

Scottish Borders Council

Local Development Plan- Main Issues Report

Environmental Report

January 2012

Contents

Non-technical summary	3-9
Introduction	
Purpose of the Environmental Report	10
Key facts	11
Timeline Diagram	12
Planning Context	
Outline and objectives of the LDP and MIR	13-14
Existing Development Plans relationship with LDP and MIR	14
Scoping Report comments	14
Relevant Environmental Topics	15
Relationship with other qualifying PPS and environmental protection objectives	15
Habitats Regulations Appraisal	16
Environmental Context	
Environmental baseline	17
Environmental issues	37
Table 3 Consideration of Environmental Issues	18-20
Environmental objectives of SEA	21
Table 4 SEA objectives	22-23
Summary of Environmental Assessment Findings	
Assessment findings for main issues	24-25
Summary of assessment findings	26-29
Existing policy assessment	29-30
Proposed Site Assessment	30-31
Significant assessment findings	31-33
Cumulative effects	34
Secondary and synergistic effects	34
Conclusions and monitoring	35

Non-technical Summary

Background

- I. A Development Plan Scheme has been produced by Scottish Borders Council, as required under the Planning etc. (Scotland) Act 2006. The scheme sets out the programme for preparing the Local Development Plan (LDP) and will be updated annually. It also provides basic information on the content of the LDP itself, and its broader policy context.
- II. The LDP will set out a spatial planning strategy for the period until 2019 that defines where development should be located. To do this cognisance is taken of SESplan, which is the new Strategic Development Plan (SDP) for south east Scotland; SESplan replaces the Scottish Borders Structure Plan 2001-2018. SESplan also provides high level strategic planning proposals and in turn the LDP provides the policy detail. In addition to delivering the SESplan proposals there are also other issues which are explored; these are identified in the Main Issues Report and are seen as the key planning issues that will affect the Borders in the plan period. Proposals for these issues will be put forward and will be refined through the planning process that takes place until the finalised LDP is adopted.
- III. The Planning etc. (Scotland) Act 2006 requires the LDP to set out a vision for the area, provide a spatial strategy, and to consider development alongside other issues including the principal social, economic, physical and environmental characteristics of the area, land use, population, infrastructure provision and use (including transport, communications, water and energy supplies and drainage) and any anticipated future changes to these matters.

Strategic Environmental Assessment and Sustainable Development

- IV. The Strategic Environmental Assessment (SEA) aims to assist in promoting sustainable development through the integration of environmental objectives into the plan making process. Sustainable development is intended to enable a better quality of life without compromising the needs of future generations by balancing environmental, social and economic aspirations.
- V. The Environmental Assessment (Scotland) Act 2005 provides the framework for SEA, establishing a methodology that aims to protect the environment and increase opportunities for public participation. This included an assessment of the environmental effects of Plans, Programmes and Strategies and ensures consultation with Scottish Natural Heritage (SNH), Scottish Environmental Protection Agency (SEPA), Historic Scotland and the public.
- VI. The 2005 Act sets out the requirements for environmental assessment in Part 1 Section 1 (2a-c) i.e:
 - (2) *In this Act, an environmental assessment is-*
 - a) *the preparation of an environmental report;*
 - b) *the carrying out of consultations; and*

c) the taking into account of the environmental report and the result of the consultations in decision making.

Current state of the environment in the Scottish Borders and areas likely to be significantly affected

Population and human health

- VII. The population in the Scottish Borders was just over 112,000 in 2008, over two thirds of the area is classed as accessible by the Government, with just under one third being remote. The Government projects that the population will increase by over 15% to just below 130,000 by 2032. In 2008 there were 51,000 households in the Borders. The Government projects that by 2032 this will have increased to 64,000, an increase of 27%. There is only 8 areas in the Borders located in the 5-10% of most deprived areas in Scotland whereas the vast majority of areas are located in the 15-20% or 20-100% least deprived areas¹
- VIII. A key environmental challenge is to provide green networks that link with the Central Scotland Green Network and provide functional routes for the Borders public. There is also a challenge to balance development requirements with consideration for the Borders environment.

Soil

- IX. There are a variety of soils in the Borders; the type of soil present is determined by factors such as altitude and natural and human processes. For example the Lammermuirs in the East have shallow, peaty and stony soils which are not very fertile, whereas a large swathe of south east Berwickshire is classed as Prime Quality Agricultural Land.
- X. There are a number of threats to soil in Scotland. SEPA states that soil erosion is a continuing problem that could be exacerbated by climate change; soil biodiversity remains a largely unknown area and there are concerns regarding reductions in organic soil matter, particularly loss of drainage and peat, and soil sealing under impermeable surfaces, as this can increase flood risk.
- XI. The key environmental challenges facing soil include balancing the need to identify areas of expansion on brownfield land and preventing exacerbation of soil sealing, which could lead to flooding issues. There is also an issue over development on carbon rich soils, particularly peat which could result in carbon storage habitat being lost. In sum it is important to protect soil quality, particularly in the light of the challenges climate change might bring.

Water

- XII. The Solway-Tweed River Basin Management Plan identifies that 49% of all water bodies in the catchments are in good condition and a target is set to increase this to 55% by 2015,

¹ <http://simd.scotland.gov.uk/Scottish-Borders?curPage=3>

increasing to 92% in 2027. To meet these targets an integrated approach to management of the water from “source to sea” is called for, it is also stated that the effects of climate change and changing demands for water will need to be taken into account. Another environmental challenge for the Borders is to prevent flooding, particularly in the light of the risk of increased flooding due to climate change; it is considered there is also a link between the River Basin Management Plan objectives and flood risk avoidance.

Air

- XIII. The SESplan Environment Report states that there are no Air Quality Management Areas (AQMA) in the Borders, nor any areas that are close to possible AQMA designation. However it is the case that traffic volumes are increasing, on average around 1.5% per annum. This is an issue that the Borders LDP should be aware of, particularly with climate change targets in mind.

Climatic Factors

- XIV. It is impossible to tell how exactly climate change will affect the Borders. However it is widely accepted that there may be average temperature changes, adverse effects on water resources and flooding, and on population, health and well being.
- XV. The key environmental challenges for the LDP area are to keep the Borders in line with Government targets (an 80% reduction in emissions by 2050) and to balance the promotion of renewable energy with avoiding adverse impacts on other aspects of the environment such as the landscape.

Material Assets

- XVI. The Zero Waste Plan (2010) has the targets of 70% recycling and a maximum of 5% to landfill by 2025 for Scotland’s waste. There will also be landfill bans for specific types of waste types and source segregation and separate collection of specific waste types. The challenge for the Borders is to therefore ensure there is sufficient capacity to avoid landfill and increase recycling; this will also include consideration of energy and heat from waste capacity.

Landscape

- XVII. In the Borders concerns have been raised about the possible cumulative impact of wind turbines on the landscape, along with incremental change from development. A number of work areas have been implemented to tackle these issues including supplementary planning guidance on Wind Energy, Countryside Around Towns, Housing in the Countryside and Local Landscape Designations². Other challenges include poor standard of design, loss of cultural features and reduced management of landscape features. To face these challenges SBC have developed further supplementary planning guidance on Placemaking and Design; in addition the draft Local Landscape Designations SPG puts forward management proposals for areas proposed to be designated as Special Landscape Areas.

² Currently under review

Cultural Heritage

- XVIII. It is not considered that there is any major change either in positive or negative terms to the cultural heritage assets of the Borders. Historic Scotland may introduce a suite of indicators to bolster the monitoring of scheduled monuments and other assets. If this does arise then Scottish Borders Council will take cognisance and seek to implement.

Likely Evolution of the Environment without the Local Development Plan

- XIX. It is the case that without the LDP the strategic and spatial dimension articulated in SESplan, particularly through aims to promote positive environmental change, would be delivered less effectively, examples of this would be non-delivery of a Scottish Borders green network or Scottish Borders Strategic Flood Risk Assessment.
- XX. Without the LDP the policy direction necessary to help the Scottish Borders contribute towards national environmental improvement targets would be lost. This may not effect the attainment of national targets but it would have the potential to undermine strategic action, as the policy co-ordination would be lost. Relevant environmental improvement targets would include:
- Climate change targets;
 - Water quality targets;
 - Waste reduction targets; and
 - Green-network development
- XXI. It is also the case that without the LDP efforts to promote sustainable development in the Borders would be severely hampered due to a lack of policy direction and lack of the safeguarding of environmental assets and preventative measures to inappropriate development the LDP brings.

Existing environmental issues relevant to the LDP

- XXII. There are a number of recently completed assessments and reports that provide a robust basis from which to move forward with the LDP SEA. The Scottish Borders Structure Plan Alteration and Local Plan Amendment provide an extensive and in-depth level of analysis on certain SEA objectives.
- XXIII. There is also an up to date Monitoring Statement that gives consideration as to how effective planning policies have operated in practice since the Finalised Local Plan was prepared in 2005. The document highlights any environmental issues arising from policy that could be tackled in the LDP SEA.
- XXIV. The SESplan SEA process identifies a number of region wide environmental issues that should be tackled at the Local Development Plan level. Table 3 (p18-20 below) summarises the environmental issues from each plan described:

Relevant Environmental Protection Objectives

- XXV. There are a number of relevant plans, programs and strategies (PPS) as well other documents such as legislation which are relevant to the production of this SEA. These documents are summarised in Appendix B. The Appendix also summarises the environmental requirements of these plans and states what the implications for each SEA

Topic relevant to the SEA are. It is the case that some of these documents have influenced the SEA objectives and methodology.

Findings of the Assessment of Main Issues and the Likely Significant Effect on the Environment

XXVI. It is the case that the MIR/LDP has the vision of ensuring the Borders remains an attractive place to live and work, that proposed development is sustainable and meets the challenge of a changing climate. It is therefore the case that many of the main issues promote positive environmental change or measures that will help mitigate the potential effects of climate change. The findings of the assessment of the main issues are described in the paragraphs below, with a further summary of the assessment findings in chapter 4 (p24)

XXVII. None of the preferred or alternative options result in a negative effect. It is the case that there are perceived to be significant positive effects from the Green Networks, Climate change mitigation and adaptation and Sustainable waste management main issues. In addition the assessment for Mixed use development, Regeneration and Greenspaces brings a positive assessment on the SEA topics. The assessment tables (5 and 6) from chapter 4 are replicated below:

Preferred Options

	Impact on SEA Topic								
	Air	Biodiversity, Flora and Fauna	Climatic Factors	Cultural Heritage	Landscape and Townscape	Material Assets	Population and Human health	Soil	Water
Employment Land Supply- Additions	Contained in Appendix F and G								
Mixed Use	✓	✓	✓	0	✓	✓	✓	✓	0
Digital Connectivity	✓	0	✓	0	0	0	✓	0	0
Housing Land Supply- Scale	0	0	0	0	✓	0	✓	0	0
Housing Land Supply- Sites	Contained in Appendix F and G								
Affordable Housing	0	0	0	0	0	0	✓	0	0
Town Centre Network	0	0	0	0	0	0	0	0	0
Town Centre Boundaries	0	0	0	?	?	0	✓	0	0
Prime Retail Frontages	0	0	0	0	0	0	✓	0	0
Regeneration	0	0	0	✓	✓	0	✓	✓	0
Green Spaces	✓	✓	✓	✓	✓	0	✓	0	0
Green Networks	✓	✓✓	✓✓	0	✓	✓	✓✓	0	✓
Climate change mitigation and adaptation	✓	0	✓✓	0	✓	✓	0	✓	✓

Sustainable Waste Management	0	0	✓✓	0	0	✓	0	0	0
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Alternative Options

	Impact on SEA Topic								
	Air	Biodiversity, Flora and Fauna	Climatic Factors	Cultural Heritage	Landscape and Townscape	Material Assets	Population and Human health	Soil	Water
Employment Land Supply- Additions	Contained in Appendix F and G								
Mixed Use	0	0	0	0	0	0	0	0	0
Digital Connectivity	0	0	0	0	0	0	0	0	0
Housing Land Supply- Scale	0	0	0	0	0	0	0	0	0
Housing Land Supply- Sites	Contained in Appendix F and G								
Affordable Housing	0	0	0	0	0	0	0	0	0
Town Centre Network	0	0	0	0	0	0	0	0	0
Town Centre Boundaries	0	0	0	0	0	0	0	0	0
Prime Retail Frontages	0	0	0	0	0	0	✓	0	0
Regeneration	0	0	0	✓	✓	0	✓	✓	0
Green Spaces	✓	✓	✓	✓	✓	0	✓	0	0
Green Networks	✓	✓	✓	0	✓	0	✓	0	✓
Climate change mitigation and adaptation	0	0	0	0	✓	0	0	0	✓
Sustainable Waste Management	No alternative for this issue								

Positive	Very positive	Negative	Very Negative	Neutral	Unknown
✓	✓✓	x	xx	0	?

- XXVIII. Appendix F, Area Site Assessments, finds that there is the potential for single and cumulative adverse effects on the Berwickshire and North Northumberland Coast SAC, the River Tweed SAC and River Tweed and associated watercourses quality from the sites put forward into the MIR and certain existing allocated sites. However it is also considered that Local Plan/LDP policy, the LDP HRA and appropriate assessment, and work towards the Solway Tweed River Basin Management Plan objectives will mitigate any of these adverse impacts.
- XXIX. There is also potential for significant positive cumulative effects on the Climatic Factors and Population and Human Health SEA topics; these relate to the potential for significant reductions in emissions and the quality of life benefits that the proposals in the Main Issues bring

1.0 Introduction

Purpose of the Environmental Report

1.1 Scottish Borders Council is undertaking a Strategic Environmental Assessment (SEA) process to run concurrently with the production of the Local Development Plan (LDP). In running concurrently it is expected that there will be iteration between the two processes, this is to say it is expected that each process will influence the other as the LDP approaches formal adoption. SEA is a systematic method for considering the likely environmental effects of certain plans, programmes and strategies (PPS). SEA aims to:

- integrate environmental factors into PPS preparation and decision making;
- improve PPS and enhance environmental protection;
- increase public participation in decision making; and
- facilitate openness and transparency of decision-making.

1.2 Local Development Plans fall within the scope of the Environmental Assessment (Scotland) Act 2005 (The Act), this is confirmed through Section 5(3) of the Act which states:

“The description set out in this subsection is a plan or programme (to which this Act applies) which is required by a legislative, regulatory or administrative provision and-

a) which I) is prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use; and

II) sets the framework for future development consent of projects listed in schedule 1;

b) which, in view of the likely effect on sites, has been determined to require an assessment pursuant to Article 6 or 7 of Council Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna (as last amended by Council Directive 97/62/EC)”

1.3 The purpose of this Environmental Report is to:

- Provide information on the Scottish Borders Local Development Plan process;
- Identify, describe and evaluate the likely significant effects of the LDP and its reasonable alternatives; and
- provide an early and effective opportunity for the Consultation Authorities and the public to offer views on any aspect of this Environmental Report

SEA Report- Key Facts

Responsible Authority

Scottish Borders Council

Title of Plan/Programme

Scottish Borders Local Development Plan

What prompted the plan?

Planning etc. (Scotland) Act 2006

Plan subject

Local Development Plan

Period covered by plan

2014-2018

Frequency of plan updates

At least every 5 years

Plan area

The LDP will cover the entire Scottish Borders area: 4734 km²

Purpose of the plan/plan objectives

- Set out a clear spatial strategy for the Council area
- Allocate land to meet the needs and targets set out in the Strategic Development Plan for the city region
- Provide a clear basis for determining planning applications

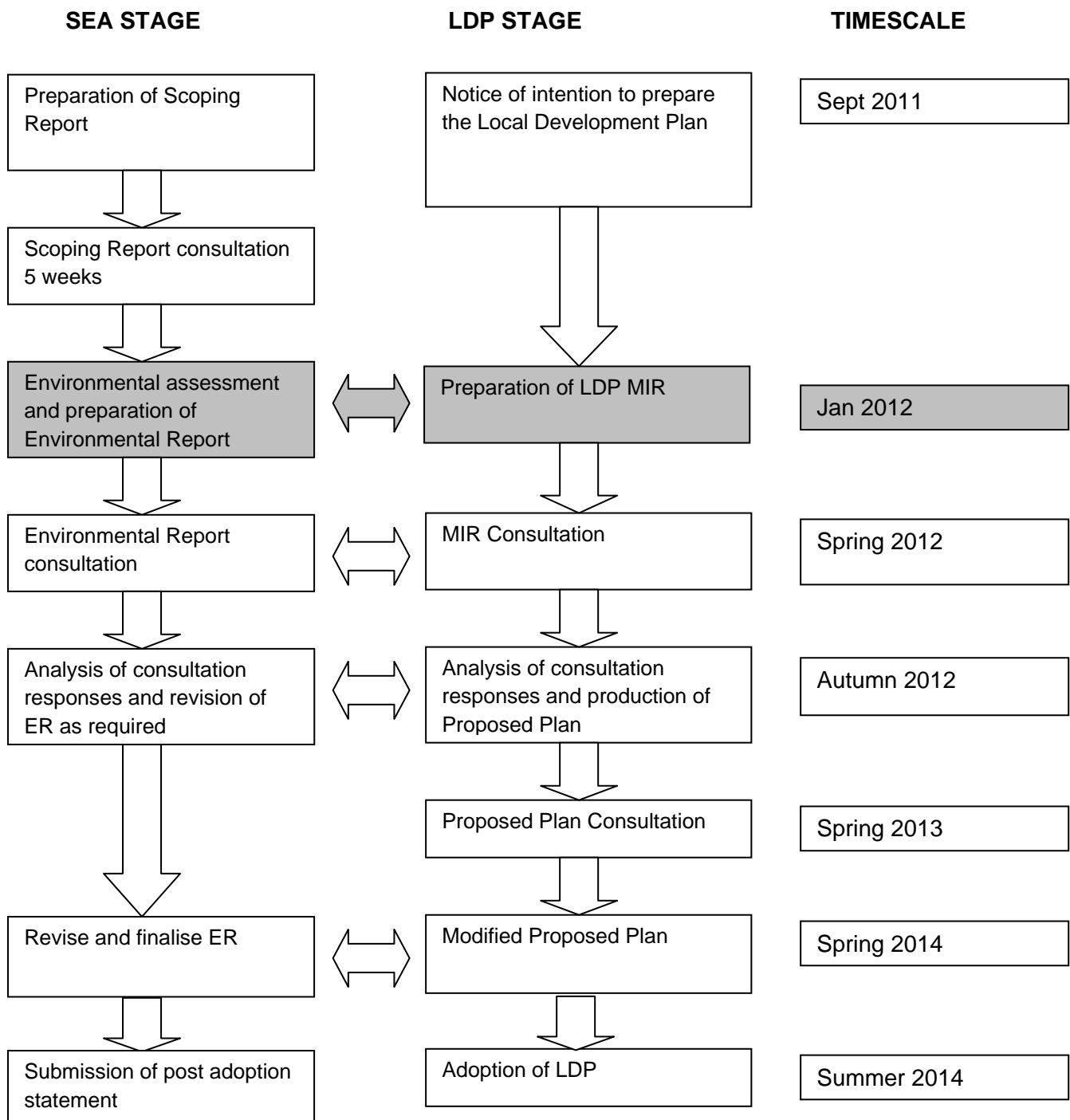
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Diagram 1: Timeline for LDP and SEA



2.0 Planning Context

Outline and objectives of the Local Development Plan and Main Issues Report

- 2.1 The Planning etc (Scotland) Act 2006 introduced a new system for the production of Development Plans. As a result Local Authorities are expected to produce Local Development Plans to replace Local Plans. The LDP for the Borders is informed by a city-region level Strategic Development Plan, which replaces the Consolidated Borders Structure Plan 2001-2018. The Strategic Development Plan (SESplan) sets a strategic vision for land-use planning in south east Scotland; SESplan therefore sets part of the context for the Scottish Borders LDP. However there is also a local context to be developed to inform the content of the LDP this will be informed by the Main Issues Report (MIR), a Proposed Plan, period for public representation, formal examination and the SEA process.
- 2.2 The MIR is the first step in identifying the main land-use planning issues which face the Borders area, as a part of the document the Council puts forward preferred and alternative options to tackle these main issues. The MIR is then subject to a period of representation where opinion is sought on these matters.
- 2.3 The Council has identified a number of main issues that are to be considered as content in the MIR, these are listed below:
 - Economic development;
 - Retail;
 - Regeneration;
 - Housing;
 - Greenspace
 - Green networks; and
 - Climate change and renewable energy
- 2.4 For each main issue preferred and/or alternative approaches to the future position of the Council are put forward.
- 2.5 In addition to the identification of main issues, the MIR also proposes a limited number of proposed development sites for housing and for employment land. As stated in paragraph 2.1 the MIR/LDP is informed by SESplan, one example of this is through provision of housing land. SESplan puts forward figures for housing in the period 2019-2024 in three Borders Strategic Development Areas (eastern, central and western) and a figure for Development outwith the SDAs (Borders) which essentially covers more rural areas. The figures are listed below:
 - Eastern Borders: 50 units
 - Central Borders: 200 units
 - Western Borders: 100 units
 - Development outwith the SDAs: 50 units

- 2.6 It is therefore the case that in addition to the committed supply of housing units in the Borders, as identified in the Consolidated Local Plan, of 10,000 units, the MIR must also identify housing to meet the SESplan figures as well.
- 2.7 In addition to housing Scottish Borders Council has also sought sites for employment land, mixed use land and has also considered any boundary changes or change of use of existing allocation put forward. An expression of interest period ran for 12 weeks from October 2010- January 2011 in this time around 125 proposals for sites were put forward. Through an assessment process, which included desk and field assessments, consultation with key agencies (SEPA, Scottish Water) and internal Scottish Borders Council staff, a list of preferred and alternative options has been produced. Appendices F and G show the environmental assessment of these preferred and alternative sites (more detail is contained in paragraph 4.23 below)

Existing Development Plans Relationship with MIR and LDP

- 2.8 When the Local Plan was adopted in 2008 the document was granted an exemption from the formal SEA process due to the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 coming into force in July 2004 as the Scottish Borders Consultative Draft Local Plan was into the tenth week of its consultation period and an agreement being reached that the Local Plan had been subject to an equivalent SEA type process. Since this time Scottish Borders Council have undertaken formal SEA for the Structure Plan Alteration (SPA) and the Local Plan Amendment (LPA).

Scoping Report Comments

- 2.9 The Environmental Report has been informed through a number of other measures. In commenting on the Scoping Report the Consultation Authorities provided constructive advice regarding content and methodology of the prospective Environmental Report; this advice has been incorporated where appropriate (Appendix A shows the advice proposed and the action taken). Key agencies such as Scottish Water and the Scottish Government have also been involved in the formulation of the MIR and the SEA and their comments are also incorporated where appropriate. There has also been internal Scottish Borders Council advice to help inform the MIR and this has also informed the SEA.

Relevant Environmental Topics

2.10 Table 1 below provides a summary of the environmental topics identified by Schedule 3 of the Environmental (Scotland) Act 2005 as relevant to the LDP

Table 1: Environmental topics relevant to the LDP

SEA Topic	Scoped In/Out
Biodiversity, Flora and Fauna	In
Population and Human Health	In
Soil	In
Water	In
Air	In
Climatic factors	In
Material Assets	In
Cultural Heritage	In
Landscape	In

Relationship with other qualifying PPS and environmental protection objectives

2.11 Schedule 3 (Section 14) of The Act states that the Environmental Report should consider the relationship between the LDP MIR and other qualifying plans and programmes. The position of the LDP MIR in the development planning hierarchy has been covered in paragraph 2.1 above. In addition to this there are a number of other PPS that have a relevant relationship to the LDP MIR; Appendix B shows the relevant plans, their environmental requirements and the implications for the Local Development Plan. Although the PPS are listed under a SEA issue it is found that there are implications for multiple SEA topics.

Habitats Regulations Appraisal

- 2.12 Development Plans in Scotland are subject to assessment to protect Natura 2000 sites, which are a network of sites that represent threatened habitats and species in Europe. The Natura 2000 network includes Special Areas of Conservation (SAC) and Special Protection Areas (SPA) (the latter also including Ramsar wetland sites). In Scotland the Conservation (Natural Habitats &c) Regulations 1994, as amended³ translate the relevant European and UK legislation requiring the assessment to be undertaken.
- 2.13 The assessment of the Natura 2000 sites is undertaken through the HRA and, if necessary an appropriate assessment. The aim of the HRA is to identify whether there are likely significant effects on the conservation objectives of Natura 2000 sites (i.e. the objectives designed to help conserve the site). If likely significant effects are identified that cannot be mitigated in a straightforward fashion then an appropriate assessment is undertaken to determine whether the likely significant effect will result in adverse effects on the site integrity of respective European Sites.
- 2.14 The LDP will therefore be subject to a HRA at a later stage, this is because it is only when a final development plan is produced that it can be categorically stated that a likely significant effect on conservation objectives or subsequent adverse effect on site integrity will not occur. It is therefore likely that production of the HRA will commence in line with the Proposed Plan stage of the LDP process.

³ Scottish Government (2010), Scottish Planning Policy

3.0 Environmental Context

Environmental Baseline Data

3.1 The Strategic Environmental Assessment has been undertaken using key spatial data and assessment of this data in terms of key environmental objectives. Appendix C, Baseline Report contains the maps and tables that represent the spatial data and the data included is summarised in Table 2 below.

Table 2: Spatial information used for assessment

SEA Topic	Corresponding spatial information
Air	Greenhouse gas emissions, daily average traffic flow
Biodiversity	Special Areas of Conservation, Special Protection Areas, RAMSAR sites, SSSI, Ancient woodland, Land cover, National Nature Reserves, greenspace
Climatic factors	Location of wind turbines (<i>*Other topics include relevant data that is considered for the Climatic Factors topic</i>)
Cultural heritage	Listed buildings, Scheduled Monuments, Gardens and Designed Landscapes Inventory, Conservation Areas, Historic Environment Records
Landscape and townscape	National Scenic Areas, Areas of Great Landscape Value, Countryside Around Towns area
Material assets	Strategic road network, rail network, national cycle routes, waste and civic amenity facilities
Population and human health	Drivetimes for petrol and convenience stores, greenspace, core paths
Soil	Soil types, prime quality agricultural land
Water	Status of waters in Solway Tweed River Basin District, Surface water classification, flooding data

3.2 The detailed assessment of the preferred and alternative approaches to the main issues identified is shown in Appendix D.

Environmental Issues

3.3 Schedule 3 of the Environmental Assessment (Scotland) Act 2005 states that the Environmental Report should highlight any existing environmental issues that have been identified which are relevant to the plan or programme, in this case the MIR/LDP.

3.4 Table 3 shows the environmental issues that have arisen out of previous Scottish Borders development plan SEAs, the SESplan SEA and Scottish Borders policy monitoring, it is considered that these environmental issues are not an exhaustive list, this is particularly the case as the SPA and LPA focussed only on certain policy areas in their assessments and the SESplan assessment was carried out for the south east of Scotland for a different plan. It is therefore likely that the LDP as a Borders wide development plan could have a significant effect on SEA topics in a different way.

Table 3 Consideration of Environmental Issues				
SEA Topic	Issues taken forward from SPA into LPA SEA	Issues identified in LPA SEA	Issues arising from Monitoring Statement	Issues arising from SESplan SEA
Biodiversity, fauna, flora	Loss of habitat	Recreational access to greenspace: dealt with through the Greenspace Strategy		Adhere to HRA findings, so sites with international designations are protected Promote development of the CSGN and other habitat networks
Soil	Sealing of greenfield land			Impacts of development on the total soil resource Impact of development on the peat soil resource
Water	Rise in pollution near the river Tweed		Strategic flood risk assessment and avoidance of flood risk	Strategic flood risk assessment Possible digitalisation of flood defences and areas at risk of flooding across SESplan area
Climatic Factors	Rise in car use	Higher demand of energy usage	Continue to monitor the effectiveness of the SPG on wind energy; Continue to promote and address issues of energy use and generation including through design and the use of sustainable materials within planning briefs;	Continue work towards national renewable energy targets Implement work to tackle climate change adaptation: <ul style="list-style-type: none"> ○ Consideration of future climate impacts in design and location of essential infrastructure ○ Protection of water resources ○ Future water needs Link climate change adaptation to protection and enhancement of the CSGN and the Borders green

				network.
Material assets	Impact on open space Impact on mineral deposits	Rise of waste: dealt with through SBC Waste Management Strategy	Continue to encourage use of the existing policies and follow the waste hierarchy to achieve higher levels of recycling and minimise the need for landfill to meet national requirements;	
Cultural heritage	Damage to historic settlement patterns		Continue to review Conservation Area boundaries, prime frontages/core areas and the effectiveness of built heritage policy; Continue to safeguard protected Historic Environment sites and buildings and ensure development proposals do not have an adverse impact on them; Continue to help review the Historic Environment sites and buildings as an ongoing process and will seek the views of Historic Scotland where appropriate;	Consider a region-wide suite of indicators to monitor the built and historic environment
Landscape	Impact on landscape around settlements		Safeguard designated landscapes and ensure development will have no adverse impact on them; Finalise the SPG on Designated Landscapes and implement the designation of new Special	Consider landscape capacity work to assess the impacts of development of the SESplan core development areas Link promotion of the CSGN and Borders green network to landscape improvements in the Borders

			Landscape Areas; Monitor the Countryside Around Towns SPG in order to gauge its effectiveness in practice;	
Population and Human Health				Promote access to the CSGN and Borders Green Network and other habitat and path networks
Air				Monitor air quality so as to avoid potential need for Air Quality Management Areas in the Borders Monitor air quality effects from construction work on transport infrastructure to avoid adverse impacts
Minerals			Continue to strike a balance between utilising mineral resources and safeguarding attractive landscape, environment and communities; Prepare an Areas of Search map for minerals for the Scottish Borders, probably prepared as an SPG	

Environmental objectives of SEA

3.5 The spatial data described in Table 2 (p18) and the environmental issues in Table 3 (p19-21) have been taken into consideration in deciding upon SEA objectives and sub objectives and to help make a comprehensive assessment. The SEA objectives are shown in Table 4 below:

Table 4 SEA objectives			
SEA objective	SEA topic	Sub-objectives	Monitoring
To protect current air quality and provide opportunities for public transport use	Air	<ul style="list-style-type: none"> • Reduce the need to travel; • Promote access by sustainable transport nodes; and • Provide for digital connectivity 	<ul style="list-style-type: none"> ○ Greenhouse gas emissions ○ Daily average traffic flow ○ Broadband connectivity coverage and speed
To protect and enhance biodiversity and habitats in the Borders	Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> • Protect/enhance international, national and local conservation areas; • Protect/enhance greenspace; • Provide for a Borders green network 	<ul style="list-style-type: none"> ○ Extent and condition of international or national designated sites ○ Extent and condition of designated open or greenspace
To protect the quality of soil in the Borders	Soil	<ul style="list-style-type: none"> • Protect the soil quality • Protect the peat resource 	<ul style="list-style-type: none"> ○ Extent of Vacant and derelict land ○ Extent of Prime quality agricultural land and peat soils
To protect and enhance the status of the water environment	Water	<ul style="list-style-type: none"> • Protect the ecological status of the River Tweed and other watercourses • Identify areas of expansion away from flooding areas • Avoid flood risk and promote sustainable flood management 	<ul style="list-style-type: none"> ○ Status of waters in Solway Tweed River Basin District ○ Extent of Flooding
To reduce CO ₂ emissions, reduce energy consumption and promote climate change adaptation	Climatic Factors	<ul style="list-style-type: none"> • Promote use or renewable energy where appropriate • Consider impacts of climate change on the water resource 	<ul style="list-style-type: none"> ○ Location of wind turbines ○ Levels of Greenhouse gas emissions
To protect and, where appropriate, enhance the historic environment	Cultural heritage	<ul style="list-style-type: none"> • Provide opportunities for greater access to/understanding of the historic environment 	<ul style="list-style-type: none"> ○ Extent and condition of nationally and locally designated cultural heritage sites

To protect and enhance the landscape and townscape in the Borders	Landscape and Townscape	<ul style="list-style-type: none"> • Monitor relevant supplementary planning guidance designed to protect the Borders landscape 	<ul style="list-style-type: none"> ○ Extent and condition of National Scenic Areas and Special Landscape Areas/Areas of Great Landscape Value ○ Countryside Around Towns area
To promote the sustainable use of natural resources, increase waste recycling and increase access to public transport	Material Assets	<ul style="list-style-type: none"> • Consider sustainable options for waste treatment • Encourage options for access to sustainable transport 	<ul style="list-style-type: none"> ○ Extent of Strategic road network ○ Extent of Rail network ○ Extent of National cycle routes ○ Number of Waste and civic amenity facilities
To improve the quality of life and human health for communities in the Borders	Population and Human Health	<ul style="list-style-type: none"> • Provide access to greenspace • Provide sustainable access to employment and services 	<ul style="list-style-type: none"> ○ Drivetimes for petrol and convenience stores ○ Extent and condition of designated Greenspace ○ Extent and condition of designated core paths

4.0 Summary of Environmental Assessment Findings

Assessment findings for main issues

4.1 The full assessment findings are contained in Appendix D. Tables 5 and 6 provide an overview of the assessment findings:

Table 5 Assessment findings for preferred options

	Impact on SEA Topic								
	Air	Biodiversity, Flora and Fauna	Climatic Factors	Cultural Heritage	Landscape and Townscape	Material Assets	Population and Human health	Soil	Water
Employment Land Supply- Additions	Contained in Appendix C								
Mixed Use	✓	✓	✓	0	✓	✓	✓	✓	0
Digital Connectivity	✓	0	✓	0	0	0	✓	0	0
Housing Land Supply- Scale	0	0	0	0	✓	0	✓	0	0
Housing Land Supply- Sites	Contained in Appendix C								
Affordable Housing	0	0	0	0	0	0	✓	0	0
Town Centre Network	0	0	0	0	0	0	0	0	0
Town Centre Boundaries	0	0	0	?	?	0	✓	0	0
Prime Retail Frontages	0	0	0	0	0	0	✓	0	0
Regeneration	0	0	0	✓	✓	0	✓	✓	0
Green Spaces	✓	✓✓	✓	✓	✓	0	✓	0	0
Green Networks	✓	✓✓	✓✓	0	✓	✓	✓✓	0	✓
Climate change mitigation and adaptation	✓	0	✓✓	0	✓	✓	0	✓	✓
Sustainable Waste Management	0	0	✓✓	0	0	✓	0	0	0

Table 6 Assessment findings for alternative options

	Impact on SEA Topic								
	Air	Biodiversity, Flora and Fauna	Climatic Factors	Cultural Heritage	Landscape and Townscape	Material Assets	Population and Human health	Soil	Water
Employment Land Supply- Additions	Contained in Appendix F and G								
Mixed Use	0	0	0	0	0	0	0	0	0
Digital Connectivity	0	0	0	0	0	0	0	0	0
Housing Land Supply-Scale	0	0	0	0	0	0	0	0	0
Housing Land Supply-Sites	Contained in Appendix F and G								
Affordable Housing	0	0	0	0	0	0	0	0	0
Town Centre Network	0	0	0	0	0	0	0	0	0
Town Centre Boundaries	0	0	0	0	0	0	0	0	0
Prime Retail Frontages	0	0	0	0	0	0	✓	0	0
Regeneration	0	0	0	✓	✓	0	✓	✓	0
Green Spaces	✓	✓	✓	✓	✓	0	✓	0	0
Green Networks	✓	✓	✓	0	✓	0	✓	0	✓
Climate change mitigation and adaptation	0	0	0	0	✓	0	0	0	✓
Sustainable Waste Management	No alternative for this issue								

Positive	Very positive	Negative	Very Negative	Neutral	Unknown
✓	✓✓	x	xx	0	?

Summary of Findings

Air

- 4.2 The preferred options for the MIR have not been identified individually as having a negative or very negative impact on air quality in the Borders. This is because there are a number of measures that will help to reduce the number of car journeys required. The promotion of mixed-use development means that housing and amenities are located closer together which gives rise to potential for more sustainable modes of transport between the two. It is also the case that promotion of green networks and protection of key open spaces also give the potential for sustainable transport links. Finally digital connectivity provides an alternative to commuting to work/driving to meetings. All of these measures provide alternatives to using the private car and, in turn, they will help to lower emissions.
- 4.3 The alternative options assessments do not find any negative effects. The assessments are neutral aside from the green spaces and green network options, which are positive. The assessments are found to be positive because both options support general environment improvements, without the strategic direction included in the preferred option.

