access link is possible via the A6112 and Station Avenue. Good pedestrian and cycle linkage is critical in terms of sustainable transport. Allowance must be made for future street connectivity beyond this development and the possibility of a distributor/relief road linking the A6105 and the A6112 south of Cheeklaw needs to be considered for the longer term expansion of the town. A Transport Assessment will be a prerequisite for the development of this site.

PASSENGER TRANSPORT: Bus infrastructure required.

Right of way

On/adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Logical direction of development given the recent housing developments in Duns, along with overlapping MDUNS003 and MDUNS005, would require master planning, to ascertain best areas for different uses, strong landscaping framework needed and would be appropriate.

HOUSING STRATEGY: Did not raise any concerns regarding the development of this site.

SCOTTISH WATER (WWTW): Duns WWTW has sufficient capacity and a Drainage Impact Assessment is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Rawburn WTW has sufficient capacity and a Water Impact Assessment is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Vehicular access to the site needs further consideration with potential upgrading of the road network at Clockmill or potentially through the industrial estate required. The existing access path to the school and public park has recently been upgraded and therefore would provide good non-vehicular access to the site. The area is prone to flooding. (2016 HSG Consultation).

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: Did not raise any concerns regarding the development of this site.

ECONOMIC DEVELOPMENT: We have no objections but would appreciate some clarification of what is proposed as mixed use, beyond the planned events space, and the location and area proposed for non-housing use.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

PP status

Excluded

Overall assessment

Acceptable

Site capacity

100

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration. The site is currently identified within the adopted LDP, as part of the longer term mixed use site (SDUNS001). The entire longer term mixed use site was also considered as part of this process (MDUNS004), along with (MDUNS003) which occupies an area to the west. It should be noted that all three of these sites were recently considered for inclusion within the Housing SG and none were taken forward as part of that process.

The site has good access to public services, employment and public transport. Furthermore, the site would result in minimal visual impact from the entrance to Duns. The site has good integration and connectivity with the existing settlement. The following constraints and mitigation would need to be considered as part of any development;

- Flood Risk Assessment would be required;
- There is an existing wetland area to the north east corner of the site, there would be a requirement to safeguard this;
- The Landscape Officer suggests removing the wetland area from any formal allocation;
- The site is located within an area of Prime Quality Agricultural land;

- Drainage Impact Assessment (WWTW) & Water Impact Assessment (WTW);
- Potential archaeology within the site and appropriate mitigation would be likely;
- Transport Assessment would be required;
- Structure planting and landscaping would be required in order to mitigate any visual impacts as a result of the development;
- There is a requirement for an events area to facilitate tourism events within this site and the larger mixed use longer term site;
- There is adequate access via the A6015 through the existing housing allocation (ADUNS023) and also a minor access through Station Avenue to the east. Access for this site would be required through the allocations (ADUNS023) and (ADUNS010);
- Minor drainage issues which would need to be addressed; and
- The development must respect the area of greenspace adjacent to the site, 'Duns Park'.

It was considered that the release of Phase 1 (MDUNS005) if any, would be sufficient for the Proposed Plan period and this site was included as an alternative option within the MIR. This would have allowed the southern part of the site to be retained for potential future mixed use development and released in subsequent Local Plans.

There were not considered to be any insurmountable reasons nor constraints to prevent the site from being included. However, in deciding which of the many MIR sites were ultimately included within the Proposed LDP, consideration was given to a range of factors. These include, for example, the housing land requirement, any developer interest in the site, provision of local facilities/services, comparison with other sites submitted. Further to the MIR consultation, it was considered that there is sufficient housing land supply within Duns for the Proposed LDP period. Therefore, the site (MDUNS005) is not included within the Proposed Plan, likewise the sites (MDUNS003) and (MDUNS004) are not included either. It is acknowledged that the site could be considered again for inclusion in a future LDP.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	-	0	-	+	-	-

SEA Comment

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Semi natural wetland located within the site, in the north east corner
- Potential for archaeology
- Prime Quality Agricultural Land on site
- Flood Risk Assessment required, potential surface water flood risk issues from the culverted small watercourse along the northern boundary
- The site is currently identified within the LDP as a longer term mixed use site
- Possible Drainage Impact Assessment required, in respect of the WWTW
- Possible Water Impact Assessment required, in respect of the WTW

SEA Mitigation

- Investigation and mitigation of potential archaeology on site
- A feasibility study, including a Flood Risk Assessment is required to assess the potential for channel restoration and the risk from the small watercourse, including mitigation where necessary
- Maintain the integrity of the wetland and mitigate impacts on hydrology
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended

Greenlaw

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AGREE008	Halliburton Road	Greenlaw	Rest of Borders	Housing	40	3.4	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any International/National designation.

SEPA: Based on OS Map there is sufficient height difference between site and the Blackadder Water. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. There is potential fluvial risk of flooding adjacent to the site. There is the potential that the development of this site could increase the probability of flooding elsewhere. There is a Surface Water Hazard within the site.

The foul water must connect to the existing SW foul network.

SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Due to the size of the development the applicant should consider surface water runoff, drainage and SUDS. Drainage Impact Assessment/SUDS.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On/Adjacent to site	Greenfield	Local Plan: (BG10D) - smaller site under consideration Local Plan Amendment: (AGREE002) - same site as under consideration Local Plan Amendment: (SGREE003) - same site as under consideration Local Development Plan: (SGREE003) - same site as under consideration Local Development Plan: (MGREE002) - same site as under consideration Housing SG: (AGREE008) - same site as under consideration

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Minor	South-west

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Low biodiversity impact. Site is arable field with hedgerow young plantation on boundary. Protect boundary features and mitigation for protected species including badger and breeding birds.

GENERAL COMMENTS: The site is located to the west of Greenlaw and is currently identified as a longer term housing site, within the Local Development Plan. There are bus services within Greenlaw, providing buses to Galashiels and Berwick-Upon-Tweed, both of which have Railway connections. There are limited services located within Greenlaw and it would be necessary to drive or take the bus to access a wider choice and range of these services. There is some employment land in Greenlaw but this would be limited for providing local employment. Duns, Eyemouth and Coldstream would provide greater opportunities. Duns is located 7 miles away and Kelso is located 9 miles away. The site is within walking distance of the centre of Greenlaw and is located off a quiet road leading out of the settlement.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Adjacent to site	Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Did not raise any concerns regarding the development of this site.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: There are no known implications, although the known site of a medieval and later farmstead lies immediately to the north. Some mitigation may be required.

Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: While the site is outwith the current settlement boundary as shown in the LDP, we note that it is included as a longer-term safeguard (SGREE003). If you are minded to support development of this site during the current plan period, further detailed assessment, particularly for the open space along the ridgeline, will be required.

LANDSCAPE COMMENTS: No response received to date. However, the Landscape Officer was consulted on this site (AGREE008) as part of the Housing SG and offered the following comments. Due to the lack of fit with the existing settlement pattern of Greenlaw and the high visibility of this site in the view from several roads on approach, coupled with potential privacy issues to adjoining properties, it is recommended that this site is not taken forward.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Would need to extend existing 30mph limit.

TRANSPORT SCOTLAND: Did not raise any concerns regarding development of the site.

ROADS PLANNING OFFICER: Direct vehicular access from the A697 (Edinburgh Road) is possible via the allocated housing site AGREE004. This will entail extending the footway out from the town on the north side of the A697 along with a slight extension of the 30 mph speed limit. This environmental change may have a positive influence on driver speeds on the main road. A right turn lane type junction may be required and visibility splays of 4.5m by 90m should be achievable. This can all be addressed in a supporting Transport Assessment.

The use of Halliburton Road as an additional means of vehicular access to the site, to help achieve good connectivity, should be explored. The junction of Halliburton Road with the A697 would ideally have to shift slightly to the west so that stacking traffic behind right turn traffic for Halliburton Road does not impact unduly on right turn traffic for Wester Row (A6105) and vice versa. The southerly boundary of the property known as '2 Edinburgh Road' would be directly affected by this, and by junction visibility requirements (4.5m by 90m). The carriageway of Halliburton Road would have to be widened and a footway provided as well as the extension of the 30 mph speed limit. Irrespective of vehicular connectivity with Halliburton Road, pedestrian/cycle linkage is essential.
 PASSENGER TRANSPORT: Did not raise any concerns regarding the development of this site.

Right of way	TPOs	Contaminated land	Water supply	Sewerage	Gas Supply	Education provision
Adjacent to site	Not applicable	Not applicable	Yes	Yes	No	Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Did not raise any concerns regarding the development of this site.
 HOUSING STRATEGY: Did not raise any concerns regarding the development of this site.
 SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Further investigation such as Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.
 SCOTTISH WATER (WTW): Howden WTW has sufficient capacity and sufficient capacity in the network.
 OUTDOOR ACCESS TEAM: Potential opportunity to improve pedestrian/cycle access into the village. Enhancement to existing path network would also be recommended. (2016 HSG Consultation).
 CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.
 ENVIRONMENTAL HEALTH: No response received.
 NEIGHBOURHOOD SERVICES: No response received.
 PROJECTS TEAM: Did not raise any concerns regarding the development of the site.
 ECONOMIC DEVELOPMENT: Did not raise any concerns regarding the development of the site.
 EDUCATION OFFICER: No issues.
 NHS: No response received.

Overall assessment

PP status	Overall assessment	Site capacity
Excluded	Acceptable	40

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process. The site is currently identified as a longer term housing site (SGREE003) within the adopted LDP, therefore acceptable for housing. The site is close to the centre of Greenlaw and if sensitively designed would integrate well into the settlement. The site has limited access to public services and employment within Greenlaw, however there are employment and services available in nearby settlements, which can be accessed by car or bus. It is acknowledged that the site is quite prominent, however it is considered that the existing tree belt to the west screens the site on the approach road and additional landscaping would further mitigate visual impacts. Overall, there are no insurmountable planning constraints which would prevent development on this site. Through the consultation process, the following constraints and mitigation would be required for any development on the site;

- Surface water runoff from the nearby hills may be an issue and require mitigation;
- The site is located within an area of Prime Quality Agricultural land;
- Potential for archaeology within the site, which would require appropriate mitigation;
- Careful design to ensure that the site is integrated into the rest of the settlement;
- Drainage Impact Assessment may be required in respect of WWTW;
- Protect and enhance existing boundary features;
- Assessment of ecology impacts and mitigation where appropriate;
- In respect of landscape capacity, there is an area of young woodland to the west of the site, with further arable land to the north;
- The site has potential to be prominent from certain angles, however the tree belt provides shelter from the western approach and the existing housing and planting screens part of the site from the south;

- The site provides opportunities for improved pedestrian/cycle access into the village and enhancement to the path network; and
- Transport Assessment would be required.

Overall, it is considered that the site would be acceptable for housing development, subject to mitigation in respect of the above constraints. Taking into consideration that there are no insurmountable constraints on this site, the site was included as an alternative option for housing within the MIR. However, in deciding which of the many MIR sites were ultimately included within the Proposed LDP, consideration was given to a range of factors.

There are three housing sites being carried forward from the adopted LDP (BG200, AGREE004 & AGREE005). Furthermore, the housing site (AGREE009) is being taken forward as part of the Proposed LDP, which has extant planning consent. Further to the MIR consultation, it is not considered that there is a current need for an additional housing allocation as well as the aforementioned sites. In conclusion, the site (AGREE008) is not included within the Proposed Plan. However, it should be noted that the site could be considered again for inclusion in a future LDP.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	-	+	-	-	-	0	-	-

SEA Comment

- Limited access to employment, services and facilities, however Greenlaw benefits from access to public and sustainable public transport. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Potential protected species and breeding birds on site
- South facing site
- Possible archaeology within the site
- Prominent site location with limited screening already in place
- Prime Quality Agricultural land
- Possible surface water runoff issues
- The site is currently identified within the LDP as an option for longer term housing
- Possible Drainage Impact Assessment, in respect of the WWTW

SEA Mitigation

- Landscape enhancement to be undertaken
- Investigation and mitigation may be required in relation to surface water runoff
- Landscaping/open space to be formed at the top of the site. Landscaping to form a natural backdrop to the development, given its prominent location
- Investigation and mitigation of possible archaeology on site
- Investigation and mitigation of nature conservation on site
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended, in respect of WWTW

Central HMA

Ancrum

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AANCR002	Dick's Croft II	Ancrum	Central	Housing	60	3.2	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that due to the size of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing.

SEPA: Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. There is a surface water hazard identified within the site.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On site	Greenfield	There is no relevant planning application history on the site. It should be noted that this site was considered as an 'alternative' option as part of the Draft Housing Supplementary Guidance and further to public consultation, the site was included within the Finalised SG on Housing. The site was later excluded from the adopted Housing SG 2017.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Limited	Good	Minor	South-west

Accessibility and sustainability summary

ECOLOGY OFFICER: Low impact biodiversity risk. Site is improved pasture with hedgerow, trees and garden ground on boundary. No obvious connectivity to River Tweed SAC (Ale Water). Protect trees and boundary features and mitigation for protected species including breeding birds.

GENERAL COMMENTS: There are local village services in Ancrum. These include a primary school, pub, shop and post office, and local facilities including village hall, church, and bowling club. Other services and employment opportunities are located four miles away in Jedburgh. Four bus routes serve the village: 20 - Hawick - Jedburgh; 51 - Jedburgh - Edinburgh; 68 - Jedburgh - Galashiels.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Adjacent to site	Not applicable	Not applicable	Not applicable	Not applicable	Adjacent to site	Not applicable

Local impact and integration summary

ARCHAEOLOGY: In an area of archaeological potential. May require evaluation.

HERITAGE & DESIGN: Lies just outwith the conservation area, development of the site should take account of the potential impact on the conservation area.

HES: No comments.

NHS: No comments received.

GENERAL COMMENTS: The site is currently a pasture field surrounded by hedgerows, with some deciduous trees to the north-west. C class roads envelop the site on its northern, eastern, and southern boundaries and would provide access, although widening would be required. It is located just south of the village primary school and just west of a very recent housing development which has taken quite some time to develop and has provided a relatively substantial increase in the size of the village. Given Ancrum's size and character, another allocation - particularly of 60 units - would have a substantial cumulative impact.

Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	On site			Not applicable

Landscape summary

LANDSCAPE COMMENTS: Relatively straight forward site for development without any major issues to be addressed. The character of existing detached houses at Dick's Croft might be best served by continuing this style of development along the northern end of the site (see plan) accessed separately from the lane at the Loaning with denser housing on the flatter lower ground on the main part of the site. Retention of existing hedgerows on boundaries supplemented by some new planting is desirable to relate development to its rural setting.

SNH: This site lies outwith the current settlement boundary as shown in the LDP and is within a Special Landscape Area. If you are minded to support development of this site during the current plan period, further detailed assessment will be required. Given the site's location within a Special Landscape Area we recommend that this assessment includes landscape capacity for development and careful consideration of the site boundary, the landscape and visual impact mitigation and the site design. Subject to the conclusions of any detailed capacity assessment we would advise that any proposed allocation in this location should be supported by a site development brief.

GENERAL COMMENTS: The site is affected by significant sloping and the northern half of the site would have a significant visual impact, in terms of views from the south and west, given its prominent position. Development would most likely require the widening of the C road running north-south on the western approach to Ancrum, this would also require the removal of hedgerows which currently provide a landscape buffer to the west of the village. This development would add to the very recent western expansion of Ancrum, and in landscape terms would have a detrimental cumulative impact.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Will impact on existing 30 mph limit.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING TEAM: This site has been looked at previously and I have no objections in principle to this land being allocated for housing. The majority of traffic would access the site via South Myrescroft but the pinch point in the road at the north corner would require to be looked at in more detail in terms of localised widening to accommodate the increase in pedestrian footfall and vehicular movements. The existing roads bounding the site will need to be widened to cater for two way traffic flow and to provide footways as appropriate and street lighting and speed limits will have to extend accordingly. Pedestrian linkage to the footpath along the north western edge of the adjacent Myrescroft development should also be incorporated into any proposal. Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended. A Transport Assessment will be required for the site.

TRANSPORT SCOTLAND: No concerns regarding the development of this site.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

COUNTRYSIDE ACCESS TEAM: Connectivity footways are required to the school, village centres and path to Ale Water to the south of the site. Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated.

HOUSING STRATEGY: Eildon Housing Association 'potential pipeline' site for 12 houses.

EDUCATION: No issues.

SCOTTISH WATER: Waste: Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW. Sufficient capacity in the network. Water: Robertson WTW has sufficient capacity. A Water Impact Assessment will be required to establish what impact, if any this development has on the existing network.

SEPA: Foul must connect to the existing SW foul network. It is likely that for a development of this size and upgrade may be required to the existing STW. SW should confirm.

GENERAL COMMENTS: Road widening would likely require the loss of hedgrows which at present provide quite a solid western boundary to the village. Would have an appreciable impact on the setting of the village.

Overall assessment

PP status

Excluded

Overall assessment

Acceptable

Site capacity

60

Conclusions

Overall the site is assessed as acceptable however it should be noted the site is within a Special Landscape Area and careful consideration must be given to boundary treatments, the landscape and visual impact mitigation as well as the site design. Due to recent development within Ancrum consideration should be given to the scale of the proposal and its effect on the size of the settlement and the character

of the village and its Conservation Area. Allocation of this site would increase pressure on services since the previous housing allocation has only recently been completed and further discussions would need to be held with Scottish Water in relation to wastewater treatment as the development is required to connect to the existing Scottish Water foul network.

Structure planting to the south and west would be required to reduce visual impact from the countryside and create an edge to the settlement. Existing hedgerows would need to be retained or improved where possible. Mitigation measures are required to prevent any impact on the River Tweed SAC. Mitigation measures are also required in relation to the impact of surface water runoff from nearby hills and this should be considered during the design stage.

Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended. A pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal. It is also important that there is connectivity from the site to the village centre for both pedestrians and cyclists.

The development at Myrescroft to the north east of this site confirmed that there was a healthy market for house purchasers within Ancrum. Consequently this proposal could be considered to be effective and there is an interested developer associated with the site. However care must be taken to ensure any new development does not saturate the village within a relatively short period of time.

Scottish Water has confirmed that there is sufficient capacity. SG assessment raises the possibility that land will be required to safeguard for education provision, implying an education capacity problem.

The site was included within the Main Issues Report as an 'alternative' option for inclusion within the Proposed LDP, given the issue of cumulative impact on the character of the village. Consequently there were not considered to be any insurmountable reasons nor constraints to prevent it being included. However, in deciding which of the many MIR sites were ultimately included within the proposed LDP consideration was given to a range of factors. These included, for example, the housing land requirement based on the proposed SDP2 which was informed by HNDA2, any developer interest in the site, provision of local facilities / services, comparison with other submitted sites. Ultimately it was considered that there were more appropriate sites considered within the MIR to contribute towards the housing land requirement and the site was not included. At this point in time the village should be given time to adapt to the relatively recent large scale development of Myrescroft, however, it is acknowledged that the site could be considered again for inclusion in a future LDP.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	0	0	-	-	-	0	+	-

SEA Comment

- No significant biodiversity issues identified. Site is improved grazing land. Need to protect trees and boundary features
- Limited access to employment and services, however Ancrum is a village that benefits from local public facilities and sustainable public transport. This should minimise additional car journeys and reduces the scale of carbon generation associated with development
- Within a Special Landscape Area. Large scale of development in recent years
- Ancrum Conservation Area adjacent to site
- Cumulative impact on village amenity and potentially material assets due to recent scale of development
- Provision of housing, including affordable housing. Housing located in a settlement with walkable local facilities and potential to improve access to green space and open space through the development
- Prime Quality Agricultural Land on site
- Steep site. Surface water may be an issue
- In an area of archaeological potential. May require evaluation

SEA Mitigation

- Surface water mitigation measures to be considered during the design stage
- Archaeology evaluation/mitigation may be required
- Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal. Connectivity for cyclists must also be considered
- Water Impact Assessment required
- The site boundaries require extensive structural landscape planting to create a suitable definition to the edge of the village

- Protect existing trees and boundary features. Existing hedgerows to be supplemented by new planting, where required
 - Assessment of ecology impacts and provision of mitigation, as appropriate
 - The design and layout of the site should take account of the adjacent Conservation Area and Special Landscape Area
 - Contact Scottish Water in respect of foul drainage capacity and water network capacity
-

Crailing

Site reference ACRAI004	Site name Crailing Toll (Larger Site)	Settlement Crailing	SDA Central	Proposed Use Housing	Indicative Capacity 5	Ha 0.7	PP status Excluded
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

There are no major issues at this initial assessment stage. Part of this site is allocated within the Consolidated Local Plan.

FLOOD AND COASTAL MANAGEMENT TEAM: This site lies out with the fluvial and surface water 1 in 200 year flood extent. I would have no objections to this development on the grounds of flood risk.

SEPA: We require an FRA which assesses the risk from the small watercourse which would appear to be culverted either through or immediately adjacent to the site. We do not support development over culverts that are to remain active.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land On site	Current use/s Greenfield	Planning history references 99/00897/OUT - Erection of a dwellinghouse (Refused) The site was considered through the process of the Housing SG 2017 but was rejected (ACRAI004).
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Accessibility and sustainability assessment

Access to public transport Limited	Access to employment Limited	Access to services Limited	Wider biodiversity impacts Moderate	Site aspect South-west
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Accessibility and sustainability summary

ECOLOGY OFFICER: Moderate biodiversity risk. Site is improved pasture with some mature broad-leaved trees and garden ground on boundary. Potential connectivity with the River Tweed SAC (Oxnam water) via drain. Mitigation to ensure no significant effect on River Tweed SAC (Oxnam water). Protect boundary trees and features and mitigation for protected species including bats and breeding birds.

GENERAL COMMENTS: Crailing is a hamlet with a limited bus service. It relies on nearby Jedburgh for services. Mitigation measures would be required to prevent any impact on the River Tweed SAC.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed landscape

Not applicable

Local impact and integration summary

ARCHAEOLOGY: The site formerly contained a farm steading and is at the edge of the medieval village. Archaeological evaluation is required.

HERITAGE & DESIGN: No specific comment

HES: No comments.

GENERAL COMMENTS: Site is relatively large in relation to the existing settlement and there remains an undeveloped allocated site in the existing LDP.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: The site would benefit from some landscape structure planting along the south eastern boundary to help screen road and reduce road noise from site. Care will be needed to ensure structure planting does not shade development in the longer term.

SNH: No comment due to size and location of the site.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Additional properties will add to traffic using existing less-than-ideal junction with A698. Visibility out is okay but fast section of road and potential for nose to tail shunts for right-turning traffic as no dedicated right turn lane.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING TEAM: I have no objections to this site being developed for housing although access would have to be via the adjacent approved site (ACRAI001) and not directly off the A698.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

No

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

CONTAMINATED LAND: An area of the site appears to have been previously developed with agricultural buildings. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS TEAM: Connecting pathways/pavements between the East and West of the site requested for options for pedestrian access around the village.

EDUCATION: No issues.

NHS: No comments received.

SCOTTISH WATER - Waste: No waste infrastructure in the area. Water: Robertson WTW has sufficient capacity. Sufficient capacity in the network

SEPA: There is no SW foul sewer network in this location. Consideration should be given to first time sewerage for this village to include the existing and proposed development site. Failing that private drainage would need to be provided with discharge to the Oxnam water (as opposed to the small burn). There may be a culvert running through or close to the site boundary - opportunities should be taken to de-culvert.

Overall assessment

PP status	Overall assessment	Site capacity
Excluded	Acceptable	5

Conclusions

There are no specific issues which would rule out development. There is a reliance on septic tanks in Crailing. SEPA have stated that consideration should be given to first time sewerage for this village to include the existing and proposed development site. If a WWT connection was not provided, SEPA have stated that overflow would have to be diverted to Oxnam Water not the small burn nearby. SEPA have not objected, either have Scottish Water, but there would be a need to ensure no impact on the River Tweed SAC (the Oxnam Water is covered by the SAC).

Crailing has the existing undeveloped allocated housing site for 5 units which forms part of this site. The landowner has stated that the additional allocation would make the existing site more marketable. However, no specific information has been provided to support this. Moreover, the scale of any allocation needs to be carefully considered with attention to the size of the existing settlement. It is considered that this site should have an indicative capacity of 5 units.

(The site was originally plotted as ACRAI003. Part of ACRAI003 is already allocated as ACRAI001 for 5 units. The site boundaries were therefore reduced and a new code was created - ACRAI004).

Following further consideration, it is proposed that this site ACRAI004 will not be taken forward into the Proposed Local Development Plan as a housing site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan. Following the Main Issues Report public consultation period, it is not considered there is an identified housing need for additional housing within Crailing. The existing housing allocation remains undeveloped and this additional site was submitted by the same landowner with no evidence of an active developer being associated with the site. Therefore it would be difficult to justify the effectiveness of a larger site when the existing allocation of five units (ACRAI001) remains undeveloped. It is acknowledged that development at this location may be appropriate in the future however it is not felt that there is a need for a further housing allocation within the village at this point in time.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
-	-	0	0	0	0	0	-	-

SEA Comment

- Moderate biodiversity risk. Site is improved pasture with some mature broad-leaved trees and garden ground on boundary
- Potential connectivity with the River Tweed SAC (Oxnam Water) via drain
- Small settlement which lacks in facilities but is close to transport network and town of Jedburgh where services/employment/education are available
- There is no waste infrastructure in the settlement
- Prime Agricultural Land
- Without first WWT provision, septic tank and water course drainage required. SEPA have called for consideration of first WWT in village. Otherwise there is a cumulative impact. No major concern raised

but need to ensure no impact on the River Tweed SAC (the Oxnam Water is covered by River Tweed SAC). The provision of WWT in Crailing could actually lead to improvement in terms of water quality and risk to water quality

- The site formerly contained a farm steading and is at the edge of the medieval village. Archaeological evaluation is required
- There is potential contamination within the site

SEA Mitigation

- Flood Risk Assessment is required by SEPA to assess the risk from the small watercourse which appears to be culverted through or adjacent to the site
 - Mitigation to ensure no significant effect on River Tweed SAC (Oxnam Water)
 - Protect the existing boundary features, where possible
 - Assessment of ecology impacts and provision of mitigation, where appropriate
 - Archaeology evaluation/mitigation may be required
 - There is no waste infrastructure in the area, therefore investigations into an alternative option would be required
 - Structure planting would be required along the south eastern boundary to provide a setting for development and to reinforce the settlement edge
 - The long term maintenance of landscaped areas must be addressed
 - Scale and style of development needs to be carefully considered paying heed to the size and scale of the existing settlement
 - Any development must take cognisance of the adjacent housing allocation (ACRAI001), to ensure connectivity between the sites
 - Pedestrian connectivity to be provided between the east and west of the site
 - Potential contamination to be investigated and mitigated
-

Denholm

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
ADENH006	Land south east of Thorncroft	Denholm	Central	Housing	12	0.7	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. However, there is a ditch running through the grounds that has come close to flooding property in the past. This has, to our knowledge, not spilled onto this field but would still require a Flood Risk Assessment to show the risk to this development. At present, SBC Flood Team are considering work such as culverting this ditch.

SEPA: Require an FRA which assesses the risk from the small watercourses which flow along the boundary of the site. These watercourses then enter a FPS which will require careful consideration to ensure there is no increase in flood risk due to site development. The study undertaken by JBA indicates that part of the site is at risk of flooding but it does not appear to fully modelled the adjacent watercourse. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Site may be constrained due to flood risk. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Combination	No relevant planning application history.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate impact. Site is improved pasture with hedgerow and trees on boundary. Potential for EPS (bats) and breeding birds to use built structures within the site. No obvious connectivity with the River Tweed SAC/SSSI. Protect boundary trees and features and mitigation for protected species including bats and breeding birds.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed landscape

Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: There are no known archaeological issues.

HERITAGE AND DESIGN OFFICER: No comments.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: 10 – 12no taking account narrowness of site and RPAs of adjacent field boundary trees.

SCOTTISH NATURAL HERITAGE: No comment due to size and location.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGEMENT: Creation of a new junction onto the A698.

PASSENGER TRANSPORT: Consider relocation of bus stop, provision of shelter.

ROADS PLANNING: Not opposed to development on this site. Access via the A698 will require the demolition of some existing outbuildings, but satisfactory access can be achieved. An acceptable revised parking arrangement would be required for the existing dwellinghouse (Thorncroft). The linear nature of the site limits potential internal street connectivity; however there may be the possibility of a link to Ruberslaw Road via the vacant plot within that development. This would require 3rd party discussions. If this site is allocated, any site layout would have to allow for future links to the land along the eastern boundary. The existing infrastructure along the A698 would have to be extended into the development site.

TRANSPORT SCOTLAND: No comments.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

On site

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: An area of the site appears to have been previously developed with buildings, possibly of commercial/ industrial use. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS TEAM: If possible a pedestrian link to Ruberslaw Road would allow pedestrian access to Core path 01 avoiding the A698.

EDUCATION: No objections.

NHS: No comments received.

SCOTTISH WATER: Robertson WTW has sufficient capacity. There is a 6" water main running across the South side of the site. There is also a 4" water main north of site. Sufficient capacity in the network. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW. There is a foul and surface water sewer running through the middle of the site. Sufficient capacity in the network for foul only connection.

Overall assessment

PP status	Overall assessment	Site capacity
Excluded	Acceptable	12

Conclusions

The site was identified within the Main Issues Report as a preferred option for development and the site is considered appropriate for residential development in principle. However, it must be acknowledged that there has been low take up of development land within the village in recent years, with two sites already allocated within the village (RD4B and ADENH001) with a total indicative capacity of 50 units, which remain undeveloped. It is not therefore considered appropriate to allocate a further housing site at this time. It must be noted, however, that the site in question is located within the settlement boundary and could therefore be developed, through the process of a planning application. It is acknowledged that the site could be considered again for inclusion in a future LDP.

In deciding which of the many MIR sites were ultimately included within the Proposed LDP consideration was given to a range of factors. These included, for example, the housing land requirement based on the proposed SDP2 which was informed by HND A2, any developer interest in the site, provision of local facilities / services, comparison with other submitted sites. Ultimately it was considered that there were more appropriate sites considered within the MIR to contribute towards the housing land requirement and the site was not included. It is acknowledged that the site could be considered again for inclusion in a future LDP.

The site is considered to offer an appropriate opportunity for infill development within the settlement boundary of Denholm. Consideration will require to be given to the residential amenity of existing properties within the immediate vicinity. The Roads Officer has confirmed that an acceptable access is achievable from the A698, this would require removal of some existing outbuildings. These would require investigation for potential contamination.

The Council's Flood and Coastal Management Team and the Scottish Environment Protection Agency have requested that a Flood Risk Assessment be undertaken in relation to a ditch running through the grounds that has come close to flooding property in the past. Consideration is currently being given to culverting this ditch. The site would require careful design to ensure there is no increase in flood risk elsewhere and the proposed housing is not affected by surface runoff.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	0	0	0	+	+	-

SEA Comment

- Good access to services, employment and public transport given proximity to Hawick. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Moderate Biodiversity Risk. Site is improved pasture with hedgerow and trees on boundary. Potential for EPS (bats) and breeding birds to use built structures within the site. Protect boundary trees and features and mitigation for protected species including bats and breeding birds

- There is potential contamination of the soil on part of the site due to previous uses. However, this provides an opportunity to enhance the existing area of contaminated land through remedial works
- Pedestrian access linkage required
- Housing located within a settlement with facilities and services available in the village including a primary school
- Possible flood risk and surface water issues within the site. Flood risk issues requires confirmation/resolution
- There are water mains within the site

SEA Mitigation

- Mitigation measures may be required in respect of flood risk and surface water runoff
 - Investigation and mitigation of potential ecology impacts on site
 - Pedestrian access linkages required
 - Protect and retain boundary trees and features where possible
 - Potential contamination to be investigated and mitigated
-

Eckford

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AECKF002	Land at the Black Barn	Eckford	Central	Housing	10	1.1	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

SEPA: Review of OS Map indicates a potentially culverted watercourse along the eastern boundary of the site. We would recommend that this is investigated as part of an FRA. We do not support development over culverts that are to remain active.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On site	Buildings	97/00580/OUT - Residential development 97/00617/COU - Change of use of land from agriculture to garden ground

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Poor	Poor	Poor	Moderate	Not applicable

Accessibility and sustainability summary

ECOLOGICAL OFFICER: Biodiversity Risk: Moderate impact. Site appears to be arable field and improved pasture with hedgerow on boundary and trees and scrub within site. Possible potential for EPS (bats) and breeding birds to use built structures within the site. No obvious connectivity with the River Tweed SAC/SSSI. Protect boundary features and trees, mitigation for protected species including bats and breeding birds.

GENERAL COMMENTS: The site is located on the south-eastern edge of the small village of Eckford. In terms of accessibility it scores poorly. There are no key services in Eckford.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed landscape

Not applicable

Local impact and integration summary

ARCHAEOLOGY: There are no known archaeological issues. However, the site is in close proximity to the known location of medieval Eckford and some evidence for this may exist in the site. Also, the existing building is on the site of an early 19th century farmstead evidence of which may also exist. Mitigation may be required.

HERITAGE & DESIGN: No specific comment.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: Given the existing density and pattern of development in Eckford, capacity is likely to be 6-8 units. To alleviate the restricted nature of the existing access track, an additional strip of the field alongside the established woodland strip next to the access track could be included in the site and planted up with trees. This would allow the removal of the existing tree belt. Any removal of hedges on either side of the track should be replaced outwith the visibility splays.

SNH: No comment due to size and location.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: No comments.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING TEAM: I am not opposed in principle to this land being allocated for housing. The main road through the village already benefits from street lighting provision, but lacks provision for pedestrians. If this site is to be allocated for housing then footway provision between the site access and the crossroads in the village at 'Tower Cottage' should be a consideration. A length of road side hedging is likely to have to be removed in order to achieve suitable junction visibility.

Near a trunk road?

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

No

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

CONTAMINATED LAND: An area of the site appears to have been previously developed with a building, possibly of commercial/ industrial use. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS TEAM: Connecting path suitable for walkers cyclists from road through site and on to North East corner of site to allow future link for footpath network to link site to Loaning local path network. Section of wide verge required at entrance of site into the public road for pedestrian use.

DEVELOPMENT MANAGEMENT: History of refusal and appeal, 97/00580/OUT. Suggest a development brief is required. Again private waste water systems are currently being used in development boundary, 17/00032/FUL.

EDUCATION: No comments.

NHS: No comments received.

SCOTTISH WATER - Waste: No sewers within the area. Water: Robertson WTW has sufficient capacity. A Flow and Pressure test is required to establish what impact, if any this development has on the existing network

SEPA: Foul water must connect to the existing SW foul network. This may require to be upgraded to accommodate this development.

Overall assessment

PP status	Overall assessment	Site capacity
Excluded	Acceptable	10

Conclusions

The proposal involves the demolition of an agricultural barn/shed currently situated outside the settlement and its replacement with housing. In addition to this, housing would be allocated on fields that currently surround the shed and the village. The landowner's proposal suggests a new settlement boundary enveloping the site with 5+ houses to be developed. Technically the site could accommodate up to 10 units. The site is partly enveloped by existing buildings to the north, west, and south. There are no absolute constraints ruling out development. However, Eckford is a village without basic services. There is no WWT available, so private sewerage would be required. It is a very small village and development of the whole site, although small, would still be relatively significant.

Following further consideration, it is proposed that this site AECKF002 will not be taken forward into the Proposed Local Development Plan as a housing site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan. Following the public consultation period on the Main Issues Report it is not considered there is an identified housing need for additional housing within Eckford. The site was submitted with no active developer associated with the site and therefore it is difficult to justify the effectiveness of the site. It is considered there are more appropriate sites available to meet the housing land requirement. This in addition to the site constraints relating to wastewater, scale of development and site access it is not considered that this site should be taken forward into the Proposed Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	-	-	0	0	0	-	+	0

SEA Comment

- SEPA require the submission of a Flood Risk Assessment. Culvert issue requires investigation
- Moderate biodiversity risk. Possible potential for bats and breeding birds to use built structures within site. Hedgerow on boundary and trees/scrub within site
- In terms of accessibility, the site scores poorly as there are no key services in Eckford
- Small development which could fit with settlement pattern and no landscape issue. Loss of wooden barn could be seen as negative
- Population would be car dependent for daily needs
- Prime Agricultural Land

- No sewers in the area. Reliance on septic tanks
- Minimal impact on cultural heritage
- Would require upgrading of local footpath network
- There are no known archaeological issues. However, the site is in close proximity to the known location of medieval Eckford and some evidence for this may exist in the site. Also, the existing building is on the site of an early 19th century farmstead evidence of which may also exist
- Potential contamination within the site

SEA Mitigation

- Flood Risk Assessment is required by SEPA
 - Assessment of ecology impacts and provision of mitigation, where appropriate
 - Protect the existing boundary features and trees, where possible
 - Archaeology evaluation/mitigation may be required
 - Consideration of footway and cycle provisions
 - There is no foul drainage infrastructure, therefore an alternative will need to be investigated
 - Potential contamination to be investigated and mitigated
-

Ednam

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AEDNA011	Cliftonhill (v)	Ednam	Central	Housing	15	1.3	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

SEPA: We require an FRA which assesses the risk from the small watercourse which flows adjacent to the site and enters the Eden Water. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues at this site or immediately adjacent. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

Note: Surface water flood map is offset from burn suggesting an error within the flood map.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On site	Greenfield	99/00957/OUT - Residential Development Refused, Appeal Dismissed. 01/00782/OUT - Residential Development Refused. 04/02140/OUT - Residential Development Refused. Site has been considered as part of previous LDP processes (site NE of War Memorial). The Reporter concluded that once the allocated site (AEDNA002) is fully developed "the preferred area for future period of this Local Plan (2011), if required, will be to the east side of the village".

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Moderate	Not applicable

Accessibility and sustainability summary

ECOLOGY OFFICER: Moderate biodiversity risk. Site an arable field with lowland mixed deciduous woodland and hedgerow on boundary. Potential connectivity with the River Tweed SAC via drainage to the Eden water. Mitigation to ensure no significant effect on River Tweed SAC. Mitigation for protected species including bats, badger and breeding birds.

SNH: No comments received.

GENERAL COMMENTS: The site is located in the centre of Ednam, close to the crossroads and the bus shelter. Ednam has a bus service to Kelso and Berwick and is only 2.5 miles from Kelso. The site slopes towards the crossroads but sits higher than the centre of the village. The village has a post office, village hall and a primary school. Mitigation would be required to prevent any impacts on Eden water.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Not applicable	Adjacent to site	On/adjacent to site	Not applicable	On/adjacent to site	Not applicable

Local impact and integration summary

ARCHAEOLOGY: Historic mapping (General Roy 1750s, Stobie 1770) shows this area as containing the earlier village core to the east of the burn. Mitigation is likely.

HERITAGE & DESIGN: No comments received.

HES: No comments.

GENERAL COMMENTS: The site is located close to the centre of the small village. Boundary is provided to the south by heavy hedgrows which run along the road towards Milburn. There is heavy vegetation on the western border which separates the site from the village on this side. The northern section of the site would take development up the Duns road in quite a prominent position and in quite a linear form. The Old Smiddy is a C listed building, but any impact would be low. Archaeological interests in the southern half of the site which would required mitigation.

Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

LANDSCAPE ARCHITECT: No fundamental concerns but eastern boundary looks very arbitrary and does not relate to any features on the ground. One consequence of that is that the northern end is so narrow that it is probably undevelopable. It would be desirable to retain all the existing woodland that is outside the site on the west side and this implies a buffer zone of at least 10m along that side. This will affect the developable area. Presumably access would have to come off the SW corner which would affect the amenity of the Ednam to Cliftonhill road and would need to avoid impacting on the War Memorial and the Old Smithy opposite which is all quite tight and awkward.

SNH: No comment due to size and location.

General comments: This is quite a large site but the landscape impact is relatively limited. The site is partly screened by heavy hedgrows and vegetation on the west and south sides. The south-western part of the site slopes steadily towards the crossroads and this reduces landscape impact on a large portion of the site. However, roads requirements for widening of the C-class road on the south of the site might significantly reduce the hedgerow/vegetation on the south side of the site.

Planning and infrastructure assessment

Physical access/road capacity	Near a trunk road? <input type="checkbox"/>
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PASSENGER TRANSPORT: No comments.

NETWORK MANAGER: Access off single track road and then junction with limited visibility onto B Class Road.

ROADS PLANNING SERVICE: I am able to support this site for residential development on the basis of provision of suitable pedestrian and street lighting connectivity with the rest of the village and the carriageway of the minor public road to the south being widened to 5.5m. Frontage development along the minor public road is highly desirable; however this will require significant engineering works given the difference in level. It should be noted that the shape of the site under consideration does not bode well in terms of a potential layout; however a link through to Eden Park should be considered which would benefit the site. A strip of housing adjacent to the existing public road may be more in-keeping with the form of the village and the lie of the land.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

COUNTRYSIDE ACCESS TEAM: No comment.

DEVELOPMENT MANAGEMENT: Potential coalescence of Cliftonhill and Ednam.

EDUCATION: No issues.

NHS: No comments received.

SCOTTISH WATER: Waste: Kelso WwTW has sufficient capacity. Sufficient capacity in the network. Water: Robertson WTW has sufficient capacity. Sufficient capacity in the network.

SEPA: Foul water must connect to the existing SW foul network. The pump station at Ednam may require to be upgraded to account for the proposed developments. SW should confirm.

OVERALL SUMMARY: No major planning and infrastructure constraints. However, there are roads issues on this site. The road to the south is a single track road, which will require widening, and there are visibility issues on the B-road (Duns Road). Each of these could be resolved.

Overall assessment

PP status

Excluded

Overall assessment

Acceptable

Site capacity

15

Conclusions

If this site was to be allocated, it would be important to incorporate landscaping to resist further development to the north east and coalescence with Milburn and Cliftonhill Farm. The minor road to the south of the site requires widening for access. This will mean a reduction in the hedgerow screening. Level differences from the site to the minor road means major engineering required in order to achieve desirable development frontage along the southern section of the site, avoiding a layout that turns its back on the village. That said, as much of the hedgerow as possible would need to be retained on the southern boundary. On balance appears a more complex site to bring up to appropriate roads access standards than others.

There are no significant constraints affecting the site although there is already an allocated site in this small village and it is considered there are better options available.

Following further consideration, it is proposed that this site AEDNA011 will not be taken forward into the Proposed Local Development Plan as a housing site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan. Following the public consultation period on the Main Issues Report it is not considered there is an identified housing need for additional

housing within Ednam. The site was submitted with no active developer associated with the site and therefore it is difficult to justify the effectiveness of the site. This site received a number of objections from residents of the village who did not support development at this location. There is also an existing housing allocation within the village at West Mill for 12 units which remains undeveloped.

It should also be noted Woodland Trust Scotland objected to the inclusion of the site as the site boundary includes an area of woodland identified on the Native Woodland Survey for Scotland and therefore they strongly recommend that this alternative option is not carried forward to LDP2.

The site will not be included within the Proposed Local Development Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	-	0	0	-	0	-	-	0

SEA Comment

- SEPA require the submission of a Flood Risk Assessment
- Few local facilities but there is a school, Kelso close by with services and employment opportunities. Car dependency is a factor
- There may be archaeology within the site
- Fairly prominent site but not a significant landscape impact. Cumulative impact of development (in addition to existing allocation) needs consideration for all sites
- No material asset constraints
- Population would have walking access to local school, some recreational facilities, but would be largely car-dependent. No discernable environmental impact on human health. Proposal suggests creation of new public park
- Prime Agricultural Land
- Moderate biodiversity risk. Site an arable field with lowland mixed deciduous woodland and hedgerow on boundary
- Potential connectivity with the River Tweed SAC via drainage to the Eden water
- Development would likely incur loss of southern hedgrows

SEA Mitigation

- Flood Risk Assessment required by SEPA to assess the risk from the small watercourse adjacent to the site.
- Mitigation to ensure no significant effect on the River Tweed SAC.
- Assessment of ecology impacts and provision of mitigation, as appropriate.
- Archaeology evaluation/mitigation may be required.
- Street lighting and pedestrian connectivity would be required with the rest of the village.
- Widening of the existing carriageway of the minor public road to the south.
- Buffer zone along the western boundary, adjacent to the existing woodland.