Biodiversity, Flora and Fauna

- 4.4 The preferred options for the MIR have not identified any negative impacts for Biodiversity, Flora and Fauna. This is because it is considered that using employment/retail allocations for mixed-use will lessen pressure of development on land outwith settlement boundaries which may have biodiversity value/potential. In addition it is considered that positive and significantly positive effects to biodiversity can be delivered through protection of open spaces and promotion of green networks, the most pertinent example being the potential to create linked habitats.
- 4.5 The alternative options do not present any negative impacts. The assessments are neutral apart from green spaces and green network which are positive. As for the Air objective it is considered that a general support of environmental improvements is beneficial to biodiversity; however it is not as beneficial as the preferred option due to the lack of a strategic direction.

Climatic Factors

- 4.6 The preferred options do not identify any negative impacts for climatic factors. Conversely the assessment finds that there are a number of positive and significantly positive effects from some of the options. There are a number of measures that aim to help reduce the volume of car journeys and the level of emissions they generate (as discussed for Air above). In addition to this there is potential for increased planting due to the protection of key open space and promotion of green networks, this would have an effect on absorbing CO₂. The Climate change and adaptation objective will bring significant positive effects because protection of carbon rich soils will prevent emissions being released through development; in addition the Council will still support appropriate wind energy developments and try to minimise water use within new development, these measures will help to mitigate against the impact of climate

change, and appropriate wind energy developments will mean the Borders continue to contribute to Scotland's renewable energy targets. Finally the measures contained in the Sustainable waste management option will help reduce emissions, through increased waste recycling and potentially through the production of heat from waste. They will also help the Borders towards the targets of the Zero Waste Plan.

- 4.7 The alternative assessments are the same as for Biodiversity and Air above, this is because it is considered the impacts would be the same if the alternative options were implemented. There would be benefits but the climatic factors would lose the benefits of a strategic approach.

Cultural Heritage

- 4.8 For Cultural Heritage the preferred options do not identify any negative effects. It is considered that a significant positive effect would result from the Regeneration main issue and a positive effect from the Green Spaces main issue; these benefits relate to the opportunity for regeneration to allow culturally/historically important buildings to be renovated and brought back into use and, with regards to green spaces, the opportunity to ensure the conservation of culturally/historically important sites.
- 4.9 There are no negative impacts from the alternative options on Cultural Heritage; the majority of assessments are neutral aside from the Regeneration and Green Spaces options which are positive. It is considered that categorising opportunities for regeneration and promotion of environmental improvements of open spaces would bring potential for improvements to the cultural heritage resource.

Landscape and Townscape

- 4.10 It is not considered that the preferred options for Landscape and Townscape will bring any negative effects. Conversely many of the options should help to improve the Borders landscape and townscape setting. In encouraging mixed use development and regeneration there is opportunity to lessen the pressure for development outwith settlements and to improve the townscape of Borders towns and villages. Linked to these improvements would be the protection of key open space and promotion of green networks, both of which give rise to potential to implement landscape improvements. In addition to this it is considered that the Wind Energy SPG protects sensitive parts of the landscape from cumulative impact effects of turbines.
- 4.11 The alternative options assessment is mainly neutral; although there are positive assessments for Greenspace, Green Networks and Climate Change and Mitigation. It is considered that general environment improvements, as put forward for Greenspace and Green Networks would bring potential for the improvement of the Borders Landscape and Townscape, although they would lack the benefit of strategic direction. The Climate change mitigation and adaptation issue would result in benefits to the water resource, soil resource and to the landscape, due to the curtailing of wind turbine development. It should be noted that there would be implications for Scottish Government policy adherence if wind turbine development was curtailed.

Material Assets

- 4.12 The preferred options do not give rise to any negative effects on the Material Assets objective. The assessment finds that there would be positive effects from promotion of mixed use development and regeneration; this is because there would be less pressure on infrastructure from such development. It is also the case that the Climate change mitigation and adaptation issue would bring a positive effect because minimisation of water would lessen the requirement for water infrastructure to be built. A positive effect would result from the Sustainable Waste Management option this is because by reusing waste (in line with the Zero Waste Plan hierarchy) and in changing the method for sorting recycling, less infrastructure is required and the waste system becomes more efficient.
- 4.13 The alternative options all result in a neutral assessment.

Population and Human Health

- 4.14 The assessment finds that there are no negative impacts on the Population and Human Health objective from the preferred option. It is found that there would be a number of positive and significantly positive effects from the options. It is considered that the issues Housing land supply-scale, Affordable housing, Promotion of mixed-use sites on employment land, Regeneration, Protection of key open spaces and Digital connectivity all bring a positive impact because they give rise to the potential for positive quality of life changes either through working from home, easier access to services/amenities, a better sense of place and/or less requirement for use of the private car. In addition the promotion of green networks also results in a significant positive environmental effect this is because there is protection of areas where the population can enjoy recreation, relaxation and physical exercise. Green network promotion gives rise to all of the benefits previously listed but with the addition of sustainable transport links.
- 4.15 The alternative options give rise to neutral and positive impacts on the objectives. Prime Retail Frontages results in a positive assessment because there would be the potential to revitalise areas in the Borders where retail demand is low and there are empty units. The other positives, for Regeneration, Greenspace and Green Networks are positive they would lead to positive quality of life changes either through redevelopment of buildings in towns, access to recreation or health benefits.

Soil

- 4.16 The assessment finds that there are no negative impacts on the Soil objective from the preferred options. Conversely it is considered that Mixed use and Regeneration issues will bring positive impacts as they lessen the pressure for development in inappropriate areas. In addition the assessment finds that the Climate change mitigation and adaptation option will bring a positive impact on Soil because carbon rich soils will be protected from development and the use of the Wind Energy SPG will ensure that soils are taken into consideration in determining wind energy applications.

4.17 The alternative option brings a neutral assessment except in the case of Regeneration where it is considered that redevelopment of existing buildings would relieve pressure for Greenfield development.

Water

4.18 The assessment finds that there are no negative impacts on the Water objective from the preferred options. It is considered that green network promotion could bring a positive impact as there is potential for measures to deal with waste water (SUDs), to mitigate current and future flooding risk, to be integrated into the creation of green networks and to create linked habitats. This is connected with the Climate change mitigation and adaptation option which promotes water minimisation within new development, the assessment finds that this would have a positive impact on the Water objective because by minimising water use there is consideration of using water in a more sustainable manner, particularly with potential shortages as a result of climate change.

4.19 The alternative options bring mainly neutral findings, except for positive impacts from Climate change mitigation and adaptation and Green Networks. In these cases it is considered that the minimisation of water use would relieve pressure on the water resource and that the water resource could be improved through general environmental improvements, although this would be done without the benefit of strategic aims.

Existing Policy Assessment

4.20 In line with PAN 1/2010 an assessment of policies which are rolling forward has been undertaken (Appendix E). This assessment is formed through a simple screening exercise whereby the policies are considered against their impact on the SEA objectives and are given a rank either neutral (0), positive (✓), significantly positive (✓ ✓), negative (X) or significantly negative (XX). It is also the case that Appendix E identifies where there is a policy change and a description of the change and states if there is the potential for further supplementary planning guidance. The potential change is then assessed in greater detail with discussion contained below the relevant environment issue.

4.21 The policy assessment has been informed through a number of avenues, the monitoring report, consultation within Scottish Borders Council and consultation with key agencies through the creation of the Consolidated Local Plan (which is relatively up to date) and the MIR.

4.22 It is found that the simple screening exercise identifies that policies which are rolling forward unchanged are generally neutral or positive; this is unsurprising given the protective nature of many of the policies. Conversely there are negative assessments for policies which bring development or traffic generation which may result in the loss of greenfield land or increased car use; however it is necessary to have such policies as they control these damaging developments.

4.23 Where there are policies that are changing the assessment finds that the change results in a positive or significantly positive effect in almost every instance. It is

considered that this is unsurprising given that in many cases, the policy changes are made to reflect the introduction of policy/legislation and associated objectives designed to reduce emissions, combat climate change and/or conserve the environment (including the water environment); these policies/legislation include:

- Introduction of the Zero Waste Plan;
- Introduction of the Flood Risk Management Act (including SFRA);
- Protection of key open spaces and provision for green networks (including safeguarding of rail routes); and
- Introduction of the Solway Tweed RBMP

Proposed Site Assessment

4.24 In line with PAN 1/2010 an assessment of MIR proposed sites has been carried out that shows the sites on a mapped base giving the location and the intended use of the site. It is also the case that sites from previous development plans (the Local Plan Amendment and Consolidated Local Plan) that fit certain criteria are also shown on the maps. The maps are shown in Appendix F, alongside a text commentary for each area or settlement

4.25 The criteria for Local Plan Amendment and Consolidated Local Plan sites to be shown are listed below:

- 0.1ha in size or above;
- 10 houses/units or above;
- Within the Central, Eastern or Western Borders Strategic Development Area (SDA)
- Sites put forward for redevelopment/regeneration

4.26 The criteria above were used to ensure that the assessment remained proportional and only significant issues were explored. It was considered that existing allocations which did not fit the criteria were not significant and did not relate to the sites put forward in the MIR, even when cumulative effects were considered.

4.27 As far as possible the constraints/environmental criteria used in the maps in Appendix F are the same as for the assessment in Appendix G, the only exceptions are where Appendix G criteria are not available as mapping layers. The selection of the constraints follows PAN 1/2010 which suggests that the environmental criteria used should fit all of the environmental objectives. A table showing the environmental criteria is contained within each appendix.

- 4.28 Appendix G contains an assessment of all sites that were put forward into the MIR process; they are sorted under Preferred, Alternative and Rejected. Appendix G consists of a report produced from an Access database which shows consideration of certain environmental criteria. The database has been informed from desk based analysis, site visits, internal consultation with relevant Scottish Borders Council departments and key agency comments (including SEPA and Scottish Water).
- 4.29 PAN 1/2010 states that it is important to show the range of options available because an important part of the consultation exercise is to leave room for the public to put forward their opinion.

Significant Site Assessment Findings

- 4.30 Appendix F shows that there is potential for adverse likely significant effects (LSEs). The potential LSEs relate to potential adverse impacts from development on the risk of flooding from the River Tweed and tributaries, adverse impacts on the protected River Tweed SAC, Berwickshire and North Northumberland Coast SAC and adverse impacts on the water quality of the River Tweed and associated water courses.
- 4.31 Table 7 below shows where these impacts could occur, what their nature would be and what the mitigation measures would be:

Table 7 Nature of the Potential Likely Significant Effects and Mitigation				
Settlement/Area	Nature of the potential LSE	Duration	Permanent or Temporary	Mitigation
Central Berwickshire	Adverse impacts on River Tweed SAC	Medium-term	Temporary	<ul style="list-style-type: none"> • Local Plan/LDP policy • HRA and appropriate assessment • Solway Tweed RBMP objectives
	Adverse impacts on River Tweed water quality	Medium-term	Temporary	<ul style="list-style-type: none"> • Local Plan/LDP policy • HRA and appropriate assessment • Solway Tweed RBMP objectives
North East Berwickshire	Adverse impacts on Berwickshire and North Northumberland SAC and SPA	Medium-term	Temporary	<ul style="list-style-type: none"> • Local Plan/LDP policy • HRA and appropriate assessment
Earlston, Galashiels/Gattonside, Hawick, Jedburgh, Selkirk, Peebles	Adverse impacts on River Tweed SAC	Medium-term	Temporary	<ul style="list-style-type: none"> • Local Plan/LDP policy • HRA and appropriate assessment
	Flood risk from River	Medium-term	Temporary	<ul style="list-style-type: none"> • Local Plan/LDP policy

	Tweed			<ul style="list-style-type: none"> • SFRA
	Adverse impacts on River Tweed water quality	Medium-term	Temporary	<ul style="list-style-type: none"> • Local Plan/LDP policy • HRA and appropriate assessment • Solway Tweed RBMP objectives
Cardrona, Innerleithen, Walkerburn	Adverse impacts on River Tweed SAC	Medium-term	Temporary	<ul style="list-style-type: none"> • Local Plan/LDP policy • HRA and appropriate assessment
	Adverse impacts on River Tweed water quality	Medium-term	Temporary	<ul style="list-style-type: none"> • Local Plan/LDP policy • HRA and appropriate assessment • Solway Tweed RBMP objectives
Newtown St Boswells and Saint Boswells	Adverse impacts on River Tweed SAC	Medium-term	Temporary	<ul style="list-style-type: none"> • Local Plan/LDP policy • HRA and appropriate assessment

4.32 Table 7 shows that it is considered that if there are any adverse effects either alone or cumulative then they can be mitigated in a straightforward manner through existing Local Plan/LDP policy, through the LDP HRA, which will be completed before adoption of the LDP and the strategic flood risk assessment which is being produced in line with the production of the SEA.

Cumulative effects

4.33 Appendix F has already explored the potential for cumulative effects as a result of development of existing and proposed allocations and it is considered that the potential for cumulative effects on the Berwickshire and North Northumberland Coast SAC and SPA, River Tweed SAC, River Tweed water quality and flood risk of the River Tweed can be mitigated in similar fashion to the measures outlined in Table 7 above.

4.34 It is also considered that there is potential for significant positive cumulative effects, as shown below:

- Climatic factors: from the combination of improvements in air quality due to less carbon emissions due to promotion of mixed use development, digital connectivity, safeguarding of key open spaces , promotion of Green Networks, protection of carbon rich soils and the recycling of waste and reduction in waste sent to landfill there is a positive cumulative effect on Climatic Factors due to the reduction in carbon emissions
- Population and Human Health: from the combination of promotion of digital connectivity, safeguarding of affordable housing at 25%, regeneration of buildings, potential for change to town centre boundaries to allow new development, protection of key open spaces and promotion of Green Networks, there is a positive cumulative effect on Population and Human Health due to the benefits to quality of life for Borders residents.

4.35 In line with PAN 1/2010 it is recognised that there is the possibility of synergistic effects however due to the positive focus on the environment in the document these effects are not considered significant.

5.0 Conclusions and Monitoring

- 5.1 The assessment of the MIR shows that the main issues, both preferred and alternative, do not provide a negative assessment against any of the SEA topics. The assessment findings therefore reflect the Vision of the MIR document to deliver sustainable development and meet the challenge of a changing climate, as well as ensuring the Scottish Borders continues to be an excellent place in which to live and work.
- 5.2 The next steps of the SEA are that the document is subject to formal consultation alongside the MIR for a 12 week period running through the spring of 2012. At the end of the period, representations will be reviewed and any changes considered for an updated Environmental Report but also towards formulation of the Proposed Plan. It is also the case that an addendum to the Environmental Report will be produced to show how the SEA process has influenced the Proposed Plan and vice-versa. In doing this the iteration between the SEA and the Proposed Plan is ensured.
- 5.3 It is also the case that there is iteration between the monitoring report and the MIR/LDP SEA; as the monitoring report has influenced the SEA, so the SEA will influence the Monitoring Report. In doing this the actions arising from the SEA can be monitored which helps to improve the Borders environment which in turn influences future SEA exercises.

Local Development Plan – Main Issues Report

Strategic Environmental Assessment

Appendix A

Consultation Authority Scoping Report Comments and Actions

Consultation Authority	Comments	Action Taken
Historic Scotland	<ul style="list-style-type: none"> - Please note that NPPG5 and NPPG18 have been superseded by Scottish Planning Policy and you will find paragraphs 110-124 in SPP give a full description of what constitutes the historic environment and how development plans should provide a framework for their protection. - The Memorandum of Guidance has also been superseded by Managing Change in the Historic Environment Guidance Notes. - In summary the key environmental protection objective of the legislation and policy framework is 'to protect and, where appropriate, enhance the historic environment' - To ensure that all aspects of the historic environment are considered you should also include archaeological sites on the Council's Sites and Monuments Record that are of local and regional importance - It would be helpful in the Environmental Report to clearly describe any changes to the plan as a result of the environmental assessment - The scoping report does not discuss how the plan will be monitored or how a monitoring framework will be 	<ul style="list-style-type: none"> - Appendix B (Baseline Report) updated to reflect SPP: Planning and the Historic Environment - Appendix B updated to reflect the Historic Environment Guidance Notes - Appendix B updated to reflect the environmental protection objective and SEA objective updated to be in line with the policy/legislation. - Map included in Baseline Report which shows locally and regionally important sites from the Council's Sites and Monuments Record - It is the case that changes from the SEA process to the plan will be described either in the updated environmental report or in an addendum to the updated environmental report. In either case this will take place after the 12 week consultation period on the Environmental Report and MIR. - Monitoring is discussed at the conclusions stage of the Environmental Report

	<p>developed within it we would welcome the integration of the monitoring of environmental assessment with the monitoring for the performance the plan.</p>	
SEPA	<ul style="list-style-type: none"> - You may also wish to refer to the SEA guidance on how to take account of air, water and soil...and the guidance on how to take account of climate change in SEA...you may also find it helpful to refer to the PAN 1/2010 SEA of Development Plans. - Flood Risk Management (Scotland) Act 2009 is now in place (enacting the bill) - Local authorities were designated “responsible authorities” in respect of the Water Framework Directive (WFD) and River Basin Management Planning (RBMP) interests by the Water Environment Water Services (Scotland) Act 2003 (WEWS Act) (Designation of Responsible Authorities and Functions) Order 2006 - Solway Tweed and the Scotland River Basin District Management Plans include a detailed description of the impact of human activity on surface waters... - Appendix 1 refers to the Controlled Activities Regulations (CAR) 2005 and these have now been amended and should be updated to the Water Environment (Controlled Activities) (Scotland) Regulations 2011 - You may also wish to include a reference in the environmental baseline description to areas of prime agricultural land and how they are an important resource 	<ul style="list-style-type: none"> - Cognisance of the advice, particularly PAN 1/2010, has been taken and referenced in the Environmental Report - Appendix B updated to reflect the fact that the Act is in place - The Water section of Appendix B has been updated to reflect the change in role of Local Authorities - The water section of Appendix B has been updated to reflect the Solway Tweed RBMP and the requirements it brings - The water section of Appendix B has been updated to reflect this. - Reference to prime quality agricultural land has been made in the Soil section of the baseline report and in the Current State of the

	<p>within the Scottish Borders</p> <ul style="list-style-type: none"> - A SFRA could be summarised in the Environmental Report to provide a strategic overview of flood risk in the development plan area. - We would recommend that flooding is identified through the SEA process as an environmental problem in the LDP area and that one of the main implications for the LDP should be the avoidance of flood risk - The LDP may also be able to contribute to flood management (e.g. promoting flood storage areas), offering opportunities to use more natural approaches to managing flood waters across catchments. Through the SEA process, proposals in the MIR/LDP should consider the protection of rivers and associated floodplains as open spaces, avoiding development in these areas, which will mean there is greater flexibility for future mitigation and adaptation options if required. - We note the reference to the data from the Solway Tweed 	<p>environment section of the Non-technical summary</p> <ul style="list-style-type: none"> - It is expected that the SFRA and Environmental Report will link together in terms of their findings on flood risk avoidance, although they will remain separate. It is likely the findings on flood risk avoidance and how they have influenced the Proposed Plan will be put forward later in the LDP production process. - Flooding is identified in the current state of the environment section as well as being identified as an environmental issue in Table 3, p18 - The LDP MIR puts forward proposals for green networks (including blue networks) which have potential for flood water storage. In addition to this the policy update section states that areas of land will be identified to contribute towards sustainable flood management and that developers may be required to integrate SUDS. It is also the case that key open spaces are to be identified and protected. The Baseline to the SEA includes the Overall Status of Surface Waters in the Solway Tweed River Basin and a map of the classification status. - The Baseline has been updated to better
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	<p>RBMP data within the Borders area and we welcome this. Please note that this should refer to the <u>status</u> of the water environment rather than “condition”. Table 7 should also refer to ecological status rather than “water quality”</p> <ul style="list-style-type: none"> - Baseline data should include the current status for the water bodies and the general pressures and measures associated with the “baseline” rivers and transitional water bodies within the LDP area. - We note that sewerage provision is one of the site assessment criteria for land allocations. You may therefore wish to consider describing the baseline data on drainage and waste water treatment infrastructure and how the may be affected by the proposals for development in the MIR/LDP - The MIR/LDP may also allow for the consideration of retrofitting SUDS, where possible in order to assist in reducing flood risk associated with existing developments and improving the water environment. - You may also wish to consider that total number and types of waste management facilities in the area such as landfills, transfer stations, EfW plants or other relevant waste management facilities. 	<p>reflect the terminology contained within the Solway Tweed RBMP, the SEPA surface water classification map is included in the Baseline.</p> <ul style="list-style-type: none"> - See above. - It should be possible to include this baseline data in the updated Environmental Report. - It is the case that the policies update table states that the SUDS policy will require developers to integrate SUDS into new development. However it has not considered retrofitting. - The baseline report contains a map showing the existing and proposed community recycling centres. It is also proposed that there will be a waste management SPG and this is likely to contain a more detailed strategic planning approach to the Zero Waste Plan.
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	<ul style="list-style-type: none"> - It would be helpful to clearly document in the ER how the findings of the assessment and the SEA process have informed the choices of the preferred options. - Where policies are rolling forward the potential significant environmental effects of these policies will need to be considered - In relation to the SEA objective for “water” we recommend that it is re-worded to better reflect the objectives set out in the WFD and RBMP: “to protect and enhance the status of the water environment”. The sub-objective could be re-worded to: “protect the ecological status of the River Tweed and other watercourses”. We would also recommend that in the SEA objective for “water” reference is included to principles of flood risk avoidance: “to avoid flood risk and promote sustainable flood management”. - The assessment of allocations could also support the consideration of the significant environmental effects at settlement or area-wide perspectives. - We have some additional suggestions in relation to the site assessment criteria for land allocations that you may wish to consider: 	<ul style="list-style-type: none"> - It is the case that changes from the SEA process to the plan will be described either in the updated environmental report or in an addendum to the updated environmental report. In either case this will take place after the 12 week consultation period on the Environmental Report and MIR. - Appendix E of the SEA contains a simple assessment of existing policies and provides a commentary on where the MIR proposes changes - The changes have been incorporated into the Water objective and sub-objectives. - The assessment of allocations has been undertaken in line with PAN 1/2010. Settlements have been grouped geographically
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	<p>a.) “water”- consider the potential impact of the allocation on RBMP objectives if in the proximity of a water body. SEPA will be able to support this assessment by screening allocations for potential effects on the water environment in order to avoid deterioration and promote enhancements.</p> <p>b.) “population and human health”- consider the potential co-location of sensitive development in the vicinity of existing sites regulated for emissions to air, or that may generate noise, nuisance and any potential adverse effects that may result from this</p> <p>c.) “soil”- consider potential impacts on areas of peat land</p> <p>d.) “climatic factors”- consider additional criteria in relation to whether the allocation: reduces the need to travel; is at risk from increased flooding or instability as a result of climate change.</p> <ul style="list-style-type: none"> - It is felt that points 45-52 (assessment findings, significance, mitigation etc) are covered in the ER, from chapter 4 onward. 	<ul style="list-style-type: none"> - At this stage it has not been possible to achieve this but it could be possible for the Proposed Plan - It is not considered there is a level of sensitive development to warrant this work. - Impacts on peat land are incorporated into the Soil sub-objective and are mentioned in the MIR. - The site assessment criteria cover distance from services and flood risk, the SFRA will consolidate flood risk avoidance.
SNH	<ul style="list-style-type: none"> - No comments 	

Local Development Plan – Main Issues Report

Strategic Environmental Assessment

Appendix B

Relevant plans, programmes and strategies

Name of Plan	Environmental Requirements of Plan	Implications for the LDP
Air		
<p>The Air Quality Strategy for England, Scotland, Wales and Northern Ireland. Working Together for Clean Air (2000)</p>	<p>Sets out the air quality strategy for the UK with objectives and targets, referring to the Environment Act 1995 legislation. It seeks a reduction in the levels of 8 harmful pollutants present in the air, which in turn promote:</p> <ul style="list-style-type: none"> • the protection of human health; and • the protection of vegetation and ecosystems 	<p>Air: LDP should contribute to reduction in air pollution.</p> <p>Population and human health: LDP should contribute to reduction in air pollution for the benefit of human health.</p> <p>Biodiversity: LDP should contribute to reduction in air pollution for the benefit of biodiversity.</p>
<p>Local Air Quality Management Act (Part of the Environmental Act 1995)</p>	<p>Sets out duties requiring local authorities to review and assess air quality in their area from time to time, the reviews forming the cornerstone of the system of local air quality management.</p>	<p>Air: sets out requirements to reduce air pollution which SDP should contribute to.</p> <p>Population and Human Health: looks to maintain and improve air quality for the benefit of human health to which SDP should make a contribution.</p>
<p>Scotland's National Transport</p>	<ul style="list-style-type: none"> • Promote social inclusion by connecting remote and 	<p>Material Assets: LDP should seek to</p>

Strategy (2006)	<p>disadvantaged communities and increasing the accessibility of the transport network:</p> <ul style="list-style-type: none"> • Protect our environment and improve health by building and investing in public transport and other types of efficient and sustainable transport which minimize emissions and consumption of resources and energy • Improve safety of journeys by reducing accidents and enhancing the personal safety of pedestrians, cyclists, drivers, passengers and staff. 	integrate with the aims of the National Transport Strategy.
SPP Planning for Transport	The national focus on transport is now on delivery of transport projects. For the transport network to most effectively support the economy, land use planning should assist in reducing the need to travel; in creating the right conditions for greater use of sustainable transport modes and in restricting adverse environmental impacts.	Material Assets: the LDP should plan land use in a manner which assists in reducing the need to travel and contributes to sustainable transport nodes. The LDP should also recognise the Borders as a rural area which results in a need for motorised transport.
PAN 75 Planning for Transport	PAN 75 accompanies SPP and aims to create greater awareness of how linkages between planning and transport can be managed. It highlights the roles of different bodies and professions in the process and points to other sources of information.	

<p>Strategic Transport Projects Review (STPR) (2009)</p>	<p>STPR complements the National Transport Review and seeks to:</p> <ul style="list-style-type: none"> • improve journey times and connections – to tackle congestion and the lack of integration and connections in transport which impact on our high level objectives for economic growth, social inclusion, integration and safety • reducing emissions – to tackle the issues of climate change, air quality and health improvement which impact on our high level objective for protecting the environment and improving health, and • improving quality, accessibility and affordability – to give people a choice of public transport, where availability means better quality transport services and value for money or an alternative to the car 	<p>Material Assets: LDP should seek to integrate with the aims of the STPR and promote projects for the future benefit of the Scottish Borders. The LDP should also recognise the Borders as a rural area which results in a need for motorised transport.</p> <p>Population & Human Health: LDP should support the STPR interventions aimed at reducing congestion, emissions etc and improving human health.</p> <p>Climatic Factors and Air: LDP should support the STPR interventions aimed at reducing congestion, emissions etc such as tackling issues of climate change and the availability of better forms of public transport to reduce dependency on cars.</p>
<p>SESTRAN Regional Transport Strategy (2008-2023)</p>	<ul style="list-style-type: none"> • to ensure that development is achieved in an environmentally sustainable manner: reducing greenhouse gas emissions and other pollutants and enabling sustainable travel/ reduce car 	<p>Material Assets: LDP should seek to integrate with the aims of the transport strategy</p>

	<p>dependency</p> <ul style="list-style-type: none"> • to promote a healthier and more active SEStran area population 	<p>Climatic Factors and Air: LDP should contribute to ensuring that development is achieved in an environmentally sustainable manner, reducing air pollutants and thus improving air quality.</p> <p>Population and Human Health: LDP should promote a healthier and more active population</p>
<p>Scottish Borders Local Transport Strategy (2008)</p>	<p>The Local Transport Strategy seeks to:</p> <ul style="list-style-type: none"> • improve access for everyone particularly to essential services within the community • Offer real alternatives to private car and provide socially inclusive travel for those who live, work and visit the region • Promote healthy modes of transport 	<p>Material Assets: LDP should seek to integrate with the aims of the local transport strategy</p> <p>Climatic Factors and Air: LDP should contribute to ensuring that development allows for alternatives to the private car to be used</p> <p>Population and Human Health: LDP should promote a healthier and more active population</p>

Biodiversity, Flora and Fauna		
Nature Conservation (Scotland) Act (2004)	Introduced a 'duty' to further the conservation of biodiversity' for all public bodies, and sets out more specific provisions within this (e.g. for SSSIs). Also states a requirement for the preparation of a Scottish Biodiversity Strategy, to which all public bodies should pay regard.	Biodiversity: LDP should aim to conserve Scotland's biodiversity for future generations by conserving habitats and species and raising public awareness on the importance of biodiversity.
Scotland's Biodiversity – It's In Your Hands. A strategy for the conservation and enhancement of biodiversity in Scotland (2004)	Sets out Scottish aims relating to biodiversity over 25 year period. Seeks to go beyond a previous emphasis on protecting individual sites to achieve conservation at a broader scale. Aims to halt loss and reverse decline of key species, to raise awareness of biodiversity value at a landscape or ecosystem scale, and to promote knowledge, understanding and involvement amongst people.	Biodiversity: LDP should aim to conserve Scotland's biodiversity for future generations by conserving habitats and species and raising public awareness on the importance of biodiversity.
Choosing Our Future – Scotland's Sustainable Development Strategy (2005)	Details the Scottish Executive's (now Government) strategy for tackling issues such as climate change, biodiversity, resource use and pollution.	Biodiversity: LDP should aim to conserve Scotland's biodiversity for future generations by conserving habitats and species. Climatic Factors and Air: aims to reduce impact on and adapt to climate change, LDP

		<p>should aspire to this.</p> <p>Material Assets: LDP should aim to minimise resource depletion, encourage the responsible use of natural resources and maximise where possible on recovery, re-use and recycling of materials (including waste).</p>
<p>SPP: Natural Heritage PAN 60 Planning for Natural Heritage (2000)</p>	<p>The conservation of Scotland's plants, animals, landscapes, geology, natural beauty and amenity is important and should be considered in all development plans.</p>	<p>Biodiversity and Landscape: these priorities should be taken into account and progressed as far as possible within the LDP. The LDP should not adversely affect designated natural heritage sites, and should aim to support conservation and appreciation of natural heritage at a landscape scale.</p>
<p>The Scottish Forestry Strategy (2006) (and associated SEA)</p>	<p>Key themes include to:</p> <ul style="list-style-type: none"> • reduce the impact of climate change; • get the most from Scotland's increasing and sustainable timber resource; • make access to and enjoyment of woodlands easier; • for all to improve health; 	<p>Biodiversity: aims to conserve and enhance biodiversity which needs to be taken on board by the LDP.</p> <p>Population & Human Health: aims to improve health and well being by providing biodiversity and green infrastructure benefits,</p>

	<ul style="list-style-type: none"> protect the environmental quality of our natural resources; and help to maintain, restore and enhance Scotland's biodiversity 	<p>the LDP should enhance this.</p> <p>Climatic Factors: aims to reduce impact on and adapt to climate change, the LDP should take this on board.</p>
Scottish Borders Local Biodiversity Action Plan (LBAP) (2001)	The LBAP translates national targets for species and habitats into effective local action, stimulates local working partnerships into tackling biodiversity conservation, raises awareness, identifies local resources, identifies local targets for species and habitats, and ensures delivery and monitors progress.	Biodiversity: LDP should support the aims of the LBAP and avoid adversely affecting key habitats and species as identified therein.
Scottish Borders New Ways Environmental Strategy	<p>Key themes include:</p> <ul style="list-style-type: none"> a continual improvement in environmental performance, legal compliance to statutory legislation, reduce environmental impacts associated with staff travel to and from work, seek to reduce consumption of materials and reuse or recycle materials where possible, reduce energy and demand, minimise emissions and disposal of waste and wastewater etc 	<p>Biodiversity: LDP should support the key themes of the strategy and safeguard and promote the biodiversity of the Borders</p> <p>Population & Human Health: through the safeguard and promotion of biodiversity the LDP will create benefits for the wellbeing of all the people in the Borders.</p>

<p>Scottish Borders Woodland Strategy (2005)</p>	<p>The purpose of the document is to:</p> <ul style="list-style-type: none"> • Provide a planning tool and policy guidance; • Provide a framework for the development of forestry...that will be widely supported and will help secure financial resources to deliver the strategy's vision • To assist the Forestry Commission in considering the suitability of applications for planting and management of woodlands 	<p>Biodiversity: aims to conserve and enhance biodiversity (particularly the woodland resource) which needs to be taken on board by LDP.</p> <p>Population & Human Health: aims to improve health and wellbeing by encouraging community participation</p>
<p>Climatic Factors</p>		
<p>SPP : Renewable Energy Pan 45 Renewable Energy Technologies (2005) PAN 84 Carbon Reduction (2008)</p>	<p>The Scottish Ministers have set a target of generating 100% of Scotland's electricity from renewable sources by 2020. The importance of using clean and sustainable energy from renewable sources will continue to increase as a result of global imperatives to tackle climate change and the need to ensure secure and diverse energy supplies. PAN 45 complements SPP and highlights examples of good practice across Scotland. A key role of the planning system is to support a move towards low and zero carbon development through the use of energy efficient, micro-generating and decentralised renewable</p>	<p>Climatic Factors and Air: LDP should safeguard sites suitable for renewable energy developments and support Scotland's commitment to renewable energy developments and movement towards low and zero carbon developments.</p>

	energy systems. PAN 84 provides information and guidance on implementing the targets set in SPP.	
Changing Our Ways – Scotland's Climate Change Programme (2006)	Details the Scottish Government's programme for reducing and adapting to climate change.	Climatic Factors and Air: LDP should aim to make an appropriate contribution to this programme.
Scottish Climate Change Act (2009)	<p>The Act states</p> <ul style="list-style-type: none"> • Creates a statutory framework for GHG emissions reductions by setting a 42% reduction target for 2020, and an 80% target for 2050. To help ensure delivery annual targets are also to be set by Scottish Ministers. • to provide about the giving of advice to the Scottish Ministers relating to climate change; • to confer power on Ministers to impose climate change duties on public bodies; • to make further provision about mitigation of and adaptation to climate change; • to make provision about energy efficiency, forestry, and the reduction and recycling of waste; 	Climatic Factors, Air and Material Assets: reduction in greenhouse gas emissions through target setting and implementation of measures to improve energy efficiency and make provision for reduction and recycling of waste. LDP should promote and contribute towards the targets set by the bill.

<p>Energy Efficiency and Microgeneration: achieving a Low Carbon Future: A Strategy for Scotland (2007) (Draft Strategy)</p>	<p>Strategy sets out the action they propose to take to help Scotland meet carbon savings targets etc outlined in Changing Our Ways – Scotland’s Climate Change Programme (2006) through improving energy efficiency and encouraging a greater uptake of microgeneration.</p>	<p>Climatic Factors and Air: LDP should aim to make an appropriate contribution to this programme to help meet carbon saving targets for Scotland.</p>
<p>Biomass Action Plan for Scotland (2007)</p>	<p>The Biomass Action Plan sets out a coordinated programme for the development of the biomass sector in Scotland and aims to:</p> <ul style="list-style-type: none"> • to provide a summary of the wide range of existing activities, actions and initiatives; • to provide a focus for a strategic coordinated approach to developing biomass for energy • production across the heat, electricity and transport sectors; • to identify roles and responsibilities for government, industry and public stakeholders to develop a vibrant bio-energy industry in Scotland; and • to identify future actions and gaps 	<p>Climatic Factors and Air: LDP should aim to make an appropriate contribution to this programme to help meet biomass plan aims for Scotland.</p>
<p>Scottish Government web based renewables advice</p>	<p>These supplementary guides for renewables support SPP: Renewable Energy and set out policies and other advice to</p>	<p>Climatic Factors and Air: LDP should support and plan for appropriate renewable</p>

	assist in positively planning for wind powered renewable energy developments	energy and wind energy developments.
Cultural Heritage (including architectural and archaeological heritage)		
Scottish Historic Environment Policy (SHEP) (2009) and the Managing Change in the Historic Environment Guidance Notes	SHEP is the overarching policy statement for the historic environment. It provides a framework for more detailed strategic policies and operational policies that inform the day-to-day work of a range of organisations that have a role and interest in managing the historic environment. The Managing Change document provides notes that help to apply the policies contained within the SHEP. The key environmental protection objective of both documents is to protect and, where appropriate, enhance the historic environment.	Cultural Heritage: LDP should impact as little as possible on the historic environment.
SPP: Planning and the Historic Environment	The historic environment is a vital contribution to Scotland's cultural heritage and contributes to our understanding of the past and present. The conservation of the historic environment should be carefully integrated with other policies to ensure its survival.	Cultural Heritage: LDP should impact as little as possible on the historic environment. The LDP should outline the strategic importance of the historic environment as a resource in its own right and as a driver for sustainable economic development and regeneration. The spatial strategy of the plan should be informed by considerations including the capacity of

		settlements and areas of countryside to accommodate development without damage to their historic value.
Landscape and Townscape		
Designing Places: A Policy Statement for Scotland (2008)	<p>Policy statement on design which sets out the overarching policy on design including:</p> <ul style="list-style-type: none"> the six qualities that make a successful place – distinctive, safe and pleasant, easy to get to and move around, welcoming, adaptable and resource efficient. 	Landscape and Townscape, Cultural Heritage, Climatic Factors and Population and Human Health: The principles of good design should be put forward in the LDP through effective design policies; frameworks, development briefs and master plans to provide planning and design guidance.
Pan 44 Fitting New Housing Development into the Landscape	<p>Policy advice on new housing and relationship with the landscape, including:</p> <ul style="list-style-type: none"> establishing landscape capacity and the relationship of new to existing urban forms as primary factors in determining the desirability of settlement expansion; and promoting higher design standards relative to form layout and relation with existing urban areas 	Landscape and Townscape: LDP should promote development which fits into the existing landscape and townscape.
Pan 52 Planning and Small Towns	Identifying factors which threaten the important legacy of small towns:	Landscape and Townscape: LDP should promote quality development.

	<ul style="list-style-type: none"> • Providing for regeneration and expansion • Enabling lively, active and vibrant town centres within small towns • Enabling efficient and effective transport to support economic growth and accessibility • Promoting high quality design that promotes townscape quality 	
PAN 65 Planning and Open Space (2003)	Provides advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces.	Landscape and Townscape: LDP should enhance existing open space and provide high quality new spaces.
PAN 71 Conservation Area Management (2004)	This provides further advice on the management of conservation areas. It identifies good practice for managing change, sets out a checklist for appraising conservation areas and provides advice on funding and implementation.	Landscape and Townscape: LDP should not have a negative impact on any conservation areas.
PAN 72: Housing in the Countryside (2005)	Advice on design of houses in the countryside with a purpose to create more opportunities for good quality rural housing which respects Scottish landscapes and building tradition.	Landscape and Townscape: LDP should seek to create opportunities for good quality rural housing in the Borders area.
SPP: Planning for Rural Development	Planning policy which encourages a more supportive attitude towards 'appropriate' development whilst	Landscape and Townscape and Population and Human Health: LDP should

	acknowledging and valuing the diversity of rural Scotland.	seek to create opportunities for good quality rural housing.
SPP: Green Belts	<p>Key objectives of green belt policy are:</p> <ul style="list-style-type: none"> • To direct planned growth to the most appropriate locations and support regeneration; • To protect and enhance the character, landscape setting and identity of towns and cities; and • To protect and give access to open space within and around towns and cities, as part of the wider structure of green space 	Landscape and Townscape: The LDP should promote the Countryside Around Towns designation and monitor its effectiveness
Material Assets		
A Forward Strategy for Scottish Agriculture: Next Steps (and associated retrospective SEA) (2006)	<p>Aims to create a prospering and sustainable farming industry which is:</p> <ul style="list-style-type: none"> • a major driver in sustaining rural development, helping rural communities prosper; • a leading player in the protection and enhancement of the environment; and • a major contributor to key objectives on animal health and welfare and human health and well-being. 	<p>Material Assets: LDP should support aims to create a prosperous and sustainable farming industry.</p> <p>Biodiversity: the forward strategy looks to protect and enhance the environment, the LDP should support this.</p> <p>Population & Human Health: the forward strategy aims to contribute to human health and well-being, the LDP should support this.</p>
Rural Development Programme	<ul style="list-style-type: none"> • Promote an environmentally sustainable industry 	Material Assets: LDP should support the

for Scotland, The Strategic Plan, 2007-2013 (2006)	<p>by targeting capital investment to mitigate farm pollution and secure environmental improvement;</p> <ul style="list-style-type: none"> • developing products that reflect the high quality of the natural and cultural heritage; and • supporting the production of feedstock for renewable energy production 	<p>rural development programme's strategic plan</p> <p>Climatic Factors: the LDP should support the production of feedstock for renewable energy production.</p>
SPP: Opencast Coal	This Scottish Planning Policy (SPP) sets out the national planning policy framework for the working of opencast coal.	Material Assets: LDP should support the planning policy framework.
Zero Waste Plan (2010)	<p>The Zero Waste Plan details the long term vision for changing the approach to management of waste, with the long term goal to achieve zero waste. The aims include:</p> <ul style="list-style-type: none"> • 70% recycling and maximum 5% to landfill by 2025 for Scotland's waste; • landfill bans for specific waste types; • source segregation and separate collection of specific waste types; and • restrictions on inputs to energy from waste facilities 	Material Assets and Climatic Factors: The LDP will support the aims of the Zero Waste Plan
Population & Human Health		
Our National Health: A Plan for Action, A Plan for Change (2000)	Poverty, poor housing, homelessness and the lack of educational and economic opportunity are the root causes	Population & Human Health: LDP should contribute to improving the health of the

	of major inequalities in health in Scotland. The core aims are to build a national effort to improve health and to reduce inequalities in health.	Borders area.
SPP: Physical Activity and Open Space	<p>Scottish Planning Policy states the objectives for physical activity and open space to be:</p> <ul style="list-style-type: none"> • protect and enhance open space; • ensure a strategic approach to open space and other opportunities for sport and recreation by requiring local authorities to undertake an open space audit and prepare an open space strategy for their area; • protect and support opportunities for sport and recreation; • provide guidance on the quality and accessibility of open space in new developments and on providing for its long-term maintenance and management; and • provide guidance on planning for development of new indoor and outdoor facilities for sport and recreation. 	Population & Human Health: sport and recreation are an important part of a healthy life and therefore areas for these activities should be protected and enhanced within the LDP.
A Partnership for a Better	The key aim is to ensure that no one in Scotland suffers	Population & Human Health: LDP should

Scotland (2003)	from poverty and to regenerate the most disadvantaged neighbourhoods so that people can take advantage of job opportunities and improve their quality of life.	contribute towards ensuring that disadvantaged neighbourhoods are targeted for regeneration to allow for improvements in quality of life
Making the Links: Greenspace and the Partnership Agreement	Green spaces contribute to quality of life, access, health, education, community cohesion, biodiversity and enterprise. They have a significant role to play in relation to housing and the environmental and community services that they offer.	Population & Human Health, Biodiversity and Climatic Factors: LDP should seek to protect, enhance and promote green spaces.
Scottish Borders Joint Health Improvement Plan (2005 – 2010)	Health and wellbeing are fundamental to quality of life. Improving health and addressing health inequality involves wide-ranging action across not just health and care services but also public services including education, employment, housing, community safety and environment.	Population & Human Health: LDP should contribute towards improving the health and well being of the Borders population.
Scottish Borders Core Path Plan (2008)	The Core Paths Plan	Population & Human Health and Climatic Factors: LDP should contribute towards improving the health and well being 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 Community Plan sets the context for continued joint working between the Local Authority Area and the local community and its partner agencies.	Population & Human Health: LDP should seek to follow the guidance in the Community Plan on engagement with the local community.
Scottish Borders Local Housing Strategy and Action Plan (2012-2017)	The Scottish Borders Local Housing Strategy pinpoints actions that the Council intends to put in place to enhance the quality and supply of housing in the Scottish Borders. Key issues to be tackled include increasing the supply of affordable housing; addressing the housing and support needs; improving housing conditions and tackling and preventing homelessness.	Population & Human Health: LDP should aim to assist in tackling the key issues identified in the Strategy and Action Plan.
Pan 74 Affordable Housing	Advice setting out how the planning system can support the Scottish Government’s commitment to increase the supply of affordable housing.	Population and Human Health: LDP should seek to provide affordable housing in line with the Scottish Government’s recommendations.
Soil		
PAN 33 Development of Contaminated Land (2000)	Document provides advice with regards to the development of contaminated land, which any developments will need to adhere to.	Soil: LDP should follow this guidance on possible development in areas of contaminated land.
The Contaminated Land (Scotland) Regulations (2005)	Details activities that are prohibited to prevent the contamination of land and watercourses.	Soil: LDP should not conflict with these regulations.
Scottish Soil Framework (2009)	The main aim of the Framework is to promote the	Soil: LDP should promote the sustainable

	<p>sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland. Activities identified for focus include:</p> <ul style="list-style-type: none"> • soil organic matter stock protected • soil erosion reduced • greenhouse gas emission from soils reduced • soil's capacity to adapt to changing climate enhanced • soil biodiversity as well as above ground biodiversity • protected soils making a positive contribution to sustainable flood management 	<p>management of soils. Particular cognisance should be taken of development on carbon rich soils</p>
Water		
<p>The Water Environment and Water Services (Scotland) Act 2003 and Designation of Responsible Authorities and Functions 2006</p>	<p>The Act has the aims of</p> <ul style="list-style-type: none"> • provision of a sufficient supply of good quality surface water and groundwater as needed for sustainable, balanced and equitable water use; • significant reduction in pollution of groundwater; • protection of territorial and other marine waters; and • achieving the objectives of international 	<p>Water: LDP should seek to adhere to the aims of the Act.</p>

	<p>agreements</p> <p>The Designation of Responsible Authorities and Functions document refers to Local Authorities having to carry out normal statutory functions in a way that secures compliance with Water Framework Directive (WFD) objectives; contribute to River Basin Management Planning; promote sustainable flood management; and contribute to the achievement of sustainable economic development.</p>	
Water Environment (Controlled Activities) (Scotland) Regulations 2011	States activities affecting the water environment that are controlled by authorisation from SEPA	Water: The LDP should ensure no development is proposed that would contravene the regulations
Scotland River Basin Management Plan and Solway Tweed RBMP (2009)	<p>The national River Basin Management Plan has the objectives ensuring that 98% of water bodies are designated in the good status bracket by 2027; actions to achieve this will be secured through the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (above)</p> <p>The Solway Tweed RBMP sets out how the watercourse</p>	Water: LDP should support the objectives of the RBMP particularly with regards to the protection and improvement of the River Tweed

	can be protected and where necessary the ecological status (water quality, quantity, morphology and ecology) improved.	
Flood Risk Management (Scotland) Act (2009)	<p>The Scottish Ministers, SEPA and responsible authorities must exercise their flood risk related functions with a view to reducing overall flood risk through:</p> <ul style="list-style-type: none"> • promotion of sustainable flood risk management, acting with a view to raising public awareness of flood risk, and acting in the way best calculated to contribute to the achievement of sustainable development. 	Water: flood risk management across Scotland is important, the LDP should provide a strategic flood risk assessment
SPP: Planning and Flooding	<p>SPP provides guidance to developers and planning authorities on planning and flooding. New development should not take place if it would be at significant risk of flooding from any source or would materially increase the probability of flooding elsewhere. The storage capacity of functional floodplains should be safeguarded, and works to elevate the level of a site by land raising should not lead to a loss of flood water storage capacity.</p> <p>Drainage would be a material consideration and the means of draining a development should be assessed.</p>	Water: LDP should avoid flood risk

	<p>Sustainable drainage would be required whenever practicable and watercourses should be culverted. Flood prevention and alleviation measures should respect the wider environmental concerns and appropriate engineering solutions recognise the context provided by the development plan. Whilst it is preferable for open spaces to flood rather than buildings it may not always be acceptable.</p>	
SPP: Coastal Planning	<p>SPP notes that the developed coast should be the focus for developments requiring a coastal location, or which contribute to economic regeneration of settlements whose livelihoods is dependent on coastal or marine activities and features.</p>	<p>Water: LDP should only designate coastal areas for developments requiring a coastal location.</p>
SEPA Statement on the Culverting of Watercourses (1998)	<p>SEPA's policy sets out the environmental issues associated with culverting and presents a consistent and pragmatic approach to this aspect of river engineering.</p>	<p>Water: LDP should take account of the environmental issues associated with culverting.</p>
Scottish Water, Water Resource Plan (2008)	<p>Sets the strategy for the provision of water supply in Scotland. The key environment challenge for Scottish water is to adapt to pressures on water resources due to climate change and environmental constraints.</p>	<p>Water: LDP should not add any additional pressure to Scottish Water resources.</p>
Scotland's National Marine Plan	<p>The NMP sets out policies for sustainable development of</p>	<p>Water: LDP should take account of the</p>

pre-consultation draft (2011)	Scotland's seas, and Marine Protected Areas and other relevant conservation sites. It also sets economic, social and marine ecosystem objectives (including climate change adaptation and mitigation measures)	objectives of the NMP if putting forward proposals affecting the marine environment.
Other		
SESplan Proposed Plan	<p>SESplan sets the strategic vision and related aims for the development of the south east of Scotland to 2032. There are a number of objectives related to the environment:</p> <ul style="list-style-type: none"> • meeting housing need in the most sustainable locations; • integrating land use and transport; • conserve and enhance the natural and built environment; • promote green networks; • promote the development of brownfield land; • promote provision of improved infrastructure to enhance connectivity within the area and other parts of the UK; and • contribute to the response to climate change through mitigation and adaptation and promote high quality design/development. 	All: The LDP should be congruent with SESplan.

Local Development Plan – Main Issues Report

Strategic Environmental Assessment

Appendix C

Baseline Report

Contents

Introduction_____	2
Air_____	3-5
Biodiversity, Flora and Fauna_____	6-11
Soil_____	12-14
Water_____	15-16
Flooding_____	17-18
Climatic Factors_____	19-20
Cultural Heritage_____	21-26
Landscape and Townscape_____	27-29
Material Assets_____	30-38
Population and Human Health_____	39-43

SEA Baseline Report

1.0 Introduction

- 1.1 Schedule 2 of the Environmental Assessment (Scotland) Act requires the Environmental Report to include a description of “the relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the Plan or programme”
- 1.2 This section of the Environmental Report describes the current state of the environment in the study area and how this might change in the future in the absence of the Plan, and the environmental characteristics of the area likely to be significantly affected by the Plan.
- 1.3 The Scottish Borders is the 6th largest local authority by area in Scotland; it has total land coverage of 4734km². It is widely considered that the Borders is an attractive place to live and work; the main population centre is a central ‘hub’ around the towns of Hawick, Selkirk, Galashiels, Melrose and Jedburgh. There are other more remote centres of population in the west (Peebles, Innerleithen) and east (Duns, Eyemouth) of the Borders. This means that there is a scattered rural population; the Scottish Government states that over two thirds of the area is classed as accessible, with just under one third being remote.
- 1.4 This baseline will seek to give an overview of the region using information from Scottish Borders Council as well as national statistics. The aim is to use this information to assess the main issues, policies and sites that are put forward for consideration in the Local Development Plan process. The baseline will be presented under the broad headings of:
- Air
 - Biodiversity
 - Climatic Factors
 - Cultural Heritage
 - Landscape and Townscape
 - Material Assets
 - Population and human health
 - Soil
 - Water

2.0 AIR

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

Sub-objectives

- Reduce the need to travel;
- Promote access by sustainable transport nodes; and
- Provide for digital connectivity

Air Quality

2.1 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 Borders there are **no** AQMAs, **nor areas close to** designation.

2.2 The Climate Change (Scotland) Act 2009 include emissions reduction targets covering greenhouse gases (GHG), the list is as follows: Carbon dioxide (CO₂), Methane (CH₄), Nitrus 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)¹. Table 1 below shows the most recent Scottish Borders greenhouse gas emissions data.

2.3 Another area that affects air quality is emissions from transport; the Census data from 2001 provides information on the method of travel to work or study by 'day time' population in the Scottish Borders. This information is provided below in Table 2. It is also possible to show daily average traffic flows for certain key routes in the Borders, this is shown below in MAP 1

¹ Scottish Government (2010)

Table 1 Scottish Borders Greenhouse Gas Emissions

Scottish Borders

	Ecological Footprint (gha/capita)	PER CAPITA FOOTPRINT			Population 112,000	TOTAL FOOTPRINT	
		Carbon Footprint (tonnes CO ₂ /capita)	GHG Footprint (tonnes CO ₂ eq/capita)	Total Ecological Footprint (gha)		Total Carbon Footprint (Tonnes CO ₂)	Total GHG Footprint (Tonnes CO ₂ 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

<u>Method of Travel to work or study</u>	<u>Number of People</u>
Total 'day time' population	100495
'Day time' population not currently working or studying	36997
'Day time' population that works or studies mainly at or from home	6006
Train	77
Bus, minibus or coach	6318
Taxi or minicab	389
Driving a car or van	24375
Passenger in a car or van	6489
Motorcycle, scooter or moped	187
Bicycle	849
On foot	18401
Other	407

Average 3 Day Traffic Flow at Selected Monitoring Sites

SEA Baseline Report Air Map 1

Key

- Major Settlement
- Selected Monitoring Site
- Primary Road
- A Road
- B Road



Selected Monitoring Site	Road	Traffic Flow Levels
Peebles Bridge	B7062	11,000
Tweedbank	A6091	10,848
Newtown St. Boswells	A68	10,062
Soutra Hill	A68	9,095
Selkirk High Street	A7	7,691
Lauder	A68	7,398
Camptown	A68	2,338

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3.0 Biodiversity, Flora and Fauna

SEA objective: To protect and enhance biodiversity and habitats in the Borders

Sub-objectives:

- Protect/enhance international, national and local conservation areas;
- Protect/enhance greenspace;
- Provide for a Borders green network

3.1 A principal asset of the Scottish Borders area is its 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.

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

3.3 The maps that follow Table 3 show the various international and national designations which the Borders has. The Greenspace map (Map 6) shows the extent of the Borders greenspace resource.

Table 3: Land cover of the Scottish Borders

Type of Land Cover	Area (Ha)
Acid	63,438
Arable & Horticulture	103,641
Bog	8020
Bracken	9318
Broad-leafwood	19,799
Built-up areas & gardens	3663
Calcareous	8201
Coniferous woodland	57004
Continuous urban	1118
Dwarf shrub heath	13,543
Improved grassland	97562
Inland rock	463
Littoral rock	168
Littoral sediment	75
Neutral	35,927
Open dwarf shrub heath	51,813
Standing water	1744
Supra-littoral sediment	11

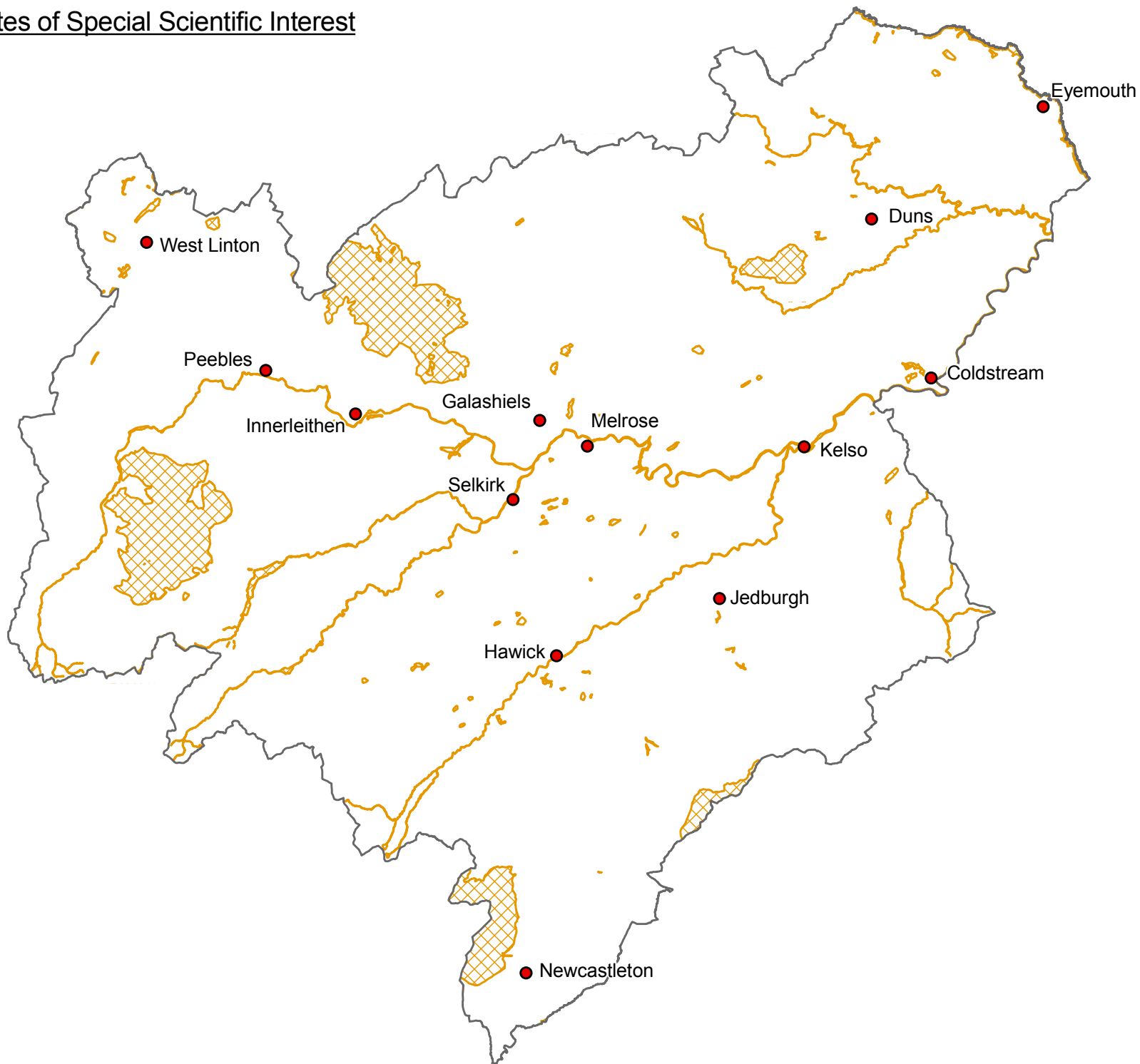
Sites of Special Scientific Interest

SEA Baseline Report Biodiversity, Flora and Fauna Map 2

Key

● Major Settlement

▨ Sites of Special Scientific Interest (SSSI)



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National Nature Reserve & RAMSAR Wetland Sites



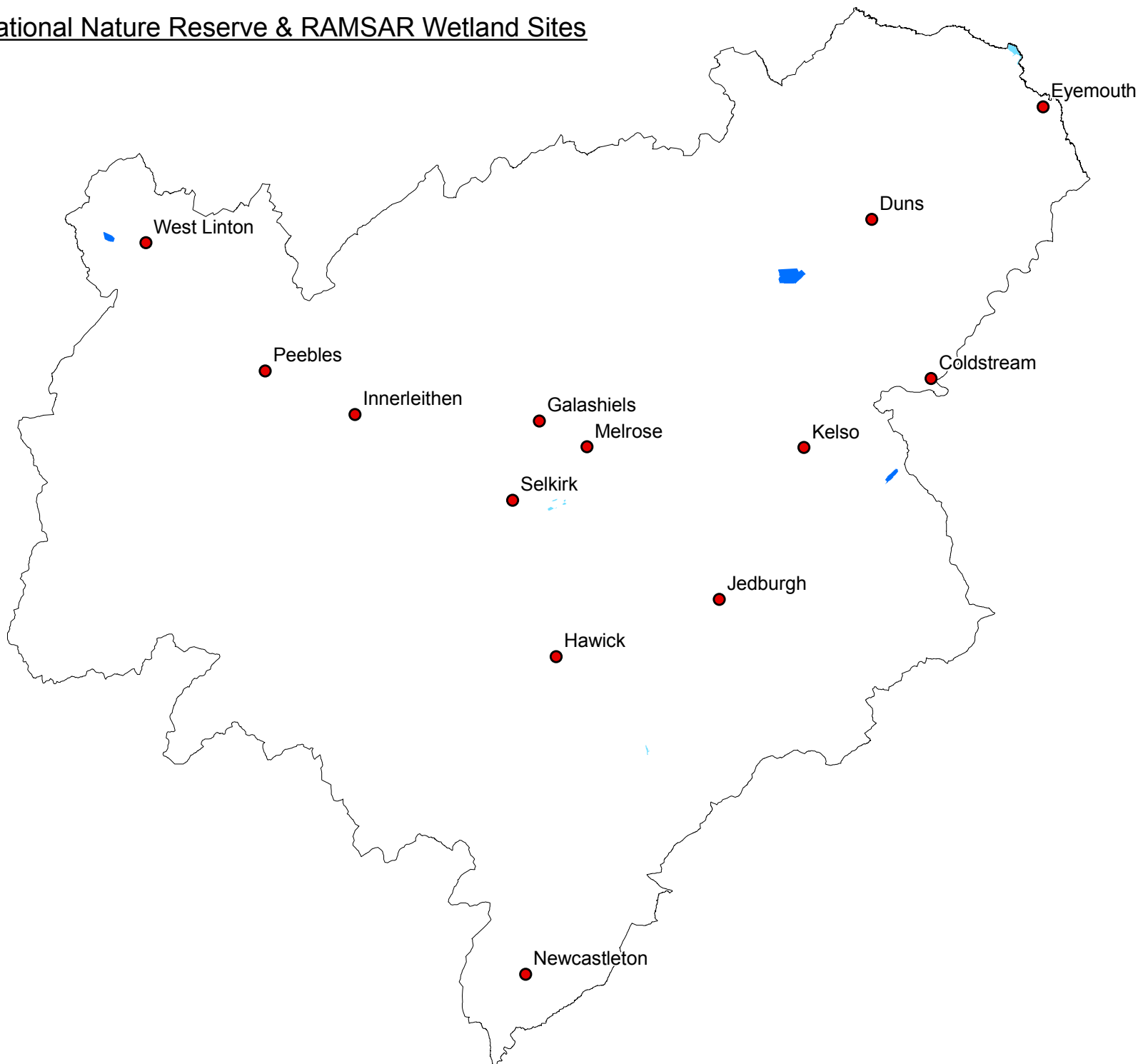
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SEA Baseline Report Biodiversity, Flora and Fauna Map 3

Key

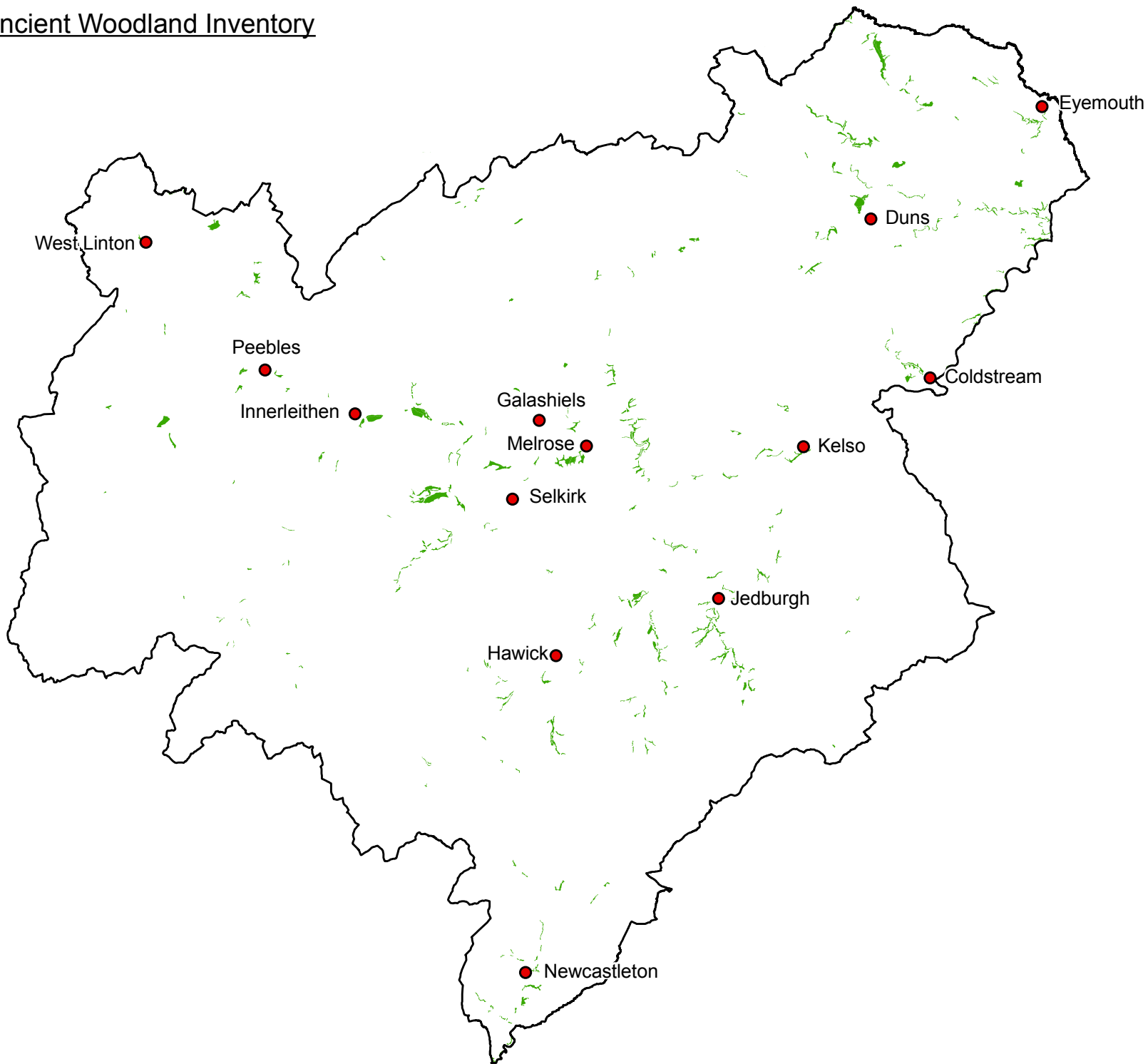
- Major Settlement
- National Nature Reserve
- Wetlands Sites



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Ancient Woodland Inventory



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SEA Baseline Report Biodiversity, Flora and Fauna Map 4

Key

- Major Settlement
- Ancient Woodland Inventory

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Special Areas of Conservation and Special Protection Areas



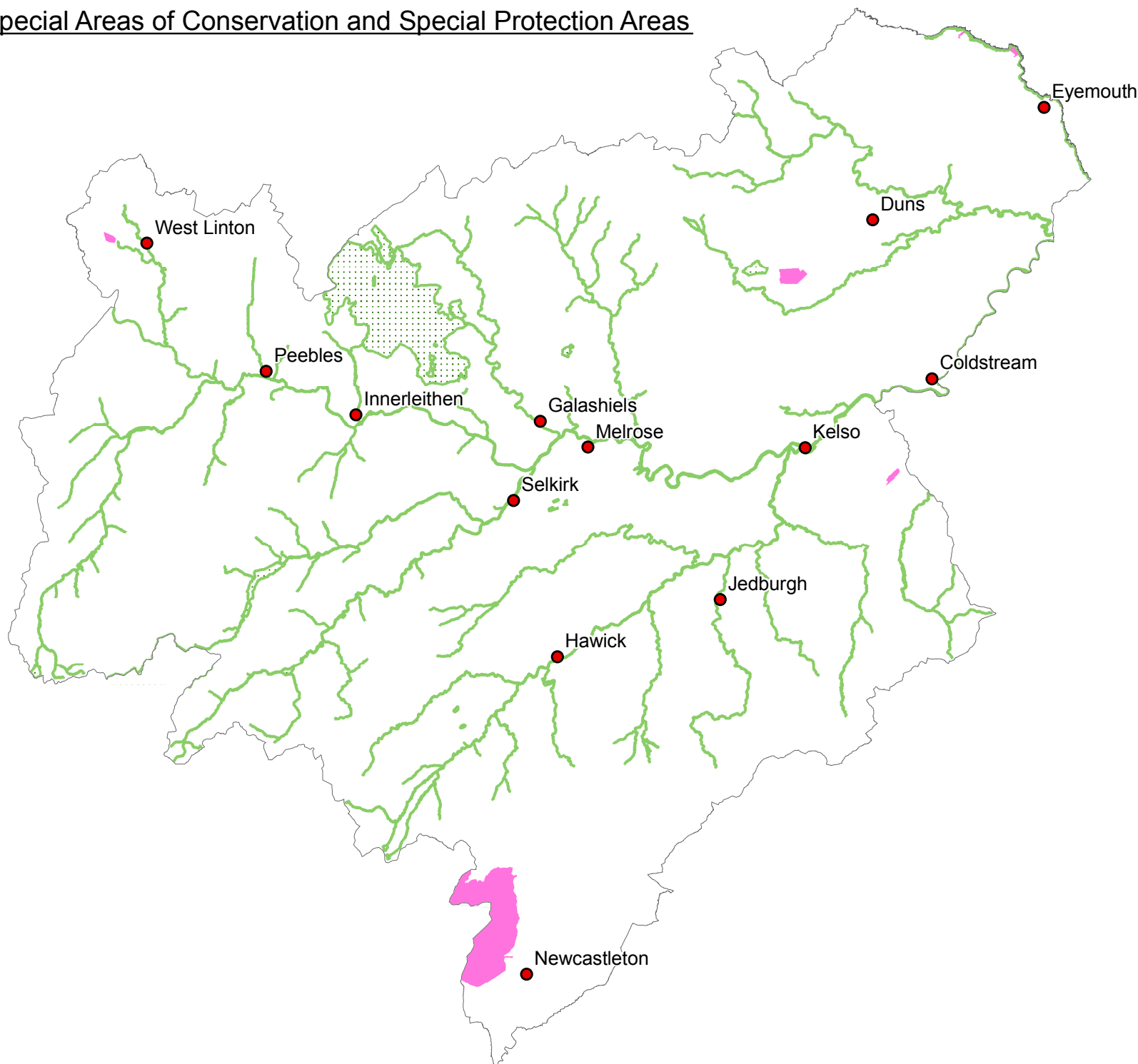
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SEA Baseline Report Biodiversity, Flora & Fauna Map 5

Key

- Major Settlement
- Special Area of Conservation
- Special Protection Area



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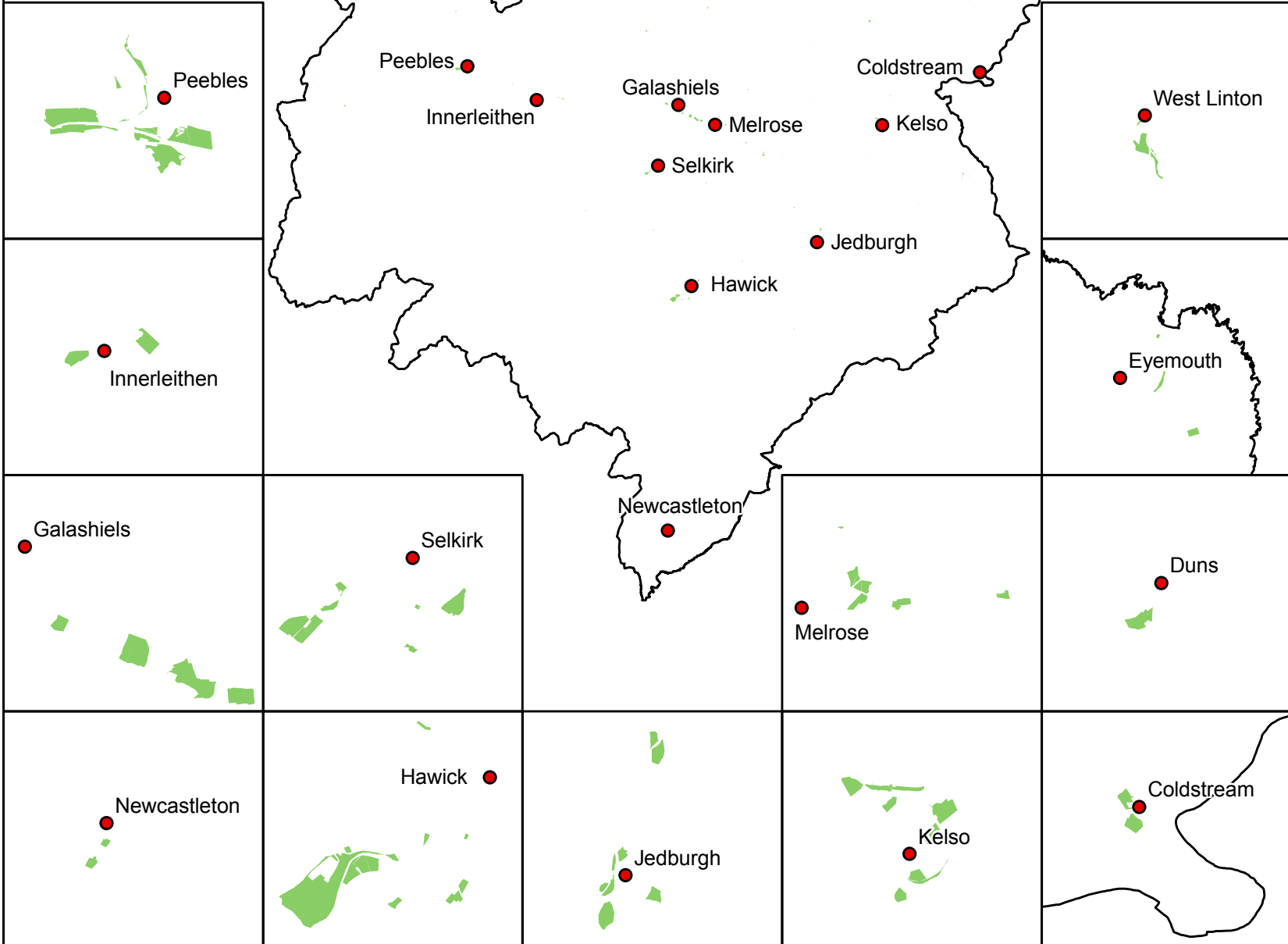
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Greenspace