Site reference AEDNA013	Site name Land north of Primary School	Settlement Ednam	SDA Central	Proposed Use Housing	Indicative Capacity 20	Ha 1.4	PP status Excluded
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Due to the size of the development I would recommend surface water runoff be considered.

SEPA: No detailed comments on flood risk.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land On site	Current use/s Greenfield	Planning history references 01/00782/OUT - Residential development (refused) 04/02140/OUT - Residential development (refused) 99/00957/OUT - Residential development (refused)
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Accessibility and sustainability assessment

Access to public transport Limited	Access to employment Limited	Access to services Limited	Wider biodiversity impacts Minor	Site aspect Not applicable
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Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Low impact. Site is an arable field with hedgerow, garden ground and amenity ground on boundary. No obvious connectivity with the River Tweed SAC. Protect boundary features and mitigation for protected species including breeding birds.

GENERAL COMMENTS: Ednam has a bus service to Kelso and Berwick and is only 2.5 miles from Kelso. The village does have a post office, village hall and a primary school. The site has low impact in terms of biodiversity risk. There is already an existing allocation in Ednam.

Local impact and integration assessment

Conservation area Not applicable	Open space Adjacent to site	Listed buildings Not applicable	Scheduled Monument Not applicable	Ancient woodland inventory Not applicable	Archaeology Not applicable	Garden and designed landscape Not applicable
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Local impact and integration summary

ARCHAEOLOGY: There are no known archaeological issues.

HERITAGE & DESIGN: Site lies on the approach to the village form Ednam; boundary treatments and connections (both physical and visual) to the settlement will be important issues.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: 20-25no houses, if density of adjacent Eden Park was reflected in any proposed development.(and if additional land was included to ensure required structure planting was achievable. A belt of structure planting to the north boundary would create shelter from northerly winds and act as visual containment.

SNH: We recommend that if this site is to be allocated that a site brief is produced to identify the key natural heritage assets of the site to be protected and the key opportunities for the integration of green infrastructure within future development. Our advice on this site is based on prior knowledge and desktop assessment using GIS and streetview. We may provide further advice based on a site visit if the potential allocation is carried forward. The current settlement statement in LDP1 states that further expansion of Ednam would be to the north and east. This potential allocation conforms to those placemaking considerations. However, a site brief is still required if potential adverse effects on setting and character of the existing settlement are to be avoided through the promotion of a design led planning approach.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Impact on existing 30 mph limit if new access onto B Road. Access off Stichill Road less of an impact but will increase volume through more restricted section of village.

PASSENGER TRANSPORT: Possible bus stop infrastructure.

ROADS PLANNING OFFICER: I am able to recommend in favour of this land being allocated for development. The street lighting and footway infrastructure in the village will have to be extended along the main road as appropriate and a modest extension of the 30 mph speed limit is likely to be required. Access should be taken from both the B6461 and the minor public road to the south west to allow a connected street network to develop. A strong street frontage onto the B6461 will create a sense of arrival from the north and will help justify a shifting of the 30 mph speed limit. Depending on the scale of development a Transport Statement may be required.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

COUNTRYSIDE ACCESS TEAM: No comment.

EDUCATION: No issues.

NHS: No comments received.

SCOTTISH WATER (WASTE): Kelso WwTW has sufficient capacity. Sufficient capacity in the network.

SCOTTISH WATER (WATER)Water: Robertson WTW has sufficient capacity. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network.

SEPA: Foul water must connect to the existing SW foul network. The pump station at Ednam may require to be upgraded to account for the proposed developments. SW should confirm.

Overall assessment

PP status	Overall assessment	Site capacity
Excluded	Acceptable	20

Conclusions

The proposed site is capable of being developed. There are no restrictions that rule out development. This site is in quite a prominent position to the north of the settlement, on slightly raised ground, overlooking Ednam. It could be integrated with the settlement with appropriate layout and design, connectivity, and boundary treatment. The site was considered as an 'alternative site in the MIR'.

Following the public consultation period on the Main Issues Report it is not considered there is an identified housing need for additional housing within Ednam. The site was submitted with no active developer associated with the site and therefore it is difficult to justify the effectiveness of the site. This site received a number of objections from residents of the village who did not support development at this location. There is also an existing housing allocation within the village at West Mill for 12 units which remains undeveloped.

Therefore, following further consideration, it is proposed that this site AEDNA013 will not be taken forward into the Proposed Local Development Plan as a housing site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
0	0	0	0	-	-	-	-	0

SEA Comment

- Low biodiversity risk. Site is an arable field with hedgerow, garden ground and amenity ground on boundary
- Few local facilities but there is a school, Kelso close by with services and employment opportunities. Car dependency is a factor
- No discernable effect on cultural heritage
- No significant landscape impact. Cumulative impact of development (in addition to existing allocation) needs consideration for all sites
- Population would have walking access to local school, some recreational facilities, but would be largely car-dependent. No discernable environmental impact on human health
- Prime Agricultural Land
- A Water Impact Assessment is required to establish what impact, if any this development has on the existing network

SEA Mitigation

- Protect existing boundary features
- Assessment of ecology impacts and provision of mitigation, as appropriate

- A belt of structure planting to the northern boundary to be provided and maintained
 - Water Impact Assessment will be required, in respect of the water network capacity
 - Access should be taken from both the B6461 and the minor public road to the south west, to allow a connected street network to develop
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Jedburgh

Site reference AJEDB017	Site name Land east of Howdenburn Court	Settlement Jedburgh	SDA Central	Proposed Use Housing	Indicative Capacity 15	Ha 0.8	PP status Excluded
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

SEPA: Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Other	Planning history references There is no relevant planning history on the site.
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Minor	Site aspect South
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Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Low impact. Site appears to be rank neutral grassland with areas of scrub and remnant hedgerow and garden ground on the boundary. No obvious connectivity with River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species including breeding birds.

GENERAL COMMENTS: The site is located to the east of Howdenburn Court. It is approximately 500m east of Jedburgh town centre (direct measurement) where a range of local services, bus connections to the wider region, and employment opportunities exist. It is located within walking distance of the Hartrigge Park industrial area. Biodiversity impact is low.

Local impact and integration assessment

Conservation area

Not applicable

Open space

On site/adjacent to

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed landscape

Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: There are no known archaeological issues.

HERITAGE & DESIGN OFFICER: No specific comments.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: The northern part of the site has a width and depth that would allow development. Reflecting the density of adjacent housing to south and west this part of the site might accommodate 12/14 houses/ apartments. Given the topography and narrowness of site the narrow eastern wedge should not be developed but kept and as buffer between housing and adjacent countryside.

SNH: No comment due to size and location.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: Not clear where access road would be from.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING TEAM: As always, the capacity of Oxnam Road to take additional traffic, without alternative access means, is a matter of concern. That said, this area of land is relatively small and effectively represents a missing link between the existing housing and the housing allocations RJ30B and RJ2B. I am therefore able to support this proposal however given the geometry of the site; it would be better served as part of/in conjunction with the adjoining sites rather than a stand-alone site. Pedestrian and cycle linkage would be required with Howden Park.

Near a trunk road?

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Average

Planning & infrastructure summary

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

COUNTRYSIDE ACCESS TEAM: Path link to housing development for non-vehicular access. To paths and roads in current application 16/01587/FUL to south to allow continued use of right of way BR259.

EDUCATION: no comments.

HOUSING STRATEGY: No comment - SHIP 2018 shows that there is development, by Eildon Housing Association at Howdenburn Dr programmed for 2019-2020.

NHS: No comments received.

SCOTTISH WATER: Waste: Jedburgh WwTW has sufficient capacity. Sufficient capacity in the network. Water: Roberton WTW has sufficient capacity. Sufficient capacity in the network.

SEPA: Foul water must connect to the existing SW foul network.

Overall assessment

PP status	Overall assessment	Site capacity
Excluded	Acceptable	15

Conclusions

The boundaries of this site have been extended and are now considered under AJEDB018. This proposal is therefore superseded and excluded.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

SEA Comment

SEA Mitigation

Smailholm

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
ASMAI002	Land at West Third	Smailholm	Central	Housing	5	1.2	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. However, dependent on the amount of properties, we may want to see surface water runoff managed on site.

SEPA: Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On site	Greenfield	There is no relevant planning history on the site.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Minor	Not applicable

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Low impact. Site appears to be rank improved pasture with areas of scrub in site and garden ground on the boundary. No obvious connectivity with River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species including breeding birds.

GENERAL COMMENTS: Kelso and Melrose are both around 6 miles (10 mins drive) Galashield is 11 miles (20 mins drive). Aside from a village hall and church, there are very few facilities in Smailholm and residents rely on nearby towns for all daily services. As an attractive conservation village, there has been demand for small scale growth in Smailholm. The village does fall within the Central Borders Rural Growth Area but would not represent a suitable location for development other than that which allows for a steady, organic, growth of the village. With this in mind, it might be appropriate to alter the settlement boundary in order to allow for this in future, in a way which does not compromise the setting and Conservation Area status of the village and at a scale that is appropriate for a small isolated village with few facilities. There are only minor ecological risks associated with a redrawing of the settlement boundary at the West Third of Smailholm.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed landscape

Not applicable

Local impact and integration summary

ARCHAEOLOGY: The medieval village of Smailholm was formerly much more more extensive. 18th century historic mapping shows it to have extended along the main road at least as far west as West Third. By the middle of the 19th century the village had shrunk to its current size. It is likely that archaeological deposits linked to medieval and post-medieval occupation of this site will exist. Mitigation will be necessary.

HERITAGE & DESIGN: Smailholm currently comprises two separate small settlements; the East Third with the church being larger and this is designated as a conservation area. The West Third is quite separate. I am not opposed to the potential expansion of West Third provided that there is no coalescence with East Third.

HES: No comments.

GENERAL COMMENTS: An allocation, via a redrawing of the development boundary at West Third, allowing for 5 units, could be accommodated in terms of impacting on the existing settlement. Smailholm East Third is a Conservation Area. There is a requirement to avoid the coalescence of the two separate parts of the village, and this proposal would not threaten that.

Landscape assessment

NSA

Not applicable

SLA

On site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: There is adverse landscape or visual impact associated with amending the development boundary of the western part of Smailholm. The development of an informal footpath from the west part to the main Smailholm settlement should be considered as a measure to improve the amenities of the village.

SNH: No comment due to nature of the proposal. However, it should be noted that this consultation was based on an original proposal without an indicative site capacity and only to alter the settlement boundary.

The relevant Tweed Lowlands Local Landscape Area management recommendation is for 'careful management of development at settlement edges.' The West Third of Smailholm sits in low lying flat arable farmland landscape. Existing houses are spread out along the main road in an unplanned fashion. There is scope for self build plots of varying sizes, with appropriate boundary treatment, to respond to the existing settlement pattern and its place within the local landscape.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: The site may impact on the existing 30 mph limit position.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING MANAGER: I have no objections to this development boundary amendment. If this part of Smailholm is to eventually join up with the main part of Smailholm then consideration should be given to this being properly planned to allow proper infrastructure to be provided i.e. street lighting, footway provision and an extension of the 30 mph speed limit.

Near a trunk road?

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Limited

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

COUNTRYSIDE ACCESS TEAM: Opportunity to provide pedestrian path.

DEVELOPMENT MANAGEMENT: Investigate waste water capacity. Boundary requirement? Need for pavements and public roads.

EDUCATION: No comments.

NHS: No comments.

SCOTTISH WATER: Waste: Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW. Water: Robertson WTW has sufficient capacity. Please note there are Water mains within site. Depending on how many units this site includes will determine if further investigation required.

SEPA: Consideration should be given to extending the sewer network into this part of the village to incorporate this and the existing houses in the west end as there is no nearby watercourse to receive a sewage discharge. There are a number of existing private sewage discharges to soakaway and hence any proposed new discharges to soakaway may impact groundwater.

GENERAL COMMENTS: There are no constraints which should rule out development of five units on the West Third of Smailholm. There is a need to confirm waste water treatment capacity when the final number of units and program for delivery is confirmed. The allocation would be for a maximum of five units to be provided through self build plots and so it is expected that these will be built out privately, demand-led, rather than developer-delivered. Roads planning service have raised the potential need for linking the East and West Third in future. This would not be an objective at present because of the need to consider coalescence and viability of development for five units. However, the specific roads planning service requirement should be clarified before a decision is made.

Overall assessment**PP status**

Excluded

Overall assessment

Acceptable

Site capacity

5

Conclusions

Smailholm is in the Central Borders Strategic Development Area. It is a settlement with none of the services that are required on a daily basis and so residents rely on neighbouring Kelso, Melrose, St Boswells. It is a distinctive settlement and this is reflected in its Conservation Area status. An allocation of five units may be appropriate in a settlement of this size and function.

The site, and settlement, could only accommodate 5 units. Given the size of Smailholm a 5 unit allocation would be appropriate. The proposal suggests that self-build plots would be likely, rather than developer-led build out. There is a question around marketability in this location, however, a small scale allocation such as this in terms of balancing plan deliverability and allowing for small scale rural settlement growth appeared appropriate to consider in the MIR.

There is a need for further investigation around WWTW. There is a need for archaeological investigation as records show that the village's West Third and East Third were once conjoined. In design terms, the existing settlement pattern and architectural heritage in the West Third of Smailholm is varied with individual non-uniform plots and buildings, but new development should recognise the pattern of stone dyke frontages and the traditional building styles that exist. Roads have called for consideration of proper infrastructure to be provided i.e. street lighting, footway provision and an extension of the 30 mph speed limit.

(The site was originally plotted and consulted on as (SBSMA001), a development boundary amendment. However, was changed to a housing allocation site code (ASMAI002) and included within the MIR).

Following the public consultation period on the Main Issues Report it is not considered there is an identified housing need for additional housing within Smailholm. The site was submitted with no active developer associated with the site and therefore it is difficult to justify the effectiveness of the site. It is acknowledged that development at this location would be appropriate in the future however it is not felt that there is a need for a housing allocation within the village at this point in time. It is considered there are more appropriate sites to be included within the LDP. Therefore site ASMAI002 will not be included within the Proposed Local Development Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
-	0	-	-	0	-	-	-	0

SEA Comment

- Surface water run-off requires to be considered
- Prime Quality Agricultural Land
- Low biodiversity impact. Site is rank improved pasture with areas of scrub in site and garden ground on the boundary
- Potential archaeology within site
- Tweed Lowlands Local Landscape Area on the southern site
- Investment in waste water treatment works may be required. SEPA have suggested that consideration be given to extending the sewer network into this part of the village to incorporate this and the existing houses in the west end as there is no nearby watercourse to receive a sewage discharge. There are a number of existing private sewage discharges to soakaway and hence any proposed new discharges to soakaway may impact groundwater
- Settlement with few facilities. Allocation encourages car dependency

SEA Mitigation

- Surface water run-off may require to be managed on site
- Protect the existing boundary features, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Archaeology evaluation/mitigation will be required

Northern HMA

Dolphinton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
ADOLP004	Land to north of Dolphinton	Dolphinton	Rest of Borders	Housing	10	1.3	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Adjacent to site	Not applicable

Initial assessment summary

SEPA: Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues within/adjacent to site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. There is the potential that the development of this site could increase the probability of flooding elsewhere. There is a surface water hazard identified at this site.

This development site does not appear to be served by the SW foul sewer network. However the foul network is not far from the proposed site and hence this is the preferred option. It is likely that the SW foul network/STW would require to be upgraded to accommodate the development site. Opportunity should also be taken to pick up the existing properties to the south and west of the development area.

Co-location issues: A PPC part B cement batcher is currently located south west of the development at 'Heywood'. Likely issues: dust.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial 1 in 200 year flood extents but small parts of the site are within the 1 in 200 year surface water flood extents. I would require that surface water runoff is considered before development.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Brownfield	Planning application 04/01122/FUL Erection of 12 houses - refused; 07/01379/FUL - Erection of 14 houses - refused. Housing SG: ADOLP004 - Exact same site was assessed as part of the Housing SG (Stage 1 RAG only)

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Moderate	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity impact. The site is poor, semi improved grassland. Hedgerow on part of the boundary and garden ground. No obvious connectivity with Dolphinton-West Linton Fens and Grassland SSSI. Protect boundary trees and mitigation for protected species including bats and breeding birds.

GENERAL COMMENTS: The site is located within Dolphinton. There are no services or facilities within the settlement. The nearest settlement is West Linton 4 miles away, which has a primary school, co-op and other facilities. There is a bus service to Edinburgh, however limited bus services to other towns. This means that there will be a reliance on car travel. Natural regeneration, adjacent trees and woodland should harbour young wildlife habitats. Retention of this where possible and extension to create woodland strip to south. Divisional garden hedges could create further opportunities for wildlife. Retain trees on eastern and northern boundaries if possible. The site appears unused and over grown. Bunds and embankments from railway workings, possibly minor huts/structures amongst vegetation.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Adjacent to site	Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: There is a high concentration of archaeological sites and features in the surrounding landscape which increases the potential for unknown features to exist in the site. There is nothing known for this site, but archaeological mitigation is likely base on the potential.

HERITAGE & DESIGN: No specific comment.

Landscape assessment

NSA	SLA	Over 200 metres? <input checked="" type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	On/adjacent to site			Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: We recommend that if this site is to be allocated that a site brief is produced to identify the key natural heritage assets of the site to be protected and the key opportunities for the integration of green infrastructure within future development. Our advice on this site is based on prior knowledge and desktop assessment using GIS and streetview. We may provide further advice based on a site visit if the potential allocation is carried forward. This section of the A702 is characterised by small groups of houses, often screened wholly or partly by well-established woodland and boundary planting. If allocated, we recommend that a site brief is prepared, this should include:

- Retention of woodland along the A702 boundary of the site; and
- Maintain and enhance pedestrian and cycle access established by LDP1 allocation ADOLP003.

LANDSCAPE ARCHITECT: Opportunity to allow natural regeneration to develop and be managed as swathe of woodland; thinned and augmented as required. This young tree cover will in due course provide excellent screen planting from the road and a buffer between the existing and any proposed housing. The majority of it is in the most unsuitable part of the site where there appear to considerable railway workings. The area is low lying and likely to be shady. Houses built on upper part of site to maximise solar gain and views. Position new properties at suitable distance from existing mature trees on boundary to protect trees from development, ensure sufficient light levels and maintain open views across landscape from new development. Recommend low density to safeguard existing tree cover, retain views out of the site to distant hills and prevent adverse effect on the setting of the Pentland hills SLA.

Planning and infrastructure assessment

Physical access/road capacity	Near a trunk road? <input type="checkbox"/>
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NETWORK MANAGER: Would be concerned if a new access was proposed directly off the A702, which is a fast unrestricted road at this location.

TRANSPORT SCOTLAND: Access is not recommended to be taken from the A702 trunk road.

ROADS PLANNING: I have no objections in principle to the allocation of this site. Access is achievable from the allocated site (ADOLP003) to the south. There is a current live outline application for 5 units on the existing allocated site and any detailed design for that site would have to allow for a public road extension through to the site in question here. A pedestrian link will be required from any proposed development to the existing public transport provision on the A702. Any new access onto the A702 to serve this site would be for Transport Scotland (TS) to comment on. Likewise TS will comment on the impact of any further development should it take access via the existing allocated site and onto the A702 via the existing junction.

PASSENGER TRANSPORT: Improved pedestrian crossing facilities across the A702 to and from bus stop layby.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Appears logical link between the two settlement envelopes either side of the A702. Good landscaping along A702 but would need robust landscaping on northern boundary.

HOUSING STRATEGY: Did not raise any concerns regarding the development of this site.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Sewer within site boundary. Sufficient capacity in the network.

SCOTTISH WATER (WTW): Roseberry WTW has sufficient capacity. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Connecting paths to core path 169 (RoW BT28) and existing pavements required.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: Did not raise any concerns regarding the proposed development.

EDUCATION OFFICER: No Issues.

NHS: No response received.

Overall assessment

PP status

Excluded

Overall assessment

Acceptable

Site capacity

10

Conclusions

The site is located within Dolphinton and was submitted as part of the 'Call for Sites' process. It should be noted that the site was also submitted and considered as part of the Housing SG and ultimately not included. An initial Stage 1 RAG assessment was undertaken as part of the Housing SG. At that stage, it was concluded that, a recent allocation was made within the LDP for Dolphinton, therefore that was considered to be sufficient for the LDP period.

The site itself includes derelict ground including the remains of the former railway platform and sections of old railroad in parts. The site is considered to be acceptable for housing and there are no insurmountable planning issues, which cannot be resolved through mitigation. Dolphinton has limited access to services, public transport and employment opportunities. The nearby settlement of West Linton has a school and shops. Further to the site assessment, the following constraints/mitigation were identified/proposed;

- The site is adjacent to the SSSI and within the SLA 'Pentland Hills';
- Potential flood risk and surface water hazard;
- Protection of boundary trees and retention of woodland along the A702 site boundary, where possible;
- Mitigation for protected species, including breeding birds;
- Potential archaeology within the site, evaluation/mitigation would be required;
- Maintain and enhance the pedestrian and cycle access established by LDP1 allocation (ADOLP003);

- New planting to the north and enhancement of the woodland along the eastern boundary will be required. Landscape buffers will be required and the long term maintenance of the landscaped areas must be addressed;
- A pedestrian link will be required to the existing public transport provision on the A702, either via this site or the adjacent allocation (ADOLP003);
- Co-location issues, as 'A PPC part B cement batcher' is currently located south west of the development at 'Heywood'. The likely issues are dust;
- The Roads Planning Officer has advised no objections and that access is acceptable via the existing housing allocation (ADOLP003) to the south; and
- Early discussions with Scottish Water, to ascertain whether a Water Impact Assessment will be required.