SEA Baseline Report Biodiversity, Flora and Fauna Map 6

Key

- Major Settlement
- Greenspace



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4.0 Soil

SEA objective:

Sub-objectives

- Protect soil quality;
- Protect the peat resource

Brownfield land

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

Vacant and Derelict Land

- Vacant and derelict land presents an opportunity for development to take place on previously developed areas (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 4 below shows the Derelict and urban vacant land in the Scottish Borders as of 2008:

Table 4 Derelict and Urban Vacant Land Scottish Borders

Derelict Land			Urban vacant land			Total Derelict and Urban Vacant Land		
Area (Ha)	% of Derelict Land (by Area)	No. of Sites	Area (Ha)	% of Urban Vacant Land (by area)	No. of Sites	Area (Ha)	% of Total V&D Land (by area)	No. of Sites
85	1	93	20	1	18	105	1	111

Urban Capacity Survey

- As a part of the production of the Strategic Development Plan (SESplan) an Urban Capacity Study was undertaken, the results for the Borders are shown in Table 5 below:

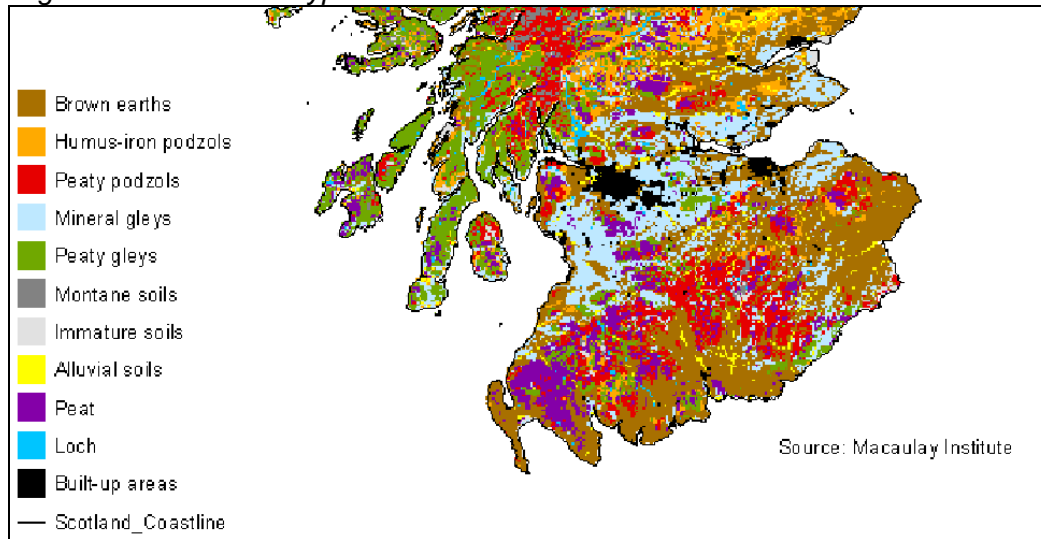
Table 5 Urban Housing Capacity Borders Results

No. of sites	Gross area	Gross units	Discounted	Annual Average
282	445	5167	2817	402

Soil Quality

- 4.2 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 the Borders from Jedburgh northwards to Duns and east to Eyemouth on the coast (shown in Map 7 p9 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.
- 4.3 Soils are of key importance in water quality, flood prevention, biodiversity and other soil related functions for natural heritage. The protection of soils is key to maintaining natural processes and in turn maintaining the quality of our environment as a whole. Figure 1 below gives a broad indication of the soil types in the Scottish Borders:

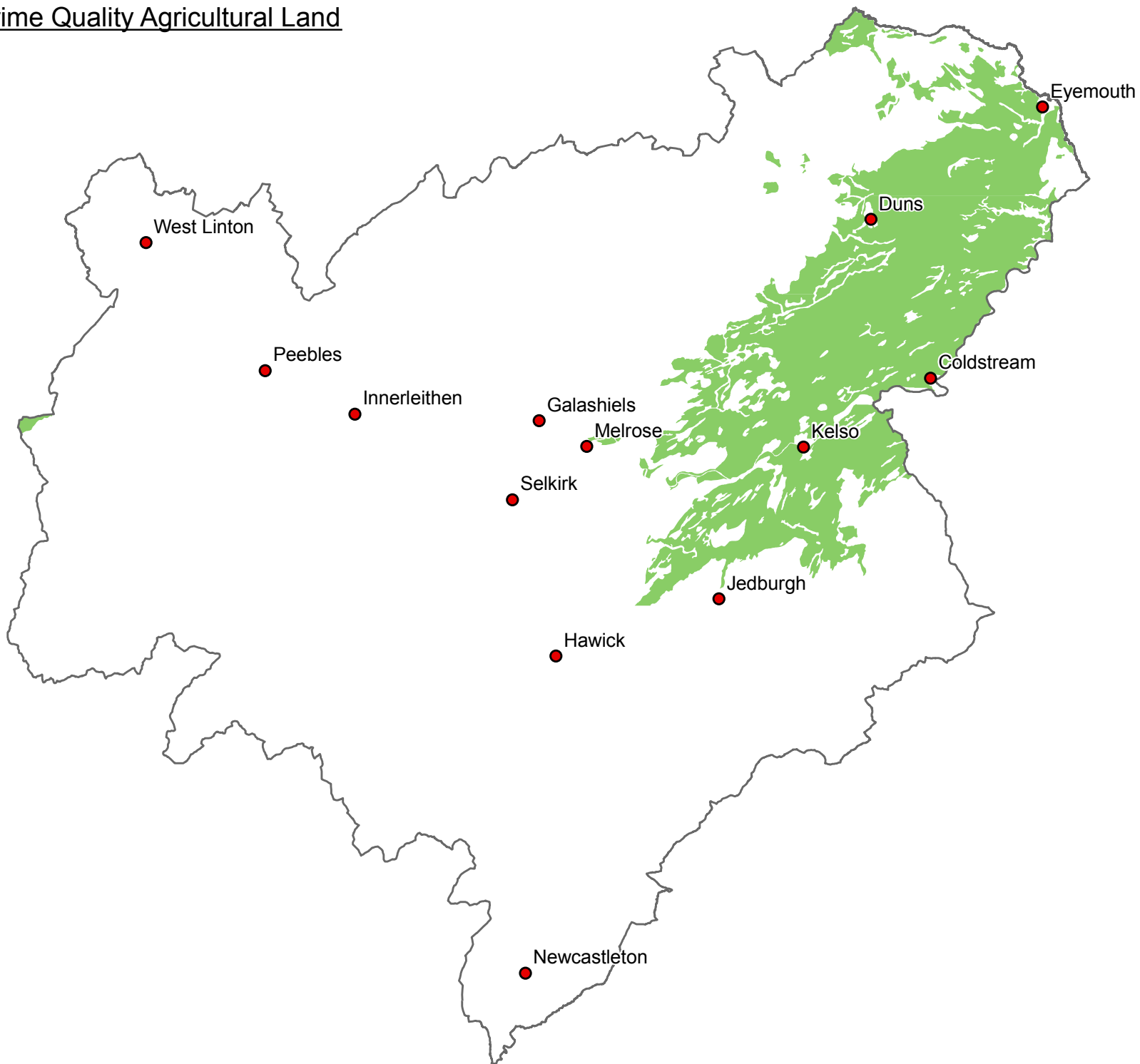
Figure 1 Borders Soil Types²



- 4.4 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. The Scottish Borders Council adopted a Contaminated Land Inspection Strategy in September 2001 and allows the council to adopt a strategic approach to identify land that could potentially be contaminated within the local authority area. The Council provided contaminated land performance indicators (2006/2007) to the Scottish Executive. This shows the sites identified by the local authority as warranting inspection under the Contaminated Land Regime at 31.3.07. In the Scottish Borders there were 790 sites covering a total area of 302.6 ha.

² Scottish Government (2006) Scotland's Soil Resource- Current State and Threats

Prime Quality Agricultural Land



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SEA Baseline Report Soil Map 7

Key

- Major Settlement
- Prime Quality Agricultural Land

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5.0 Water

SEA objective: To protect and enhance the status of the water environment

Sub objectives:

- Protect the ecological status of the River Tweed and other watercourses;
- Identify areas of expansion away from flooding areas; and
- To avoid flood risk and to promote sustainable flood management

5.1 Water quality is monitored by SEPA using a wide range of parameters, Table 6 below shows the Overall Status of surface waters in the Solway Tweed river basin district, 2008³:

Table 6 Overall Status of surface waters in the Solway Tweed river basin district

	Rivers		Loch/Lakes		Estuaries		Coastal Waters	
Status	No. of water bodies	Length (km)	No. of water bodies	Area (km ²)	No. of water bodies	Area (km ²)	No. of water bodies	Area (km ²)
High/Maximum	5	39	0	0	5	57	0	0
Good	230	2487	7	5	5	27	7	1871
Moderate	203	2583	20	32	1	306	1	42
Poor	65	777	4	5	0	0	0	0
Bad	23	296	4	3	0	0	0	0
Total	526	6182	35	45	11	390	8	1913

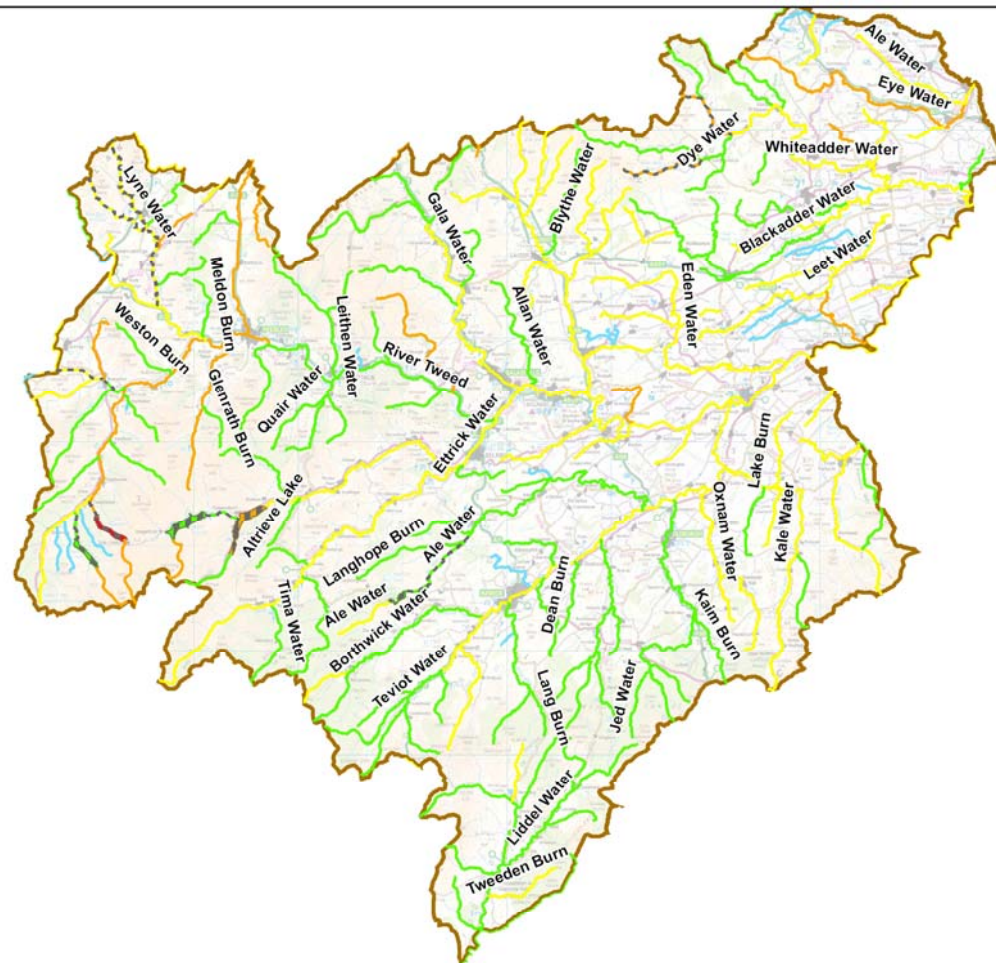
5.2 MAP 8 below shows the classification of surface waters in the Borders, provided by SEPA:

³ SEPA (2009) The river basin management plan for the Solway Tweed river basin district 2009-2015

SEA BASELINE
REPORT
MAP 8

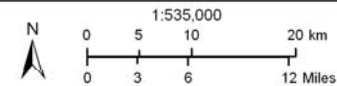
Surface Water
Classification

(SEPA 2011)



Overall classification status 2009	Heavily modified WBs	Artificial WBs	Non-baseline water bodies
High	Maximum ecological potential	Maximum ecological potential	Council boundary
Good	Good ecological potential	Good ecological potential	Urban areas
Moderate	Moderate ecological potential	Moderate ecological potential	
Poor	Poor ecological potential	Poor ecological potential	
Bad	Bad ecological potential	Bad ecological potential	

Scottish Borders



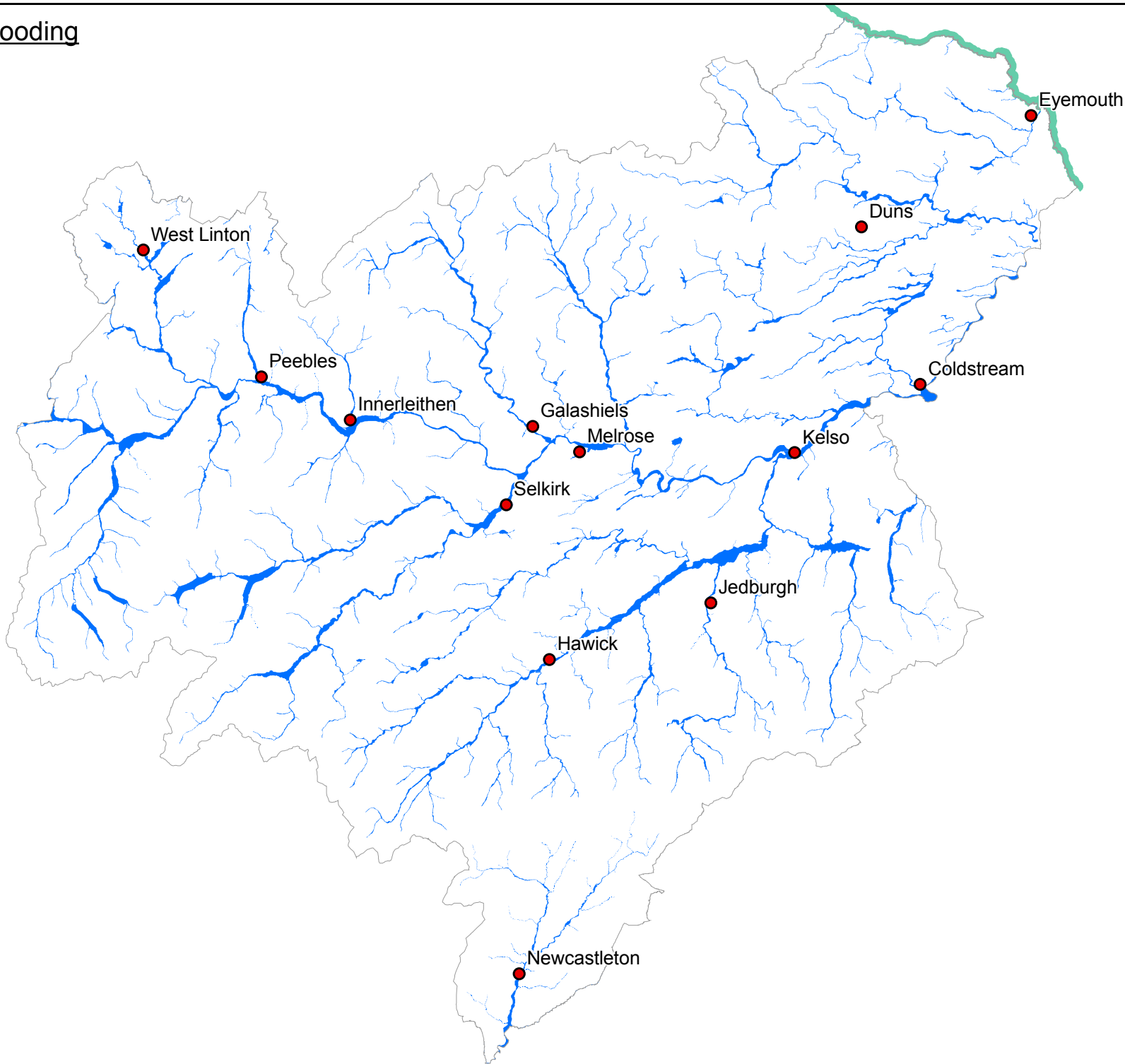
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Produced by M Ross: 04/08/2011

Flooding

5.3 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.

5.5 Map 9 below shows the coastal and fluvial flood risk for the SESplan area; the map shows the Borders in good detail:

Flooding



1:475,000



SEA Baseline Report Water Map 9

Key

- Major Settlement
- SEPA 200 Year Fluvial Flood Envelope
- SEPA 200 Year Coastal Flood Envelope

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6.0 Climatic Factors

SEA Objective: To reduce CO₂ emissions, reduce energy consumption and promote climate change adaptation

Sub-objectives

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

6.1 The Climate Change Act 2009 sets out ambitious targets for Scotland to reduce carbon emissions which are a 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

6.2 To put these figures into context the UK ecological footprint average is 5.3 and the world average is 2.2; the UK average GHG footprint is 16.34. An assumption that can be drawn from these figures is that the Scottish Borders consumes resources at an unsustainable rate.

Renewable Energy

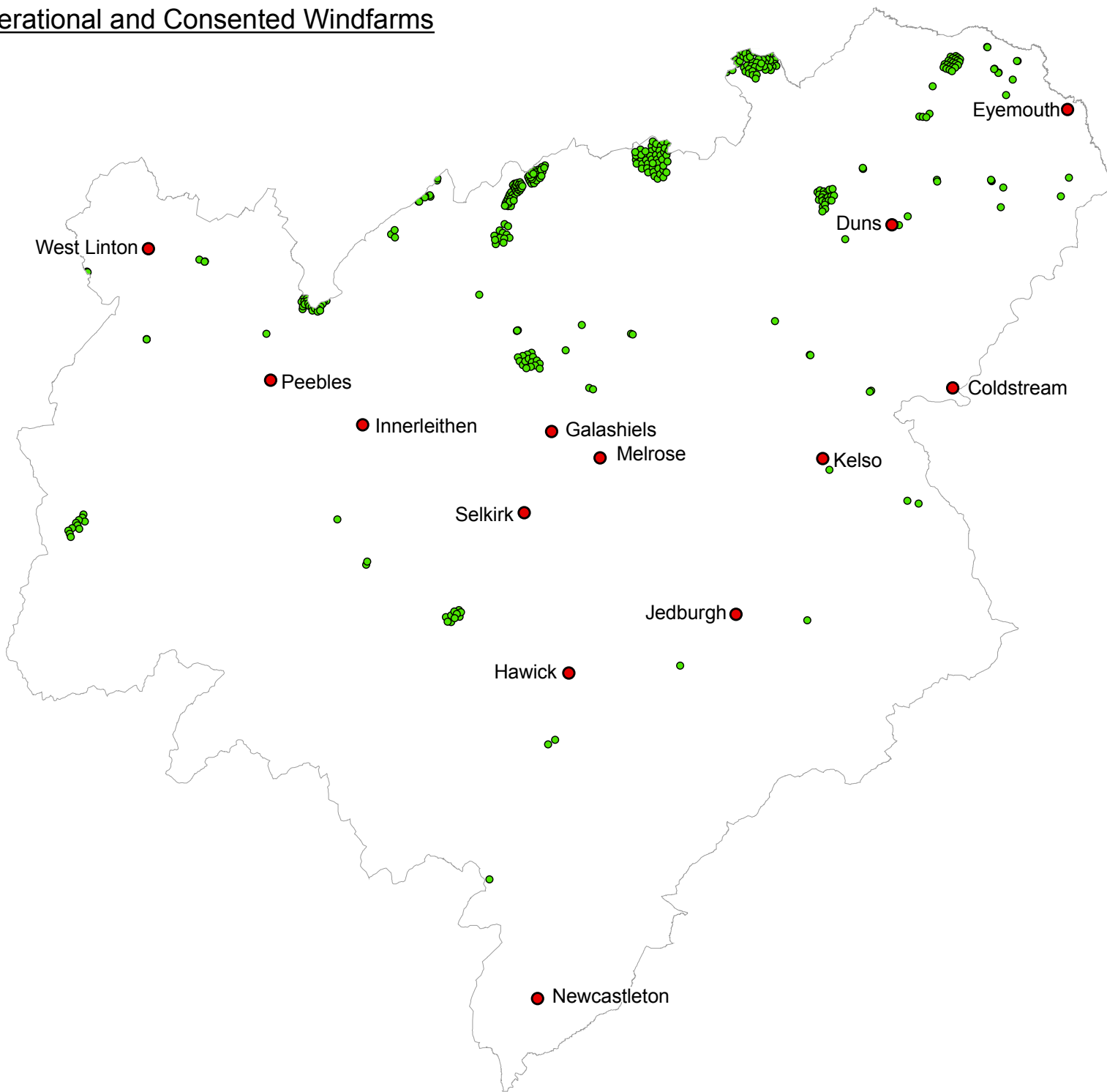
6.3 The development of renewable energy sources has been identified as a key strand in the Scottish Government's plans to help tackle the issue of climate change. This is demonstrated by the framework for renewables in 'Scotland's Renewables Action Plan'⁴.

6.4 The estimated capacity of renewable energy generation in Scotland has been estimated at 60 GW⁵. The 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 10 (please note this figure is indicative of the status at the time of writing). The Borders also has the potential to develop the potential of wood fuel and heat recovery systems associated with forestry.

⁴ The Scottish Government (2009) Renewables Action Plan

⁵ The Scottish Government (2002) Scotland's Renewable Energy Potential- Beyond 2010 <http://www.scotland.gov.uk/Resource/Doc/46951/0016328.pdf>

Operational and Consented Windfarms



1:475,000



SEA Baseline Report Climatic Factors Map 10

Key

- Major Settlement
- Operational & Consented Windfarms

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7.0 Cultural Heritage

SEA Objective: To protect, and where appropriate, enhance the built and historic environment

Sub-objectives:

- Provide opportunities for greater access to/understanding of the historic environment

7.1 The 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 a Townscape Heritage Initiative (THI) in Hawick, called the ‘Heart of Hawick’ which was launched in March 2003 with the aim to culturally, socially and economically regenerate the town. There is also a THI currently being undertaken in Kelso. In addition there are a number of individual Supplementary Planning Guidance reports and approved planning briefs for sites within the Scottish Borders.

7.2 The Scottish Civic Trust’s Buildings at Risk Register identifies buildings which are of architectural or historic merit and are currently at risk with considerable potential to be restored or developed. The register identifies that there are 145 buildings at risk and 7 with restoration in progress.

7.3 The Borders has 2977 listed buildings, shown in Map 11; the categories of listed buildings and the description are listed below in Table 7. There are also 43 conservation areas in the Scottish Borders these have been designated by the council between 1968 and 2012 to ensure the character of the area is protected. The largest conservation areas in the Borders are Peebles (117ha) and Dryburgh (71ha) in total the conservation areas cover almost 900ha, as shown in Map 12. There are 728 Scheduled Monuments within the Borders and locations are provided in Map 13. In addition sites contained on the Council’s Historic Environment Record are shown in Map 14 and Historic Gardens and Designed Landscapes are shown on Map 15

Table 7: Listed buildings in the Scottish Borders by category

<u>Category</u>	<u>Category Description</u>	<u>Total number</u>
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	184
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	1247
C (S) Listed	Buildings of local importance, lesser examples of any period, style or building type, as originally constructed or altered; and simple, traditional buildings which group well with others in categories A and B or are part of a planned group such as an estate or an industrial complex.	1546
		2977

Source: Historic Scotland

Listed Buildings by Category



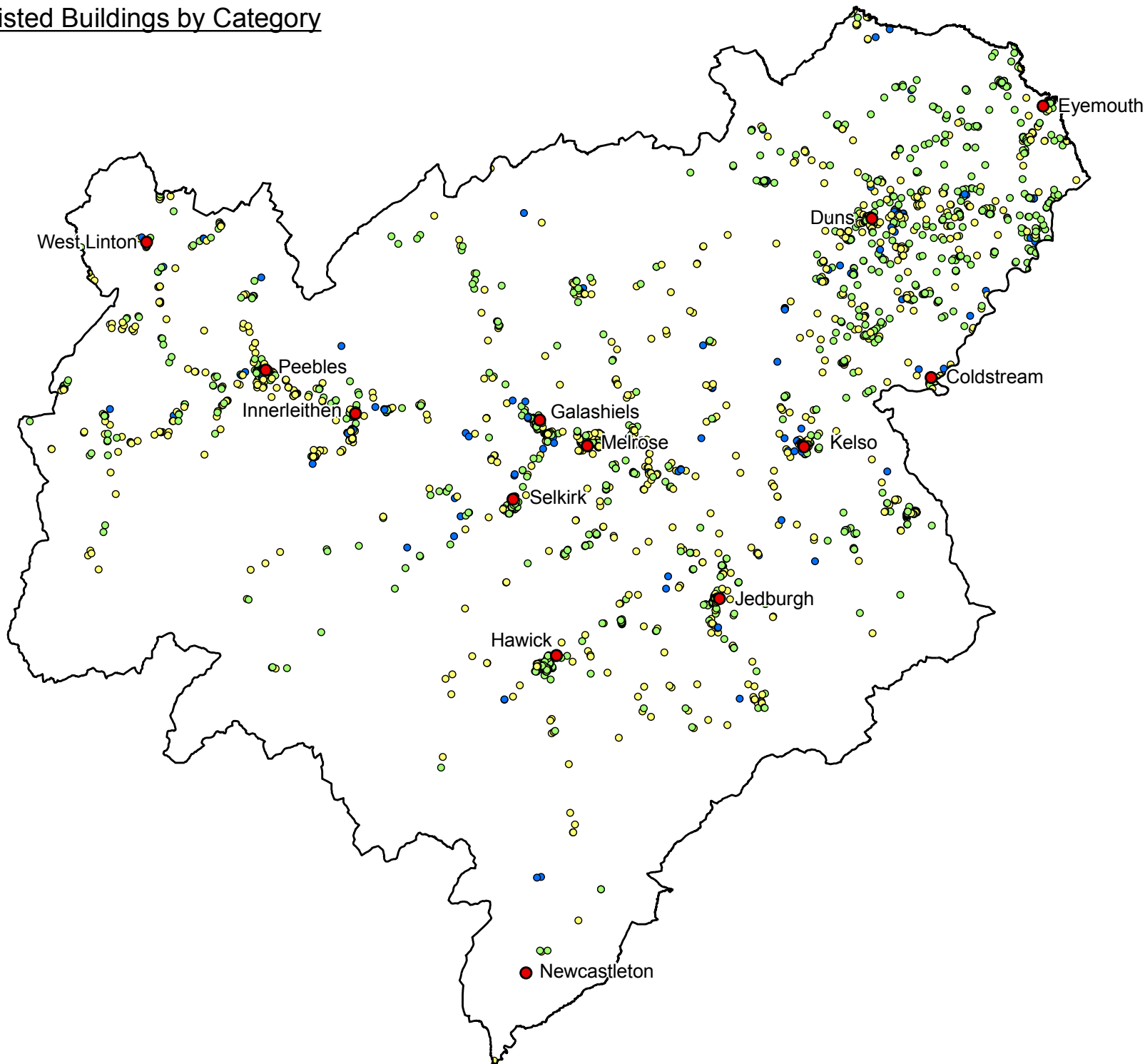
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SEA Baseline Report Cultural Heritage Map 11

Key

- Major Settlement
- Category A Listed
- Category B Listed
- Category C(s) Listed



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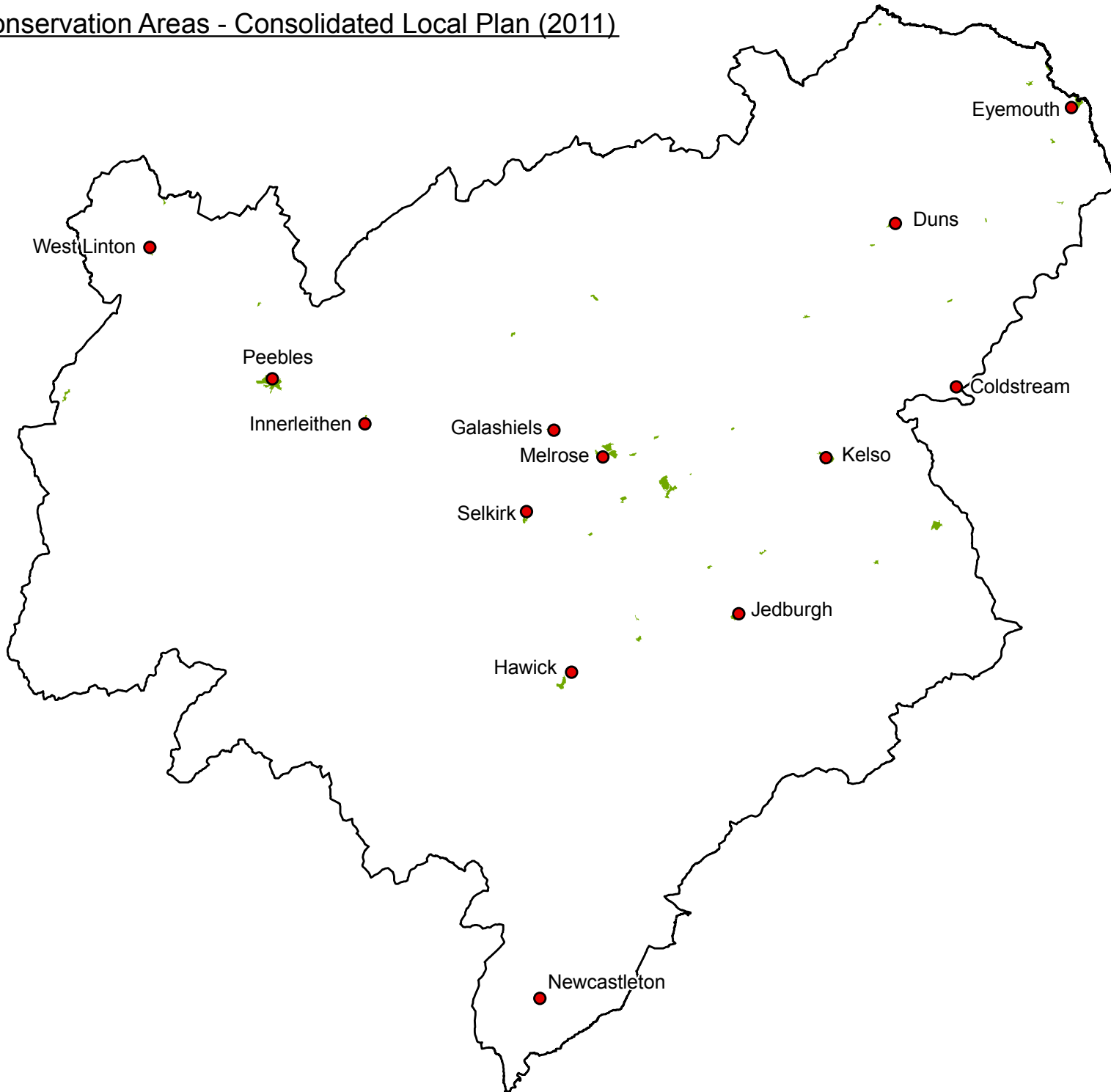
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SEA Baseline Report
Cultural Heritage
Map 12

Key

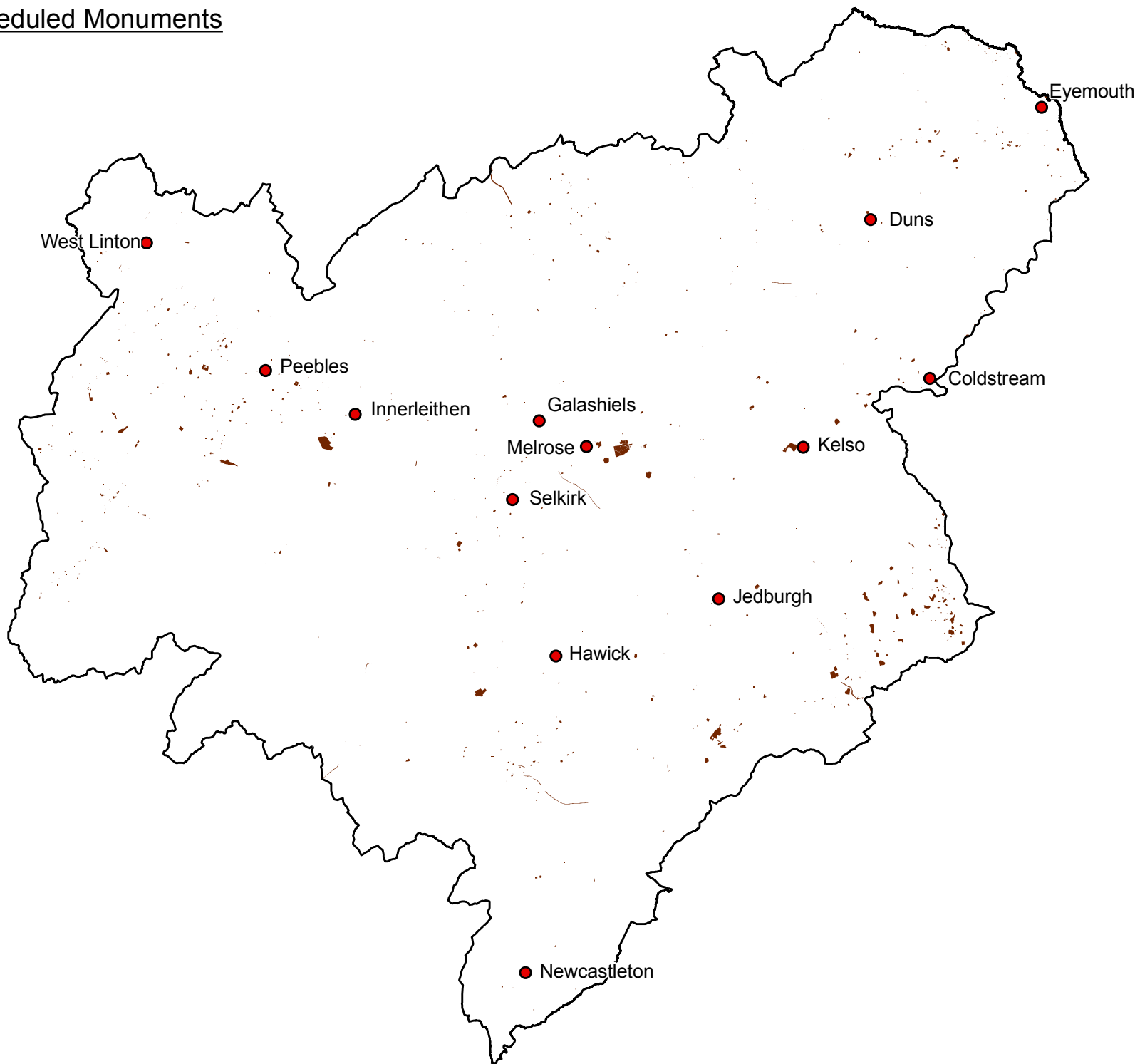
- Major Settlement
- Conservation Area - Consolidated Local Plan (2011)



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Scheduled Monuments



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SEA Baseline Report Cultural Heritage Map 13