However, taking the above into consideration, it is noted that as a small settlement with an existing housing allocation for 5 units that has not yet seen development, it is not appropriate at this time to allocate an additional site. It is therefore recommended that this site is not allocated within the Proposed Local Development Plan. Nevertheless, it is acknowledged that the site could be considered again for inclusion in a future LDP.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
-	-	0	-	-	+	-	+	-

SEA Comment

- There is limited access to public transport, employment or services within Dolphinton. Therefore, limited access to public and sustainable public transport. This is likely to increase car journeys. Furthermore the primary school is located within West Linton 4 miles away
- Potential co-location issues with cement batcher, which may give rise to dust issues
- Potential for protected species, including breeding birds
- Potential archaeology within the site
- The site is located within the Pentland Hills Special Landscape Area (SLA)
- The land currently includes derelict ground consisting the remains of a former railway platform and sections of old roadway, therefore the proposed use would offer an opportunity to restore and enhance the landscape character
- The development of this site provides opportunities to maintain and enhance pedestrian and cycle access
- Possible flood risk within the site and surface water hazard
- Possible Water Impact Assessment, in respect of WTW
- Possible investment required at WWTW

SEA Mitigation

- Investigation and mitigation of nature conservation and potential archaeology on site
- Adherence to Local Development Plan Policy HD3: Protection of Residential Amenity
- Adherence to Local Development Plan Policy EP5: Special Landscape Areas
- Investigation and mitigation measures may be required in relation to potential flood risk and surface water within the site
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended
- Early engagement with Scottish Water regarding any potential investment at WWTW

Eddleston

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AEDDL008	Land West of Elibank Park	Eddleston	Rest of Borders	Housing	40	5.5	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any international/national designations.

SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. There is the potential that development of this allocation would increase the probability of flooding elsewhere. There is a surface water hazard identified at the site.

Foul sewage from this development should be connected into the SW public foul network (although the site is outwith the current sewered catchment). Failing that private sewage provision would be required although this could be challenging given the site location. The only possible discharge point would appear to be the Eddleston water for this scale of development. Further discussion would be required to determine whether such a discharge would be feasible in terms of the effluent standards required. Std comments re: SUDS.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that potential surface water is considered during development due to the large capacity of the site.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	There is no planning application history on this site. The site has not previously been assessed as part of any Local Development Plan process.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity risk. Site appears to be an improved pasture but with Ancient Woodland (Ancient of semi-natural origin) (Cemetery wood) along northern boundary with record of red squirrel (10 +years) and beech hedgerow along roadside boundary. Potential connectivity to River Tweed SAC via the Dean burn. Protect boundary features and mitigation for protected species

potentially including bats, badger and breeding birds. Planted buffer required to protect ancient woodland. Mitigation to ensure no significant effect on River Tweed SAC (Eddleston water). SEPA CAR construction site licence required (site >4ha)(5.50ha)

GENERAL COMMENTS: The site is located to the south west of Eddleston. Good bus route to Edinburgh and Peebles with connecting linkages. The village has a restaurant, hotel, village hall and a primary school. Eddleston is located 5 miles north from Peebles, on the A701 to Edinburgh.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Adjacent to site	Not applicable	Not applicable	On/adjacent to site	Adjacent to site	On/adjacent to site

Local impact and integration summary

HERITAGE & DESIGN: There may be some minor issues about possible impact on the setting of the Black Barony, although the current woodland provides a buffer. The site is remote from the village.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: Spoke to the Officer and he advised that there is potential for archaeology within the site.

Landscape assessment

NSA	SLA	Over 200 metres? <input checked="" type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: This is a large and partially open site on undulating ground. The proposed density of development over the site is very low and it is unclear how the proposal would seek to integrate or respond to the settlement character and siting principles established within the existing village. If allocated, we advise that a design brief should inform what would be intended for the development layout. Existing features such as the hedgerow should be retained and appropriate improvements made to allow safe access to the rest of the settlement established. For example the provision of pavements along the main road and access connections from the site to and through Elibank Park to Station Lye should be established.

LANDSCAPE COMMENTS: The site is an east facing gently sloping field to the west of the minor road that connects A703 at Eddleston through the Meldons to Lyne and A72 west of Peebles. The gradients are relatively gentle and the site sits contiguous with the ancient woodland associated with Dean Burn that runs through Barony Castle (Local Designed Landscape) immediately to the north. A buffer of woodland planting along the north boundary should wrap around the west and south boundaries to ensure an appropriate 'landscape fit'. As far as is practicable boundary hedges should be retained and enhanced.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: While the site lies adjacent to the settlement boundary of Eddleston, the road leading out to it from the village is restrictive in width and there is no provision for pedestrians. Any development of this site will require carriageway widening, (at key locations on the section of road between the junction with Station Lye and the site entrance) and a pedestrian link with the village including street lighting provision. Such provision will require significant engineering work and will impact on land outwith the road boundary. That said, I understand the land on the south east side of the road (Elibank Park) is Council owned so that a pedestrian route, divorced from the carriageway, could be provided through the park towards the site, but it should be noted this will impact on the tree belt and roadside hedge and will require a footbridge over Dean Burn. From Dean Burn a new footway would be required to connect with the village footway which terminates near the bridge over Eddleston Water.

The village street lighting and 30 mph speed limit would need to extend out to the site. In terms of the site itself, satisfactory access can be achieved, although a section of the roadside hedgerow would have to be removed in order to create appropriate visibility splays. In summary, I can on balance support this site being allocated for housing development, but there is a fair bit of work required for it to properly connect with the village. A Transport Statement would be required.

PASSENGER TRANSPORT: No response received.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network .

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: This site would need to have good non-vehicular links to the existing path network and recreation ground.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH: No response received.

NEIGHBOURHOOD SERVICES: No response received.

PROJECTS TEAM: No response received.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

PP status

Excluded

Overall assessment

Acceptable

Site capacity

40

Conclusions

The site lies to the south west of Eddleston. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Tweeddale area, in comparison to other areas within the Scottish Borders.

Eddleston has good access to public transport, services and employment, given it's proximity to Peebles. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Potential surface water runoff issues;
- Ancient Woodland Inventory lies along the northern boundary of the site;
- Potential connectivity to the River Tweed SAC/SSSI;
- Protect and enhance the existing boundary features, including the beech hedgerow along the roadside;
- Potential protected species, including breeding birds within the site;
- Site lies within the 'Barony Castle' Designed Landscape (SBC);
- 2 HER records adjacent to the site;
- Pedestrian link to the village would be required;
- Planting/landscaping along the western and southern boundary of the site, to contain the development and form a settlement edge;

- Some form of separation buffer between the development and ancient woodland to the north;
- Transport Statement required; and
- Drainage Impact Assessment and Water Impact Assessment required, in respect of WWTW and WTW.

There are currently two allocated housing sites within Eddleston and it is considered that site AEDDL009 is a more preferable option than site AEDDL008 which the landowners are not keen to release. Consequently it is considered AEDDL008 should not be included within the Local Development Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	-	-	-	0	0	-

SEA Comment

- Good access to services, employment and public transport, given the proximity to Peebles. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Ancient Woodland Inventory lies along northern boundary of the site
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Possible archaeology within the site
- Site is located within the Barony Castle Designed Landscape SBC
- Site falls outwith the foul sewer catchment
- Possible surface water runoff issues
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW

SEA Mitigation

- Adherence of Local Development Plan Policy EP13: Trees, Woodlands and Hedgerows, in respect of the Ancient Woodland Inventory to the north of the site
- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC
- Investigation and mitigation of nature conservation on site
- Investigation and mitigation of potential archaeology on site
- Planting/landscaping along the western and southern boundary of the site, to contain the development and form a settlement edge, given the landscape setting;
- Some form of separation buffer between the development and ancient woodland to the north;
- Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
- Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
- Investigation and mitigation of potential surface water runoff on site
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended

Site reference AEDDL009	Site name Land South of Cemetery	Settlement Eddleston	SDA Rest of Borders	Proposed Use Housing	Indicative Capacity 35	Ha 3.7	PP status Excluded
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Initial assessment

Floodrisk 1:200	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

The site does not fall within any international/national designation constraints. However, it does fall within the 1 in 200 floodrisk maps.

SEPA: We require an FRA which assesses the risk from the Eddleston Water. Any nearby small watercourses should be investigated as there was a mill dam upslope of the site in the past to ensure there are no culverted watercourses through the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

There is the potential that development at this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site.

Foul sewage from this development should be connected into the SW public foul network (although the site is outwith the currently sewered catchment). Failing that private sewage provision would be required. The only possible discharge point would appear to be the Eddleston water for this scale of development. Further discussion would be required to determine whether such a discharge would be feasible in terms of the effluent standards required. Std comments re: SUDS.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site may be at risk of flooding from the Eddleston Water during a 1 in 200 year flood. The South part of this site is expected to flood so dependent on the outline drawings, I may require a Flood Risk Assessment (FRA). However, if properties were located out with the Southern side, there would be scope for approval.

I would ask that potential surface water is considered during development due to the large capacity of the site.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references There is no planning application history on the site. The site has not been previously considered as part of a Local Plan.
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Moderate	Site aspect Not applicable
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity risk. Site appears to be an improved pasture with beech hedgerow and treeline on boundary. Small part of site within SEPA 1 in 200 year indicative flood

risk area, potential connectivity to River Tweed SAC. Protect boundary features and mitigation for protected species potentially including, badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC (Eddleston water) (3.7ha)

GENERAL COMMENTS: The site is located to the south west of Eddleston. Good bus route to Edinburgh and Peebles with connecting linkages. The village has a restaurant, hotel, village hall and a primary school. Eddleston is located 5 miles north from Peebles, on the A701 to Edinburgh.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Adjacent to site

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed landscape

Adjacent to site

Local impact and integration summary

HERITAGE & DESIGN: The site is remote from the village.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: Spoke to the Officer who advised that there is potential for archaeology within the site.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: The site presents similar issues to AEDDL008. We highlight the potential for a planted linear path or green network along the dismantled railway to the east of the site and connecting to and through Elibank Park. We recommend that if both are to be allocated in the next LDP a planning brief for both sites should be prepared.

LANDSCAPE COMMENTS: Site is very gently sloping, almost valley bottom of Eddleston Water. It would effectively extend Eddleston southward by .270km. Both this site and AEDDL008 are highly visible from the A703 but the visual impact could be mitigated by carefully planned structural planting along the eastern and southern boundaries, ideally overrunning into the flood plain to create a more natural edge to the development and avoid using manmade features such as the railway line as rigid boundary.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: While the site lies adjacent to the settlement boundary of Eddleston, the road leading out to it from the village is restrictive in width and there is no provision for pedestrians. Any development of this site will require carriageway widening, (at key locations on the section of road between the junction with Station Lye and the site entrance) and a pedestrian link with the village including street lighting provision. Such provision will require significant engineering work and will impact on land outwith the road boundary. That said, I understand the land on the south east side of the road (Elibank Park) is Council owned so that a pedestrian route, divorced from the carriageway, could be provided through the park towards the site, but it should be noted this will impact on the tree belt and roadside hedge and will require a footbridge over Dean Burn. From Dean Burn a new footway would be required to connect with the village footway which terminates near the bridge over Eddleston Water. The village street lighting and 30 mph speed limit would need to extend out to the site. A pedestrian/cycle link from the lower part of the site to the village via the old railway line and/or Elibank Park needs to be explored too. In terms of the site itself, satisfactory access can be achieved at a number of locations provided visibility splays and acceptable gradients are met. In summary, I can on balance support this site being allocated for housing development, but there is a fair bit of work required for it to properly connect with the village. A Transport Statement would be required.

PASSENGER TRANSPORT: No response received.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Site is 145 meters away from the existing Scottish Water WwTw, odour and noise assessments will need to be carried out to consider the impact of the proximity. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Please note there is an existing Scottish Water existing raw water main running along East and within the south edge of site. Additionally there is a 100mm water main running along East edge of site. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Housing on this site and AEDDL008 would benefit greatly from a pavement down to the village as well as non-vehicular links to the existing path network and recreation ground.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

PP status

Excluded

Overall assessment

Acceptable

Site capacity

35

Conclusions

The site lies to the south west of Eddleston. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Tweeddale area, in comparison to other areas within the Scottish Borders.

Eddleston has good access to public transport, services and employment, given it's proximity to Peebles. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff on the site;
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features, including the beech hedgerow and treeline along the roadside;
- Potential protected species, including breeding birds within the site, would require mitigation;
- The site is adjacent to 'Elibank Park' key greenspace and Eddleston Cemetery;
- 2 HER records adjacent to the site, 1 overlaps the eastern boundary of the site, potential mitigation required;
- Site located adjacent to the 'Barony Castle' Designed Landscape SBC;
- Pedestrian link with the village and explore the potential to connect with the old railway line and/or Elibank Park;
- Structure planting along the eastern and southern boundaries, to mitigate any visual impacts from the A703;
- Transport Statement required;

- Drainage Impact Assessment required, in respect of WWTW; and
- Water Impact Assessment required, in respect of WTW.

During the consultation period, it has come to light that the northern part of the site is owned by the Council for the specific intention to allow for the extension of the adjacent cemetery when required.

Overall, taking the above into consideration, it is considered that this site will not be included within the Proposed Local Development Plan, however a reduced site excluding the council owned land i.e. AEDDL010 will be included.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	-	0	+	0	0	-

SEA Comment

- Good access to services, employment and public transport, given the proximity to Peebles. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Possible archaeology within the site
- Site is located adjacent to the Barony Castle Designed Landscape SBC
- Site falls outwith the foul sewer catchment
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW

SEA Mitigation

- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC
- Investigation and mitigation of nature conservation on site
- Investigation and mitigation of potential archaeology on site
- Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
- Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
- Structure planting along the eastern and southern boundaries, to mitigate any visual impacts from the A703
- Flood Risk Assessment will be required to inform the layout and design of the development
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended

Site reference SEDDL001	Site name North of Bellfield II	Settlement Eddleston	SDA Rest of Borders	Proposed Use Longer Term Housing	Indicative Capacity N/A	Ha 4.4	PP status Excluded
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

The site does not fall within any international/national designation constraints. There are Surface Water Hazards to the west of the site, however not within the site itself.

SEPA: We require an FRA which assesses the risk from the Eddleston Water. Due to the gradients on site, the majority of the site will likely be developable. Consideration should be given to the lower parts of the site adjacent to the A703. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.

There is the potential that development at this allocation could increase the probability of flooding elsewhere. There is a surface water hazard identified at the site.

Foul sewage from this development should be connected into the SW public foul network (although the site is outwith the current sewered catchment). Failing that private sewage provision would be required although this could be challenging given the site location. The only possible discharge point would appear to be the Eddleston water for this scale of development. Further discussion would be required to determine whether such a discharge would be feasible in terms of the effluent standards required. Std comments re: SUDS.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that potential surface water is considered during development due to the large capacity of the site.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s	Planning history references There is no planning history on the site. The site has not been previously considered as part of a Local Plan.
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Minor	Site aspect Not applicable
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Low biodiversity risk. Site appears to be an improved pasture sloping down to old A703 with stone dyke on the boundary. Site may require cut and fill. No obvious drainage connectivity to River Tweed SAC but is just outside of 1 in 200 year flood risk area. Protect boundary features and mitigation for protected species potentially including badger and breeding birds. SEPA CAR construction site licence required (site >4ha) (4.36ha)

GENERAL COMMENTS: The site is located to the north of Eddleston, directly to the north of the existing housing allocation (AEDDL002). The settlement currently runs along the A703. Good bus route to Edinburgh and Peebles with connecting linkages. The village has a restaurant, hotel, village hall and a primary school. Eddleston is located 5 miles north from Peebles, on the A701 to Edinburgh.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Adjacent to site

Local impact and integration summary

HERITAGE & DESIGN: Whilst not specific Listed Building or Conservation Area issues, at first sight, this land is remote from the village. However if the site to the south were to be developed (and I think this is an allocated site) then this proposal may be worthy of further consideration, especially as it is set back from the road behind a line of mature trees lining the old road.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: Spoke to the Officer who advised that there is potential for archaeology on the site.

Landscape assessment

NSA	SLA	Over 200 metres?	Over 12 degree slope	Wild Land
Not applicable	Not applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: We note that existing allocation AEDDL002 is to have a planning brief produced and adopted. If AEDDL007 is to be allocated in the second LDP, we recommend that the proposed planning brief is extended in scope to include both AEDDL002 and AEDDL007. Allocation of this site should lead to update of site requirements for AEDDL002, particularly "New structure planting/ landscaping, including woodland, to improve the setting of the areas, screen and shelter development". This requirement will need review if AEDDL007 is to be delivered as part of Eddleston rather than as a perceptually isolated extension. Consideration of the potential impact of development on the River Tweed SAC has been established through the prior assessment of AEDDL002 during preparation of the current LDP. We recommend a similar approach is adopted for this site.

LANDSCAPE COMMENTS: This site would effectively extend Eddleston northwards by .275km beyond the allocated but as yet undeveloped AEDDL002. The site is a sloping west facing field on the east side of the A703, the western boundary is defined by the old A703 which along this section is lined by a single line of mature lime trees. The slopes are no steeper than the allocated site to south and access could be achieved from existing access points off the A703 to the north (at Cottage Bank) and to the south along the old A703. Structure shelterbelt planting using deciduous/ mixed woodland species will be essential along the eastern elevated boundary to achieve a 'landscape fit' with potential to wrap this around the north boundary to create a structural limit extent of Eddleston.

Planning and infrastructure assessment

Physical access/road capacity	Near a trunk road?
	<input type="checkbox"/>

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: I am able to offer my support for housing development on this site, but the allocated site to the south (AEDDL002) would have to be developed first in order to integrate this proposed site with the settlement of Eddleston. In terms of access, I would be looking for the former section of public road, which runs along the western boundary of the site (Old Edinburgh Road), to be re-instated as a public road to provide access to the A703 to the north of Scots Pine Restaurant as well as well as to the A703 south near Bellfield Crescent. Access into the development site can be taken from a number of points on the former public road and a link from the allocated site to the south should also be a requirement.

PASSENGER TRANSPORT: No response received.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network. This proposed site is located a considerable distance from the public network. Any installation of network from site to the public sewers must be funded and carried out by the developer. These associated costs may be notable and not fully covered by Scottish Water's Reasonable Cost Contribution (RCC) scheme.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network. The nearest water main is some distance away and it will be the Developers responsibility to lay their water main to existing Scottish Water network.

OUTDOOR ACCESS: Core path 146 partly runs adjacent to the west side of this proposed site. Should a road be built over this then there would need to be a footpath/pavement to maintain non-vehicular access.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment**PP status**

Excluded

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site is located to the north of Eddleston, directly to the north of the existing housing allocation (AEDDL002). The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered is proposed for a longer term housing development site. It should be noted that the consultation was undertaken for site code (AEDDL007), however after the consultation the site code was altered to (SEDDL001) to reflect the longer term housing proposal.

Eddleston has good access to services, employment and public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;
- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Protect and enhance the existing boundary features, where possible;
- Potential protected species, including breeding birds within the site, would require mitigation;
- The Designed Landscape (SBC) and Garden and Designed Landscape (HES) 'Portmore' are located to the north of the site;
- Consideration of the potential impact of the development on the River Tweed SAC/SSSI;
- Structure shelterbelt planting using deciduous/mixed woodland species will be essential along eastern elevation boundary to achieve a 'landscape fit'
- The Roads Planning Officer advised that the proposal is acceptable. (AEDDL002) would need to be developed first, in order to integrate this proposed site within the settlement. Access into the site can be taken from a number of points along the former public road and a link to (AEDDL002) would be required;
- Potential for archaeology on the site;
- Potential for Drainage Impact Assessment, in respect of the WWTW; and

- Potential for Water Impact Assessment, in respect of the WTW.

There are no insurmountable constraints, which would prevent the development of this site for housing, subject to mitigation measures. It is acknowledged that the site immediately to the south is already allocated for housing within the LDP and remains undeveloped to date. The Roads Planning Officer has confirmed that access would need to come via the allocated housing site (AEDDL002) and that the site should be developed prior to this one.

In conclusion, given that (AEDDL002) remains undeveloped to date it is not recommended that this site will be included within the Proposed Local Development Plan at this time.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	-	-	-	+	0	-

SEA Comment

- Good access to services, employment and to public transport. Good access to public and sustainable transport links. This should help minimise additional car journeys and promote health benefits of active and sustainable transport
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Foul sewerage constraint, the site is located outwith the current sewered catchment
- Possible protected species, including breeding birds within the site
- Potential for archaeology onsite.
- The site lies to the south of the Designed Landscape (SBC) 'Portmore'
- The site lies to the south of the Garden and Designed Landscape (HES) 'Portmore'
- Possible connectivity with the River Tweed SAC/SSSI
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW

SEA Mitigation

- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
- Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
- Investigation and mitigation of nature conservation on site
- Archaeology evaluation / mitigation required.
- Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
- Structure shelterbelt planting will be required along the eastern elevation boundary to achieve a 'landscape fit'
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended

Eshiels

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
MESHI001	Land at Eshiels I	Eshiels	Western	Mixed Use	200	19.4	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not lie within any international/national designations.

SEPA: We require an FRA which assesses the risk from the Linn Burn and any small watercourses which flow through and adjacent to the site. The River Tweed may also require consideration. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

There is the potential that development on this allocation could increase the probability of flooding elsewhere. There is a surface water hazard on the site.

There is a water body immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

There is no public foul sewer in the vicinity and if this site was to be developed this would be an opportunity to provide first time sewerage provision to Eshiels, picking up existing properties also. Any private sewage provision would be likely to require to discharge to the River Tweed rather than the Linn burn. The watercourse that runs through/adjacent to the site should be protected and enhanced as part of any development. Std comments for SUDS. Depending on the use of the proposed site there may be a requirement for permissions to be sought for certain activities from SEPA.