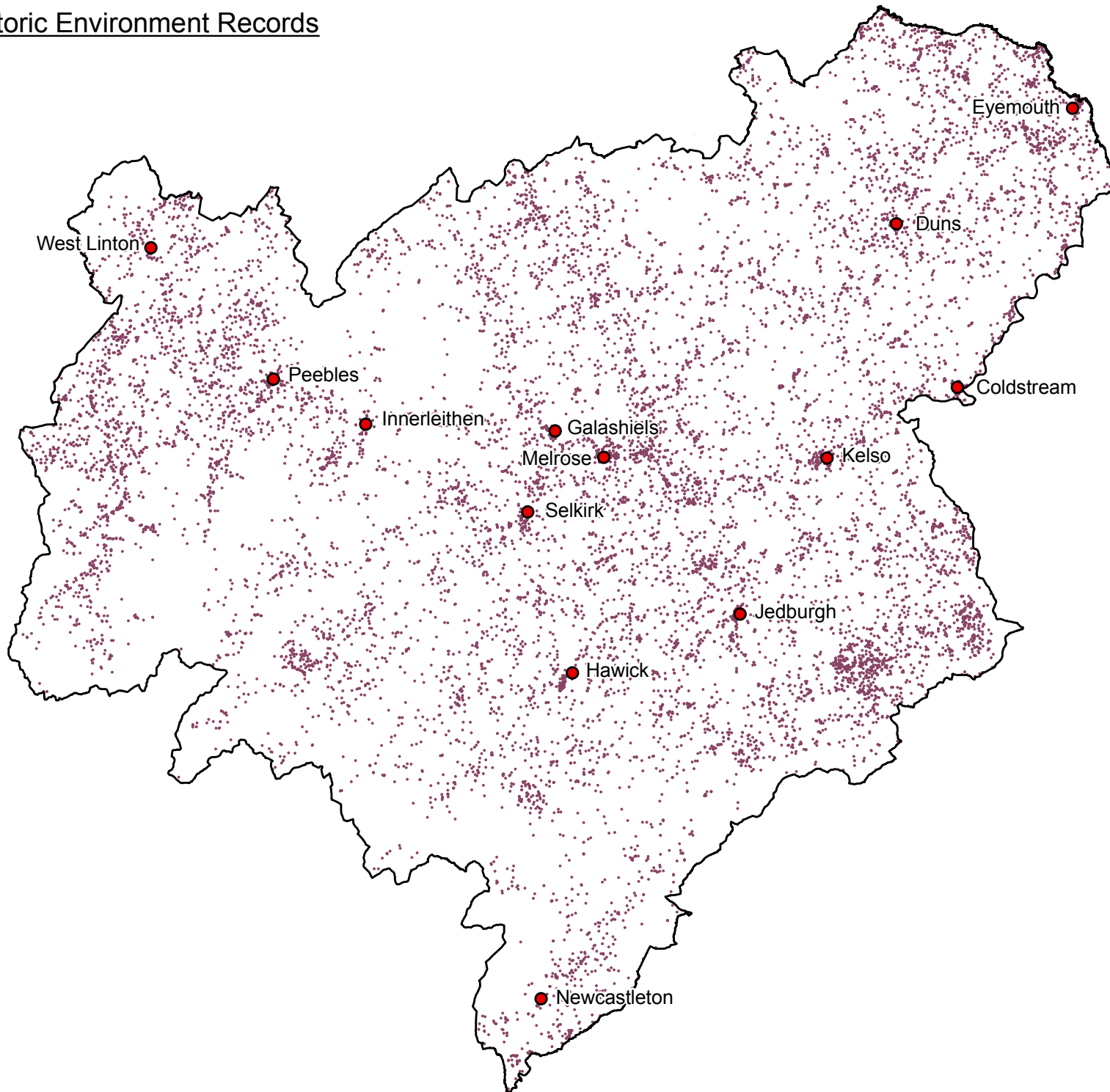
Key

- Major Settlement
- Scheduled Monument

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Historic Environment Records



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SEA Baseline Report Cultural Heritage Map 14

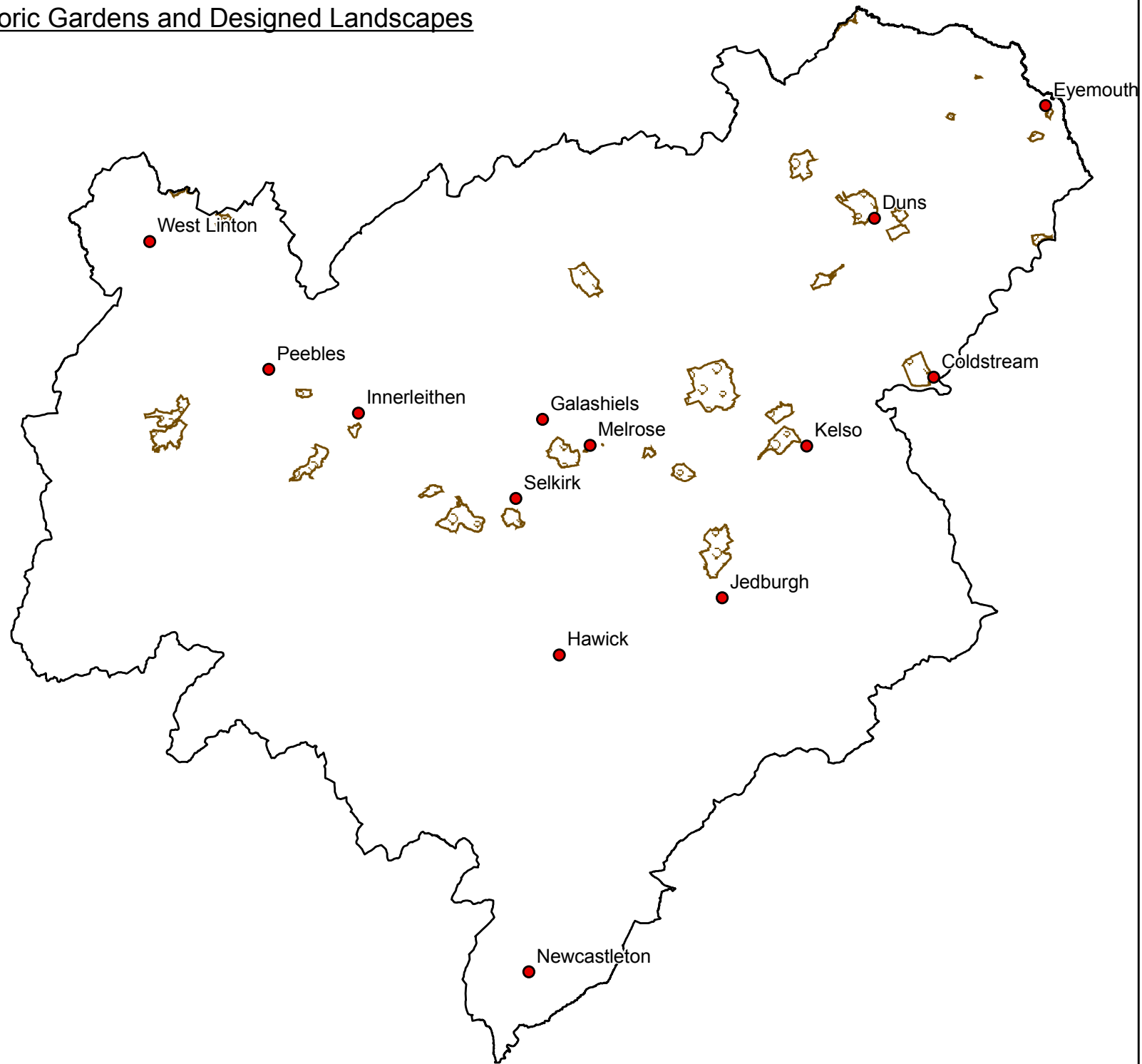
Key

- Major Settlement
- Historic Environment Records

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Historic Gardens and Designed Landscapes



1:475,000



SEA Baseline Report Cultural Heritage Map 15

Key

● Major Settlement

■ Historic Gardens and Designed Landscape

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8.0 Landscape and Townscape

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

Sub-objectives:

- Monitor relevant supplementary planning guidance designed to protect the Borders landscape.

8.1 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 2 National Scenic Areas (NSAs) and 6 AGLVs (at the time of writing these are in the process of being reviewed. The landscape designations are listed with their area size in Table 8 below.

8.2 National Scenic Areas were introduced by the Countryside Commission for Scotland 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 ([SNH, 1995](#))⁶. Areas of Great Landscape Value are defined by local authorities in development plans with a view to safeguarding areas of regional or local landscape importance from inappropriate development. The National Scenic Areas and Areas of Great Landscape Value are shown in Map 16 below:

8.3 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 17.

Table 8: National Scenic Areas and Areas of Great Landscape Value in the Scottish Borders

<u>Landscape Designation</u>	<u>Area (Ha)</u>
Eildon and Leaderfoot NSA	3600
Upper Tweeddale NSA	10500
Berwickshire Coast AGLV	2100
Cheviot Foothills AGLV	20990
Eildon Hills/ Bowhill AGLV	12686
Lammermuir Hills AGLV	26895
Pentland Hills AGLV	5394
Tweedsmuir Hills/ Upper Tweeddale AGLV	61348

Source: SBC

⁶ Scottish Natural Heritage (SNH) (1995) The Natural Heritage of Scotland: an overview. Scottish Natural Heritage

Areas of Great Landscape Value and National Scenic Areas



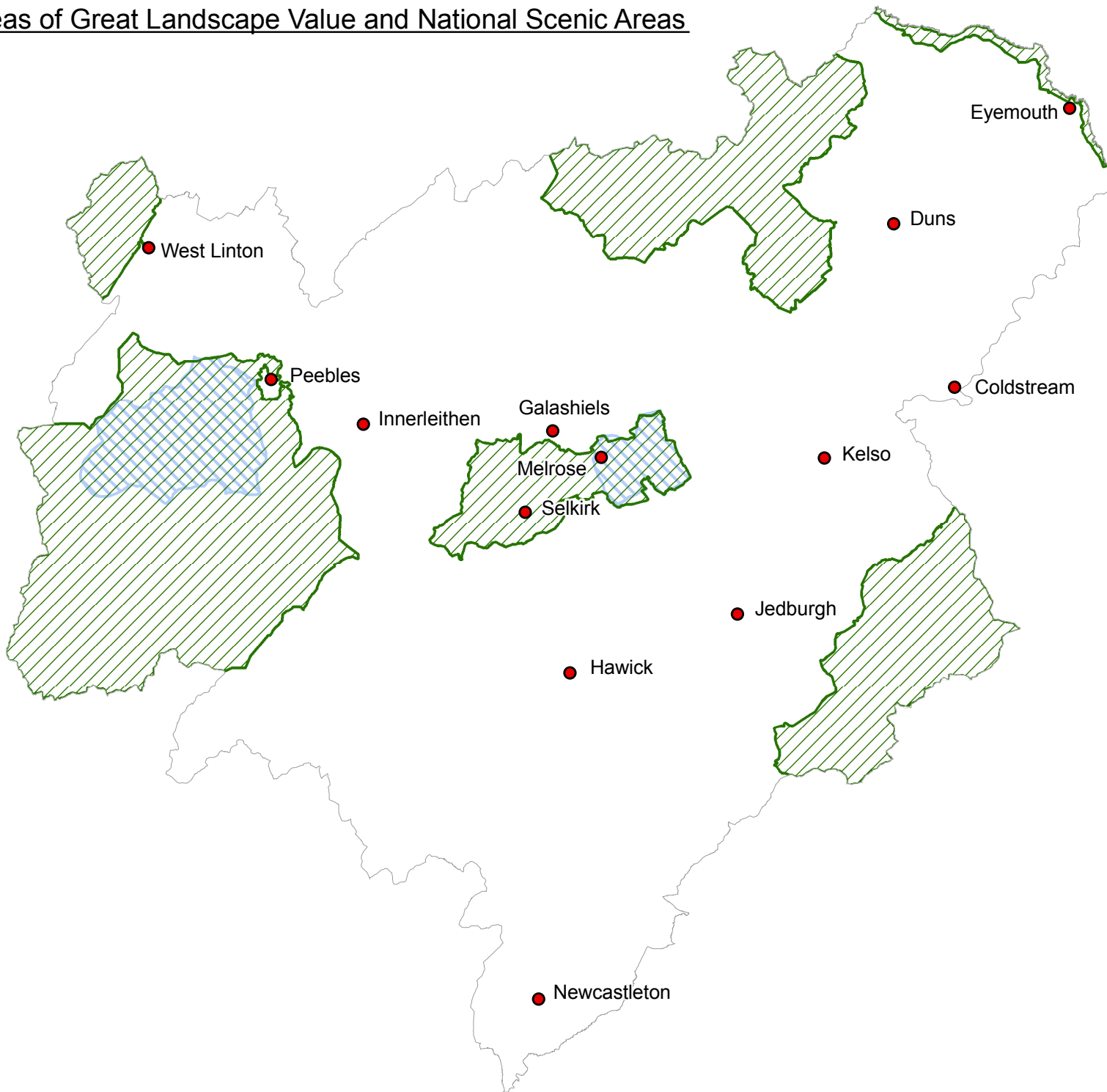
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SEA Baseline Report Landscape and Townscape Map 16

Key

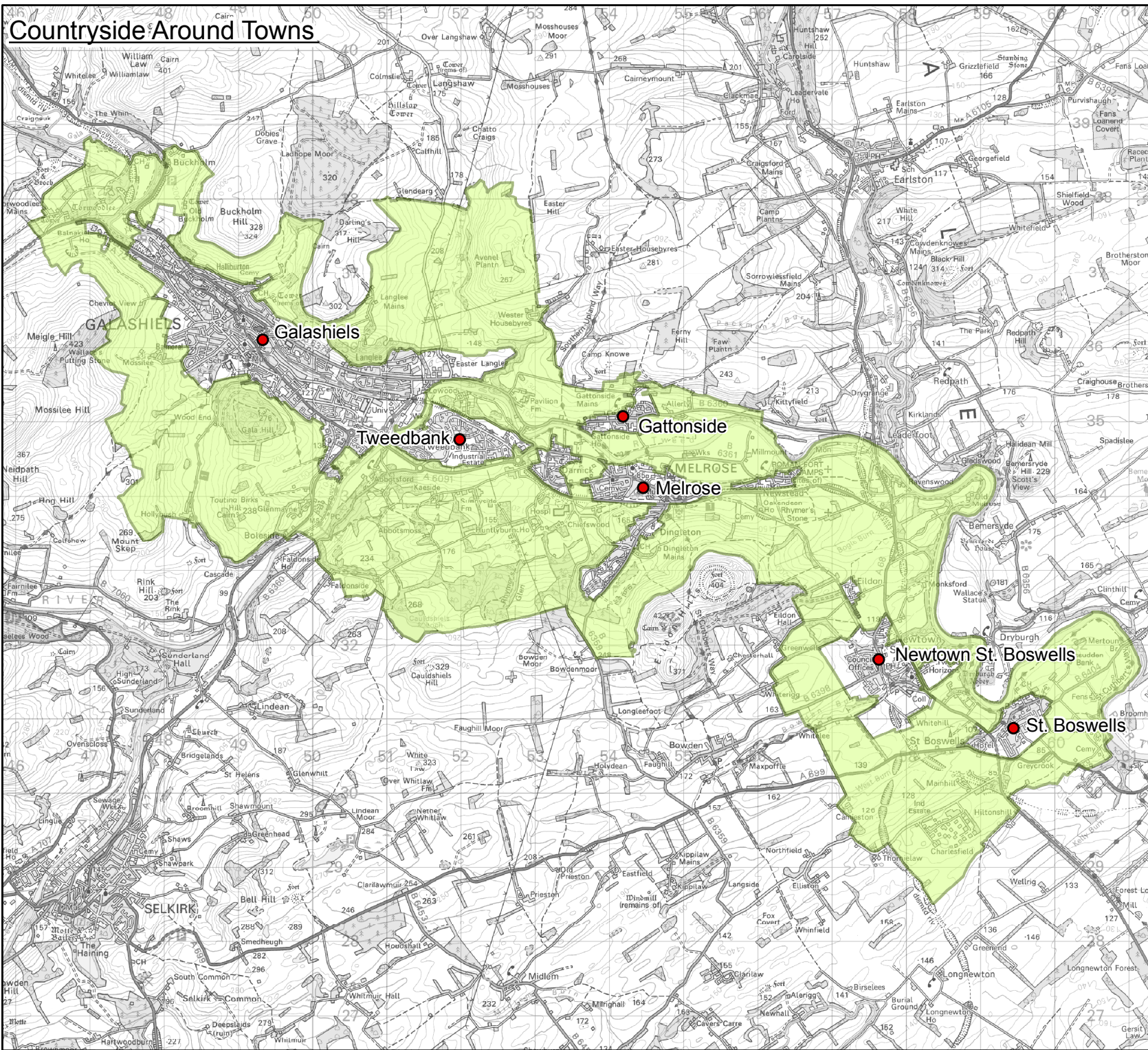
- Major Settlement
- ▨ Area of Great Landscape Value
- ▨ National Scenic Area



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Countryside Around Towns



1:70,000



SEA Baseline Report Landscape and Townscape Map 17

Key

- Settlement
- Countryside Around Towns

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9.0. Material Assets

SEA objective: to promote the sustainable use of natural resources, increase waste recycling and increase access to public transport.

Sub-objective:

- Consider sustainable options for waste treatment

9.1 For the purposes of this SEA 'material assets' has been taken to include infrastructure covering transport, waste and waste water facilities; and mineral resources that contribute to the means to provide development.

Transport

9.2 The Scottish Government defines just over two thirds of the 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, page 4). Map 18 below shows the strategic road network and Map 19 the rail network.

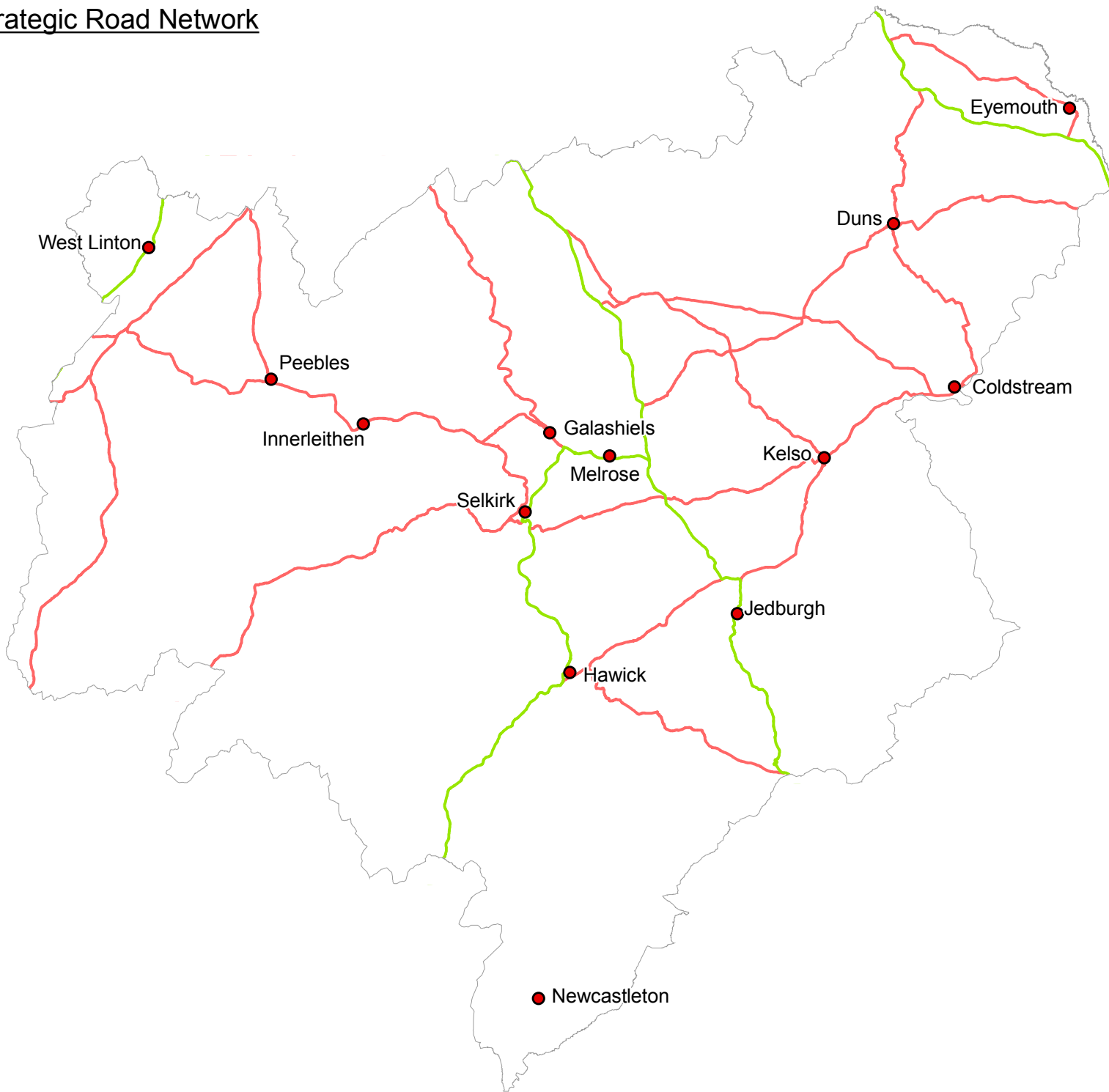
Access to cycle routes

9.3 Sustrans develops and maintains the National Cycle Network, which provides sustainable transport routes across the country. Map 20 below shows National Routes 1 and 76, which have sections in the Scottish Borders.

- National Route 1 goes all the way from Dover to London and then up the east coast of the UK to Edinburgh and on to John o'Groats, the Orkneys and the Shetlands. The route passes inland from Berwick-upon-Tweed to Melrose and onto Edinburgh. It then crosses the Firth of Forth and travels through Fife northwards up the east coast.
- National Route 76 runs from Berwick upon Tweed to Edinburgh, Stirling and St Andrews with the route on both sides of the forth. It passes through the Scottish Borders.

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

Strategic Road Network



1:475,000



SEA Baseline Report Material Assets Map 18

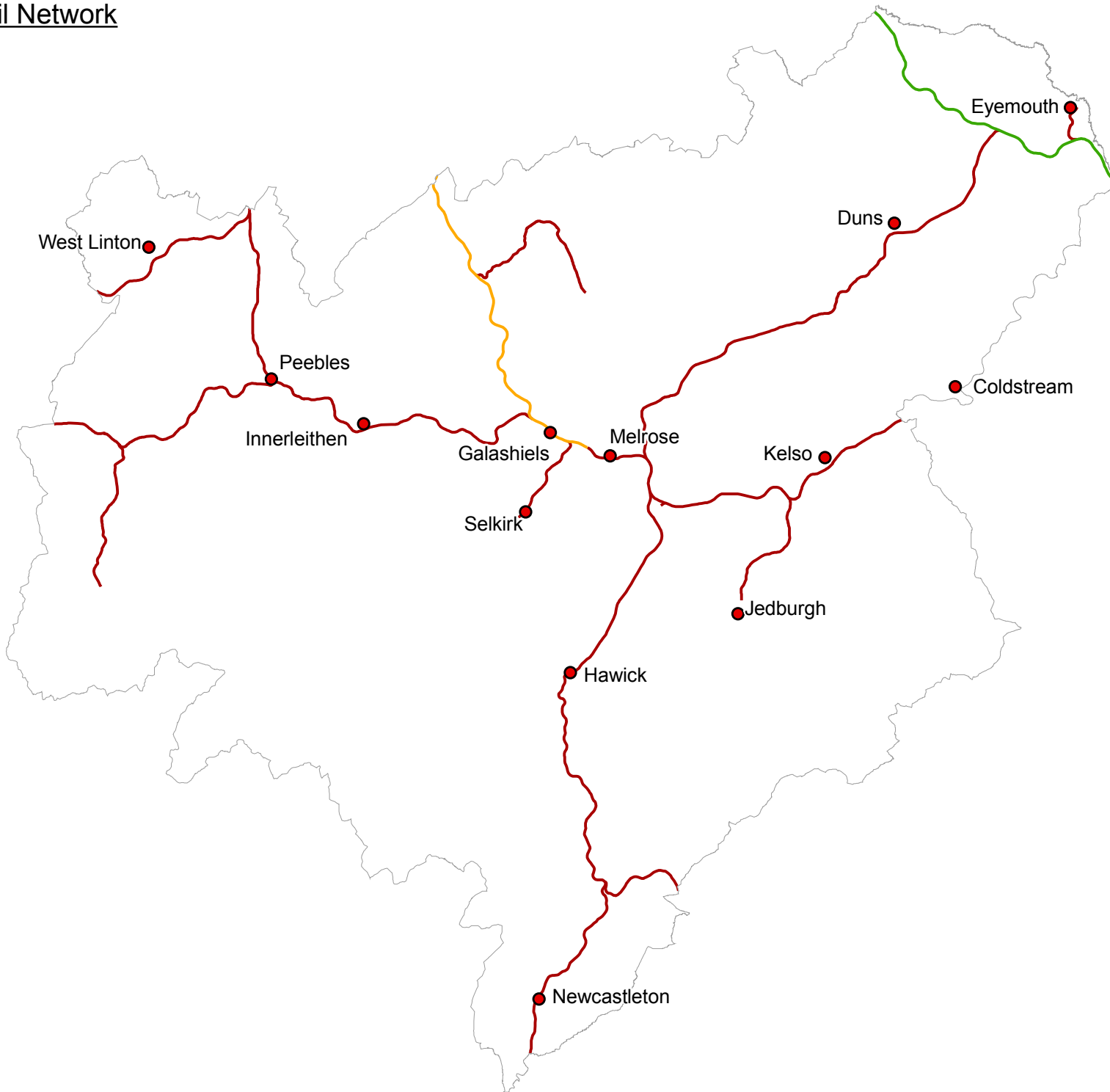
Key

- Major Settlement
- Primary Road
- A Road

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Rail Network



1:475,000



SEA Baseline Report Material Assets Map 19

Key

- Major Settlement
- Operational Rail Network
- Proposed Rail Network
- Disused Rail Network

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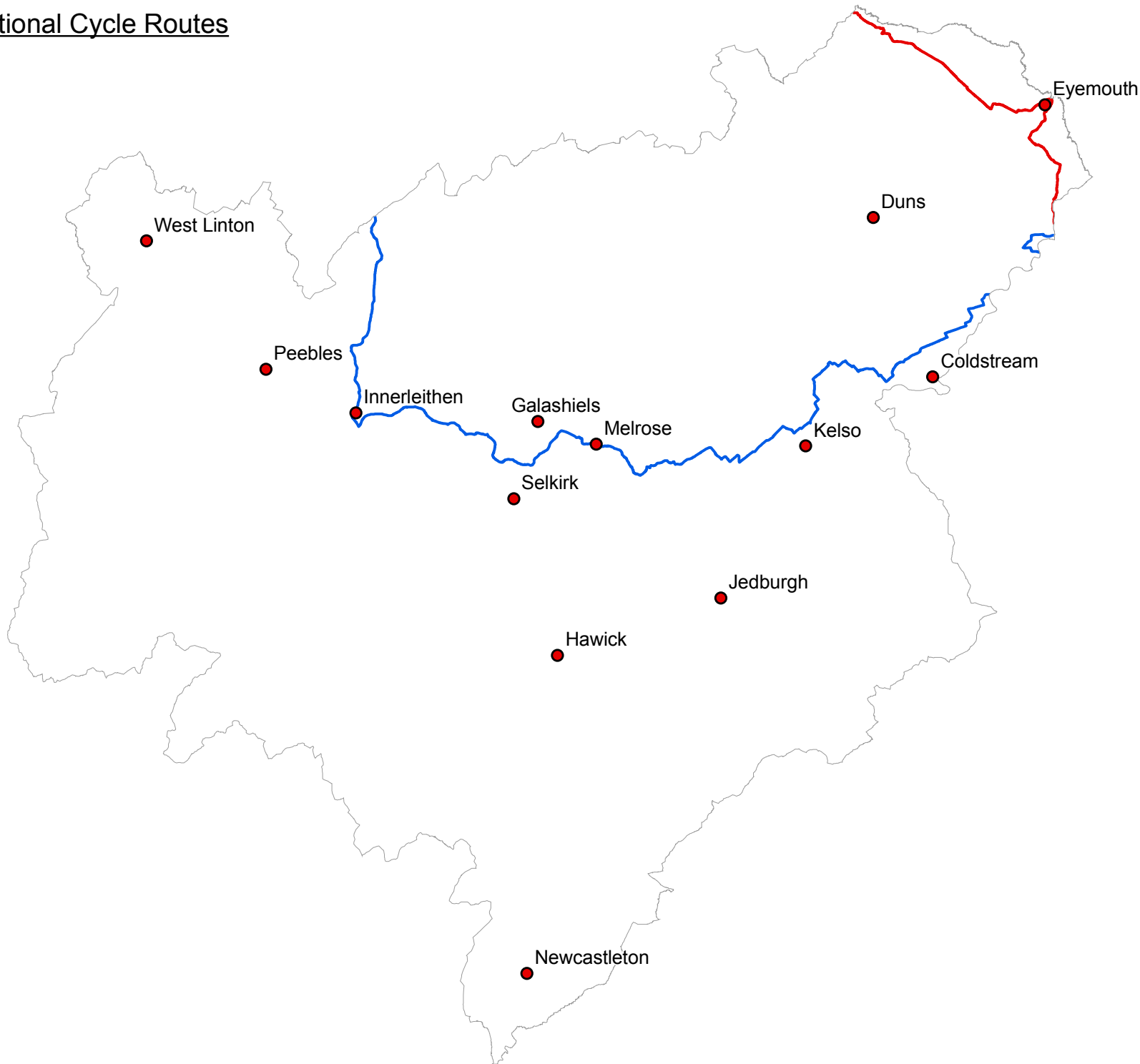
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National Cycle Routes

SEA Baseline Report Material Assets Map 20

Key

- Major Settlement
- National Cycle Route - Route 1
- National Cycle Route - Route 76



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Waste

10.3 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.

10.4 Table 9 below shows the waste collected within the Borders and the quantities that were composted or recycled:

Table 9 Municipal Waste Collected Within the Borders 2009⁷

Total municipal waste collected 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

10.5 It is also possible to show the current water and wastewater asset capacity in the Borders; this is shown in Table 10 below:

Table 10 Water and wastewater asset capacity

Area	Wastewater Asset Status	Drinking Water Asset Status
Stow	Stow WWTW is currently at capacity	Galashiels WTW is being upgraded
Lauder	There is currently some capacity available at Lauder WWTW	Howdenhaugh WTW has limited capacity as this works serves large parts of the Scottish Borders
Galashiels	Galashiels WWTW currently has adequate capacity	Howdenhaugh- as above

⁷ SEPA Waste Data Digest 11: Data Tables 2009

Peebles	Peebles WWTW is currently nearing capacity	Only limited capacity exists at Bonnycraigs WTW
Innerleithen	Capacity exists at Walkerburn WWTW for approximately 200-300 units	Innerleithen WTW currently has capacity for approximately 200 units
Selkirk	Sufficient capacity exists at Selkirk WWTW to support new development	Howdenhaugh- comments as above
Hawick	Hawick WWTW has adequate capacity at the moment	Capacity exists at Robertson to support new planned development however there are some issues with regards to the trunk main network
Newton St Boswells	Large-scale development is planned for Newtown St Boswells. A growth project will be required to accommodate everything and the first stage of this process has recently been commenced	Howdenhaugh- comments as above
Jedburgh	Jedburgh WWTW has a large amount of capacity available	At present, capacity exists at Robertson to support new planned development however there are some issues with regards to the trunk main network
Melrose	Melrose WWTW has capacity for over 300 units	Howdenhaugh- comments as above
Duns	Adequate capacity exists at Duns WWTW	Sufficient capacity exists at Rawburn WTW to support new development in Duns
Reston	No capacity exists at Reston WWTW	Sufficient capacity exists at Rawburn WTW to support new development in Reston
Kelso	A limited level of free capacity currently exists at Kelso WWTW	Roberton WTW has capacity to support development in Kelso
Earlston	Growth which is expected to emerge in the catchment of Earlston WWTW and so review of capacity is currently underway	Howdenhaugh- comments as above

Coldstream	A recent upgrade to Coldstream WWTW has secured sufficient capacity for committed development in the area	Sufficient capacity exists at Rawburn to support new development however as these works serve large parts of the Scottish Borders any free capacity could be taken up by development.
Eyemouth	Eyemouth WWTW has a good deal of capacity	Rawburn- comments as above
Howden WWTW	Howden WTW currently has additional free capacity to support new development within its catchment area.	N/A

10.6 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.

10.7 It is possible to show the consented mineral operations in the Borders and this is shown in Table 11 below:

Table 11 Consented Mineral Operations in the 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

10.8 Map 21 below shows the Borders Waste Treatment Facilities

Waste Treatment Facilities



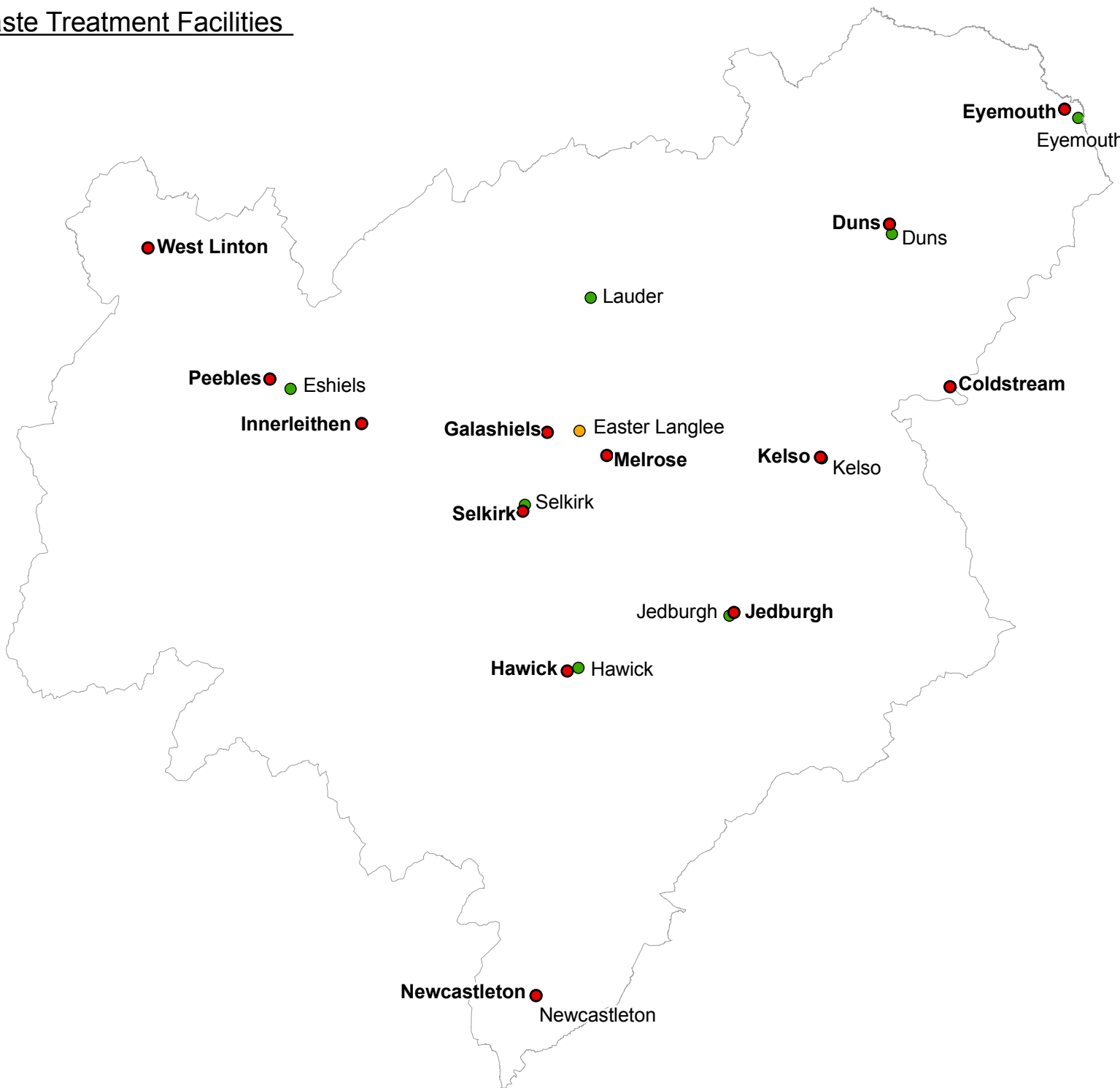
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SEA Baseline Report Material Assets Map 21

Key

- Major Settlement
- Existing Community Recycling Centre
- Proposed Community Recycling Centre



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11.0 Population and Human Health

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

Sub-objectives:

- Provide access to greenspace
- Provide access to employment and services

11.1 In 2008 the population of the Borders was just over 112,000. The majority of the Borders population is located in a 'central hub' of settlements; these include Hawick, Galashiels, Melrose, Selkirk, and Jedburgh. The General Register Office Scotland (soon to be National Records Scotland) provides an estimated population of Scottish Borders 2010; this is shown in Table 12 below:

Table 12: Borders Population Breakdown

Age group	Male pop. Scottish Borders	Female pop. Scottish Borders	Total pop. of Scottish Borders	% of total pop. of Scottish Borders
0-15	10090	9790	19880	17.6%
16-29	7812	7758	15570	13.8%
30-44	9870	10543	20413	18.1%
45-59	12427	13069	25496	22.6%
60-74	10268	10996	21264	18.8%
75+	4167	6080	10247	9.1%

11.2 In terms of employment it is possible to show that employment in the Borders is dominated by service industries (71.7%), with production and construction industries contributing a fifth of jobs (21.8%)⁸.

11.3 Unemployment is summarised in Table 13 below:

Table 13 Unemployment in the Borders

Number unemployed			Unemployment rate			National rank
Men	Women	All people	Men	Women	All People	
649	254	902	2.1%	0.9%	1.5%	25

⁸ Scottish Government Statistics: Employee jobs by industry Local Authorities 1998-2007 Annual Business Inquiry

Affordable Housing

11.4 Scottish Planning Policy states that where a housing needs and demand assessment (HNDA) identify 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 14 below shows the Total Affordable Housing Stock Available and Table 15 the Future Annual Supply of Affordable Housing Units:

Table 14 Total Affordable Housing Stock Available

Dwellings currently occupied by households in need	2235
Surplus stock	0
Committed additional housing stock	83
Units to be taken out of management	4
Total	2314

Table 15 Future Annual Supply of Affordable Housing Units

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

Access to services

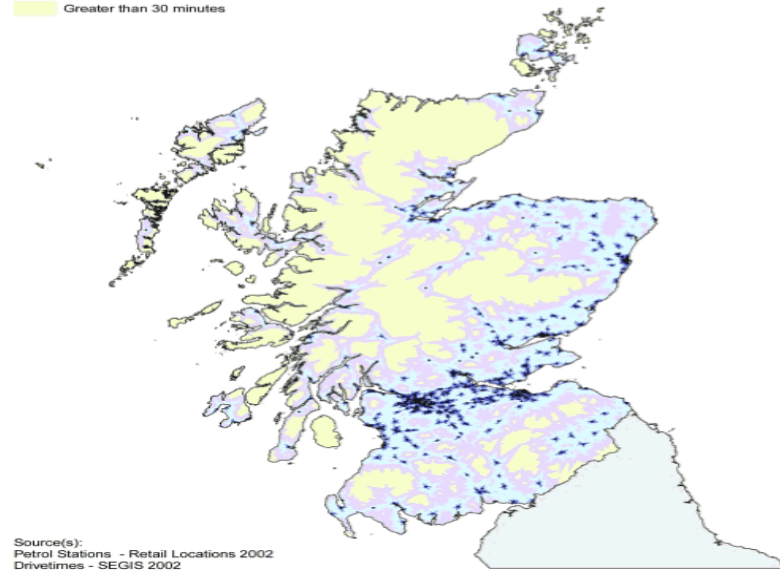
11.5 Access to services includes a diverse range of issues including: retail, education, policing, leisure facilities and cultural activities.

11.6 The Scottish Government is committed to ensuring that people have access to services essential to their life and work. In 2002, they published a report entitled '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 2 and 3 below, drivetimes to petrol stations and access to general/convenience stores:

Figure 2

Drivetimes for petrol stations

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

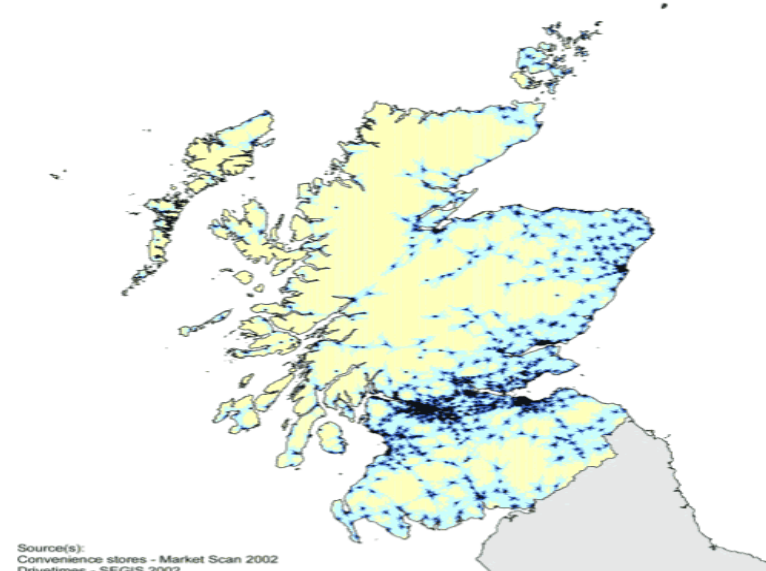


Source(s):
Petrol Stations - Retail Locations 2002
Drivetimes - SEGIS 2002

Figure 3

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

11.7 The maps show it is the case that the drivetimes for both factors are greatest on the fringes of the Borders; the Lammermuirs to the north, Moorfoot Hills to the west and Cheviots to the south. It is also worth noting that the majority of drive times around the areas of population are in the range of 0-15 minutes, it would be thought therefore that there was potential for promotion of other forms of transport over the private car.

Access to greenspace

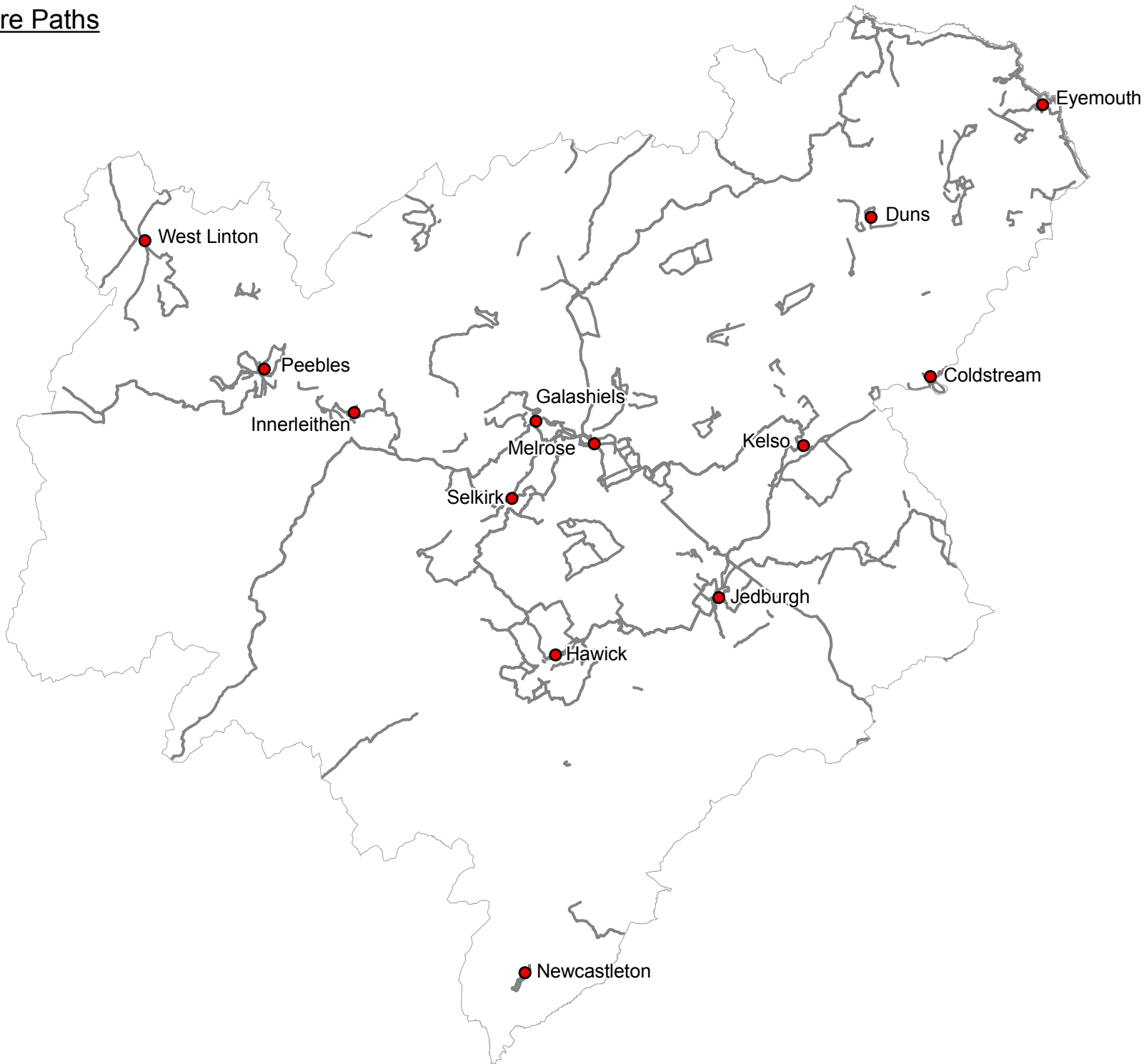
11.8 Scottish Borders Council have a Greenspace Strategy which explains how the Council will assess the potential impacts of proposed residential developments in terms of greenspace and outdoor sport and recreation provision, explains how the Council intends to use planning conditions relating to greenspace and outdoor sport and recreation provision, and sets out the circumstances in which the Council will require developers to enter into a planning obligation relating to greenspace and outdoor sport and recreation provision. Map 6 above (p 11) shows the extent of the greenspace resource:

Core Path networks

11.9 The Land Reform Act 2003, supported by the Scottish Outdoor Access Code, gives the public significant rights of responsible access to the Scottish countryside. The code defines the responsibilities of the public and landowners in taking and providing for access for walkers, cyclists, horse riders and the disabled. Under the terms of the Land Reform (Scotland) Act each Council must draw up a Core Paths Plan (CPP) that satisfies the basic path needs of local people and visitors for recreation, exercise and transit, and to provide key links to the wider path network. The paths will be designated and protected for the future and monitored and reviewed at appropriate intervals.

11.10 Scottish Borders Council have an on-line Core Paths Plan which promotes a number of routes, the major routes are shown on MAP 22 below:

Core Paths



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SEA Baseline Report Population and Human Health Map 22

Key

- Major Settlement
- Core Path

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Local Development Plan – Main Issues Report

Strategic Environmental Assessment

Appendix D

Detailed Assessment of Preferred and Alternative Approaches

Contents

Table 1 (a) Employment Land Supply- Additions_____	p3-4
Table 1 (b) Mixed Use_____	p5-7
Table 1 (c) Digital Connectivity_____	p8
Table 2 (a) Housing Land Supply_____	p9-11
Table 2 (b) Housing Land Supply sites_____	p12
Table 2 (c) Affordable Housing_____	p13-14
Table 3 (a) Town Centre Network_____	p14-16
Table 3 (b) Town Centre Boundaries_____	p16-17
Table 3 (c) Prime Retail Frontages_____	p18-19
Table 4 Regeneration_____	p20-21
Table 5 (a) Greenspaces_____	p21-22
Table 5 (b) Green Networks_____	p23-24
Table 6 (a) Climate change mitigation and adaptation_____	p25-27
Table 6 (b) Sustainable waste management_____	p28-30

Table 1(a): Employment Land Supply- Additions

Strategy:

- **Preferred:** a) Central Borders- Restructure and remodelling of Tweedbank Industrial Estate
- b) Western Borders- Continued identification of the longer term mixed use opportunity at Whitehaugh, Peebles
- c) Western Borders- Possible opportunities at Cardrona (mixed use)

- **Alternative:** a) Central Borders- Possible opportunities at Broomilees,

Positive	Very positive	Negative	Very Negative	Neutral	Unknown
✓	✓✓	x	xx	0	?

Environmental Objectives	Potential impacts of strategies on environmental objectives		Comments
	Preferred	Alternative	
Air	-	-	The preferred and alternative options look at specific sites which have been a part of previous development plans; it is considered that it is appropriate to assess the Employment Land Supply in Appendix D which assesses each site proposed against constraints mapping. However this is only done if the site has not been developed or is not the subject of an outstanding planning application. In doing this a more detailed assessment is gained and the environmental objectives are still covered.
Biodiversity			


Climatic Factors	
Cultural Heritage	
Landscape and Townscape	
Material Assets	
Population and Human Health	
Soil	
Water	

Table 1(b): Mixed Use

Strategy:

- **Preferred:** The establishment of an employment land hierarchy to more clearly identify those locations that should be retained solely for employment use, and those which may have potential for mixed (non-retail) use
- **Alternative:** Retention of the current policy position that protects all employment land from alternative or mixed use

Environmental Objectives	Potential impacts of strategies on environmental objectives		Comments
	Preferred	Alternative	
Air	✓	0	<p>It is considered that the preferred option will bring a positive impact on the environmental objective, this is because if mixed use development is encouraged it may mean a reduction in car use (and therefore emissions) because people do not need to use their car to reach services/employment locations.</p> <p>The alternative option would not allow the benefits that mixed use developments can bring.</p> <p>Neither of the options increase exposure of people to poor air quality and there are no AQMA issues.</p>

Biodiversity	✓	0	<p>The preferred option is generally positive in terms of biodiversity because allowing other types of development on allocated land means less pressure on greenfield land outwith settlements.</p> <p>It is not considered that the alternative option would have a significant effect on the Biodiversity objective. It is the case that the alternative option could result in mixed use development on greenfield land instead of on employment land and this could have biodiversity implications, however this is not considered to be significant.</p>
Climatic Factors	✓	0	<p>The preferred option will mean less GHG emissions because fewer resources are needed as additional greenfield land does not need to be designated. In addition if people are closer to amenities there is potential for less car use.</p> <p>It is not considered that the alternative option would have a significant effect on the Climatic Factors objective. The alternative option would not provide for the potential for less greenfield land to be developed or for less car use but this is not considered to be significant.</p>
Cultural Heritage	0	0	<p>It is not considered that either of the options identified would result in any significant effect on the Cultural Heritage SEA objective.</p>
Landscape and Townscape	✓	0	<p>The preferred option is generally positive in terms of landscape and townscape because allowing mixed use development on land allocated for employment would mean less land having to be identified for development; this would relieve pressure on edge-of-town sites and protect the borders townscape.</p> <p>Conversely the alternative option is generally negative because it prevents mixed-use development on employment land meaning there is greater pressure for additional edge-of-settlement land to be identified for development. This may bring detrimental impacts on the Borders landscape. However the Borders landscape is protected by a number of policies such as Development outwith development boundaries, Countryside Around Towns etc and the effect is therefore not considered to be significant.</p>

Material Assets	✓	0	<p>There would be a positive effect because within mixed-use development there is potential to integrate community recycling centres/recycling infrastructure to help work towards Zero Waste Plan targets. It is also the case that if less land needs to be allocated then there is fewer requirements for infrastructure and for materials required for building.</p> <p>It is not considered that the alternative option would have a significant effect on the Material Assets environmental objective. It is not considered that the need for additional infrastructure due to mixed use development not being located on employment land would be significant.</p>
Population and Human Health	✓	0	<p>Mixed-use development brings benefits for the population in that housing is located closer to facilities and the workplace; as a result there is less reliance on the private car, which brings health and environmental benefits. Opportunity for more mixed-use development on employment land would therefore bring a positive effect.</p> <p>The alternative option would not bring a significant effect on the environmental objective. It is the case that mixed use development would still take place and so not locating it on employment land, although losing that benefit, would not be significant.</p>
Soil	✓	0	<p>The preferred option would be positive in terms of soil because allowing mixed use development on certain land that was previously solely for employment would mean less land having to be identified for development thus protecting soil resources.</p> <p>Although the alternative raises the potential for development on greenfield land, it is the case that SBC has policy which protects the soil resource and therefore there would not be a significant effect.</p>
Water	0	0	<p>It is not considered that either of the options identified would result in any significant effect on the water SEA objective. However it can be stated that there would be no adverse effect on the ecological status of water bodies or on designated water bodies.</p>

Table 1(c): Digital Connectivity

Strategy:

- **Preferred:** A policy to be included in the plan to require the provision of appropriate digital network infrastructure for new development
- **Alternative:** The requirement for digital network infrastructure alongside new development to continue to be 'ad hoc'

Environmental Objectives	Potential impacts of strategies on environmental objectives		Comments
	Preferred	Alternative	
Air	✓	0	In encouraging digital network infrastructure the potential for people to work at home or for meetings to occur on-line increases. This would help reduce carbon emissions as less car journeys are required. It is considered that the alternative option does not bring a significant effect; although the requirement for digital connectivity would not be present there would still be development of high speed broadband.
Biodiversity	0	0	It is not considered that Digital Connectivity would have any significant effect on the Biodiversity environmental objective.
Climatic Factors	✓	0	As for Air above. In addition electricity use would need to be considered but it is felt that the overall positives outweigh the drawback of increased electricity use.
Cultural Heritage	0	0	It is not considered that Digital Connectivity would have any significant effect on the Cultural Heritage environmental objective.
Landscape and Townscape	0	0	It is not considered that either of the options identified would result in any significant effect on the Landscape and Townscape SEA objective.

Material Assets	0	0	By encouraging digital network infrastructure there is an obvious requirement for electricity to provide the power, as discussed above it is felt that the positive would outweigh the negative in this case.
Population and Human Health	✓	0	By requiring digital network infrastructure there would be a positive effect on quality of life as Borders residents are offered more choice in terms of how they can do day-to-day tasks such as work and shopping. For the alternative option it is considered that by not requiring digital connectivity there may be a loss of impetus but high speed broadband would still be developed and so there is no significant effect.
Soil	0	0	It is not considered that Digital Connectivity would have any significant effect on the Soil environmental objective.
Water	0	0	It is not considered that Digital Connectivity would have any significant effect on the Water environmental objective. It can be stated that the option would not bring any effect on the ecological status of water bodies, on creation of pollution or on designated water bodies.

Table 2(a): Housing Land Supply- Scale

Strategy:

- Preferred: The scale and broad location of additional housing land should be in line with that set out in the SDP
- Alternative: The scale of additional housing land should be increased from that set out in the SDP

Environmental Objectives	Potential impacts of strategies on environmental objectives		Comments
	Preferred	Alternative	

Air	0	0	<p>The preferred approach ensures that housing development will occur in locations that have been considered to be close to existing settlements and therefore near public transport links and facilities. Broadly speaking this should help to reduce car reliance and carbon emissions but not to the extent where development would have a positive effect on the Air objective, due to the fact that construction releases GHG.</p> <p>The alternative approach proposes more housing however it does not provide more detail. It can be stated that the level of housing proposed by SESplan for the Borders is low and therefore a proportional increase would remain a relatively low figure. It is also the case that additional housing sites will have been through a rigorous site assessment process (including SFRA) and therefore any environmental impact will be low. For these reasons it is considered the alternative has a neutral impact.</p>
Biodiversity	0	0	<p>The preferred approach tries to minimise the impact of the development on biodiversity by allocating land within existing settlement boundaries and through a rigorous site assessment process. However at a general level construction of homes brings a negative impact, particularly where greenfield land is required, for that reason the assessment is neutral.</p> <p>As for air above.</p>
Climatic Factors	0	0	<p>The preferred approach ensures that housing development will occur in locations that have been considered to be close to existing settlements and therefore near public transport links and facilities. Broadly speaking this should help to reduce car reliance and carbon emissions. The LDP will consider flood risk through site assessment (Appendices E and F) and through a SFRA; Scottish Borders Council has design and renewable energy policies to encourage renewable energy policies and SUDS for dealing with waste water. However house building will release emissions due to construction, energy use and increased car use and therefore the assessment is neutral.</p> <p>As for air above.</p>
Cultural Heritage	0	0	<p>It is not considered that Housing Land Supply- Scale would have any significant effect on the Cultural Heritage environmental objective.</p>

Landscape and Townscape	✓	0	<p>The preferred approach minimises any negative impacts on the landscape by ensuring housing is to be located in or around existing settlements and the site assessment process considers landscape impacts.</p> <p>As for air above. The site assessment criteria includes landscape categories, in addition Scottish Borders Council has robust landscape proposals.</p>
Material Assets	0	0	<p>Both of the approaches would require the use of minerals and other materials for their construction but SESplan promotes a low amount of housing for the Borders and it is considered mineral and other materials use would be at a sustainable level.</p> <p>The alternative approach would also require more infrastructure development, which would mean more carbon emissions; and there would be more waste produced which would require consideration in terms of the Zero Waste Plan. However without knowing the level of additional housing the alternative approach can only receive a neutral assessment.</p>
Population and Human Health	✓	0	<p>The preferred approach should result in a positive effect on the objective as the housing is located in areas which are close to services, public transport and amenities. It would also be the case that a proportion of the housing would be affordable.</p> <p>The alternative approach would have a neutral effect because it is unknown to what degree the housing would be located away from services, public transport and amenities but there would be affordable housing in the mix.</p>
Soil	0	0	<p>The preferred approach would have a neutral effect on the Soil objective because the housing is to be targeted at existing settlements which gives rise to the potential to use brownfield sites, however greenfield land would likely still be required in some instances.</p> <p>The alternative approach would give rise to the possibility of greenfield land or prime agricultural land being built on but without more specific detail the assessment is neutral.</p>
Water	0	0	<p>It is not considered that Housing Land Supply- Scale would have any significant effect on the preferred or alternative Water environmental objective. Housing will not</p>

			occur where negative effects on ecological status of water bodies or designated water bodies, such as pollution, could take place. This is the case because it is contrary to Council policy and the site assessment process (including the SFRA) will preclude such sites.
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Table 2(b): Housing Land Supply- Sites

Strategy:

- Preferred: The preferred sites for additional housing land as set out in Appendix A.1 of the MIR
- Alternative: Other possible sites for additional housing are set out in Appendix A.1 of the MIR

Environmental Objectives	Potential impacts of strategies on environmental objectives		Comments
	Preferred	Alternative	
Air			The assessment of the housing sites is contained in Appendix E and F.
Biodiversity			
Climatic Factors			
Cultural Heritage			
Landscape and Townscape			
Material Assets			
Population and Human Health			
Soil			
Water			

Table 2(c): Affordable Housing

Strategy:

- **Preferred:** That the baseline requirement for affordable housing should continue to be 25%
- **Alternative:** That the baseline requirement for affordable housing should be reviewed to take into account the current economic downturn

Environmental Objectives	Potential impacts of strategies on environmental objectives		Comments
	Preferred	Alternative	
Air	0	0	It is not considered that the Affordable Housing preferred or alternative options will have any effect on the environmental objectives apart from Population and Human Health which is assessed below
Biodiversity	0	0	
Climatic Factors	0	0	
Cultural Heritage	0	0	
Landscape and Townscape	0	0	
Material Assets	0	0	
Population and Human Health	✓	0	<p>It is considered that setting an Affordable Housing rate of 25% would help towards ensuring that the entire Borders population have access to quality housing. This brings a positive assessment.</p> <p>If the baseline was adjusted the potential would be that the provision of affordable housing completed would drop and this would have a negative impact on the quality of life for many in the Borders population. However it is the case that the alternative may provide a more realistic option in the face of the impacts the current economic climate has had on social housing delivery. The assessment is therefore neutral.</p>

Soil	0	0	
Water	0	0	

Table 3(a): Town Centre Network

Strategy:

- **Preferred:** Establish a network of centres in the form of a hierarchy, clearly outlining the function and role that each of the centres would provide:
 - Strategic town centre- Galashiels
 - Sub-regional town centres- Hawick, Peebles, Kelso, Selkirk, Jedburgh, Duns and Eyemouth
- **Alternative:** Retain the existing shopping development policy using the sequential test to assess proposals. This approach would provide no strategic guide for future development and may result in retail development in inappropriate locations which could compromise future development.

Environmental Objectives	Potential impacts of strategies on environmental objectives		Comments
	Preferred	Alternative	
Air	0	0	<p>It is not considered that the preferred approach would have a significant effect on the Air SEA objective.</p> <p>It is considered that the Alternative approach could have a negative effect on the Air environmental objective because retail development in inappropriate locations could mean increased congestion and detrimental impacts on air quality as a result. However without a greater level of detail the assessment should be neutral.</p>

Biodiversity	0	0	<p>It is not considered that the preferred approach would have a significant effect on the Biodiversity SEA objective.</p> <p>The alternative option would bring a neutral assessment because Scottish Borders Council policy would prevent the “inappropriate development” alluded to from adversely affecting biodiversity. In addition the lack of detail required to state there would be definite inappropriate development is not available.</p>
Climatic Factors	0	0	<p>It is not considered that the preferred approach would have a significant effect on the Climatic Factors SEA objective.</p> <p>The assessment for the alternative option is neutral because although there is potential for negative effects, there is a lack of detail in the proposal which allows a definitive judgement to be made.</p>
Cultural Heritage	0	0	<p>It is not considered that the preferred approach would have a significant effect on the Cultural Heritage environmental objective. Identification of a network of town centres will concentrate on retail needs and existing policy on listed buildings; conservation areas etc will remain in place to prevent inappropriate development.</p> <p>The assessment for the alternative approach suggests inappropriate development but there is a lack of detail and again Scottish Borders Council has robust policy which protects cultural heritage.</p>
Landscape and Townscape	0	0	<p>It is not considered that the preferred approach would have a significant effect on the Landscape and Townscape SEA objective.</p> <p>The Alternative approach brings the potential for adverse impacts on the landscape and townscape due to inappropriate retail development. However there is a lack of detail in the proposal and Scottish Borders Council already has Local Plan policy which protects the landscape and townscape.</p>
Material Assets	0	0	<p>It is not considered that the preferred or alternative approaches would have a significant effect on the Material Assets SEA objective.</p>

Population and Human Health	0	0	It is not considered that the preferred approach would have a significant effect on the Population and Human Health SEA objective. Despite the sequential test the Alternative approach does allow for retail development in locations which are not accessible to all or encourage increased car use. However it is not considered this is at a significant level and therefore the assessment is neutral.
Soil	0	0	It is not considered that the preferred or alternative approaches would have a significant effect on the Soil SEA objective.
Water	0	0	It is not considered that the preferred or alternative approaches would have a significant effect on the Water SEA objective. This is because no development will take place which could cause negative effects on ecological status of water bodies or designated water bodies (such as pollution). This is the case because it is contrary to Council policy and it is against national legislation.

Table 3(b): Town Centre Boundaries

Strategy:

- Preferred: Review the town centre boundaries in Hawick and Galashiels taking account of recent developments in order to encourage new shops into specific areas of the town, in order to support sustainable economic growth
- Alternative: Retain the existing town centre boundaries.

Environmental Objectives	Potential impacts of strategies on environmental objectives		Comments
	Preferred	Alternative	

Air	0	0	No significant effects identified.
Biodiversity	0	0	
Climatic Factors	0	0	
Cultural Heritage	?	0	No significant effects identified.
Landscape and Townscape	?	0	
Material Assets	0	0	
Population and Human Health	✓	0	It is considered that the preferred approach will bring a positive effect on the Population and Human Health objective. This is because new retail development will give Borders residents a greater choice for their shopping, which brings a quality of life benefit. In addition to this the development will likely take place within towns and should therefore be accessible by walking or public transport. No significant effects from the alternative approach are identified.
Soil	0	0	No significant effects identified.
Water	0	0	

Table 3(c): Prime Retail Frontages

Strategy:

- **Preferred:** a) Revise the current policy approach to take a more proactive approach to appropriate uses within prime town centre frontage areas that would allow consideration of uses that provide public activity in the core retail areas where the demand for shops may be insufficient.
- b) Identify prime retail frontage areas within all towns in the town centre network.
- **Alternative:** a) Retain the existing policy approach of resisting non-class 1 units within prime retail frontage locations
- b) Continue without a prime retail frontage within Jedburgh, Selkirk, Eyemouth and Duns

Environmental Objectives	Potential impacts of strategies on environmental objectives		Comments
	Preferred	Alternative	
Air	0	0	No significant effects identified.
Biodiversity	0	0	
Climatic Factors	0	0	
Cultural Heritage	0	0	
Landscape and Townscape	0	0	
Material Assets	0	0	
Population and Human Health	✓	0	It is considered that the preferred approach will bring a positive effect on the environmental objective because the aim would be to revitalise areas in the Borders where retail demand is low and there are empty units as a result. This would bring a

			better sense of place and a positive quality of life change for Borders residents. It is not considered that the alternative approach raises any significant effects.
Soil	0	0	No significant effects identified.
Water	0	0	

Table 4: Regeneration

Strategy:

- **Preferred:** a) Identify and promote redevelopment opportunities across the Borders including the key projects identified in paragraph 5.43
- **Alternative:** a) Categorise redevelopment opportunities to relate to a specific use such as retail or commercial redevelopment opportunities

Environmental Objectives	Potential impacts of strategies on environmental objectives		Comments
	Preferred	Alternative	
Air	0	0	No significant effects identified.
Biodiversity	0	0	
Climatic Factors	0	0	

Cultural Heritage	✓	✓	<p>It is considered that the preferred option of identifying and promoting redevelopment opportunities across the Borders and for specific sites brings the chance to renovate and bring into use listed buildings/other culturally important sites.</p> <p>The alternative option would also bring a positive effect on Cultural Heritage, however by categorising opportunities the impetus for action does not translate as well as it does for the preferred option.</p>
Landscape and Townscape	✓	✓	<p>The preferred option would bring a positive impact on the Landscape and Townscape environmental objective this is because identifying and promoting redevelopment options across the Borders and having key projects gives rise to the potential for the Townscape, and feasibly the wider landscape, to be improved as a result.</p> <p>The alternative option brings the same assessment as for cultural heritage above.</p>
Material Assets	0	0	<p>It is not considered that the preferred or alternative options would have any significant effect on the Material Assets environmental objective.</p>
Population and Human Health	✓	✓	<p>It is considered that the preferred option 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 on the Population and Human Health environmental objective due to the positive quality of life change.</p> <p>The alternative option brings the same assessment as for cultural heritage above.</p>
Soil	✓	✓	<p>It is considered that the preferred and alternative options would result in a positive impact on the Soil environmental objective; redevelopment of existing buildings for re-use would relieve the pressure on greenfield sites for development.</p>
Water	0	0	<p>It is not considered that the preferred or alternative options would have any significant effect on the Water SEA objective.</p>

Table 5: Green Spaces

Strategy:

- Preferred: Identify key open spaces within settlements and protect them from development
- Alternative: Continue the generic approach to the protection of open space through a general policy statement

Environmental Objectives	Potential impacts of strategies on environmental objectives		Comments
	Preferred	Alternative	
Air	✓	✓	<p>It is considered that the preferred option has the potential to bring a positive impact on the SEA objective because if key open spaces are protected the benefits they bring to air quality as well as to the people that use them will be protected and there will be potential to prioritise funding to improve these sites.</p> <p>The alternative option brings a positive assessment because all open spaces are protected by existing policy BE6 Open Space, the drawback is that there would be no strategic approach to improve and safeguard the best of these open space sites.</p>
Biodiversity	✓✓	✓	<p>It is considered that the preferred option will bring significant positive impacts on the SEA objective, as the key open spaces are protected so are the benefits they bring to biodiversity. It is also the case that this gives a platform from which the Council can move to further improve key open spaces, in line with objectives from local and national policy.</p> <p>The alternative assessment is the same as for Air.</p>

Climatic Factors	✓	✓	<p>The preferred option has the potential to bring a positive impact because open spaces provide the capacity to absorb CO₂ emissions and to provide sustainable transport routes, thus avoiding private car use. This will help the Council towards attainment of Climate Change targets.</p> <p>The alternative assessment is the same as for Air.</p>
Cultural Heritage	✓	✓	<p>It is considered that the preferred approach would bring a positive effect because the key open spaces will contain monuments or other culturally/historically important sites which would be protected and potentially improved through funding initiatives.</p> <p>The alternative assessment is the same as for Air.</p>
Landscape and Townscape	✓	✓	<p>The preferred option will bring a positive impact on the landscape and townscape objective as the key open space contributes to the setting of towns and the wider landscape in the Borders.</p> <p>The alternative assessment is the same as for Air.</p>
Material Assets	0	0	<p>It is not considered that either of the options would have a significant effect on the Material Assets environmental objective.</p>
Population and Human Health	✓	✓	<p>The preferred option will bring positive impacts on the Population and Human Health SEA objective. In protecting the key open space the recreational, health and quality of life benefits that open spaces bring will be protected.</p> <p>The alternative assessment is the same as for Air.</p>
Soil	0	0	<p>It is not considered that either of the options will have a significant effect on the Soil SEA objective</p>
Water	0	0	<p>It is not considered that the preferred or alternative options would have any significant effect on the Water SEA objective</p>

Table 5: Green Networks

Strategy:

- **Preferred:** a) Identify and promote strategic green networks in Central and Western Borders
 b) Identify and promote key green networks around the towns of Duns, Eyemouth, Hawick, Jedburgh, Kelso and Lauder
 c) Identify and protect former rail routes as important contributors to the green networks
- **Alternative:** Support environmental improvements generally

Environmental Objectives	Potential impacts of strategies on environmental objectives		Comments
	Preferred	Alternative	
Air	✓	✓	<p>It is considered that the preferred option has the potential to bring a positive impact on the Air environmental objective because green networks provide opportunities for sustainable transport links to be provided and, as a result, lessen the requirement for use of the private car. Helping Council towards achieving climate change targets.</p> <p>Supporting environmental improvements is an obvious positive impact; however it is not significant because it lacks detail of where environmental improvements would be made. In addition a general approach may mean that the best strategic sites cannot maximise their potential because funding is spread too thinly.</p>
Biodiversity	✓✓	✓	<p>It is considered that the preferred option has the potential to bring a significant positive impact on the SEA objective. This is because green networks provide the opportunity for linked-habitat creation and provide a platform for further biodiversity benefits to be created.</p>

			The alternative assessment is the same as for Air.
Climatic Factors	✓✓	✓	<p>It is considered that the preferred option has the potential to bring a significant positive impact on the SEA objective. This is because green networks provide the opportunity to lessen CO₂ emissions through provision of sustainable transport links; they also increase the CO₂ absorption capacity due to the potential for increased planting. In addition to these factors there is also the potential for green networks to be used in flood management as well as strategic flood planning when considering the increased risk climate change may bring.</p> <p>The alternative assessment is the same as for Air.</p>
Cultural Heritage	0	0	It is not considered that the preferred or alternative options would bring a significant impact on the Cultural Heritage environmental objective.
Landscape and Townscape	✓	✓	<p>It is considered that the preferred option has the potential to bring a positive impact on the environmental objective. This is because green networks bring the potential for landscape and townscape improvements.</p> <p>The alternative assessment is the same as for Air.</p>
Material Assets	✓	✓	<p>The preferred option has the potential to bring a positive impact on the environmental objective as the creation of sustainable transport routes would mean that less development is required on adopted routes.</p> <p>The alternative assessment is the same as for Air.</p>
Population and Human Health	✓✓	✓	<p>It is considered that the preferred option has the potential to bring a significant positive impact on the SEA objective. This is because green networks provide excellent health and quality of life benefits through provision of access to countryside by sustainable means.</p> <p>The alternative assessment is the same as for Air.</p>

Soil	0	0	It is not considered that the preferred or alternative options would bring a significant effect on the Soil SEA objective.
Water	✓	0	It is considered that the preferred option has the potential to bring a positive impact on the Water SEA objective. This is because green networks have the potential to be used as part of SUDs and in terms of flood mitigation and when considering increased flood risk as a result of climate change (i.e. blue networks). The alternative assessment is the same as for Air.