There are co-location issues regarding this site. Peebles STW (CAR) and Eshiels community recycling centre (WML) are located across the road and to the west of the site. These sites are however unlikely to have an impact on the site from SEPA's perspective. Possible odour issues from the STW would be dealt with by SBC Env health.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the pluvial 1 in 200 year flood extents but there is a small section at the SE side (next to the road) that is shown to flood from the River Tweed. It is unlikely that a Flood Risk Assessment would be required but this would be dependent on the layout of the development. I would ask that due to the size of the development that surface water flooding is considered. I would recommend dealing with MESHI001 and MESHI002 at the same time from a flood risk perspective.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	Planning consent for a dwellinghouse in the north eastern corner of the site. (16/00497/PPP). The site was considered, as part of a larger site, in the Local Development Plan (BPEEB005). The south west part of the site, was previously considered, in the Local Development Plan (BPEEB006).

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity impact. Site appears to be an improved pasture with mature broadleaf treeline on boundary and field boundary within site These feature on 1st Ed OS map). Small area along A72 boundary within SEPA 1 in 200 year indicative flood risk area. Potential connectivity to River Tweed SAC via the Linn burn. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. SEPA CAR construction site licence required (site >4ha (19.38ha)

GENERAL COMMENTS: The site is located at Eshiels, which is not an identified settlement within the current Local Development Plan, rather consists of a small cluster of houses, farm buildings and a sawmill. Immediately to the east of Eshiels, is the recreational hub of Glentress, and there is further development on the south side of the A72. Eshiels is within close proximity to Peebles, which is 2 miles to the west. As Eshiels is not a settlement, there are no services or employment opportunities at present. However, the close proximity to Peebles, including the cycle path along the former railway line, provides access to a wider range of services, employment and public transport opportunities. Furthermore, Edinburgh is within commuting distance.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

On/adjacent to site

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed landscape

On/adjacent to site

Local impact and integration summary

HERITAGE & DESIGN: No additional comments from those on the original proposal – a prominent site on the approach to Peebles.

HISTORIC ENVIRONMENT SCOTLAND: Site adjacent to SM 3667 Eshiels, Roman camps 90m SSW of No 4 Eshiels. Content with the principle of development in this area but would wish to see mitigation in the form of (a) an adequate buffer zone to protect the physical remains and setting of Eshiels Roman camps, and (b) a suitable management regime for the section of the monument within or adjacent to the development area.

HES RESPONSE IN RELATION TO POTENTIAL WIDENING OF ROADS ADJACENT TO SM: If the widening is required to facilitate a new development, we would have significant concerns and recommend that an alternative route be sought.

If the widening is required to ensure safety for the existing use of the junction e.g. if there is an understanding that current users are at unacceptable risk right now, then we would have to seriously consider any application put forward for SMC on that basis. If an application were to be submitted, we would expect it to be supported by a thorough scheme for archaeological mitigation, and to provide full justification/explanation as to why the works were necessary and the need could not be met in a way that did not impact on the monument.

ARCHAEOLOGY: Spoke to the Archaeology Officer who advised that there is Scheduled Monument in the south east corner of the site. There is also a ring ditch within the site and there is potential for prehistoric burials and cemetery within the site. Justification likely against LDP policies.

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: This is a large and open site that is detached from the town of Peebles. There would likely be loss of openness and adverse effects on local landscape character experienced, particularly from the A72 and existing settled areas along the Linn Burn Road. If this site was to be considered (and noting the detached nature of the site) we would advise the need for a strong approach to place-making to be adopted in order ensure local identity and appropriate facilities, including green infrastructure. In this regard we advise that safe off-site active travel connections linking the site to the town should be secured in order to link the site through sustainable travel to nearby Peebles.

We also advise that a co-ordinated approach to landscape design, wider integration into setting and place design would also be needed and be set through a pre-agreed site development brief. Close consideration of landscape structure and development densities should inform this approach. Existing natural features on the site should also be safeguarded and utilised in the development of the site should it be considered appropriate for development.

LANDSCAPE COMMENTS: The logical development pattern for this relatively large block of land (circa 20 ha) would be industrial/business on the southernmost, more gently sloping fields with housing in the larger field to the north to take advantage of elevated views south across the valley to hills beyond. A masterplan will be necessary to establish the optimum access routes into the site, buffer planting to existing field boundary trees and the appropriate depth of shelterbelt planting along the southern boundary to mitigate the impacts of the development from sensitive receptors on A72.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: Whilst I am not against the allocation of this site for mixed use development, the main consideration will be providing adequate access from the A72 to serve a development of this size. The existing access is unsuitable to support a substantial increase in dwellings. Therefore a new junction onto the A72 will be required to the west of the existing, with the existing junction closed off. A further access point will be required and can be achieved to the west of No 6 Eshiels Holdings which will help disperse traffic movements and will aid connectivity. Junction design for access to the A72 will have to be in accordance with the Design Manual for Roads and Bridges and a Transport Assessment can address the most appropriate form of junctions. The site will have to connect and integrate with the existing body of Eshiels and with Site MESH1002 if it is to be developed. Options for improvements to the existing public transport infrastructure will need to be explored as will the suitability of pedestrian provision in the A72.

PASSENGER TRANSPORT: No response received.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

On/adjacent to site

Water supply

Limited

Sewerage

Limited

Gas Supply

Yes

Education provision

Average

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Requires non-vehicular links to path network and Peebles town and amenities.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed, with the exception of development in the north eastern corner of the site. The use of the buildings is not known but appear to possibly be agricultural/commercial in use. Therefore, part of the site is brownfield and its use may present development constraints.

NEIGHBOURING SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

ECONOMIC DEVELOPMENT: This site has potential on the southern and western edge for accommodating a new industrial / business park development. We would prefer that a separate access to this site is made from the A72 rather than from a single access which would also service any proposed residential development. More detailed feasibility work is required to ascertain the best layout and access road locations before fully defining the boundary of the site allocation.

EDUCATION OFFICER: Kingsland Primary and Halyrude RC Primary would be at full capacity if development went ahead, an extension or new school may need to be considered.

NHS: No response received.

Overall assessment

PP status	Overall assessment	Site capacity
Excluded	Unacceptable	200

Conclusions

The site lies at Eshiels, on the north side of the A72. It should be noted that Eshiels is not an identified settlement within the LDP, however lies 2 miles to the east of Peebles. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered, is proposed for a mixed use development with an indicative site capacity for 200 units.

The site was identified as a preferred option within the Main Issues Report however, following further investigation regarding access and in discussion with Historic Environment Scotland, it has been found that the necessary upgrade to the existing Eshiels junction can not be undertaken without impacting negatively on the Scheduled Monument, for that reason, HES are unable to support the required works needed to bring the site forward.

In addition, it is noted that from the MIR public consultation, not all of the land owners of the site were willing to release their land for development.

Overall, taking the above into consideration, it is not recommended to allocate site MESH1001 within the Proposed Local Development Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	--	-	-	+	0	-

SEA Comment

- Good access to services and employment and limited access to public transport, given the proximity to Peebles. Good access to public and sustainable transport links from within Peebles. This should help minimise additional car journeys and promote health benefits of active and sustainable transport, however there may still be a reliance on car journeys
- Potential odour from the sewage treatment works
- Possible co location issues with the Peebles and Eshiels re cycling centres, located on the south of the A72
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Possible archaeology within the site
- Scheduled Monument located within and adjacent to the site
- Site is located within the Eshiels Designed Landscape SBC
- Prominent site from the approach to Peebles
- Lies within the Tweed Valley Special Landscape Area
- Site falls outwith the foul sewer catchment
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW
- North corner of the site is brownfield land, therefore possible contamination from the former use
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Water body immediately adjacent to the site

SEA Mitigation

- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC
 - Adherence of the Local Development Plan Policy HD3: Protection of Residential Amenity
 - Investigation and mitigation of nature conservation on site
 - Investigation and mitigation of potential archaeology on site
 - Adherence of the Local Development Plan Policy EP8: Historic Environment Assets and Scheduled Monuments, in respect of the potential archaeology and Scheduled Monument within and adjacent to the site. Provision of an adequate buffer zone to protect the physical remains and setting of Eshiels Roman Camp and a suitable management regime for the section of the monument within or adjacent to the development area
 - Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
 - Planting, landscaping and shelterbelt to mitigate the impacts of development from sensitive receptors along the A72 and to help the site integrate into the wider setting
 - Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
 - Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
 - Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
 - Possible Water Impact Assessment required, early discussions with Scottish Water recommended
 - Adherence of the Local Development Plan Policy IS13: Contaminated and Unstable Land
 - Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
 - Maintenance buffer strip must be provided between the adjacent watercourse and any built development
-

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
MESHI002	Land at Eshiels II	Eshiels	Western	Mixed Use	40	6.7	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site is not located within any international/national designation.

SEPA: We require an FRA which assesses the risk from the Linn Burn, Eshiels Burn and small watercourses which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk as well as any transfer of water between catchments. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding. Site may be constrained due to flood risk.

There is the potential that development on this allocation could increase the probability of flooding elsewhere. There is a surface water hazard on the site.

There is a water body immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

There is no public foul sewer in the vicinity and if this site was to be developed this would be an opportunity to provide first time sewerage provision to Eshiels, picking up existing properties also. Any private sewage provision would be likely to require to discharge to the River Tweed rather than the Linn burn. The watercourse that runs through/adjacent to the site should be protected and enhanced as part of any development. Std comments for SUDS. Depending on the use of the proposed site there may be a requirement for permissions to be sought for certain activities from SEPA.

There are co-location issues regarding this site. Peebles STW (CAR) and Eshiels community recycling centre (WML) are located across the road and to the west of the site. These sites are however unlikely to have an impact on the site from SEPA's perspective. Possible odour issues from the STW would be dealt with by SBC Env health.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the pluvial 1 in 200 year flood extents but there is a small section at the south side that is shown to flood from the River Tweed. It is unlikely that a Flood Risk Assessment would be required but this would be dependent on the layout of the development. I would ask that due to the size of the development that surface water flooding is considered. I would recommend dealing with MESHI001 and MESHI002 at the same time from a flood risk perspective.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	There is no planning application history. The site has not previously been considered as part of any Local Plan.

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South-west

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity risk. Site appears to be an improved pasture with mature broadleaf treeline on boundary and field boundary within site (these feature on 1st Ed OS map). The Southern boundary is within SEPA 1 in 200 year indicative flood risk area. Potential connectivity to River Tweed SAC via the Linn burn. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. SEPA CAR construction site licence required (site >4ha).

GENERAL COMMENTS: The site is located at Eshiels, which is not an identified settlement within the current Local Development Plan, rather consists of a small cluster of houses, farm buildings and a sawmill. Immediately to the east of Eshiels, is the recreational hub of Glentress, and there is further development on the south side of the A72. Eshiels is within close proximity to Peebles, which is 2 miles to the west. As Eshiels is not a settlement, there are no services or employment opportunities at present. However, the close proximity to Peebles, including the cycle path along the former railway line, provides access to a wider range of services, employment and public transport opportunities. Furthermore, Edinburgh is within commuting distance.

Local impact and integration assessment**Conservation area**

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Adjacent to site

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed landscape

On/adjacent to site

Local impact and integration summary

HERITAGE & DESIGN: No LB or CA issues. If MESH001 is developed, then, with this site as well, there will be a significant coalescence of development on the N side of the Tweed.

HISTORIC ENVIRONMENT SCOTLAND: Site adjacent to SM 3667 Eshiels, Roman camps 90m SSW of No 4 Eshiels. Content with the principle of development in this area but have concerns that such a large allocation would require significant upgrades to access and service routes (water sewerage etc) that could have a direct physical impact on the scheduled remains. We would wish to see mitigation in the form of (a) an adequate buffer zone to protect the physical remains and setting of Eshiels Roman camps, (b) a suitable management regime for the section of the monument adjacent to the development area, and (c) any upgrades to road and service infrastructure necessitated by the development should be designed to avoid the scheduled monument.

HES RESPONSE IN RELATION TO POTENTIAL WIDENING OF ROADS ADJACENT TO SM: If the widening is required to facilitate a new development, we would have significant concerns and recommend that an alternative route be sought.

If the widening is required to ensure safety for the existing use of the junction e.g. if there is an understanding that current users are at unacceptable risk right now, then we would have to seriously consider any application put forward for SMC on that basis. If an application were to be submitted, we would expect it to be supported by a thorough scheme for archaeological mitigation, and to provide full justification/explanation as to why the works were necessary and the need could not be met in a way that did not impact on the monument.

ARCHAEOLOGY: Spoke to the Archaeology Officer who advised that there is a Scheduled Monument located to the south of the site. Also evidence of Roman Camps (unscheduled) into the site.

Landscape assessment**NSA**

Not applicable

SLA

On/adjacent to site

Over 200 metres? **Over 12 degree slope** **Wild Land**

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: This is a medium sized and open site that is detached from the town of Peebles. There would likely be loss of openness and adverse effects on local landscape character experienced, particularly from the A72 and existing settled areas along the Linn Burn Road, as well as the Glentress lodges and recreational area. We note however that there is a degree of set-back on this site from the A72 and this may aid integration with local landscape character. If this site was to be considered (and noting the detached nature of the site) we would advise the need for a strong approach to place-making to be adopted in order ensure local identity and appropriate facilities, including green infrastructure. In this regard we advise that safe off-site active travel connections linking the site to the

town should be secured in order to link the site through sustainable travel to nearby Peebles.

We also advise that a co-ordinated approach to landscape design, wider integration into setting and place design would also be needed and be set through a pre-agreed site development brief. Close consideration of landscape structure and development densities should inform this approach. Existing natural features on the site should also be safeguarded and utilised in the development of the site, should it be considered appropriate for development.

LANDSCAPE COMMENTS: This site, if constraints associated with access can be overcome, would be best suited to housing development, largely restricted to the upper ¾ of the site – the southern ¼ could be utilised for access and structure planting to mitigate effects of any development.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: Whilst I am not against the allocation of this site for mixed use development, the main consideration will be providing adequate access from the A72 to serve a development of this size. The existing access is unsuitable to support a substantial increase in dwellings. Therefore a new junction onto the A72 will be required to the west of the existing, with the existing junction closed off. Junction design for access to the A72 will have to be in accordance with the Design Manual for Roads and Bridges and a Transport Assessment can address the most appropriate form of junction. The main access point into this site will need to be at the south westerly corner and the road between here and the new junction with the A72 will need to be upgraded to an appropriate standard. The site will have to connect and integrate with the existing body of Eshiels and with Site MESH10010 if it is to be developed. Pedestrian/cycle links with the Glentress Centre will be required and the merits of vehicular connectivity can be considered as part of the Transport Assessment. It should be noted that the southerly portion of this site is used as overspill parking for the Glentress Centre and any development on this site may need to take this into consideration. Options for improvements to the existing public transport infrastructure will need to be explored as will the suitability of pedestrian provision in the A72.

PASSENGER TRANSPORT: No response received.

Right of way

On/adjacent to site

TPOs

Adjacent to site

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Requires non-vehicular links to path network and Peebles town and amenities.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

ECONOMIC DEVELOPMENT: This mixed use site would appear to be more appropriate for commercial / tourism based mixed use development rather than for business / industrial uses. However, some class 4 or craft workshop use, tied towards serving the Glentress Tweed Valley Forest Park development tourist visitors, may be desirable.

EDUCATION OFFICER: No issues raised.

NHS: No response received.

Overall assessment

PP status	Overall assessment	Site capacity
Excluded	Unacceptable	40

Conclusions

The site lies at Eshiels, on the north side of the A72. It should be noted that Eshiels is not an identified settlement within the LDP, however lies 2 miles to the east of Peebles. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered, is proposed for a mixed use development with an indicative site capacity for 40 units.

The site was identified as a preferred option within the Main Issues Report however, following further investigation regarding access and in discussion with Historic Environment Scotland, it has been found that the necessary upgrade to the existing Eshiels junction can not be undertaken without impacting negatively on the Scheduled Monument, for that reason, HES are unable to support the required works needed to bring the site forward. In addition, it is also noted that not all landowners were supportive of releasing their land for development.

Overall, taking the above into consideration, it is not recommended to allocate site MESH1002 within the Proposed Local Development Plan.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	--	-	-	+	0	-

SEA Comment

- Good access to services and employment and limited access to public transport, given the proximity to Peebles. Good access to public and sustainable transport links from within Peebles. This should help minimise additional car journeys and promote health benefits of active and sustainable transport, however there may still be a reliance on car journeys
- Possible co location issues with the Peebles and Eshiels re cycling centres, located on the south of the A72;
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Possible archaeology within the site
- Scheduled Monument located adjacent to the site
- Site is located within the Eshiels Designed Landscape SBC
- Lies within the Tweed Valley Special Landscape Area
- Site falls outwith the foul sewer catchment
- Core Path runs through the site
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- There is a water body immediately adjacent to the site

SEA Mitigation

- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
- Adherence of the Local Development Plan Policy HD3: Protection of Residential Amenity
- Investigation and mitigation of nature conservation on site
- Investigation and mitigation of potential archaeology on site
- Adherence of the Local Development Plan Policy EP8: Historic Environment Assets and Scheduled Monuments, in respect of the potential archaeology and Scheduled Monument within and adjacent to the

site. Provision of an adequate buffer zone to protect the physical remains and setting of Eshiels Roman camps, a suitable management regime for the section of the monument adjacent to the development area, and that any upgrades to road and service infrastructure necessitated by the development should be designed to avoid the scheduled monument;

- Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
 - Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
 - Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
 - Provide non vehicular links to the existing path network and to Peebles
 - Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
 - Possible Water Impact Assessment required, early discussions with Scottish Water recommended
 - Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
 - In respect of the water body adjacent to the site, require that a maintenance buffer strip is provided between the watercourse and any built development.
-

Peebles

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
SPEEB009	East of Cademuir Hill	Peebles	Western	Longer Term Housing	N/A	13.2	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any international or national designation constraints. The comments from SEPA and the Flood and Coastal Management Team were based on the original consultation for all 3 parcels of land (SPEEB007).

SEPA: We require an FRA which assesses the risk from the Haystoun Burn and Crookston Burn and small watercourses which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

Development on this site, has the potential to increase the probability of flooding elsewhere. There is a surface water hazard identified within the site.

Multiple watercourses throughout the site. Therefore, SEPA require a maintenance buffer strip of at least 6 metres wide to be provided between the watercourse and the built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

This allocation appears to comprise 3 separate sites with no indication of number of units for each. However given the size of the sites the allocation would appear to potentially be quite large. Foul drainage from the development should be connected to the existing SW foul sewer network (although the sites are just outwith the current sewered catchment). Private foul drainage is unlikely to be feasible for this size of development as there are no major watercourses in the vicinity in which to discharge effluent. Std comments for SUDS. The watercourses adjacent/running through the site should be protected and enhanced as part of any development. The most northerly allocation appears to be close to the SW public drinking water supply works.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: The Crookston Burn runs between the three sites and has an impact on small areas of all three sites. In all three of the sites, small parts of the site are shown to be at both fluvial and pluvial flood risk. It would be dependent on the layout of the development and the proposed access and egress as to whether a Flood Risk Assessment (FRA) would be required. I would, however, definitely require that potential surface water is considered during development due to the large capacity of the site.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	Local Plan Amendment: Part of the site considered (APEEB010) and (APEEB013)

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Accessibility and sustainability summary

It should be noted that the response from the Ecology Officer was for the 3 parcels of land (SPEEB007), however the comments have still be used.

SBC ECOLOGY OFFICER: Biodiversity Risk: Moderate impact. Site appears to be an improved pasture with mature broadleaf treeline and hedgerow on boundary and tree lined field boundary within site, (these feature on 1st Ed OS map). Records of breeding barn owl, oystercatcher and lapwing within site. Red Squirrel recorded in and adjacent to site. Areas within SEPA 1 in 200 year indicative flood risk area. Potential connectivity to River Tweed SAC/SSSI via the Crookston burn to Haystoun burn. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger, red squirrel, and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. SEPA CAR construction site licence required (site >4ha).

GENERAL COMMENTS: The site lies to the south of Peebles, directly to the south of the settlement boundary. Peebles has good access to public transport, employment and services.

Local impact and integration assessment**Conservation area**

Not applicable

Open space

Adjacent to site

Listed buildings

Adjacent to site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed landscape

On/adjacent to site

Local impact and integration summary

It should be noted that the responses are for the 3 parcels of land (SPEEB007), however the comments have still be used.

HERITAGE & DESIGN: There is a cluster of listed building at the end of the Bonnington Road, but these are screened by an existing woodland strip so the setting of these building is unlikely to be adversely affected. The sites on the W side of the Crookston Burn are likely to have less impact visually that that on the E side of the burn.

HISTORIC ENVIRONMENT SCOTLAND: No issues raised.

ARCHAEOLOGY: Spoke to the Officer who advised that there is potential for archaeology within the site, given the proximity to archaeology to the south of the site.

Landscape assessment**NSA**

Adjacent to site

SLA

On/adjacent to site

Over 200 metres? **Over 12 degree slope** **Wild Land**

Not applicable

Landscape summary

It should be noted that the responses are for the 3 parcels of land (SPEEB007), however the comments have still be used.

SCOTTISH NATURAL HERITAGE: (SPEEB007) is a significant potential extension to Peebles, in an area of strongly defined landscape character outwith the current settlement boundary. We are concerned that development in the three sections proposed has the potential to promote a sense of piecemeal growth to Peebles with sections physically and perceptually detached from the town. The area of Bonnington Road as it currently skirts around Cademuir Hill also acts as an important and attractive landscape approach to the nearby Upper Tweeddale National Scenic Area. Land to the west of Bonnington Road is rising and will promote a degree of landscape and visual impact both on the approach to Peebles and from wider views. We are not convinced that these three sites represent a co-ordinated or planned approach to expansion of Peebles.