Table 6(a): Climate Change Mitigation and Adaptation

Strategy:

- **Preferred:**
 - a) Extend the protection of agricultural land to include protection of carbon rich soils such as peat
 - b) Include a requirement to encourage the minimisation of water use within new development
 - c) Continue to determine planning applications for wind turbines on a case by case basis, taking cognisance of the SPG on Wind Energy 2011 and any other material planning considerations
- **Alternative:**
 - a) Retain policy on protection of prime agricultural land
 - b) Retain current policy position without specific reference to the minimisation of water use
 - c) Consider that the Borders landscape is already at saturation point in the terms of wind turbines and incorporate a policy that deals with commercial windfarms by exception

	Potential impacts of strategies on environmental objectives		
Environmental Objectives	Preferred	Alternative	Comments
Air	✓	0	<p>The preferred options would have the potential for positive impacts on air quality; if carbon rich soils are protected the potential for carbon to be released into the atmosphere is lessened and if the support for wind energy continues, then there is an alternative, 'clean' source of energy generation as opposed to fossil fuel burning power plants. The sum of both these measures on the air objective is that they protect air quality in the Borders.</p> <p>It is not considered that the alternative options would have a significant effect on the Air environmental objective</p>
Biodiversity	0	0	It is not considered that either the preferred or alternative options would have a significant effect on the Biodiversity SEA objective
Climatic Factors	✓✓	0	<p>It is considered that the preferred option will have a significant positive effect on the SEA objective. This is because by extending protection of agricultural land to include carbon rich soils the release of carbon is prevented and there is potential for a reduction in CO₂ emissions. The minimisation of water use allows for adaptation to potential water shortages which may occur as a result of climate change. Finally by determining wind turbine applications on a case by case basis the Borders can continue to contribute to national renewable energy targets, whilst protecting the Borders landscape.</p> <p>The alternative approaches provide measures that protect against actions that could damage the climate or exacerbate the impacts of climate change. In addition they help to mitigate emissions and can be used to adapt to future climate change. However it is expected through Government policy that further measures should be undertaken to help meet climate change targets; for this reason the assessment of</p>

			the alternative option is neutral.
Cultural Heritage	0	0	It is not considered that either the preferred or alternative options would have a significant effect on the Cultural Heritage SEA objective
Landscape and Townscape	✓	✓	<p>It is considered that the preferred approach will have a positive effect on the Landscape and Townscape SEA objective. Indirectly the protection of carbon rich soils would mean that development in these areas would be restricted, which would have benefits for the landscape of the Borders. It is also the case that the Wind Energy SPG protects sensitive parts of the Borders landscape.</p> <p>If wind turbines were only allowed on an “exception” basis then it would be the case that the landscape would be better protected from singular and cumulative adverse impacts.</p>
Material Assets	✓	0	<p>The preferred approach would bring a positive environmental effect on the objective in that if water use is minimised then the need for new water infrastructure is reduced. It is also the case that if wind turbines continue to be supported this may mean other types of power generation are not required to be built.</p> <p>The alternative assessment is neutral because although soil use and water use are protected, it is also the case that if wind farm building is significantly curtailed then there may be the need for significant infrastructure development for electricity generation.</p>
Population and Human Health	0	0	It is not considered that either the preferred or alternative options would have a significant effect on the Population and Human Health SEA objective
Soil	✓	0	<p>The preferred approach would have a positive effect on the Soil SEA objective because carbon rich soils would be protected and this would prevent carbon emissions being released due to development on these soils. It is also the case that the Wind Energy SPG takes cognisance of sensitive soil types.</p> <p>The alternative approach would be neutral because prime quality agricultural land is protected from development. However potential would remain for damaging development on other types of soil.</p>

Water	✓	✓	<p>The preferred approach would have a positive effect on the Water SEA objective because the requirement to encourage the minimisation of water use within development would result in a reduced impact on the water environment from human processes in the Borders.</p> <p>The alternative approach is also positive because, although the wording is not as strong, minimisation of water use is still encouraged.</p>
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Table 6(b): Sustainable Waste Management

Strategy:

- **Preferred:** a) Include the Easter Langlee waste site and other waste sites as designated sites within the Plan
b) Refer to the need to provide adequate space for waste management in new developments, including the need for an SPG to provide further detail
- **Alternative:** None

Environmental Objectives	Potential impacts of strategies on environmental objectives		Comments
	Preferred	Alternative	
Air	0	N/A	It is not considered that the preferred option would have any significant effect on the Air SEA objective. The determination and development of the Easter Langlee site has, and will continue, to take cognisance of any health risks
Biodiversity	0	N/A	It is not considered that the preferred option would have any significant effect on the Biodiversity SEA objective

Climatic Factors	✓✓	N/A	It is considered that the preferred option will have a significant positive effect on the Climatic Factors SPG. This is because Easter Langlee and further waste management facilities will provide significant new capacity to be able to recycle and/or produce energy from waste; the sum of these measures is that significant reductions in carbon emissions will be achieved.
Cultural Heritage	0	N/A	It is not considered that the preferred option would have any significant effect on the Cultural Heritage SEA objective
Landscape and Townscape	0	N/A	It is not considered that the preferred option would have any significant effect on the Landscape and Townscape SEA objective. The Easter Langlee site and others identified in the plan will meet the Council's design and development in the landscape requirements
Material Assets	✓	N/A	It is considered that the preferred option will have a positive effect on the material assets SEA objective. This is because Easter Langlee will bring the potential to deal with a significant volume of waste in a sustainable manner; this will save on landfill and the need for waste to be transported to Dunbar; in turn saving on carbon emissions.
Population and Human Health	0	N/A	It is not considered that the preferred option would have any significant effect on the Population and Human Health SEA objective. As stated the potential health risks would be assessed and mitigated.
Soil	0	N/A	It is not considered that the preferred option would have any significant effect on the Soil SEA objective.
Water	0	N/A	It is not considered that the preferred option would have any significant effect on the Water SEA objective

Local Development Plan – Main Issues Report

Strategic Environmental Assessment

Appendix E

Detailed Assessment of the Continuation of Structure Plan and Local Plan Policies

<u>Policy and description of purpose</u>	<u>Assessment by SEA Topic</u>								
	Air	Biodiversity, Flora and Fauna	Soil	Water	Climatic Factors	Cultural Heritage	Landscape and Townscape	Material Assets	Population and Human Health
<p>G1 - Quality Standards for New Development</p> <ul style="list-style-type: none"> - Policy states that developments should accord with sustainability principles, fit with the Borders townscapes and integrate with the landscape - 15 no. standards are provided to ensure the above criteria are met, i.e. retains physical 	0	0	0	0	✓ Development can result in emissions. However the policy provides for measures that lessen adverse impacts A significant change is the provision for new policy wording to reflect the requirements of the Zero Waste Plan (ZWP), including the possible provision of a SPG to provide further guidance. It is considered that this is a positive change.	0	✓	✓ It is considered that the provision of additional policy wording and possible SPG to reflect the requirements of the ZWP	✓ ✓

or natural features, creates developments with sense of place, provides for SUDs where appropriate etc									
G2 - Contaminated Land - Provides requirements for developers if they propose to build on contaminated land - Requirements include: carrying out of site investigations and assessments; consultation with relevant authorities; undertaking effective remedial action to make sure the site is suitable	✓	✓	✓	✓	✓ ✓	0	✓	0	✓

for use.									
G3 - Hazardous Developments - States how the strict controls regarding hazardous developments will be applied. - States development will be refused if it would cause unacceptable levels of pollution or nuisance or hazard to the public or environment; or is in close proximity to existing facilities or infrastructure that would result in the adverse impacts described above	✓	✓	✓	✓	✓	0	✓	0	✓ ✓

<p>G4 - Flooding</p> <ul style="list-style-type: none"> - States the Council's position regarding development and flooding - There is a general principle, new development should not be permitted if it would be at significant flood risk from any source or would increase flood risk elsewhere - Proposals where there is evidence of flood risk must give consideration of the risk - Certain development on land which is 0.5%> annual flooding probability or 1 in 	0	0	0	✓	<p>The policy 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.</p> <p>A significant change is that the policy will be updated to identify and safeguard areas of land that could contribute towards sustainable flood management measures. In addition there</p>	✓	0	0	0
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<p>200 year flood risk will not be permitted i.e. essential civil infrastructure, additional built development in sparsely developed areas</p> <p>- Other development forms will be subject to assessment</p>				<p>will be updating to reflect the Flood Risk Management (Scotland) Act 2009 and the Strategic Flood Risk Assessment (SFRA) will be referenced in the justification of the policy.</p> <p>All of the measures mentioned are considered to be positive.</p>					
<p>G8 - Development outwith Development Boundaries</p> <p>- Gives the criteria for exceptional approvals on land not located within a</p>	0	x	x	0	x	0	0	x	✓

<p>development boundary</p> <ul style="list-style-type: none">- Criteria include developments that are job generating, are affordable housing that can be justified under housing policy (H1), there is a housing land shortage, development would offer significant community benefits that outweigh the need to protect the settlement boundary- The development would also need to represent a logical extension of the built up area, be of appropriate scale in relation to settlement size,									
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not prejudice the visual character, cohesion or natural built up edge of the settlement and not cause adverse effect on the landscape setting of the settlement.									
BE1 - Listed Buildings - Policy states the Council's position regarding development on listed buildings and their setting	0	0	0	0	0	✓	✓	0	✓
BE2 - Archaeological Sites and Ancient Monuments - States the Council's position relating to developments	0	0	0	0	0	✓	✓	0	✓

<p>that may affect Scheduled Monuments, other nationally important sites not yet scheduled or any other archaeological/historical site.</p> <p>- Refers to structure plan policies (N14, N15,N16) which are to be incorporated into an abridged LDP policy</p>									
<p>BE3 - Gardens and Designed Landscapes</p> <p>- States that development will be refused where it has an unacceptable adverse impact on the landscape features, character or</p>	0	0	0	0	0	✓	✓	0	✓

<p>setting of sites listed in the Inventory of Gardens and Designed Landscapes, additional sites that may be included in any revised Inventory and any sites recorded in the Council's Sites and Monuments Record.</p> <ul style="list-style-type: none">- Where development is approved, it should enhance the design and setting of the garden or designed landscape and should meet high design standards, appropriate finishing materials and planting.									
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<p>BE4 - Conservation Areas</p> <ul style="list-style-type: none"> - States that development that would have an unacceptable adverse impact on the character and appearance of a Conservation Area will be refused. - Provides policy detail on new development in Conservation Areas; consent for demolition of unlisted buildings within a Conservation Area and what may be required in terms of application for development. 	0	0	0	0	0	✓	✓	0	✓

<p>BE6 - Protection of Open Space</p> <ul style="list-style-type: none"> - Protects functional and amenity open space within the development boundary of settlements, justified by strategic, local or neighbourhood importance; environmental, social or economic value; role played in defining the landscape and townscape; function the open space serves - Development that would result in the loss of open space will only be permitted if it can be satisfactorily demonstrated 	<p>✓</p>	<p>✓ ✓</p> <p>Open space is identified in the LDP/MIR as a key issue. It is therefore expected that the Policy will need to be updated to reflect this. One update will be to reflect the identification and safeguarding of key open spaces.</p> <p>It is considered that the above measure will have a significant positive outcome on Biodiversity, Flora and</p>	<p>0</p>	<p>✓ ✓</p> <p>The changes in policy due to the LDP/MIR bring significant positive changes because the identification of key open space gives rise to the potential improvement of the water environment,</p>	<p>✓ ✓</p> <p>The changes in policy due to the LDP/MIR bring significant positive changes in a number of areas that influence climatic factors these include creation of habitats, improvement of existing habitat and the water environment.</p> <p>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>	<p>0</p>	<p>✓</p> <p>The change in policy due to the LDP/MIR brings a positive change on the Landscape/Townscape assessment this is because identifying key open spaces allows the landscape/townscape to be protected and enhanced.</p>	<p>0</p>	<p>✓ ✓</p> <p>The change in policy due to the LDP/MIR brings a significant positive change on the assessment. This is because identifying key open spaces allows their recreational and health benefits to be protected and enhanced.</p>
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<p>that it would have minimal environmental, social and economic impacts, the need for the development outweighs the need to retain the open space or where comparable or enhancement of existing open space can be provided.</p>		<p>Fauna because protection of open space gives scope for improvement of existing habitat and water quality.</p>							
<p>BE8 - Caravan and Camping Sites</p> <p>- States that new or extended caravan and camping sites will be supported in locations that can support the local economy and the regeneration of towns and are in accordance with</p>	<p>0</p>	<p>✓</p>	<p>✓</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>✓</p>	<p>0</p>	<p>0</p>

<p>the Scottish Borders Tourism Strategy</p> <ul style="list-style-type: none"> - Developments within or immediately outwith the development boundary of settlements will be favoured over countryside locations 									
<p>NE1 - International Nature Conservation Sites</p> <ul style="list-style-type: none"> - States that sites of importance for nature conservation will be afforded the highest level of protection from development. - Any development that may affect such a site must be able to prove 	0	✓ ✓	0	✓	✓	0	✓	0	0

<p>there is no alternative means of meeting that development need and there are imperative reasons of overriding public interest that clearly outweigh the international nature conservation value of the site.</p>									
<p>NE2 - National Nature Conservation Sites</p> <p>- States that if a development proposal impacts on a national nature conservation site, developers will be required to submit sufficient information about the impact of the development to ensure compliance with the following</p>	<p>0</p>	<p>✓ ✓</p>	<p>0</p>	<p>✓</p>	<p>✓</p>	<p>0</p>	<p>✓</p>	<p>0</p>	<p>0</p>

<p>requirements: the development will not adversely affect the integrity of the site, and the development offers substantial benefits, including those of a social or economic nature, that clearly outweigh the national nature conservation value of the site.</p>									
<p>NE3 - Local Biodiversity</p> <p>- States that the Council will seek to safeguard the integrity of habitats both within and outwith settlements which are of importance for the maintenance and enhancement of local biodiversity</p>	<p>0</p>	<p>✓ ✓</p>	<p>0</p>	<p>✓</p>	<p>✓</p>	<p>0</p>	<p>✓</p>	<p>0</p>	<p>0</p>

<ul style="list-style-type: none">- If development is proposed on a site that may have biodiversity value the developer may be required to undertake a survey of the site's natural environment- Criteria is given for development to avoid impacts on biodiversity sites- Development with adverse impacts on habitats or species of conservation concern will be refused unless it can be shown that the public benefits clearly outweigh the value of the									
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<p>habitat for biodiversity creation</p> <p>- If the development does outweigh the desirability of retaining habitat features, mitigation measures aimed at ensuring no net loss of LBAP habitats will be sought</p>								
<p>NE4 - Trees, Woodlands and Hedgerows</p> <p>- States that the Council supports maintenance and management of trees, woodlands and hedgerows and requires developers to incorporate, wherever feasible, the woodland</p>	0	✓ The policy will be updated to make reference to coverage of individual trees and single hedgerows which may have amenity value. This brings a positive impact on the	0	0	0	0 ✓ In updating the policy to make reference to coverage of individual trees and single hedgerows which may have amenity value there is scope for the landscape/to wnscape to	0	0

<p>resource into their schemes.</p> <ul style="list-style-type: none"> - Also stated that development that would cause the loss of, or serious damage to the woodland resource, will be refused unless the public benefits of the development at the local level clearly outweigh certain factors, siting and design minimise adverse impacts on biodiversity value of the woodland resource - Where there is unavoidable loss of the woodland resource, appropriate replacement planting will be a 		<p>assessment because there is scope to safeguard or improve biodiversity potential</p>				<p>be safeguarded and improved.</p>		
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condition of the planning permission									
<p>NE5 - Development affecting the Water Environment</p> <ul style="list-style-type: none"> - States that the Council aims to protect the quality of the water resource and requires developers to consider how their proposals might generate potentially adverse impacts and to build in measures that will minimise any such impacts and enhance and restore the water environment. - Development affecting a water 	0	<p>✓</p> <p>The policy will state that development judged to have an unacceptable impact on water quality of morphology will be refused; a section is to be added to reflect current pressures affecting the water environment and the objectives set out in the Scotland and Solway Tweed River Basin Management Plan (RBMP)</p>		<p>✓</p> <p>The policy will state that development judged to have an unacceptable impact on water quality of morphology will be refused; a section is to be added to reflect current pressures affecting the water environment and the objectives set out in the Scotland and Solway Tweed River Basin Management Plan (RBMP)</p>	<p>✓</p> <p>It is considered that the changes described for Biodiversity, flora and fauna and Water have the potential to bring a positive impact on Climatic Factors, this is because blue network development can bring sustainable transport routes and there is potential for increased planting which absorbs carbon.</p>	0	<p>✓</p> <p>It is considered that the changes described for Biodiversity, flora and fauna and Water have the potential to bring a positive impact on Landscape and Townscape, this is because reflection of the objectives of the Solway Tweed RBMP may result in changes which safeguard or improve river</p>	0	0

body, water catchment area, river corridor or other waterside areas that is judged to have an unacceptable impact on nature conservation, biodiversity, landscape, fisheries, recreation, river works or public access will be refused.		2009-2015. In doing this it is considered there will be a positive impact on biodiversity as water quality is protected and enhanced.		2009-2015. It is considered water quality will be preserved and enhanced through these measures.			settings.		
NE6 - River Engineering Works - States that river engineering works that would have a significant adverse effect upon water quality, quantity and other factors will be refused.	0	✓	0	✓ ✓	✓	0	0	0	0
EP1 - National Scenic Areas - States that development will	0	0	0	0	0	0	✓ ✓	0	0

<p>only be permitted where the objectives of designation and the overall landscape value of the site will not be compromised, or any significant adverse effects on the qualities for which the site has been designated are clearly outweighed by social or economic benefits of national importance.</p>									
<p>EP2 - Areas of Great Landscape Value</p> <p>- States that the Council will seek to safeguard landscape quality. Proposals that have a significant adverse impact will only be permitted where the impact is clearly outweighed</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>✓ ✓</p>	<p>0</p>	<p>0</p>

by social or economic benefits of national or local importance.									
EP4 - Coastline - States that development proposals at a coastal location will only be permitted where the proposal is located within a defined settlement boundary or related to an existing building group; or, the development requires a coastal location; and the benefits of the proposal clearly outweigh any damage to the landscape character or to the nature conservation value of the site	0	✓	0	0	0	0	✓	0	0

as assessed under relevant Plan policies.									
EP5 - Air Quality - States that development proposals that could adversely affect the quality of air in a locality to a level that could potentially cause harm must be accompanied by provision that the Council is satisfied will minimise such impacts to an acceptable degree.	✓ ✓	0	0	0	✓ ✓	0	0	0	0
ED1 - Protection of Employment Land	0	0	0	0	✓ A potential change in the policy to incorporate a hierarchy to show employment sites that are solely for employment use and those that may have mixed use potential	0	✓ The potential change to the policy as described for climatic factors would bring a positive impact on the	0	✓ The potential change to the policy as described for climatic factors would bring a positive impact on the

					brings a positive impact on the assessment, this is because it is considered mixed use development allows for more integrated development so that sustainable transport links and other sustainable measures can be promoted. In addition mixed use development means less pressure on additional land for development.		assessment; this is because mixed use development would mean less development pressure on edge-of-town or out of town sites which in turn will help conserve the townscapes and landscapes of the Borders.		assessment; this is because mixed use development would mean more integrated development which allows for shorter travel distances to amenities and services.
ED3 - Shopping Development - States that proposals for new shopping developments will be assessed against structure plan policies E17 and E18	0	✓	✓	0	✓	0	✓	✓	✓

<ul style="list-style-type: none"> - These state that the Council will prefer town centre locations to out-of-centre locations and that, if a out-of-centre retail development is proposed it will be assessed against certain considerations 									
<p>ED4 - Prime Retail Frontage</p> <ul style="list-style-type: none"> - States that the Council will resist proposals for other than shop uses at ground level on prime retail frontages unless it can be clearly demonstrated that the development would not result in an 	0	0	0	0	0	0	0	0	0

unacceptable adverse impact.									
ED5 - Town centres - States that outwith Prime Retail Frontages, the Council will support a wide range of uses appropriate to town centre development, providing that character, vitality, viability and mixed-use nature of the town centre will be maintained and enhanced. - Any proposed development which would create an unacceptable adverse impact on the town centre will be refused.	0	0	0	0	0	0	✓	0	✓

<p>H1 - Affordable Housing</p> <ul style="list-style-type: none"> - States that, where identified, the Council will require the provision of a proportion of land for affordable or special needs housing. - Developers may also be required to make contributions through provision of a proportion of the site for affordable housing, provision of additional land, provision of commuted payments 	0	0	0	0	0	0	0	0	✓
<p>H3 - Land Use Allocations</p> <ul style="list-style-type: none"> - States that 	0	0	0	0	0	0	0	0	0

<p>development will be approved in principle for land uses allocated on the Land Use Proposals tables and accompanying Proposals Maps.</p> <ul style="list-style-type: none">- Development will be in accordance with any Council approved planning or development brief.- Any other use on allocated sites will be refused unless the developer can show it is ancillary to the proposed use, there is a constraint on the site, the alternative use offers significant community									
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benefit, and the proposal is otherwise acceptable under the criteria for infill development.									
<p>Inf1 - Transport Safeguarding</p> <p>- States that development that could prejudice future road/rail routes, improvements, or railway stations will not be permitted on the indicative locations.</p>	<p>✓</p> <p>It is considered that safeguarding former railway routes for sustainable transport links would bring a positive impact on the air assessment as it could mean less motorised transport and, in turn, less emissions</p>	<p>✓</p> <p>It is considered that safeguarding former railway routes for sustainable transport links would bring a positive impact because there is the potential for natural heritage improvements , such as habitat creation.</p>	<p>0</p>	<p>0</p>	<p>✓</p> <p>As for the Air assessment there is the potential for a reduction in carbon emissions if safeguarding of old railway routes is introduced into the policy.</p>	<p>0</p>	<p>✓</p> <p>It is considered that safeguarding former railway routes for sustainable transport links would bring a positive impact because there is the potential for associated landscape/ to wnscape improvements</p>	<p>0</p>	<p>✓</p> <p>It is considered that safeguarding former railway routes for sustainable transport links would bring a positive impact because there is the potential for health and recreational benefits.</p>

<p>Inf2 - Protection of Access Routes</p> <ul style="list-style-type: none"> - States that the Council will seek to uphold access rights by protecting existing access routes. - Where development would have a significant adverse effect on the continued access to or enjoyment of a route, alternative access provision will be sought at the developer's cost 	✓	✓	0	0	✓	✓	✓	0	✓ ✓
<p>Inf3 - Road Adoption Standards</p> <ul style="list-style-type: none"> - States that new roads, footways and cycle ways must be constructed to the Council's 	x	x	x	0	0	0	x	x	✓

<p>published adopted standards</p> <p>- Satisfactory provision must be made for pedestrians and cyclists within all new developments in accordance with these standards</p>									
<p>Inf4 - Parking Provisions and Standards</p> <p>- States that development proposals should provide for car and cycle parking in accordance with the Council's published adopted standards.</p>	x	x	x	0	0	0	0	x	✓
<p>Inf5 - Waste Water Treatment Standards</p>	0	0	0	✓	✓	0	0	✓	0

- States the Council's preferred method of dealing with waste water associated with new development.

- The order of priority is direct connection to the public sewerage system, negotiating developer contributions, agreement with Scottish Water to provide permanent or temporary alternatives to sewer connection, for development in the countryside, private sewerage providing it can be demonstrated that this can be delivered without

any negative impacts to public health, environment or quality of watercourses or groundwater.									
<p>Inf6 - Sustainable Urban Drainage</p> <ul style="list-style-type: none"> - States that surface water management for new development must comply with current best practice on SUDS to the satisfaction of the Council, SEPA, SNH and other interested parties. - Development will be refused unless surface water treatment is dealt with in a sustainable manner 	0	<p>✓</p> <p>The potential policy change of encouraging developers to integrate SUDS as part of green infrastructure on site is considered to bring a positive impact on the assessment because there is the potential for creation of habitats (including linked habitats) and/or</p>	0	<p>✓</p> <p>The assessment findings for water are positive because by encouraging developers to integrate SUDS as part of green infrastructure 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>✓</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>	0	0	<p>✓</p> <p>The assessment findings for climatic factors are positive because by encouraging development of green infrastructure there is less pressure on existing waste water infrastructure and less need to develop further facilities.</p>	0

<ul style="list-style-type: none"> - A drainage strategy should be submitted with planning applications to include treatment and flood attenuation measures. 		improvement of existing environments							
<p>Inf7 - Waste Management Facilities</p> <ul style="list-style-type: none"> - States that the Council will deal with applications for waste management facilities in terms of the principle of the development in terms of location and details of the application - Approval will only occur if the impacts can be shown to be within acceptable 	<p style="text-align: center;">✓</p> <p>Safeguard existing waste management facilities from incompatible neighbouring development; support for the waste hierarchy and the need to move waste management up the hierarchy; inclusion of the strong links between energy, heat and waste planning</p>	0	0	0	<p style="text-align: center;">✓ ✓</p> <p>The assessment is significantly positive for climatic factors because the changes to the policy that the ZWP will bring are likely to result in a significant drop in emissions due to less need for transportation or incineration of waste.</p>	0	0	<p style="text-align: center;">✓ ✓</p> <p>The assessment for Material Assets is significantly positive because as the ZWP is introduced into policy there will be a sea change in the method of handling waste. It is true to say development, which will result in emissions, may be required to provide the recycling or</p>	0

<p>levels and can be minimised and properly managed</p> <ul style="list-style-type: none"> - There should be supporting information relevant to the type of facility included with the planning application, this could include details of the environmental impacts 								<p>heat/energy from waste infrastructure but the net reduction in emissions these facilities will provide when operational will result in a significant reduction in emissions.</p>	
<p>Inf8 - Radio Telecommunications</p> <ul style="list-style-type: none"> - States proposals for radio telecommunications will be supported provided they can be achieved without adverse impacts on the environment. 	<p>0</p>	<p>✓</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>✓</p>	<p>✓</p>	<p>0</p>	<p>✓</p>

<ul style="list-style-type: none"> - Criteria are provided stating where siting may be appropriate i.e. not in Conservation Areas or sensitive landscapes. - Developers must also be able to show that they have considered options for minimising the impact of development/ or looked at alternative locations 									
<p>Inf9 - Development within Exclusion Zones</p> <ul style="list-style-type: none"> - States that development proposed within exclusion zones of a pipeline or 	✓	✓	0	✓	✓	0	0	✓	0

<p>civil aviation will be refused if it is judged to result in unacceptable levels of pollution or nuisance or an unacceptable hazard to the public or the environment.</p>									
<p>Inf10 - Transport Development</p> <p>- States that the Council will encourage improvements to the transport network, particularly on the east-west links, that: will promote more sustainable transport patterns, assist in removing barriers to development, assist in opening up new bus routes, and can</p>	0	0	0	0	0	0	0	0	0

<p>assist local businesses through improved provision for the movement of goods particularly the potential to promote rail freight.</p> <ul style="list-style-type: none"> - Proposals for transport developments will be assessed against their impact on the natural and built environment. - Support will be given in principle to schemes as indicated on the proposals maps. 									
<p>Inf11 - Developments that Generate Travel Demand</p> <ul style="list-style-type: none"> - States Council is 	0	0	0	0	0	0	0	0	✓

<p>committed to guiding developments to locations which are accessible to existing or proposed bus corridors and train stations and which maximise the opportunities for walking and cycling.</p> <p>- Stated that travel assessments and green travel plans will be required for significant travel generating developments (these may be sought for developments under the thresholds as well)</p>									
<p>D1 - Business, Tourism and Leisure</p>	<p>0</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>Council states there is an economic and/or operational need</p> <p>- There are further criteria stating that in all cases the development must respect the amenity and character, must not have significant adverse impacts of nearby uses, where a new building is proposed that there is not a suitable alternative.</p>									
<p>D4 - Renewable Energy Development Rural Resources</p> <p>- States that the Council will support proposals for</p>	<p>✓ ✓ Potential policy changes could include reference of the wind energy SPG which</p>	<p>✓ Including reference to the wind energy SPG in LDP policy brings a positive assessment</p>	<p>✓ ✓ The assessment brings a significant positive finding on soil because reference to</p>	<p>0</p>	<p>✓ ✓ It is considered that introduction of the measures discussed for the other SEA objectives bring the potential for a significant reduction in emissions and a</p>	<p>0</p>	<p>✓ The assessment brings a significant positive finding on Landscape and</p>	<p>✓ Potential reference to support for all renewable and low carbon technologies and to decentralise</p>	<p>✓ Potential support for all renewable and low carbon technologies and for decentralised</p>

<p>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)</p> <p>- Renewable energy developments will be approved provided that there are no unacceptable adverse impacts on the natural heritage; there are no unacceptable adverse impacts on recreation and tourism, including access</p>	<p>provides clarification of where wind farm proposals in the Scottish Borders are appropriate and the criteria which should be fulfilled when a proposal is put forward.</p> <p>A reference to support for all forms of renewable & low carbon technologies and areas of search for these is also suggested</p> <p>In addition recognition of the role of decentralised and local renewable or</p>	<p>on the Biodiversity SEA objective because Biodiversity is assessed in the spatial strategy which then informs the identification of areas of search. Therefore sensitive areas are not included in areas of search.</p>	<p>the Wind Energy SPG introduces the fact that peat has been considered as a constraint in the spatial strategy and has therefore informed the selection of areas of search. However in addition to this, it is likely that a formal position on avoidance of development/disturbance of peat soil will be incorporated into policy. This should</p>		<p>significant step towards contribution to Scotland's climate change targets, the assessment is therefore significantly positive.</p>		<p>Townscape because reference to the Wind Energy SPG introduces the fact that sensitive landscapes were 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 development</p>	<p>local renewable or low carbon sources of heat and power bring a positive assessment for material assets.</p> <p>This is because 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>local renewable or low carbon sources of heat and power bring a positive assessment for Population and Human Health.</p> <p>This is because development of this infrastructure brings potential for communities to lower power bills and potentially generate income from excess heat.</p>
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<p>routes or that any adverse impacts can be satisfactorily mitigated</p>	<p>low carbon sources of heat and power, including energy from waste.</p> <p>The assessment finds that all of these measures have significant positive potential to reduce airborne emissions.</p>		<p>prevent significant emissions of carbon as a result of disturbance of peat soil.</p>						
<p>R1 - Protection of Prime Quality Agricultural Land</p> <p>- Development will not be permitted which results in the permanent loss of PQAL (Classes 1, 2, and 3.1 of the</p>	<p>0</p>	<p>0</p>	<p>✓ ✓</p> <p>Potential inclusion of reference to avoidance of peat/carbon rich soil disturbance will protect the soil</p>	<p>0</p>	<p>✓ ✓</p> <p>Potential inclusion of a reference to avoidance of peat/carbon rich soil disturbance is found to be a significant positive on the Climatic Factors SEA objective because it prevents the release</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>

<p>Macaulay Institute Land Classification for Agriculture system) unless the site is allocated within a development plan or is essential to the implementation of the Development Strategy.</p>			<p>resource from development. It is considered that this is a significant positive on the Soil SEA objective.</p>		<p>of large amounts of carbon that are stored in the soil. This will help Scottish Borders contribute towards the Scottish Government's climate change targets.</p>				
<p>R2 - Safeguarding of Mineral Deposits</p> <p>- States that the Council will not grant planning permission which will sterilise the reserves of economically significant mineral deposits unless: extraction of the mineral is</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>Potential reference will be made to a SPG which has the purpose of identifying areas of search for mineral extraction. This is considered to bring a positive impact on the Material Assets SPG because the Scottish</p>	<p>0</p>

<p>unlikely to be environmentally friendly or there is a need for development and prior extraction of the mineral cannot reasonably be undertaken.</p>								<p>Borders resource of minerals will be better managed as a result.</p>	
<p>R3 - Mineral and Coal Extraction</p> <p>- States that mineral extraction will not be permitted where it may affect areas designated for natural heritage value, conservation value, within 500m of a local settlement and may have adverse effects etc</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>Potential reference may be made to a SPG which has the purpose of identifying areas of search for mineral extraction. This is considered to bring a positive impact on the Material Assets SPG because the Scottish Borders resource of minerals will be better managed</p>	

Local Development Plan – Main Issues Report

Strategic Environmental Assessment

Appendix F

Area Site Assessments

Contents






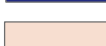
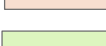
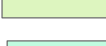
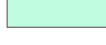

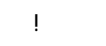




Map 1 Central Berwickshire_____	3
Map 2 North Central Berwickshire_____	4
Map 3 North East Berwickshire_____	5
Map 4 Earlston_____	6
Map 5 Galashiels and Gattonside_____	7
Map 6 Hawick_____	8
Map 7 Jedburgh_____	9
Map 8 Kelso_____	10
Map 9 Newtown St Boswells and Saint Boswells_____	11
Map 10 Selkirk_____	12
Map 11 Cardrona, Innerleithen and Walkerburn_____	13
Map 12 Peebles_____	14

Map 1 Central Berwickshire

- 1.1 Map 1 shows the settlements of Allanton, Chirnside and Hutton. After applying the criteria (as explained in paragraph 4.25, p30, of the Environmental Report) it was found that 6 were identified; 4 in Chirnside and 2 in Hutton.
- 1.2 The map shows that the main constraint is the presence of prime quality agricultural land (PQAL), however only the housing site in Chirnside (ACHIRN005) is located outwith a settlement boundary and is therefore the only site where there is potential for loss of land used for agriculture.
- 1.3 Although the sites are located in the same geographic area there is a significant distance between them and a significant distance from the main environmentally protected/designated site in the area (the River Tweed). It is therefore considered that a cumulative effect from the development sites such as a breaking/tipping point being reached or specific environmental assets being affected is highly unlikely. None the less the sites will be examined in the HRA, which will also look at cumulative effects with other plans, policies or strategies (PPS). The site AHUTT002, which is put forward in the MIR, is assessed in greater detail in Appendix G.

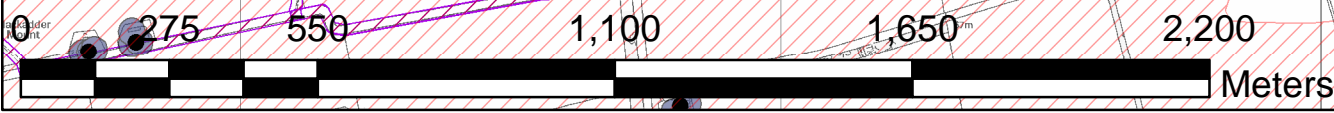
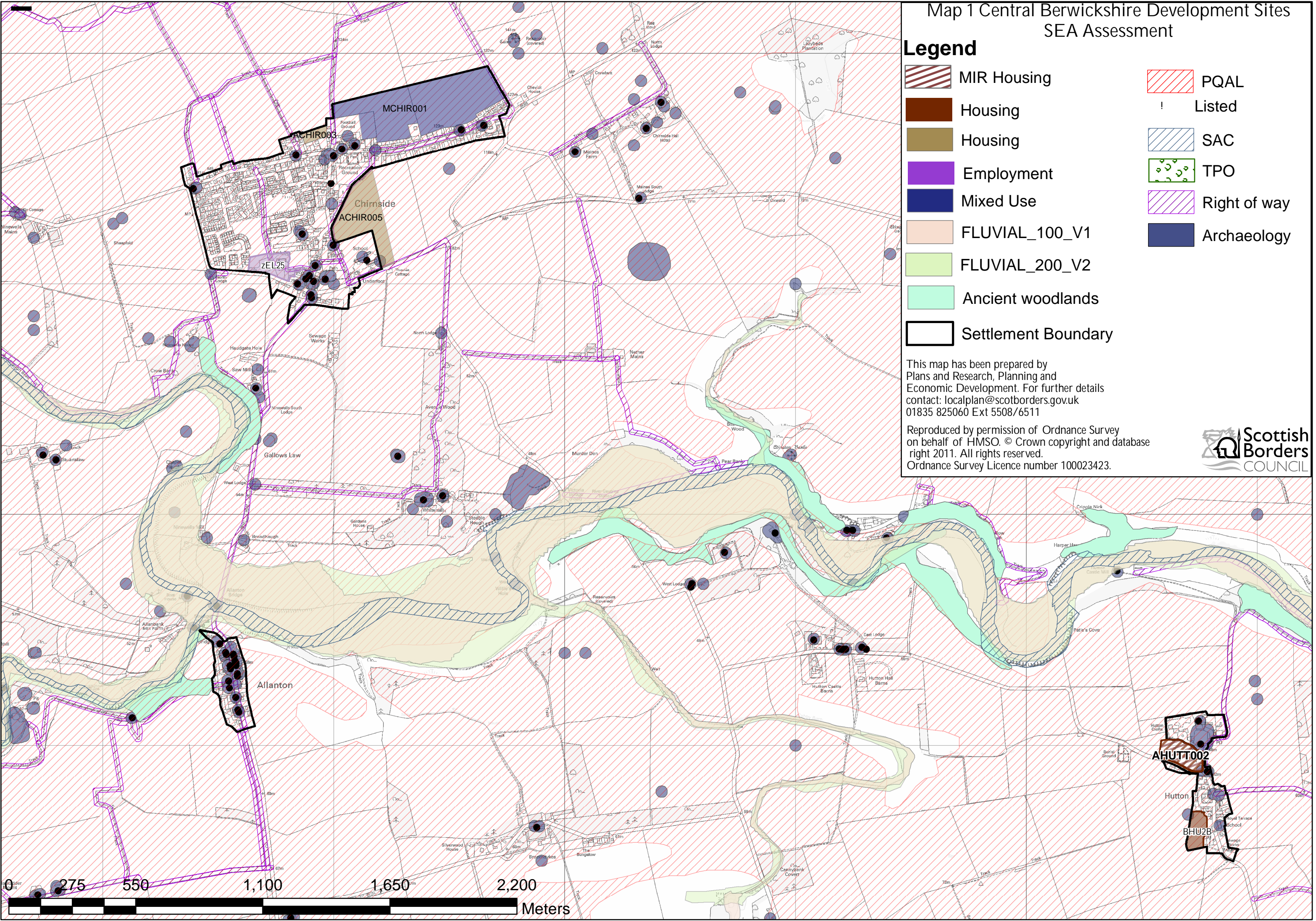
Map 1 Central Berwickshire Development Sites SEA Assessment

Legend

-  MIR Housing
-  Housing
-  Housing
-  Employment
-  Mixed Use
-  FLUVIAL_100_V1
-  FLUVIAL_200_V2
-  Ancient woodlands
-  Settlement Boundary
-  PQAL
-  Listed
-  SAC
-  TPO
-  Right of way
-  Archaeology

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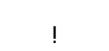


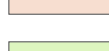
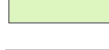




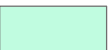




Map 2 North Central Berwickshire

- 1.4 Map 2 shows the settlements of Duns and Preston. After applying the criteria it was found that 7 sites were identified; 6 in Duns and 1 in Preston.
- 1.5 The map shows that there is PQAL however none of the sites are outwith the settlement boundary and it is not considered there would be loss of land used for agriculture. In the case of Duns there are a number of constraints, such as land constrained in the Landscape Character Assessment and the Duns Castle Designed Gardens; however it is found that none of the sites are located on this land.
- 1.6 It is not considered that cumulative effects are likely from development of these sites. There is no breaking/tipping point which may be reached by development of the sites in Duns and the Preston site is already in use. Equally there is no environmental asset which might be affected and no other PPS which development of the sites could combine with to cause a significant cumulative environmental effect.