LANDSCAPE COMMENTS: The site lies on the south side of Peebles and is made up of agricultural fields within the Haystoun Designed landscape which is characterised by tree belts separating fields in

the valleys of Haystoun Burn and the neighbouring Crookstoun Burn together with blocks of planting on adjacent hills, all on a modest scale. If additional planting is developed that builds on the existing historic landscape structure, an attractive extension to Peebles could be achieved. The landscape structure must not be compromised to achieve greater number of units. A hierarchy of circulation and access should be a requirement of any layout.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

It should be noted that the responses are for the 3 parcels of land (SPEEB007), however the comments have still be used.

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: No issues raised.

ROADS PLANNING OFFICER: Any further development on the south side of the River Tweed is reliant on a new river crossing due to issues over capacity, High Street amenity and the reliance on a single bridge for the south side of Peebles. I am opposed to the larger southerly part of this site being zoned for development in that: Bonnington Road would be the shortest route into town and it is not of a standard suitable for serving this level of development, this land is too divorced from the town, and the gap between this part of the site and the northerly part means that there would be no opportunity for properly integrating the two areas. The smaller northerly portion of land could be zoned for longer term housing, but a Transport Assessment would be required to justify the extent of housing the road network could support. As well as a new bridge over the Tweed, a road link would be required between this site and Kingsmeadows Road via Sites SPEEB004, SPEEB003 and Whitehaugh Park. A link is then required from this road into Glen Road. This will all help disperse traffic. Some road improvements are likely to be required to Bonnington Road towards Springhill Road to assist with traffic flow.

PASSENGER TRANSPORT: No response received.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

Yes

Education provision

Average

Planning & infrastructure summary

It should be noted that the responses are for the 3 parcels of land (SPEEB007), however the comments have still be used.

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: No issues raised.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Please note there is a Raw water supply and existing water main running through the middle of site. Additionally the site is in close proximity to our existing Water treatment works. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: The development of these sites would reduce further the aesthetics of the environment and require a sensitive design in order to maintain a sense of place for residents and visitors alike which includes the path network and any new links to it.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed until the two southern land parcels were developed for mobile poultry housing units. The northern land parcel appears to have remained undeveloped greenfield land throughout. There is no evidence to indicate that this sites historic uses may present development constraints

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

PP status

Excluded

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site lies to the south of Peebles, adjacent to the Development Boundary and to the south of Kings Muir. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered is proposed for a longer term housing development site. It should be noted that the site was originally consulted as 3 parcels of land (SPEEB007), however further to the consultation responses, it was decided to only take the north most parcel of land forward, therefore the site was re-coded as (SPEEB009). Therefore, the consultation responses are all based on the previous site code (SPEEB007).

Peebles has good access to services, employment and public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Management to assess the flood risk and surface water runoff within the site;
- There is a waterbody within the site, therefore a maintenance buffer strip will be required;
- Foul drainage should connect to SW foul sewer network;
- Watercourses within and adjacent to the sites must be protected and enhanced as part of any development;
- Potential connectivity to the River Tweed SAC/SSSI;
- Protect and enhance existing boundary features, where possible;
- Potential protected species on site, mitigation required;
- The site is located within the 'Haystoun' Designed Landscape (SBC);
- The site lies to the south of Jubilee Park Greenspace
- There are 2 HER records to the north west of the site and 1 to the south;
- There are a group of listed buildings to the north of the site;
- The site lies within the Tweed Valley SLA;
- The site lies to the east of the Upper Tweeddale NSA;
- SNH raised concerns that the 3 parcels (SPEEB007) has the potential to promote a sense of piecemeal growth to Peebles, with sections physically and perceptually detached from the town. However, it is considered that this has been taken on board and only the 1 north most site is being assessed and considered;
- SNH state that the area of Bonnington Road acts as an important and attractive landscape approach to the nearby Upper Tweeddale NSA;
- The Landscape Officer states that if additional planting is developed that builds on the existing historic landscape structure, an attractive extension to Peebles could be achieved;
- The Roads Planning Officer raised initial concerns with the 2 southern sites being taken forward as part of (SPEEB007), however advised that the north most site could be zoned for longer term housing, but a Transport Assessment would be required to justify the extent of housing the road network could support. Therefore, the site currently under consideration is the north most site of (SPEEB007);
- Any further development on the south side of the River Tweed is dependent on a new river crossing due to issues regarding capacity of road network and the reliance on the existing single bridge;
- Road linkage would be required between this site and Kingsmeadow Road via (SPEEB004, SPEEB003 and Whitehaugh Park), a link is then required from this road into Glen Road;
- Water Impact Assessment required in respect of WTW network; and
- Drainage Impact Assessment required in respect of WWTW network.

As part of the MIR public consultation, SEPA stated that they would require an additional site requirements:

- Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk.
- All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). The contributor recommends that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised. Foul water must connect to the existing foul sewer network for Peebles.

Overall, taking the above into consideration, and the fact that it is considered that there other more appropriate sites to take forward into the Proposed Plan, as well as taking account of the consultation responses to the Main Issues Report, it is recommended not to take this site forward into the Proposed Local Development Plan. Furthermore, it is also noted that the Plan already identifies three potential longer term sites within Peebles and it is intended that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan. Nevertheless, it is acknowledged that the site could be considered again for inclusion in a future LDP.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	+	-	-	-	+	0	-

SEA Comment

- Good access to services, employment and public transport. Good access to public and sustainable transport links from within Peebles. This should help minimise additional car journeys and promote health benefits of active and sustainable transport
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Water body within the site
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- The site is located within the 'Haystoun' Designed Landscape (SBC)
- There are 3 HER records adjacent to the site
- There are a group of listed buildings located to the north of the site
- Lies within the Tweed Valley Special Landscape Area
- The site lies to the east of the Upper Tweeddale NSA
- In respect of material assets, it is acknowledged that a new bridge crossing will be required, prior to any development taking place. Although this is additional infrastructure it is considered it will help alleviate existing road pressures and congestion within Peebles.
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW

SEA Mitigation

- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
- In respect of the water body adjacent to the site, require that a maintenance buffer strip is provided between the watercourse and any built development
- The existing watercourses within and adjacent to the site must be protected and enhanced as part of any development
- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
- Investigation and mitigation of nature conservation on site
- Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
- Investigation and mitigation of potential archaeology on site
- Adherence of the Local Development Plan Policy EP7: Listed Buildings
- Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
- Adherence of the Local Development Plan Policy EP4: National Scenic Areas
- Landscaping/planting which builds on the existing historic landscape structure could create an attractive extension to Peebles
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
SPEEB008	Land West of Edderston Ridge	Peebles	Western	Longer Term Mixed Use	N/A	19.5	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any international/national designations.

SEPA: We require an FRA which assesses the risk from the Edderston Burn and tributaries which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. The applicant would need to be mindful of the FPS to ensure there is no increase in risk elsewhere. There have been discussions regarding additional flood prevention works here which may restrict development. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further as and it is recommended that contact is made with the flood prevention officer. Discussions should also take place with the flood prevention officer regarding the additional flood protection works that are considered in the future to ensure a holistic approach. There is the potential that development of this allocation could increase the probability of flooding elsewhere. There is a surface water hazard identified within the site.

There is a watercourse going through the site. There is the potential that development on this site could increase the probability of flooding elsewhere. There is a surface water hazard identified within the site. SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

Foul drainage from the development must be connected to the existing SW foul sewer network. Std comments for SUDS. The burns running through/adjacent to the site must be protected and enhanced as part of any development.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial (river) 1 in 200 year flood extents but there is a very small pocket of potential surface water impacts on the South Eastern side of the site at a 1 in 200 year flood event.

I would have no objections on the grounds of flood risk. However, I would ask that due to surface water risk and the potential capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	<p>There is no planning application history within the site.</p> <p>The site or parts of the site, have been looked at as part of a number of previous plans, these are outlined below.</p> <p>Housing SG: A larger site was assessed for housing (APEEB052)</p> <p>Housing SG: The eastern part of the site was assessed for housing (APEEB048)</p> <p>Housing SG: The southern triangle was part of a larger site assessed for housing (APPEB047)</p> <p>Local Plan Amendment: Parts of the site were assessed as part of the LPA, including (APEEB005), (BPEEB002), (APEEB016), (APEEB015), (APEEB022), (BPEEB003) and (MPEEB002).</p> <p>Local Development Plan: Parts of the site were assessed as part of the LDP, including (MPEEB002), (APEEB015), (APEEB035), (BPEEB010), (SPEEB006)</p>

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Biodiversity Risk - Moderate impact. Site appears to be an improved pasture with mature broadleaf treeline and woodland on parts of boundary. These feature on (1st Ed OS map). Records of oystercatcher and lapwing within site. Potential connectivity to River Tweed SAC via the Edderstone burn. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. SEPA CAR construction site licence required (site >4ha).

GENERAL COMMENTS: The site is located to the west of Peebles, just outwith the settlement boundary. Peebles has good access to public transport, employment and services. There are moderate biodiversity issues associated with this site. Peebles is within commuting distance to Edinburgh, where there is a wider range of employment opportunities.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Adjacent to site

Listed buildings

Adjacent to site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed landscape

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Boundary treatments will be an important element in any development. The colour and hue of any development will also need to be carefully considered as the land rises to the south and will be visible from the N of the Tweed.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: Spoke to the Officer who advised that there is potential for archaeology within the site.

Landscape assessment

NSA

On/adjacent to site

SLA

On/adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: We understand that this site has been considered on a number of occasions and has been refused due to access constraints. If those constraints are now considered likely to be overcome we advise that the proximity of the site to the Upper Tweeddale National Scenic Area should be addressed in site requirements in relation to built form and landscape design to ensure appropriate wider integration of the town within its countryside context. Appropriate recreational access routes, for example to the Manor Sware viewpoint, should also be retained or re-established in appropriate form.

The northern-most boundary of the site is also in close proximity to the River Tweed SAC, which should also be considered further prior to allocating the site.

LANDSCAPE COMMENTS: This site comprises a number of large sloping fields to the south west of the Peebles settlement boundary. The land and fields slope to the north east and are of a gentle gradient appropriate for development. A scheme of structure planting will be required to create a landscape fit as well as define the limit of settlement expansion in this immediate area – this may be in response to the contours rather than existing field boundaries and should seek to protect the amenity of the existing adjacent housing as well as help to reduce the scale of the site by creating tree belts, green corridors

and a hierarchy of circulation built into the landscape structure.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: Any further development on the south side of the River Tweed is reliant on a new river crossing due to issues over capacity, High Street amenity and the reliance on a single bridge for the south side of Peebles. Previously I have expressed concern on the possibility of development in this area on the grounds of the traffic capacity of the roads leading to the site i.e. Caledonian Road and South Parks. The problem with Caledonian Road is parking in the carriageway, forcing single file traffic, and the issue with South Parks is the tortuous nature of the initial length of the road off the mini roundabout. That said, there may be scope for tackling some of the capacity issues and one benefit of this land is its relative close proximity to the town centre. This favours well from a sustainable transport point of view. If this area is to be developed for mixed use development it should be dependent on measures being taken to improve the capacity of the roads leading to the site. The extent of the site suitable for development, possibly not all of it, will be dependent on the extent of off-site improvements and the findings of a Transport Assessment. Development will have to integrate and connect with the existing housing land to the east by way of access linkage with South Parks, Edderston Ridge/Edderston Ridge Park and Edderston Road. This will help with dispersion of traffic. The Sware road which runs along the southern boundary of this proposed allocation will have to be upgraded to a suitable standard. Extension of the street lighting and footways would have to be included, as would the relocation of the existing 30mph limits.

PASSENGER TRANSPORT: No response received.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

DEVELOPMENT MANGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: The development of these sites would reduce farther the aesthetics of the environment an require a sensitive design in order to maintain a sense of place for residents and visitors alike which includes the path network and any new links to it.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

ECONOMIC DEVELOPMENT: No objections. An integrated design study is needed to ascertain the most appropriate way to integrate the various elements of the development. It would be preferable if the flattest land within this allocation could be used for any business use on the site as developing on sloping land is problematic and costly for business use

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

PP status

Excluded

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site lies to the west of Peebles and wraps around South Park Industrial Estate and Edderston Ridge/Road. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered is proposed for a longer term mixed use development site.

Peebles has good access to services, employment and public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of flood risk and surface water run off potential;
- There is a watercourse which runs through the site, therefore a maintenance buffer strip is required;
- There is potential connectivity to the River Tweed SAC/SSSI
- Protect and enhance the existing boundary features, where possible
- Potential protected species, including bats and breeding birds;
- Potential archaeology within the site
- The site lies partially within the Tweed Valley SLA
- The small section of the north west corner of the site lies within the Upper Tweeddale NSA
- The south eastern triangle of the site is identified as constrained within the Landscape Capacity Study
- Structure planting and landscaping is required, to create a landscape fit as well as determine the limit of the settlement expansion within this area. This will help integrate the development into the landscape setting of the SLA and NSA
- Any additional development on the south side of the River Tweed is reliant on a new river crossing due to issues over capacity, High Street amenity and the reliance on a single bridge for the south side of Peebles. It is acknowledged that the extent of the site suitable for development, will be dependent on the extent of off-site improvements and the findings of the Transport Assessment;
- Transport Assessment required;
- Potential for archaeology within the site;
- Drainage Impact Assessment required in respect of the WWTW network capacity; and
- Water Impact Assessment required in respect of the WTW network capacity.

It is acknowledged that parts of this site/larger sites have been previously assessed for development in previous Local Plans and the site has not been taken forward. Although the site/parts of the site have previously been assessed, since these previous assessments a more extensive study of the Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Tweeddale. This site was one option put forward for consideration, in respect of a longer term mixed use site. The site boundary has taken cognisance of the landscape constraints surrounding the site, including the NSA, SLA and Landscape Capacity Study and mitigation proposed. A re-assessment has therefore been undertaken, in light of the additional information contained within the LUC Study. It should be noted that there are a lack of suitable development opportunities within the Tweeddale area going forward, including for future plans.

Overall, taking the above into consideration, it is considered that there are a number of constraints identified within and adjacent to the site. However, it is not considered that any of these constraints are insurmountable as a long term site and could be mitigated, subject to appropriate site requirements. There are aspects which would require further investigation, most notably a new crossing over the River Tweed. However, given the longer term nature of this allocation, it is considered that this allows time to look further into the constraints and mitigation measures in more detail.

Following the public consultation at the MIR stage, SEPA have recommended that "The burns running through/adjacent to the site must be protected and enhanced as part of any development. All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). SEPA also recommends that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised. Foul drainage from the development must be connected to the existing SW foul sewer network.

Furthermore, as part of the MIR consultation, Historic Environment Scotland have stated that Development of proposals for a new crossing should avoid negative effects on the setting of the category 'A' listed Neidpath Castle. Early consultation with Historic Environment Scotland is advised if impacts on the setting of Neidpath Castle are likely.

In addition, Scottish Natural Heritage (SNH) have also responded to the MIR consultation stating that the site is partly within the Upper Tweeddale National Scenic Area (NSA), and while this presents challenges, in this specific context SNH consider that potential impacts could be addressed in site requirements. The western part of the site, which is within the NSA, benefits from existing strong boundaries created by drystone dykes, hedges and individual trees. These features should be retained and form a key part of the structure/layout of development throughout this site, maintaining the quality of place within and adjacent to the NSA. SNH therefore recommend that the site requirements are amended from "Protect existing boundary features, where possible" to "Protect and integrate existing boundary features within the overall placemaking approach". The MIR site requirements state that a masterplan is to be prepared. In addition to the retention of boundary features the contributor

recommends that the masterplan should be directed to include:

- Green networks through the site which integrate SUDS and active travel infrastructure, this should include providing links through the site to the nearby school.
- Recreational links, for example to Manor Sware viewpoint and the River Tweed should be retained or re-established in appropriate form.

In addition, site requirements in the LDP should clearly set out a requirement for Habitats Regulations Appraisal at application stage due to the site's proximity to the River Tweed SAC.

A number of other consultation responses were received in relation to the MIR consultation, these were both in support and in objection to the identification of this site for a potential longer term development.

Following further consideration, it is proposed that this site SPEEB008 will not be taken forward into the Proposed Local Development Plan as a potential longer term mixed use site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan. It is also noted that the Plan already identifies three potential longer term sites and it is considered that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan. However, it is acknowledged that the site could be considered again for inclusion in a future LDP.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	+	-	-	-	+	0	-

SEA Comment

- Good access to services, employment and public transport. Good access to public and sustainable transport links. This should help minimise additional car journeys and promote health benefits of active and sustainable transport
- Flood Risk Assessment required, in respect of flood risk and surface water runoff
- There is a watercourse running through the site
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds and bats within the site
- Possible archaeology within the site
- Most of the site lies within the Tweed Valley SLA
- A small section of the site is within the Upper Tweeddale NSA
- A small part of the site is constrained within the Landscape Capacity Study
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW
- In respect of material assets, it is acknowledged that a new bridge crossing will be required, prior to any development taking place. Although this is additional infrastructure it is considered it will help alleviate existing road pressures and congestion within Peebles.

SEA Mitigation

- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
- In respect of the watercourse within the site, requirement that a maintenance buffer strip is provided between the watercourse and any built development
- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
- Protect and enhance the existing boundary features, where possible
- Investigation and mitigation of nature conservation on site
- Investigation and mitigation of potential archaeology on site
- Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
- Adherence of the Local Development Plan Policy EP4: National Scenic Areas
- Structure planting and landscaping is required, to create a landscape fit as well as determine the limit of the settlement expansion within this area. This will help integrate the development into the landscape setting of the SLA an NSA
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended

- Possible Water Impact Assessment required, early discussions with Scottish Water recommended

West Linton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
BWEST003	Deanfoot Road North	West Linton	Rest of Borders	Business and Industrial	N/A	1.6	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any international/national designation constraints.

SEPA: We require an FRA which assesses the risk from the small watercourse (potentially called The Dean) which flows through the site. Consideration should be given to bridge and culvert structures which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map and nearby steep topography indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. There is the potential that the development of this allocation could increase the probability of flooding elsewhere. There is a surface water hazard identified within the site.

Foul must be connected to SW foul network. SW should confirm any capacity issues. There is a burn running through the site which should be protected and enhanced as part of any development. There should be no culverting for land gain. There may be a requirement for enhanced SUDS for any industrial uses.

There is a water body within, on or adjacent to the site, therefore SEPA request a developer requirement attached to the site to ensure that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents however The Dean Burn flows through the extent of the site which I would expect the applicant to consider. We may request an FRA.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	96/01526/FUL - Formation of new access road, car park and a single toilet - Approved subject to conditions. 96/01503/AGN - Erection of 3 polytunnels and 1 portacabin - Approved.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Limited	Good	Moderate	South

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity impacts. Site appears to be improved grassland with mixed amenity woodland, field margin and garden ground on the boundary and burn along western boundary. Records of oystercatcher, lapwing and curlew during the breeding season. Potential connectivity with River Tweed SAC (Lyne water). Protect boundary features and water course and mitigation for protected species including potentially badger breeding birds and mitigation to ensure no adverse impacts on River Tweed SAC.

GENERAL COMMENTS: The site is outside the development boundary. West Linton has a range of services, facilities and has a potential employment opportunity.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	On/adjacent to site	Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Outwith the current settlement in a visible location especially from the main Edinburgh Road at a higher level.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development.

ARCHAEOLOGY OFFICER: There is potential for previously unrecorded archaeology, particularly prehistoric lithic artefacts and associated features. Evaluation will be required.

Landscape assessment

NSA	SLA	Over 200 metres? <input checked="" type="checkbox"/>	Over 12 degree slope <input checked="" type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to size and location.

LANDSCAPE COMMENT: Small scale units suited to rural environment. Well screened with woodland belts as per adjacent site and zEL18.

The Landscape Capacity Study considered this area to be marginal for development. It also suggested areas for landscape enhancement within the site.

Planning and infrastructure assessment

Physical access/road capacity	Near a trunk road? <input type="checkbox"/>
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NETWORK MANAGER: Access should be restricted to via Robinsland roundabout and A72.

PASSENGER TRANSPORT: No Comment.

TRANSPORT SCOTLAND: No issues raised.

ROADS PLANNING: Although I have previously confirmed I would be unable to support housing on this site due to road infrastructure constraints, I may be able to support some small scale low key employment use in line with the needs of the village. The road infrastructure would have to extend out to the site. A Transport Statement is likely to be required.

Right of way	TPOs	Contaminated land	Water supply	Sewerage	Gas Supply	Education provision
Not applicable	Not applicable	Not applicable	Yes	Limited	No	

Planning & infrastructure summary

The settlement of West Linton already has an allocated Business and Industrial site allocated within the Local Development Plan. However, that site is constrained by ownership. Following a public meeting within the community, it was noted that there is a desire to identify another site in order to assist in meeting local demand until the current allocated site zEL18 can come forward. However, since the publication and consultation of the MIR, the site has been resold and the new owners do not wish to see the site developed.

DEVELOPMENT MANAGEMENT: There is an employment allocation to the south (zEL18) which is smaller and hasn't been taken up. This is a larger site so would that be likely to be taken up?

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Depending on the flow demand will determine if further investigation is required.

SCOTTISH WATER (WTW): Roseberry WTW has sufficient capacity. Depending on the flow demand will determine if further investigation is required.

OUTDOOR ACCESS TEAM: Non-vehicular links required to existing pavements to give safe non-vehicular access in to West Linton.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No issues raised.

ECONOMIC DEVELOPMENT: We have no objections to this allocation but would require the input from the roads authority on the acceptability of such a large allocation and its effect on the road network. It may be that access could be taken further up Robinsland Drive to reduce the impact of business traffic on the remaining residential area. The site is relatively flat and there is an unsatisfied demand for sites and premises from businesses in this locale. Additional work may be necessary to investigate the feasibility of this further.

Overall assessment

PP status

Excluded

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site is located to the north east of West Linton. The site was considered to be acceptable for inclusion within the MIR as a preferred option for a business and industrial allocation, and at that time had landowner support. There is a desire to see some Business and Industrial land come forward to assist in meeting local need. West Linton has good access to public transport and services and limited access to employment opportunities.

Since the publication of the MIR, the site has been sold and the new owners do not wish to see development on the site.

Further to a site assessment, the following constraints/issues were identified, which may require mitigation:

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff;
- There is a water body within, on the boundary or adjacent to the site, therefore a maintenance buffer zone is required;
- Consideration of additional water quality buffer strips depending upon specific water quality pressures.
- There should be no culverting for land gain.
- There is potential for connectivity with the River Tweed SAC/SSSI;
- Protect and enhance the existing boundary features, where possible;
- Potential for protected species, including breeding birds within the site;
- Potential for archaeology within the site, therefore mitigation required;
- The site is within a visible location, especially from the main Edinburgh road. However, the site can integrate well, if planting was established to create a well defined setting and visual containment;
- The Roads Planning Officer can support some small scale low key employment use on the site, in line with the needs of the village;
- Transport Statement required;
- Possible investment required in respect of the WWTW; and
- Non vehicular links required to existing pavements to give safe non vehicular access to West Linton.

Although the site has received a positive assessment, it is not proposed to bring the site forward within the Proposed Local Development Plan, this is due to the change in ownership and the fact that there is still an existing employment site (zEL18) awaiting development.

Strategic Environmental Assessment

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	+	-	-	-	+	0	-

SEA Comment

- Good access to services and public transport and limited access to employment. Good access to public and sustainable transport links. This should help minimise additional car journeys and promote health benefits of active and sustainable transport
- It is considered that by providing an employment opportunity within West Linton, this will encourage people to walk to work, hopefully reducing the need for car travel and reducing the demand for travel
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Water body within, on or adjacent to the site
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Possible archaeology within the site
- Prominent site from the Edinburgh road
- Possible investment in respect of the WWTW required

SEA Mitigation

- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
- In respect of the water body, require that a maintenance buffer strip is provided between the watercourse and any built development
- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
- Investigation and mitigation of nature conservation on site
- Investigation and mitigation of potential archaeology on site
- Planting to be established, to create a well defined setting and visual containment, in respect of landscape
- Early discussions with Scottish Water, to ascertain whether investment is required in respect of the WWTW
- Non vehicular access links required to existing pavements to give safe non-vehicular access to West Linton

Scottish Borders Council

Local Development Plan 2: Proposed Plan

Finalised Environment Report

[Appendix 8- \(c\) Detailed Assessment of Sites \(that were subject to SEA\) Recommended for Deletion by Examination Reporter](#)

**Appendix 8 - (c) Detailed Assessment of Sites (that were subject to SEA)
Recommended for Deletion by the Examination Reporter**

Central HMA

Darnick

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ADARN005	Land south of Darnlee	Darnick	Central	Housing	10	0.81	Included

Initial Assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial Assessment Summary

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. Would have no objection to this proposal on the grounds of flood risk.

SEPA: No comments in respect of flood risk.

Background Information

Minerals and Coal	NNR	Prime Quality Agricultural Land	Current Use/s	Planning History References
I4	Not applicable	I4	Greenfield	No planning application history.

Accessibility and Sustainability Assessment

Access to Public Transport	Access to Employment	Access to Services	Wider Biodiversity Impacts	Site Aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and Sustainability Summary

ECOLOGY OFFICERr: Biodiversity Risk: Moderate impact. Site is improved pasture with mature broad-leaved trees on boundary/within site. Potential for EPS (bats). No obvious connectivity with the River Tweed SAC/SSSI. Protect boundary trees and features and mitigation for protected species including bats and breeding birds.

Local Impact and Integration Assessment

Conservation Area	Open Space	Listed Buildings	Scheduled Monument	Ancient Woodland Inventory	Archaeology	Garden and Designed Landscape
On site	On site	Adjacent to site	Not applicable	Not applicable	On site	Not applicable

Local Impact and Integration Summary

ARCHAEOLOGY OFFICER: The site is within the Inventory Battlefield of Darnick. Mitigation is likely. Consideration of impacts to the setting of the battlefield is needed.

HERITAGE AND DESIGN OFFICER: The site is to the south of Darnlee, a category B listed building and lies within the Darnick conservation area. Whilst there may be some scope for a very small scale, well designed development on the southern boundary, it is considered that development of all of the proposed site would have an adverse impact on the setting of Darnlee and adversely impact on the character and appearance of the conservation area.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

Landscape Assessment

NSA	SLA	Over 200 Metres? <input type="checkbox"/>	Wider Biodiversity Impacts <input type="checkbox"/>	Wild Land
On site	Not applicable			Not applicable

Landscape Summary

LANDSCAPE ARCHITECT: 10-12 units given constraint of existing trees on site.

SCOTTISH NATURAL HERITAGE: Wish to ensure that if this site is to be allocated within and adjacent to the NSA that a site brief is produced to identify the key natural heritage assets of the site to be protected and the key opportunities for the integration of green infrastructure within future development. The majority of the site lies within the Eildon & Leaderfoot Hills NSA. The site also forms an important context for, and a gateway to, Darnick. Its location within the NSA means that high standard design will be required. Key issues for a site brief are likely to include:

1. Retention of key boundary features, including the existing wall and fence, woodland along the western boundary and mature trees along southern and eastern boundaries;
 2. Integration of the site with Broomilees Road, maintaining landscape character and sense of scale and place of this area with dwellings relating to both the parkland and the street.
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Planning and Infrastructure Assessment

Physical Access/Road Capacity	Near a Trunk Road? <input checked="" type="checkbox"/>
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NETWORK MANAGER: New junction required off existing Broomilees Road.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING: Not opposed in principle to this land being allocated for residential development. The site stacks up well in terms of sustainable transport with good opportunities for pedestrian and cycle connectivity with Melrose and Galashiels. The site is well served by public transport with a bus service close at hand and railway station nearby. Vehicular access is possible off the main road into Darnick on the east side of the site, but there is an issue to be addressed here as part of any development. The stretch of road here is used extensively for on-street parking for the village. Any road junction in this location would not work safely with this on-street parking remaining as junction visibility splay standards would not be met. Displacement parking would have to be provided in the site. Alternatively, it may be possible to upgrade the existing access serving Darnlee as a means of serving the site and introducing some lay-by parking in the main road. A supplementary vehicular access is also possible off Broomilees and this would help with street connectivity. This would entail widening Broomilees Road between the mature trees and may offer scope for a one-way traffic system over the initial narrow length of Broomilees Road. Strong street frontages are recommended and allowance for future street connectivity would be required. A Transport Statement can address the issues raised.

TRANSPORT SCOTLAND: No comments.

Right of Way	TPOs	Contaminated Land	Water Supply	Sewerage	Gas Supply	Education Provision
Adjacent to site	Not applicable	Not applicable	Yes	Yes	Yes	Good

Planning and Infrastructure Summary

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

COUNTRYSIDE ACCESS TEAM: Safe route for non-vehicular access would be strongly advised from this site to existing pavements and, therefore, the core path network.

DEVELOPMENT MANAGEMENT: Attractive area of parkland within the village associated with the Listed Building, within the Conservation Area; Archaeological/battlefield implications; Potential impact on trees; Need structure planting/buffer between site and Listed Building; Some limited development of a high quality may be appropriate.

EDUCATION: No objections.

NHS: No comments received.

SCOTTISH WATER: Howden WTW has sufficient capacity. A Flow and Pressure test is likely to be required to establish what impact, if any this development has on the existing network. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW. A Drainage Impact Assessment (DIA) is required.

SEPA: Foul water must connect to the existing Scottish Water foul network.

Overall Assessment

PP Status	Overall Assessment	Site Capacity
Included	Acceptable	10

Conclusions

The site is considered to represent a suitable infill development within the settlement of Darnick.

The existing woodland belt along the western boundary of the site as well as specimen trees along the southern boundary would require to be retained where possible. The developable area of the site would be established by the route protection areas of existing trees. Consideration would require to be given to how best to create separation along the northern boundary of the site to ensure the integrity of the setting of Darnlee is maintained.

Existing boundary features (including the existing stone wall and fencing) would require to be retained as much as possible.

On-street parking is currently an issue on Abbotsford Road. Main access would be from Abbotsford Road with a potential link into Broomilees Road which in turn may result in localised improvements. This would require to be addressed through any development of this site.

Any development would require to be of a high quality in order to safeguard the character and setting of the conservation area, the B listed Darnlee and the Inventory Battlefield. The relationship of development with the parkland and the street would require to be well considered. Due to the sensitivity of the site, it is considered that a Planning Brief would be required.

There is undeveloped land to the west of the site which may, in the future, offer an opportunity for future development. Access from the site in question would therefore require to be considered along with improvements to Broomilees Road as suggested by the Roads Officer.

Strategic Environmental Assessment

Air	Biodiversity	Climate Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	+	-	-	0	+	0	0

SEA Comment

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Potential for breeding birds and bats within the site
- Potential archaeology on site. Located within Inventory Battlefield of Darnick
- Site lies within grounds of category B listed building and within Darnick Conservation Area
- Site lies within Eildon & Leaderfoot Hills NSA.

SEA Mitigation

- Retain and protect the existing boundary features and trees, where possible
- ☑ Assessment of ecology impacts and provision of mitigation, as appropriate
- The special qualities and setting of the historic battlefield (Inventory Battlefield of Darnick) must be safeguarded, mitigation is likely
- The setting of the listed building 'Darnlee' and the character of the Darnick Conservation Area must be safeguarded
- A planning brief to be prepared to include the principles of 'Designing Streets'
- ☑ High standard of design will be required in light of the location of the site within the Eildon and Leaderfoot Hills National Scenic Area and the Conservation Area
- ☑ Integration required with Broomilees Road with dwellings relating to both the parkland and the street
- ☑ As well as vehicular access off the main street, a secondary access off Broomilees road is an option subject to suitable road improvement work. Further discussions on vehicular access arrangements are required. Displacement main road parking (to achieve satisfactory access) to be accommodated within the site. A Transport Statement will be required
- ☑ Early engagement required with Scottish Water. Drainage Impact Assessment required.

Galashiels

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AGALA029	Netherbarns	Galashiels	Central	Housing	45	7.29	Included

Initial Assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Adjacent to site	Not applicable	Adjacent to site	Not applicable

Initial Assessment Summary

FLOOD AND COASTAL MANAGEMENT TEAM: The site is not shown to be at flood risk within the SEPA 1 in 200 year flood map. Small areas of the site are anticipated to be affected by surface water runoff and this site is relatively steep so would expect the applicant to consider this as well as drainage and SUDS.

SEPA: Require an FRA which assesses the risk from the River Tweed. Review of the surface water 1 in 200 year flood map and steep topography nearby indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

Background Information

Minerals and Coal	NNR	Prime Quality Agricultural Land	Current Use/s	Planning History References
14	Not applicable	14	Greenfield	04/00706/FUL - Erection of seventy nine dwellinghouse (refused by the Scottish Ministers after they had called it in). This site was considered during the Local Plan Inquiry 2006 (EGL2B) and at the recent Local Development Plan Examination 2016. The Reporter's recommendation at both was for the site to be removed from the Local Plan/LDP.

Accessibility and Sustainability Assessment

Access to Public Transport	Access to Employment	Access to Services	Wider Biodiversity Impacts	Site Aspect
Good	Good	Good	Moderate	South-west

Accessibility and Sustainability Summary

ECOLOGY OFFICER: Moderate risk – Potential connectivity with River Tweed SAC/SSSI through drainage. Site separated from River Tweed by minor road and disused railway/broad-leaved woodland strip. Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Within site- improved field boundary features of tree line and within site old hedgerow. Protect boundary features, mitigation required e.g. badger and breeding birds.

GENERAL COMMENTS: The site has good access to local services and facilities and employment in the settlement. The settlement is on the A7(T) and A6091(T) and the strategic public transport network.

Local Impact and Integration Assessment

Conservation Area	Open Space	Listed Buildings	Scheduled Monument	Ancient Woodland Inventory	Archaeology	Garden and Designed Landscape
Not applicable	Not applicable	Adjacent to site	Not applicable	Not applicable	Not applicable	Adjacent to site

Local Impact and Integration Summary

ARCHAEOLOGY OFFICER: There are no known archaeological issues.

HERITAGE AND DESIGN OFFICER: Previously commented on the potential of this site back in 2016. This site lies opposite category A listed Abbotsford House but is screened in part by existing trees along the riverside and the former railway line and is set down below the level of the A7 and more recent housing development. The key issue is to avoid having an adverse impact on the setting of Abbotsford House. There is potentially some scope for limited development on this site, which may require the reinforcement of the planting to the east. Careful attention would be needed to the external colours of any development to minimise its impact.

HES: Setting of LB15104 Abbotsford House and GDL00001 Abbotsford House. Content with the principle of development for 45 units here, on the basis that site development will be brought forward via a masterplan which will ensure that the detail of scale and detailed views analysis, amongst other things, can be considered. HES 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. HES note that further information has been provided in relation to landscape and visuals since the Housing SG, and recommend that if this site is considered to be a reasonable alternative, these should be made available to inform the Main Issues Report consultation and assessment.

GENERAL COMMENTS: This site was considered in the Local Plan Inquiry and at the recent Local Development Plan Examination. The Garden and Designed Landscape lies to the south east of the site. The Reporters' assessment was that the site should not be developed because of the adverse impact on the setting of the A Listed Abbotsford House and its Garden and Designed Landscape. However, Historic Scotland have now removed their objection to some form of development on the site. The setting of the listed footbridge to the NE of the site and Netherbarns farmhouse, steading and stables to the west of the site should also be taken into consideration.

Landscape Assessment

NSA	SLA	Over 200 Metres?	Wider Biodiversity Impacts	Wild Land
Not applicable	Adjacent to site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable

Landscape Summary

LANDSCAPE ARCHITECT: This site has previously been discounted as suitable for development given its proximity to and potential impact on Abbotsford Designed Landscape which is regarded as of national importance. Potential adverse impacts on views from the DL are a major constraint. However, retention of existing (TPO) tree cover will provide a reasonable degree of mitigation (although not entirely in winter). The Landscape Architect previously stated that 'the most sensitive development scenario would be to restrict new development to the lower SE parts of the site avoiding the higher areas which cannot be effectively screened from the DL, at least until further planting has been established.' The recently submitted Landscape and Visual Appraisal in support of the site being allocated suggests with photomontages that the upper field and part of the lower field of the site are suitable for development, given the screening from the intervening trees. Before allocating the site we should require further visual assessment carried out in the winter months to test the conclusions of the recent appraisal. The supporting information lacks any assessment of the tree resource - a Tree Survey and Arboricultural Impact Assessment should be part of the information provided to support the allocation and to establish a realistic 'developable area'. It is clear if this site is allocated the protected trees along the south eastern boundary will be critical in protecting the core area of Abbotsford Designed Landscape from visual intrusion and a long term retention and management programme will have to be an intrinsic part of any such allocation. Any development at this location on the edge of site would have to take into consideration SPG 'Placemaking and Design' to establish the correct built form and density.

On receipt of further photo montages from the Agent, the Landscape Architect made the following comments: The Year 15 photomontages show less visibility of existing and proposed housing than the year 1 photomontages, as additional evergreen tree planting is proposed on site. Any gaps that develop in the existing mature tree screen will open up views to the existing and proposed housing opposite. It will be crucial that:

1. The existing mature tree belt is retained and regenerated.
2. Additional screen tree planting along the SW boundary of the site is additional to the existing tree belt.

SNH: This site lies outwith the current settlement boundary as shown in the LDP. SNH understand that the site was included as an allocation in the Proposed Plan but, in their report of examination, the Reporter recommended its deletion. This recommendation was based partly on landscape impacts. SNH is not aware of a potential solution that should change that decision.

GENERAL COMMENTS: The site is also visible from the stretches of the A7(T) and the Southern Upland Way immediately adjacent to the site. There is a semi mature/ mature tree belt south of the site and young tree belts in the middle of the site and along the A7 (T). There are also mature trees along the fringe of the site. There is a small hillock in the north west of the site. There are small areas of steep slopes in the SW of the site and along its SE fringe. The impact on the Garden and Designed Landscape is also a constraint on landscape capacity.

Planning and Infrastructure Assessment

Physical Access/Road Capacity

Near a Trunk Road?

NETWORK MANAGER: No comments.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING TEAM: The A7 immediately adjacent to the site 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. The existing road junction serving Kingsknowe Drive, which would also serve this site, has the benefit of a right turn lane on the A7 to assist with traffic flow on the main road. As such, much of the transport infrastructure required to serve this site is already in place. A Transport Assessment would be required to address any adjustments/upgrades required to accommodate the increase in traffic associated with the site, particularly at the junction with the A7/Kingsknowe Drive. With the A7 being a Trunk Road, Transport Scotland would observe on the impact on the A7, adjacent to and in the proximity of the site, including any speed reducing measures to be addressed. The design of any development would have to take significant cognisance of pedestrians and cyclists including external links with the surrounding infrastructure. All matters considered, supportive of the principle of development on this site from a transport perspective.

TRANSPORT SCOTLAND: AGALA029/38/39 or 06 – The potential cumulative impact of these 3 housing sites, which total 559 units, or 2 housing sites and a business and industry development, would be required to be determined with appropriate and deliverable mitigation measures identified for the trunk road network.

Right of Way	TPOs	Contaminated Land	Water Supply	Sewerage	Gas Supply	Education Provision
Adjacent to site	Not applicable	Adjacent to site	Yes	Yes	Yes	Good

Planning and Infrastructure Summary

CONTAMINATED LAND OFFICER: The site appears to have remained largely undeveloped throughout the map extracts reviewed with the exception of railway running lines along the eastern boundary. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS: Connecting paths to core path 189 (Southern Upland Way) and existing pavements required.

DEVELOPMENT MANAGEMENT: There are positive elements in the landscape framework/design concept. Sections through the site would be helpful to better understand topographical relationships, particularly the lower area of housing which may appear somewhat detached from the higher section. I would query the value/purpose of the open space that would remain (it appears more left over than an integral space within the residential development, and perhaps may benefit from more substantial woodland creation). I would also query the capacity to develop what remains and still provide the level of tree protection and new tree cover. There is also potentially a general lack of connectivity within the development that the linear form of layout would lead to. I would also voice concern that PD rights be removed from the development, which would be akin to applying a Conservation Area level of regulation which I would suggest would be unnecessary. If the layout has the right

landscape containment; is of appropriate scale, form, palette; and based on public fronts/private backs and designing streets concepts, then this additional tier of control should not be necessary, or at least should be minimised. Overall, a well-designed development, with good levels of landscaping at its heart, can be devised, but I think the current proposals here will require more detailed scrutiny and further thought.

EDUCATION: Extension or new school may need to be considered.

NHS: No comments received.

SCOTTISH WATER: Howden WTW has sufficient capacity. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW.

SEPA: Foul water must connect to the existing SW foul network.

Overall Assessment

PP Status	Overall Assessment	Site Capacity
Included	Acceptable	45

Conclusions

This site has a detailed planning history and has previously been removed from the LDP following Examination by Reporters. This has primarily been in relation to perceived detrimental impacts upon the setting and views from Abbotsford House. When considering sites which have been submitted via the call for sites process, which have a detailed planning history, consideration must be given as to any proposed new mitigation matters which have been submitted as part of the proposal. In this instance the plans confirm further screening of the site would be carried out and there is an amended indicative layout which seeks to ensure any house positions would be kept away from any alleged sensitive parts of the site when viewed from Abbotsford House. These proposals confirm the site will not be visible from Abbotsford House during the Summer months and in the Winter months (when Abbotsford House is closed to the public) photomontages have shown that only fleeting views of very small parts of the site could be seen, but proposed housing (i.e. this would be a low density development of 45 units) would not be located within these visible locations. The site is well screened from the A7 and does not interfere at all with any views towards Abbotsford House. The Blueprint for the Railway requires the Council to maximise economic benefits along the railway corridor and finding housing land in Galashiels is a major element of that requirement. Finding housing land in Galashiels is a major challenge given a number of constraints within the town in terms of for example access, flood risk and topography. Officers feel this site remains the best option for new development in the town. It is fully acknowledged that Abbotsford House will continue to have a key role in attracting tourists to the central Scottish Borders and any proposal which is considered to prejudice this position must be thoroughly investigated. However, it is considered any impacts from Abbotsford House will be negligible and the proposal can be incorporated within the Proposed LDP.

This site was removed from the Proposed Plan on the recommendation of the Examination Reporter.

Strategic Environmental Assessment



SEA Comment

- Potential flood risk and surface water issues
- Moderate biodiversity risk. Potential connectivity with River Tweed SAC/SSSI through drainage. Site has improved field boundary features of tree line and within the site old hedgerow. Potential for badger and breeding birds

- The site has good access to local services and facilities and employment in the settlement. The settlement is on the A7(T) and A6091(T) and the strategic public transport network
- Abbotsford Garden and Designed Landscape adjacent to site
- Category A Listed Abbotsford House adjacent to site
- Tweed, Ettrick and Yarrow Confluences Special Landscape Area adjacent to site
- There is a semi mature/ mature tree belt south of the site and young tree belts in the middle of the site and along the A7 (T). There are also mature trees along the fringe of the site
- Improved pedestrian connectivity required
- A Water Impact Assessment is required to establish what impact, if any this development has on the existing water network
- South-west facing aspect

SEA Mitigation

- A Masterplan to be developed for the site
 - Surface water runoff, drainage and SUDS require to be considered
 - A Flood Risk Assessment as required by SEPA
 - Mitigation required to ensure no significant adverse effects upon integrity of River Tweed Special Area of Conservation
 - Assessment of ecology impacts and provision of mitigation, as appropriate
 - Reinforcement required to the existing planting along the south eastern boundary of the site to further protect the setting of Abbotsford House
 - Connecting paths to core path 189 (Southern Upland Way) and existing pavements is required
 - Early engagement with Scottish Water required. A Water Impact Assessment is required
-

Northern HMA

Oxton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AOXTO010	Deanfoot Road North	Oxton	Northern	Housing	30	2.08	Included

Initial Assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial Assessment Summary

The site does not fall within any international/national designation constraints.

SEPA: OS Map indicates a sufficient height difference between site and Leader Water. Surface Water Flood Map is picking up the low point of the dismantled railway.

Foul water must be connected to the existing SW foul network. SW should confirm any capacity/network issues.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

Background Information

Minerals and Coal	NNR	Prime Quality Agricultural Land	Current Use/s	Planning History References
I4	Not applicable	I4	Combination	N/A

Accessibility and Sustainability Assessment

Access to Public Transport	Access to Employment	Access to Services	Wider Biodiversity Impacts	Site Aspect
Good	Good	Limited	Moderate	Not applicable

Accessibility and Sustainability Summary

SBC ECOLOGY OFFICER: Moderate biodiversity impact. Site consists of farm buildings and agricultural outbuildings, garden ground (mature broadleaves) and improved pasture. Potential for EPS (bats) and breeding birds to use built structures within the site. No obvious connectivity with the River Tweed SAC (Leader water). Mitigation to ensure no significant effect on River Tweed SAC. Mitigation for protected species including bats and breeding birds.

GENERAL COMMENTS: The site is located to the east of Oxton, just outwith the settlement boundary. Development will help sustain local services in the settlement such as the school, shop and village hall. Settlement is near the strategic public transport network on the A68(T). The site has other local services a 10 minutes driving distance away in Lauder.

Local Impact and Integration Assessment

Conservation Area	Open Space	Listed Buildings	Scheduled Monument	Ancient Woodland Inventory	Archaeology	Garden and Designed Landscape
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Local Impact and Integration Summary

ARCHAEOLOGY OFFICER: There are no known issues, although there is generally a low to moderate potential in the wider area. Some mitigation may be required depending on the development.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

HERITAGE & DESIGN: No specific comment.

Landscape Assessment

NSA	SLA	Over 200 Metres?	Wider Biodiversity Impacts	Wild Land
Not applicable	Adjacent to site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not applicable

Landscape Summary

SCOTTISH NATURAL HERITAGE: No comment due to size and location.

LANDSCAPE COMMENTS: There are clearly issues with access that need to be addressed if the original Nether Howden building group is retained. A 10m wide belt of woodland planting along the east boundary would help to provide containment to the development from the east and separation from the farm buildings immediately to the east.

GENERAL COMMENTS: It is noted that despite the comments above from the Landscape section, Roads Planning are able to support the development of the site.

Planning and Infrastructure Assessment

Physical Access/Road Capacity	Near a Trunk Road?
	<input type="checkbox"/>

NETWORK MANAGER: Additional traffic being added to junction with A68.

PASSENGER TRANSPORT: Possible bus stop infrastructure.

ROADS PLANNING: In order to achieve satisfactory access to this site the existing farm will have to be redeveloped and some of the farm buildings will have to be demolished. A footway and street lighting will be required from the site along the minor road to link in with Station Road (Main Street). Widening of the minor road carriageway will also be required. A secondary access from the extreme south westerly corner of the site which links into Justice Park and the possibility of a further pedestrian/cycle linkage between plots 26/27 Justice Park should be explored in the best interests of connectivity and integration of the existing street network. Depending on the scale of development a Transport Statement is likely to be required.

Right of Way	TPOs	Contaminated Land	Water Supply	Sewerage	Gas Supply	Education Provision
Not applicable	Not applicable	On site	Yes	Yes	No	Average

Planning and Infrastructure Summary

DEVELOPMENT MANAGEMENT: Appears to be constraint free.

HOUSING STRATEGY: No issues.

SCOTTISH WATER (WWTW): Oxton WwTW has sufficient capacity. Sufficient capacity in the network.

SCOTTISH WATER (WTW): Howden WTW has sufficient capacity. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: No Comment.

CONTAMINATED LAND OFFICER: An area of the site appears to have been previously developed with agricultural buildings. The site is brownfield land and its former use may present development constraints.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No issues.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall Assessment

PP Status	Overall Assessment	Site Capacity
Included	Acceptable	30

Conclusions

The site is located to the north east of Oxton, adjacent to the existing settlement boundary. The site currently consists of farm land, buildings and agricultural buildings. Oxton has good access to public transport and employment, however limited access to services. However, it is considered that this site would assist in supporting the existing services within the settlement. It is considered that the site has the potential to integrate with the rest of the settlement. The consultation process highlighted the following constraints/issues, which may require mitigation measures;

- There is potential for breeding birds and bats, given the existing buildings on site;
- Potential connectivity with the River Tweed SAC/SSSI;
- Potential for archaeology within the site, mitigation may be required;
- The Lammermuir Hills SLA lies to the north east;
- Planting along the eastern boundary, would help to provide containment to development from the east and separation from the farm buildings to the east. The landscaping would help to assist in enhancing and enclosing the site;
- Footway and street lighting would be required, to link with Station Road;
- Access from the south west corner of the site and the possibility of further pedestrian/cycle linkage should be explored, in the best interests of connectivity and integration of existing street network;
- Transport Statement required;
- Water Impact Assessment required, in respect of the WTW network capacity
- Surface water to be managed through the use of Sustainable Urban Drainage Systems; and
- Part of the site is brownfield land and may have contaminated land constraints.

Overall, it is considered that there are no insurmountable constraints, to prevent the development of this site, subject to appropriate mitigation measures being put in place. In conclusion, the site will be taken forward within the Proposed Plan for housing, with an indicative site capacity for 30 units.

This site was removed from the Proposed Plan on the recommendation of the Examination Reporter.

Strategic Environmental Assessment

Air	Biodiversity	Climate Factors	Cultural Heritage	Landscape	Material Assets	Population Health	Soil	Water
+	-	0	-	0	0	+	+	-

SEA Comment

- Good access to employment and to public transport, however limited access to services. Good access to public and sustainable transport links. This should help minimise additional car journeys and promote health benefits of active and sustainable transport. However, there will still be a reliance of car journeys to and from Oxton
- Possible protected species, including breeding birds within the site
- Possible connectivity with the River Tweed SAC/SSSI
- Possible archaeology within the site
- The Lammermuir Hills SLA lies to the north east of the site
- Possible Water Impact Assessment, in respect of the WTW
- There are existing farm buildings and agricultural buildings on site at present
- There is the potential for contamination within the site, given the presence of the existing farm and agricultural buildings

SEA Mitigation

- Investigation and mitigation of nature conservation and potential archaeology on site
 - Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
 - Archaeological mitigation may be required.
 - Landscaping and planting would be required to help provide containment to the development from the east and separation from the farm buildings. The landscaping would help to assist in enhancing and enclosing the site;
 - Water Impact Assessment required, early discussions with Scottish Water recommended
 - Investigation and mitigation of potential contamination on site.
-

Scottish Borders Council

Local Development Plan 2: Proposed Plan

Finalised Environment Report

Appendix 9: Environmental Issues, Monitoring and Mitigation

SEA Topic	Environmental Issues	Monitoring Report for Local Plan	SESplan Environmental Report Addendum	MIR Environmental Report (ER)	Proposed Plan Environmental Report Addendum	Supplementary Guidance on Housing	Proposed LDP2 Environmental Report
Air	Description		<p>Monitor air quality to avoid Air Quality Management area designations.</p> <p>Monitor air quality impacts from transport development to avoid adverse impacts.</p>				
	Progress/ Monitoring Proposed		<p>The MIR ER finds that no Borders areas are close to AQMA designation.</p> <p>Borders Council produces an annual air quality report, any relevant findings can be picked up on in the monitoring statement/future SEA.</p>				
Biodiversity, Flora & Fauna	Description		Adhere to HRA findings so sites with international designations are	Adverse impacts on River Tweed SAC, Berwickshire and	Adverse impacts on River Tweed.	Adverse impacts on River Tweed.	Adverse impacts on River Tweed.

			protected. Promote development of the CSGN and other habitat networks.	North Northumberland Coast SAC, and SPA.			
	Progress/ Monitoring Proposed		The Borders GN is identified on a Proposal Map and approach to the network is articulated in new policy.	The findings of the Proposed Plan HRA will inform this issue. However it will be possible to monitor water quality and provision of additional habitat. The Land Use Strategy will bring an additional dynamic to monitoring by mapping the resource and considering trade-offs in terms of an ecosystems approach.	The findings of the Proposed Plan HRA will inform this issue. However it will be possible to monitor water quality and provision of additional habitat. The Land Use Strategy will bring an additional dynamic to monitoring by mapping the resource and considering trade-offs in terms of an ecosystems approach. It is no longer considered that the Berwickshire and North Northumberland Natura designations are at risk from likely	The findings of the Supplementary Guidance HRA will inform this issue. However it will be possible to monitor water quality and provision of additional habitat.	The findings of the Proposed Plan HRA will inform this issue. However it will be possible to monitor water quality and provision of additional habitat. Site requirements have been included within the Proposed Plan to address issues relating to ecology.

					significant effects from the development plan as the allocations have no link to the respective designations; this may change subject to the findings of the HRA.		
Climatic Factors	Description	<p>Monitor effectiveness of Wind Energy SPG.</p> <p>Continue to promote and address issues of energy use and generation and use of sustainable materials within planning briefs.</p>	<p>Continue work toward national renewable targets.</p> <p>Implement work to tackle climate change adaptation.</p> <p>Link climate change adaptation to protection and enhancement of the Borders Green Network.</p>				<p>Monitor effectiveness of Wind Energy SG.</p> <p>Continue to promote and address issues of energy use and generation and use of sustainable materials within planning briefs.</p> <p>Continue work toward national renewable targets.</p>
	Progress/Monitoring Proposed	The renewable energy policy is being updated as part of the LDP process and the SPG will be amended accordingly. The	The Proposed Plan continues to support renewable energy development in appropriate locations. Continuing the		The Land Use Strategy pilot may inform work on this SEA topic.		It will be necessary to continue to monitor the effectiveness of the renewable energy policy and the amended Wind Energy SG.

		<p>update/amendment is necessary due to national policy changes and also changes in local circumstances.</p> <p>It will be necessary to continue to monitor the effectiveness of the renewable energy policy and the amended Wind Energy SPG.</p> <p>The Proposed Plan has placemaking and design as a central tenet and as a part of this sustainable design is key. The Quality Standards policy has been updated and now refers to digital connectivity, minimal water usage, and green</p>	<p>work toward national renewable targets.</p> <p>The LDP process has introduced measures, such as the SFRA, that help towards implementing work to tackle climate change adaptation i.e. natural flood management, extension of the Green Network, and provision of green infrastructure i.e. to help with drainage.</p> <p>It is difficult to monitor the effectiveness of these elements, given the uncertainty of the climate; however record can be kept of the development that takes place.</p>				<p>The Proposed Plan continues to support renewable energy development in appropriate locations. Continuing the work towards national renewable targets.</p>
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		<p>infrastructure; this builds on the sustainable principles already incorporated into the policy.</p> <p>It will be necessary to monitor development that gains permission to establish how these policy elements are incorporated.</p>					
Cultural Heritage	Description	<p>Continue to help review historic environment sites and buildings as an ongoing process.</p> <p>Continue to review Conservation Area boundaries, prime frontages/core areas and effectiveness of built heritage policy.</p> <p>Continue to</p>	<p>Consider a region-wide suite of indicators to monitor the built and historic environment.</p>		<p>Development at Conservation Areas or other cultural heritage sites</p>	<p>Development at Conservation Areas or other cultural heritage assets.</p>	<p>Development at Conservation Areas or other cultural heritage assets.</p> <p>Continue to safeguard historic environment sites and buildings and ensure development proposals do not have an adverse impact on them.</p>

		safeguard historic environment sites and buildings and ensure development proposals do not have an adverse impact on them.					
	Progress/ Monitoring Proposed	<p>As a part of the production of the Proposed Plan there has been review of prime frontages and they have been extended or newly designated in certain settlements. Built heritage policies have been reviewed and consultation has taken place with relevant bodies, changes have been made to ensure the policies remain effective.</p> <p>In some instances site requirements have been added</p>	<p>We are not aware of any progress on a region-wide suite of indicators to monitor the built and historic environment. It is considered that the current system of identifying and monitoring the built and historic environment is effective and we will continue this approach.</p>		<p>In some instances site requirements have been added to ensure no adverse impacts from development proposals on historic sites.</p> <p>It is considered appropriate to continue to monitor Conservation Area boundaries, prime frontages/core areas, the effectiveness of the revised built heritage policies, and impacts on historic sites or features (including battlefield sites).</p>	<p>In some instances site requirements have been added to ensure no adverse impacts from development proposals on historic sites.</p> <p>Policy EP7 Listed Buildings aims to protect Listed Buildings from works that would spoil their historic and architectural interest.</p> <p>Policy EP8 aims to give Scheduled Monuments, and any other archaeological or history asset including battlefields and</p>	<p>In some instances site requirements have been added to ensure no adverse impacts from development proposals on historic sites.</p> <p>Policy EP8 aims to give Scheduled Monuments, and any other archaeological or history asset including battlefields and landscapes protection from any potentially damaging development.</p> <p>Policy EP8 Historic Environment Assets and Scheduled</p>

		<p>to ensure no adverse impacts from development proposals on historic sites.</p> <p>It is considered appropriate to continue to monitor Conservation Area boundaries, prime frontages/core areas, the effectiveness of the revised built heritage policies, and impacts on historic sites or features (including battlefield sites)</p>				<p>landscapes protection from any potentially damaging development.</p> <p>Policy EP9 Conservation Areas aim to preserve or enhance the character or appearance of Conservation Areas.</p> <p>It is considered appropriate to continue to monitor Conservation Area boundaries, prime frontages/core areas, the effectiveness of the revised built heritage policies, and impacts on historic sites or features (including battlefield sites).</p>	<p>Monuments has been reworded.</p> <p>It is considered appropriate to continue to monitor Conservation Area boundaries, prime frontages/core areas, the effectiveness of the revised built heritage policies, and impacts on historic sites or features (including battlefield sites).</p>
Landscape &	Description	Safeguard designated	Consider landscape capacity		Development on/adjacent to	Development within a National	Development on/adjacent to

townscape		<p>landscapes and ensure development will have no adverse impacts on them.</p> <p>Finalise the SPG on designated landscapes and implement Special Landscape Areas (SLAs).</p> <p>Monitor the Countryside Around Towns (CAT) SPG in order to gauge its effectiveness in practice.</p>	<p>work to assess impacts of development of SESplan Core Development Areas.</p> <p>Link promotion of Borders Green Network to landscape improvements.</p>		SLAs.	<p>Scenic Area.</p> <p>Development adjacent to Special Landscape Area.</p> <p>Development within / adjacent SBC Designed Landscape.</p> <p>Development on a prominent site.</p>	<p>SLAs.</p> <p>Development within / adjacent SBC Designed Landscape.</p>
	Progress/ Monitoring Proposed	<p>The SPG on Local Landscape Designations has been finalised and SLAs have been implemented.</p> <p>The CAT policy has been revised to better articulate the provision of protection regarding existing</p>	<p>The Borders Green Network is identified on the Proposal Map and the approach to the Green Network is identified in new policy. The Local Landscape Designations SPG and the SFRA bring potential for landscape improvements that</p>		<p>Policy EP2 Special Landscape Areas has been reworded to better protect against adverse impacts of development. In addition the Local Landscape Designations SPG provides Statements of</p>	<p>Policy EP4 National Scenic Areas was reworded to protect and enhance the scenic qualities of the National Scenic Areas.</p> <p>Policy EP2 Special Landscape Areas has been</p>	<p>Site requirements have been included within the Proposed Plan to address issues relating to landscape.</p>

		<p>building groups and the precedence over the Housing in the Countryside policy. This will not require a review of the SPG.</p> <p>The effectiveness of the CAT and Local Landscape Designations SPGs will continue to be monitored as part of the development plan process. The CAT SPG will be updated following approval of the Proposed Plan.</p>	<p>could be linked to the Green Network.</p> <p>Provision of landscape improvements linked to the Green Network will need to be monitored as part of future development plan processes.</p>		<p>Importance for each SLA which should better inform developers of the pressures on each SLA.</p> <p>The effectiveness of the SPG will need to be monitored as part of the development plan process.</p>	<p>reworded to better protect against adverse impacts of development. In addition the Local Landscape Designations SPG provides Statements of Importance for each SLA which should better inform developers of the pressures on each SLA. The effectiveness of the SPG will need to be monitored as part of the development plan process.</p> <p>Policy EP10 Gardens and Designed Landscapes was reworded and now also aims to protect the character of locally recognised historic gardens and designed</p>	
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						<p>landscapes.</p> <p>Site requirements have also been included within the Supplementary Guidance to address issues relating to landscape.</p> <p>The effectiveness of these policies will require to be monitored as part of the development plan process.</p>	
Material Assets	Description	<p>Continue to encourage use of existing policies and follow waste hierarchy to achieve higher levels of recycling and minimise need for landfill.</p> <p>Continue to strike a balance between utilising mineral resources and safeguard attractive</p>				<p>Development may result in co-location issues.</p>	<p>Continue to encourage use of existing policies and follow waste hierarchy to achieve higher levels of recycling and minimise need for landfill.</p> <p>Development may result in co-location issues.</p>

		<p>landscape, environment and communities.</p> <p>Prepare an areas of search map for minerals for Scottish Borders.</p>					
	Progress/ Monitoring Proposed	<p>The Proposed Plan makes provision for the incorporation of waste recycling in new development and the new recycling centre at Langlee will make a significant positive difference to the way waste is dealt with in the Borders.</p> <p>Proposed Plan policy provides for utilisation of mineral resources in sustainable locations. Applications for such uses can be monitored through the LDP period.</p>				<p>A site requirement has been included within the Supplementary Guidance for the design and layout of the proposed development to consider co-location issues in relation to odour from Easter Langlee Landfill (PPC) and Waste Management License exempt composting site at Pavilion Farm.</p> <p>This requirement will require to be addressed at planning application stage.</p>	<p>The Proposed Plan makes provision for the incorporation of waste recycling in new development.</p> <p>Co-location issues to be addressed at planning application stage.</p>

Population & Human Health	Description		Promote access to Borders Green Network and other habitat and path networks.				Promote access to Borders Green Network and other habitat and path networks.
	Progress/Monitoring Proposed		The Borders currently has a well-used core path network, as well as other sustainable links/recreation areas. The extension to this network, the Green Network, is protected by policy and many of the development allocations are located in towns or areas where links to the Green Network can be promoted. The Proposed Plan also makes provision for links between climate change mitigation/adaptation measures, such as green infrastructure or natural flood management, and the Green Network.				The Borders currently has a well-used core path network, as well as other sustainable links/recreation areas. The extension to this network, the Green Network, is protected by policy and many of the development allocations are located in towns or areas where links to the Green Network can be promoted. The Proposed Plan also makes provision for links between climate change mitigation/adaptation measures, such as green infrastructure or natural flood management, and the Green Network.

			The extent of such development can be monitored.				The extent of such development can be monitored.
Soil	Description		Impact of development on the total soil resource. Impact of development on the peat soil resource.		Development on greenfield/prime agricultural land.	Development on greenfield/prime agricultural land.	Development on potential contaminated land. Development on greenfield/prime agricultural land.
	Progress/ Monitoring Proposed		The Proposed Plan allocates a relatively low area of greenfield land and the potential for release of emissions and loss of prime agricultural land is not considered significant; however the loss of greenfield, prime agricultural land, and carbon rich soil should be monitored. Adoption of an Ecosystems approach, as advocated in the Proposed Plan, will		The Proposed Plan allocates a relatively low area of greenfield land and the potential for release of emissions and loss of prime agricultural land is not considered significant; however the loss of greenfield, prime agricultural land, and carbon rich soil should be monitored. The Land Use Strategy pilot may inform work on	The Supplementary Guidance allocates a relatively low area of greenfield land and the potential for release of emissions and loss of prime agricultural land is not considered significant; however the loss of greenfield, prime agricultural land, and carbon rich soil should be monitored.	Site requirements have been included within the Proposed Plan to address issues relating to development on contaminated land. The Proposed Plan allocates a relatively low area of greenfield land and the potential for release of emissions and loss of prime agricultural land is not considered significant; however the loss of greenfield, prime

			allow for better understanding of the trade-offs regarding development and soil.		this SEA topic.		agricultural land, and carbon rich soil should be monitored.
Water	Description	SFRA and avoidance of flood risk.	SFRA Digitalisation of flood defences and areas of flood risk across SESplan area.	Flood risk from River Tweed.	Flood risk from River Tweed.	Flood risk, surface water issues and surface water runoff.	Flood risk, surface water issues and surface water runoff. Connection to WTW and WWTW.
	Progress/ Monitoring Proposed	An SFRA has been undertaken for the Proposed Plan which helps inform areas for allocation but also potential for natural flood management. The effectiveness of policy and guidance should be monitored to continue to minimise flood risk.	An SFRA has been undertaken for the Proposed Plan which helps inform areas for allocation but also potential for natural flood management. Flood risk areas in the Borders are currently identified by the 1:200 strategic map, as well as from documentation provided by SEPA. The introduction of an ecosystems approach will allow digitalisation of the water environment	An SFRA has been undertaken for the Proposed Plan which helps inform areas for allocation but also potential for natural flood management. Where allocations have the possibility of flood risk a Flood Risk Assessment has been included as part of the site requirements. The effectiveness of Flood Risk Assessment	An SFRA has been undertaken for the Proposed Plan which helps inform areas for allocation but also potential for natural flood management. Where allocations have the possibility of flood risk a Flood Risk Assessment has been included as part of the site requirements. The effectiveness of Flood Risk Assessment	Where allocations have the possibility of flood risk a Flood Risk Assessment has been included as part of the site requirements. The effectiveness of Flood Risk Assessment should be monitored.	The SFRA has been updated for the Proposed Plan which helps inform areas for allocation but also potential for natural flood management. Where allocations have the possibility of flood risk a Flood Risk Assessment has been included as part of the site requirements. The effectiveness of Flood Risk Assessment should be monitored.

			and exploration of how it interacts with other ecosystems.	should be monitored.	should be monitored. The Land Use Strategy pilot may inform work on this SEA topic.		Site requirements have been included within the Proposed Plan to seek Drainage Impact Assessments and Water Impact Assessments.
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