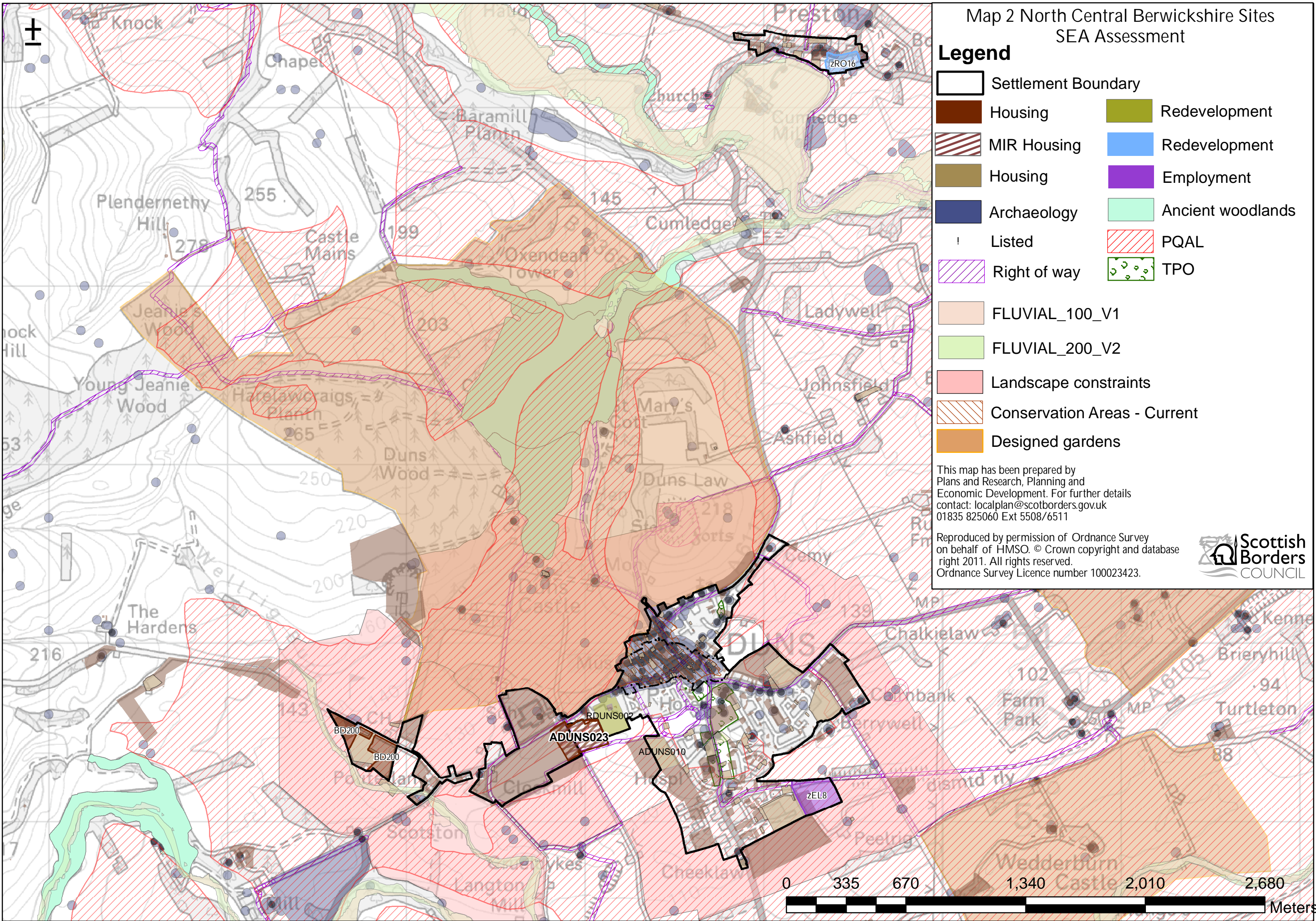
Map 2 North Central Berwickshire Sites
SEA Assessment

Legend

-  Settlement Boundary
-  Housing
-  MIR Housing
-  Housing
-  Archaeology
-  Right of way
-  FLUVIAL_100_V1
-  FLUVIAL_200_V2
-  Landscape constraints
-  Conservation Areas - Current
-  Designed gardens
-  Redevelopment
-  Redevelopment
-  Employment
-  Ancient woodlands
-  PQAL
-  TPO

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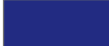
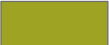

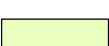
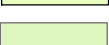
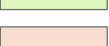
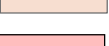











Map 3 North East Berwickshire

- 1.7 Map 3 shows the settlements Ayton, Burnmouth, Coldingham, Eyemouth and Reston. After applying the criteria it was found that 13 sites were identified, 2 in Ayton, 2 in and around Coldingham, 8 in Eyemouth and 1 in Reston.
- 1.8 The map shows that PQAL is present, the majority of the sites are located within settlement boundaries and there is no chance of losing land used for agriculture. The FCOLH002 site is identified as an area of search for a cemetery and it is considered that this use would fulfil a demand need which overrides the potential loss of PQAL. It is also the case that zRS3 would fulfil a need that overrides the potential loss of PQAL; a new railway station at Reston would bring significant socioeconomic and also longer-term environmental benefits. In Eyemouth the main constraints that development and redevelopment need to consider are the relationship with the Conservation Area and the Berwickshire and North Northumberland Coast protected sites. It is considered that any adverse effect on the Conservation Area will be mitigated through development briefs and Local Plan/LDP policy.
- 1.9 In terms of a cumulative effect of the sites, MEYEM001, AEYEM006, AEYEM007, BEY15B and BEYEM001 on the protected SAC and SPA, it is considered that this is unlikely due to Local Plan/LDP policy which prevents proposals which may damage international and nationally designated sites. However the possibility will be examined in the HRA. It is not considered that there would be any other cumulative effect from the development of the sites.

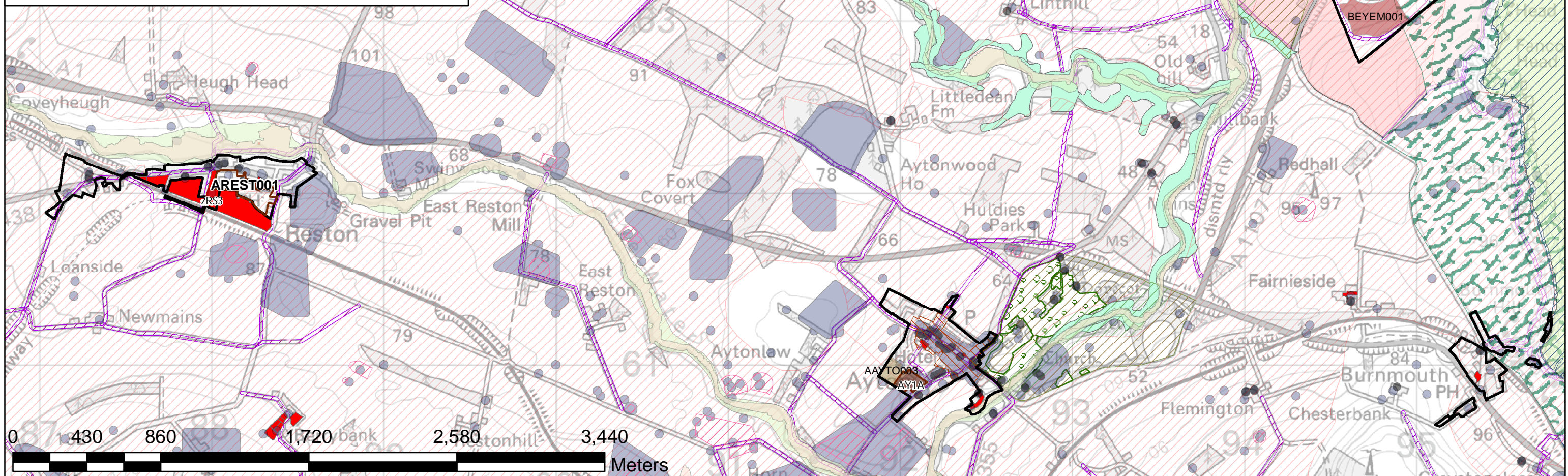
Map 3 North East Berwickshire Site Assessments

Legend

-  Settlement Boundary
-  Housing
-  Employment
-  Mixed Use
-  Redevelopment
-  Archaeology
-  COASTAL_100_V0
-  FLUVIAL_200_V2
-  FLUVIAL_100_V1
-  Landscape constraints
-  Conservation Areas - Current
-  MIR Housing
-  Employment
-  Cemetery
-  Right of way
-  Listed
-  PQAL
-  SAC
-  AGLV

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Map 4 Earlston

- 1.10 After applying the criteria it was found that 9 sites were identified. It is the case that many of the sites identified are already developed and functioning, for example zEL56, although there is room for further limited development.
- 1.11 The main constraint is the presence of the River Tweed which runs through Earlston and is the location of a SAC, has a history of flooding and is subject to the Solway Tweed River Basin Management Plan (RBMP) water status improvement objectives. In the Local Plan it is stated that Earlston is identified in the Flooding Contingency Plan as being at risk of flooding and that if development is to take place this should happen in conjunction with the Council's Flood Prevention Officer and SEPA. It is obviously the case that housing will not be built where it is at risk of flooding and the Strategic Flood Risk Assessment and Flooding Contingency Plan will help to mitigate any issues.
- 1.12 Local Plan/LDP policy will prevent any adverse effect or cumulative effect on the River Tweed SAC; however the possibility of impacts will need to be investigated in the HRA. It is considered that the level of development, which is relatively low, can take place without causing an adverse cumulative impact on water quality and that the RBMP objectives can still be met.

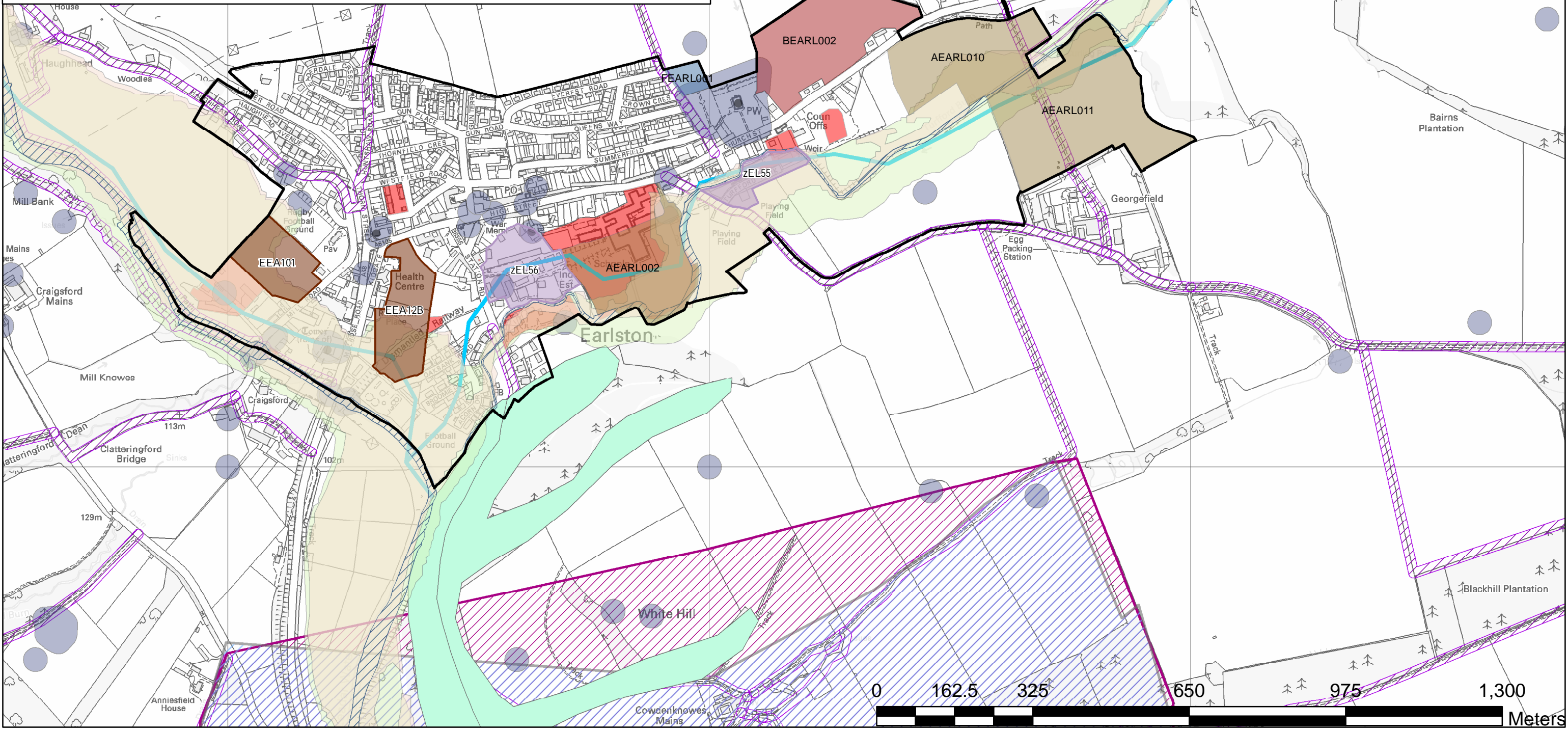
Map 4 Earlston Development Sites SEA Assessment

Legend

-  Settlement Boundary
-  Employment
-  Employment
-  Housing
-  Housing
-  Cemetery
-  FLUVIAL_100_V1
-  FLUVIAL_200_V2
-  Ancient woodlands
-  Archaeology
-  SAC
-  Listed
-  NSA
-  AGLV
-  Rivers

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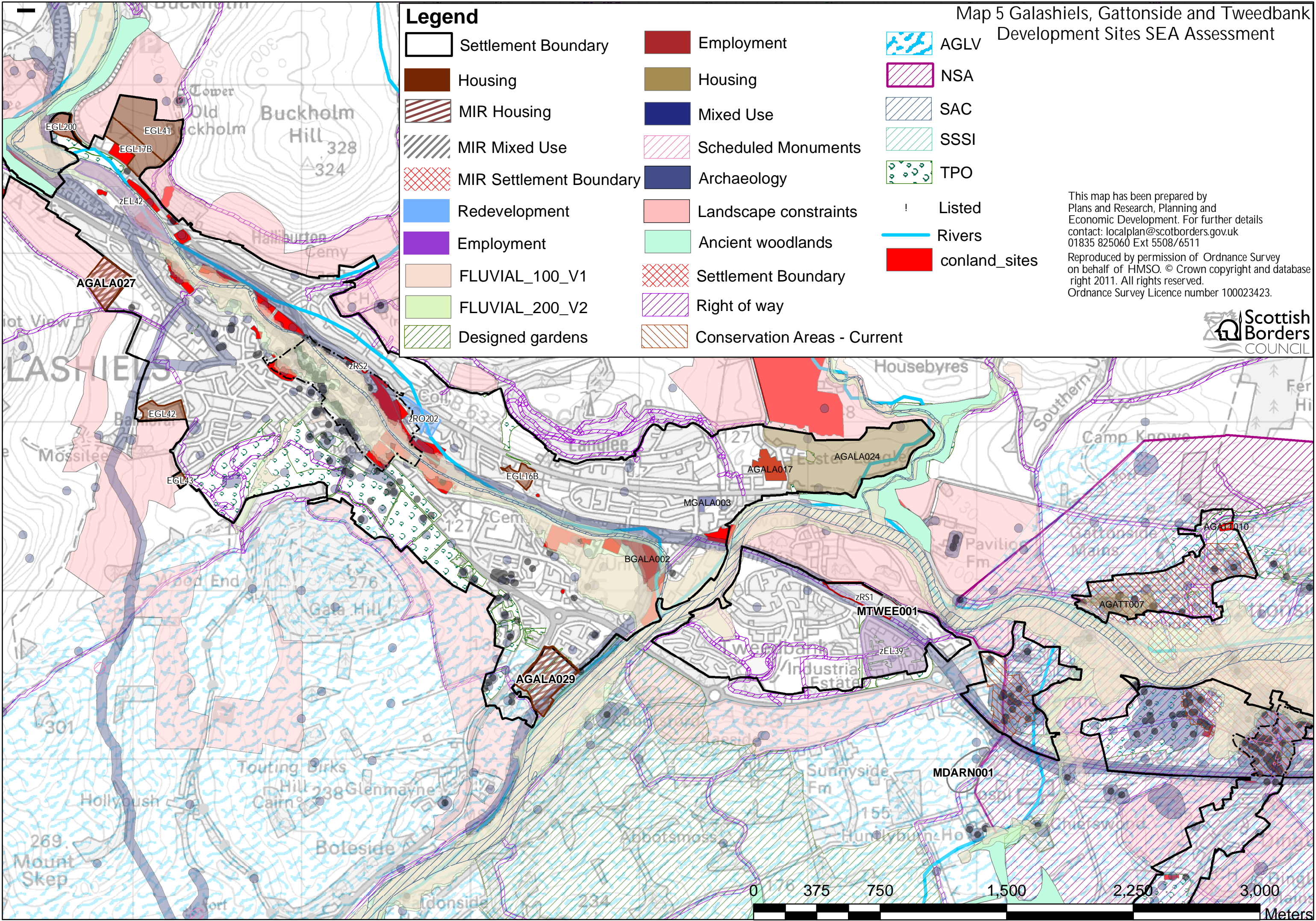
Map 5 Galashiels and Gattonside

- 1.13 Map 5 shows the settlements of Galashiels, Gattonside and Tweedbank. Application of the criteria identified 19 sites in what is one of the most built up areas in the Borders; 15 sites were in Galashiels, 2 were in Gattonside and 2 in Tweedbank. It is the case that many of the sites are already developed and functioning, however there is limited scope for further development.
- 1.14 The map shows that there are a number of constraints applicable. In the far west of Galshiels the land is identified as constrained by the Landscape Character Assessment; however it is the case that Council policy and the supplementary planning guidance on Design and Placemaking will negate any possible significant effects or cumulative effects. The AGALA027 site is considered in greater detail in Appendix E. It is also the case that many of the sites are located adjacent to the River Tweed; it is therefore considered that the assessment which is made for Earlston (p9) also applies to Galashiels, Gattonside and Tweedbank.
- 1.15 Aside from the impact on the River Tweed (in terms of flooding, watercourse status and the SAC) it is not considered that there will be other cumulative effects. The Galashiels, Gattonside and Tweedbank area is a major centre for population in the Borders and the level of development proposed is considered to be low given the existing level of development. It is also the case that the area is a part of the Countryside Around Towns area and this designation prevents inappropriate development and coalescence of the towns in the Central Borders.

Legend

- | | | | | | |
|--|-------------------------|--|------------------------------|---|---------------|
| | Settlement Boundary | | Employment | | AGLV |
| | Housing | | Housing | | NSA |
| | MIR Housing | | Mixed Use | | SAC |
| | MIR Mixed Use | | Scheduled Monuments | | SSSI |
| | MIR Settlement Boundary | | Archaeology | | TPO |
| | Redevelopment | | Landscape constraints | ! | Listed |
| | Employment | | Ancient woodlands | | Rivers |
| | FLUVIAL_100_V1 | | Settlement Boundary | | conland_sites |
| | FLUVIAL_200_V2 | | Right of way | | |
| | Designed gardens | | Conservation Areas - Current | | |

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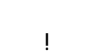




Map 6 Hawick

- 1.16 Application of the site assessment criteria identified 14 sites in Hawick. It is the case that many of these sites are developed and functioning, although they do have limited scope for further development.
- 1.17 The map shows that a number of criteria are relevant. It is the case that the sites to the north of Hawick are located on land which is identified in the Landscape Character Assessment as being constrained; however it is the case that Council policy and the supplementary planning guidance on Design and Placemaking will negate any possible significant effects or cumulative effects. The AHAWI023 site is examined further in Appendix E. It is also the case that the River Tweed runs through Hawick and there is therefore the potential for flooding and/or impacts on the SAC and water status; it is therefore considered that the same assessment as for Earlston and Galashiels, Gattonside and Tweedbank applies.
- 1.18 Aside from the impact on the River Tweed (in terms of flooding, water course status and the SAC) it is not considered that there will be other cumulative effects. Like Galashiels, Hawick is a major centre of population in the Borders and the level of development proposed is relatively low.

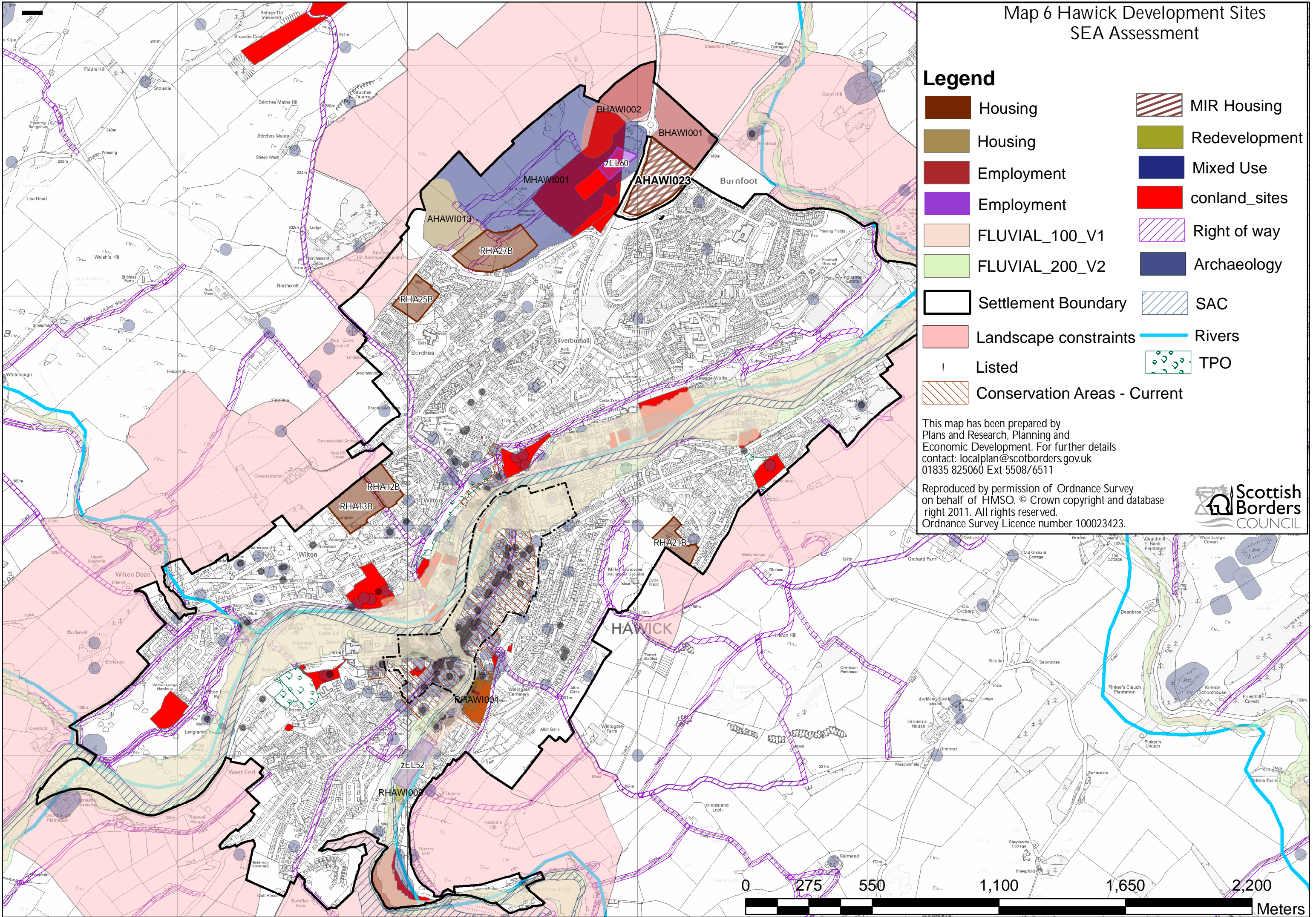
Map 6 Hawick Development Sites SEA Assessment

Legend

- | | | | |
|---|------------------------------|---|---------------|
|  | Housing |  | MIR Housing |
|  | Housing |  | Redevelopment |
|  | Employment |  | Mixed Use |
|  | Employment |  | conland_sites |
|  | FLUVIAL_100_V1 |  | Right of way |
|  | FLUVIAL_200_V2 |  | Archaeology |
|  | Settlement Boundary |  | SAC |
|  | Landscape constraints |  | Rivers |
|  | Listed |  | TPO |
|  | Conservation Areas - Current | | |

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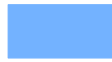








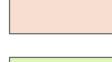


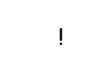






Map 7 Jedburgh

- 1.19 The assessment criteria resulted in 8 sites being identified in Jedburgh. It is the case that many of these sites are already developed and functioning, although there is scope for further limited development.
- 1.20 The main constraint relates to the presence of the River Tweed and the potential for flooding and/or impacts on the River Tweed SAC or RBMP objectives, this is especially the case with regards to any further development of zEL35, zRO1 and zRO2; it is therefore considered that the same assessment as has been applied for Hawick, Earlston etc should be applied for Jedburgh. It is also the case that the allocation AJEDB005 is located on land constrained by the Landscape Character Assessment and Ancient Woodland however it is the case that the site requirements in the Local Plan provide stringent requirements stating that the development must not result in loss of the woodland, must integrate with the sensitive landscape and that other existing landscape features should be retained and improved.
- 1.21 Aside from the potential impacts on the River Tweed (SAC, watercourse status and flooding) it is not considered that there will be other potential cumulative effects. Jedburgh is a significant area of population in the Borders and the level of development proposed is relatively low (no MIR sites are put forward for Jedburgh).

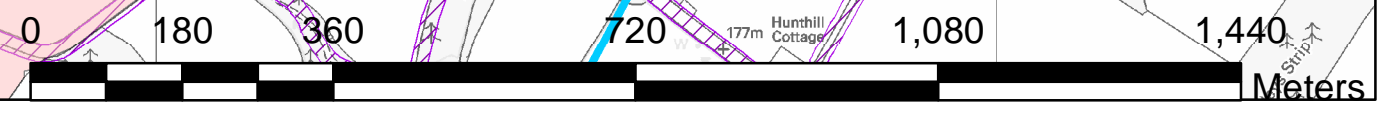
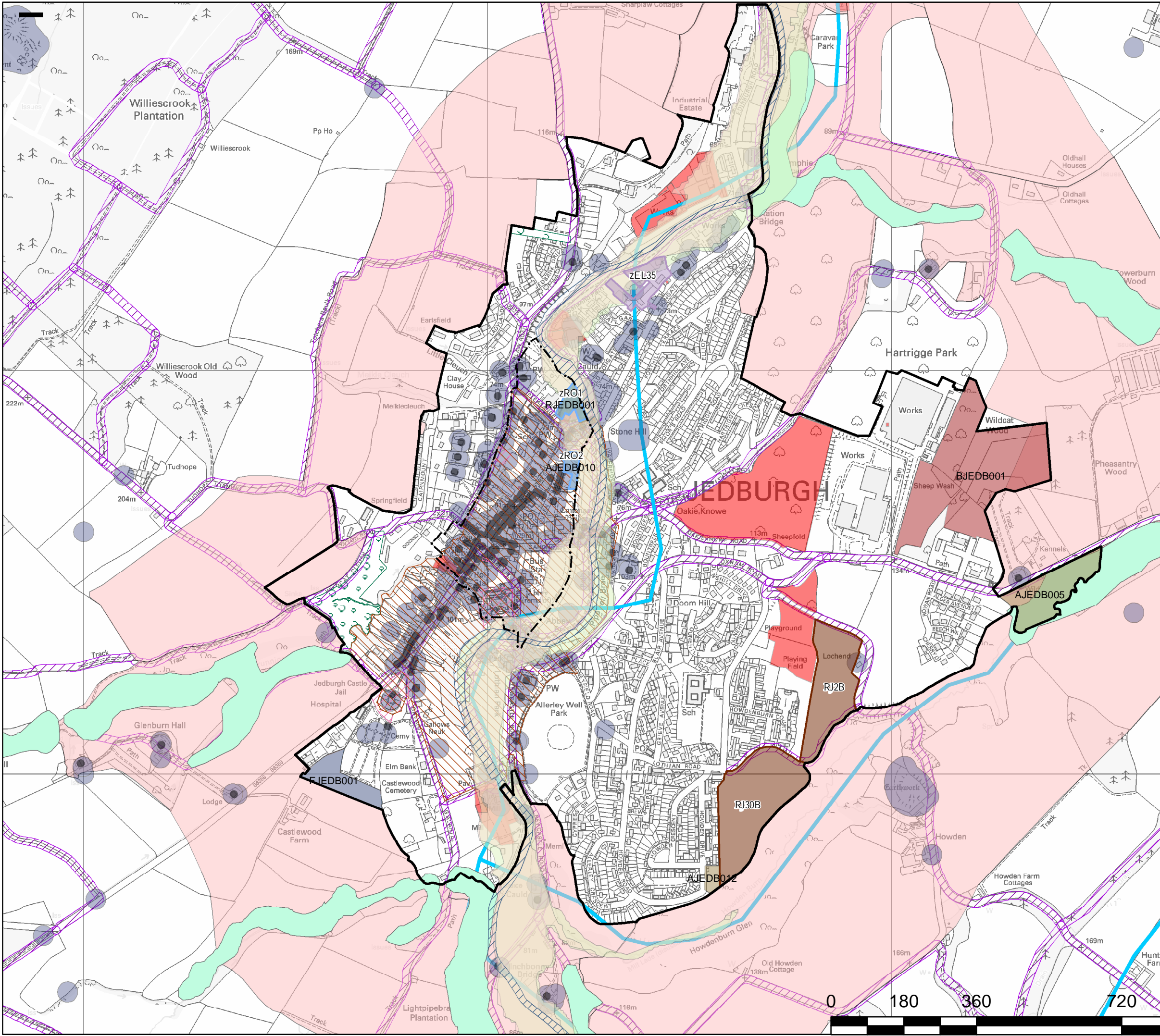
Map 7 Jedburgh Development Sites SEA Assessment

Legend

-  Settlement Boundary
-  Housing
-  Redevelopment
-  Housing
-  Cemetery
-  Employment
-  Employment
-  conland_sites
-  Landscape constraints
-  Conservation Areas - Current
-  FLUVIAL_100_V1
-  FLUVIAL_200_V2
-  Ancient woodlands
-  Listed
-  Right of way
-  SAC
-  Archaeology
-  TPO
-  Rivers

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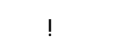













Map 8 Kelso

1.22 The site assessment criteria identified 5 sites in Kelso.

1.23 It is not considered that there are any significant effects or cumulative effects from the development sites in Kelso. It is the case that BKELS005 is constrained by PQAL and the Landscape Character Assessment; however the loss of the PQAL land is not at a significant level and Local Plan/LDP policy will mitigate any adverse landscape impacts. The other sites are within the settlement boundary and it is not considered there would be loss of land used for agriculture. The MIR proposed sites AKELS021 and AKELS022 are examined further in Appendix G.

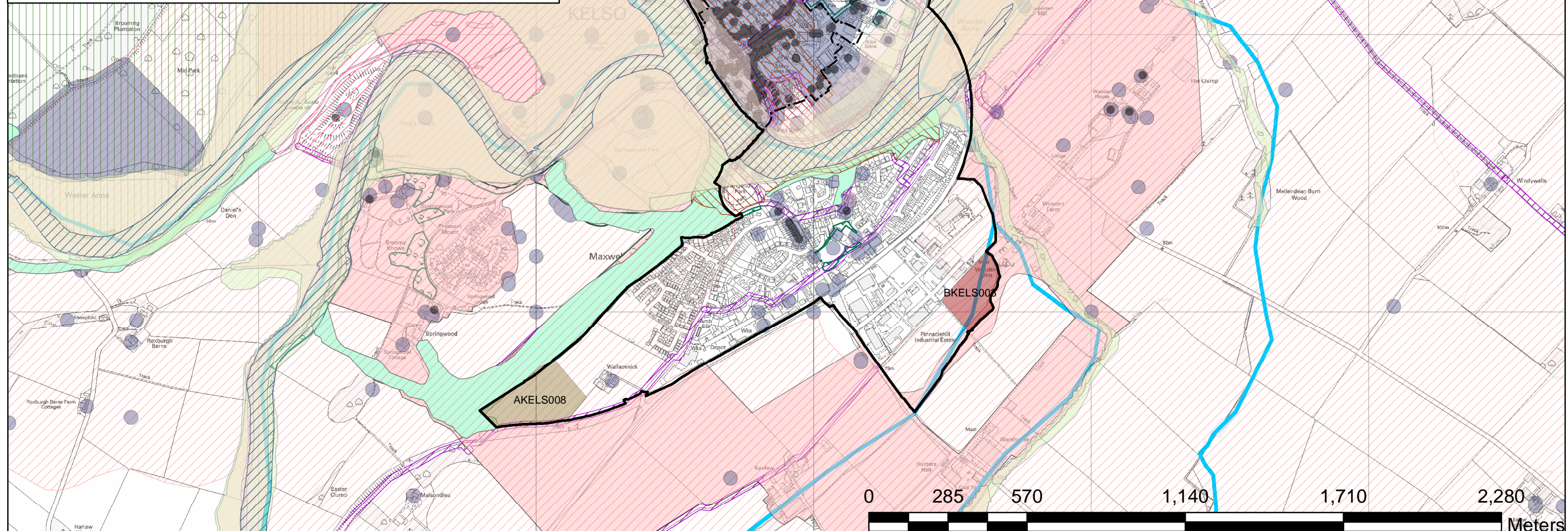
Map 8 Kelso Development Sites SEA Assessment

Legend

-  Settlement Boundary
-  MIR Housing
-  Listed
-  Landscape constraints
-  Archaeology
-  FLUVIAL_100_V1
-  FLUVIAL_200_V2
-  PQAL
-  Conservation Areas - Current
-  Housing
-  Employment
-  Rivers
-  TPO
-  Right of way
-  SAC
-  Designed gardens

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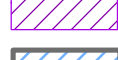
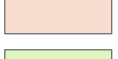









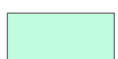
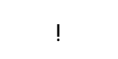
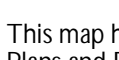



Map 9 Newtown St Boswells and Saint Boswells

- 1.24 Map 9 shows the settlements of Newtown St Boswells and Saint Boswells, and a strategic employment land site at Charlesfield. Application of the site assessment criteria resulted in 9 sites being identified, 8 in Newtown St Boswells and the Charlesfield site.
- 1.25 Newtown St Boswells is identified in the Local Plan as being an area for major expansion and therefore it is the case that there is a significant level of development planned, this will involve the regeneration of the Langlands Mill and Auction Mart sites and also expansion associated with the Tweed Horizons site on the east side of the A68 trunk road.
- 1.26 The map shows that the main constraint is the AGLV; it is therefore the case that the development proposed will need to be in compliance with policy EP2 which protects against adverse landscape impacts in AGLVs. Newtown St Boswells is also located in the CAT area and so policy EP3 will also have to be adhered to. It is considered that application of these policies in combination with use of the Council's Design and Placemaking Guidance will mitigate any adverse effects and cumulative effects on the landscape.
- 1.27 It is considered that Council policy will prevent against a cumulative effect on the River Tweed SAC, however this will be investigated further in the HRA.

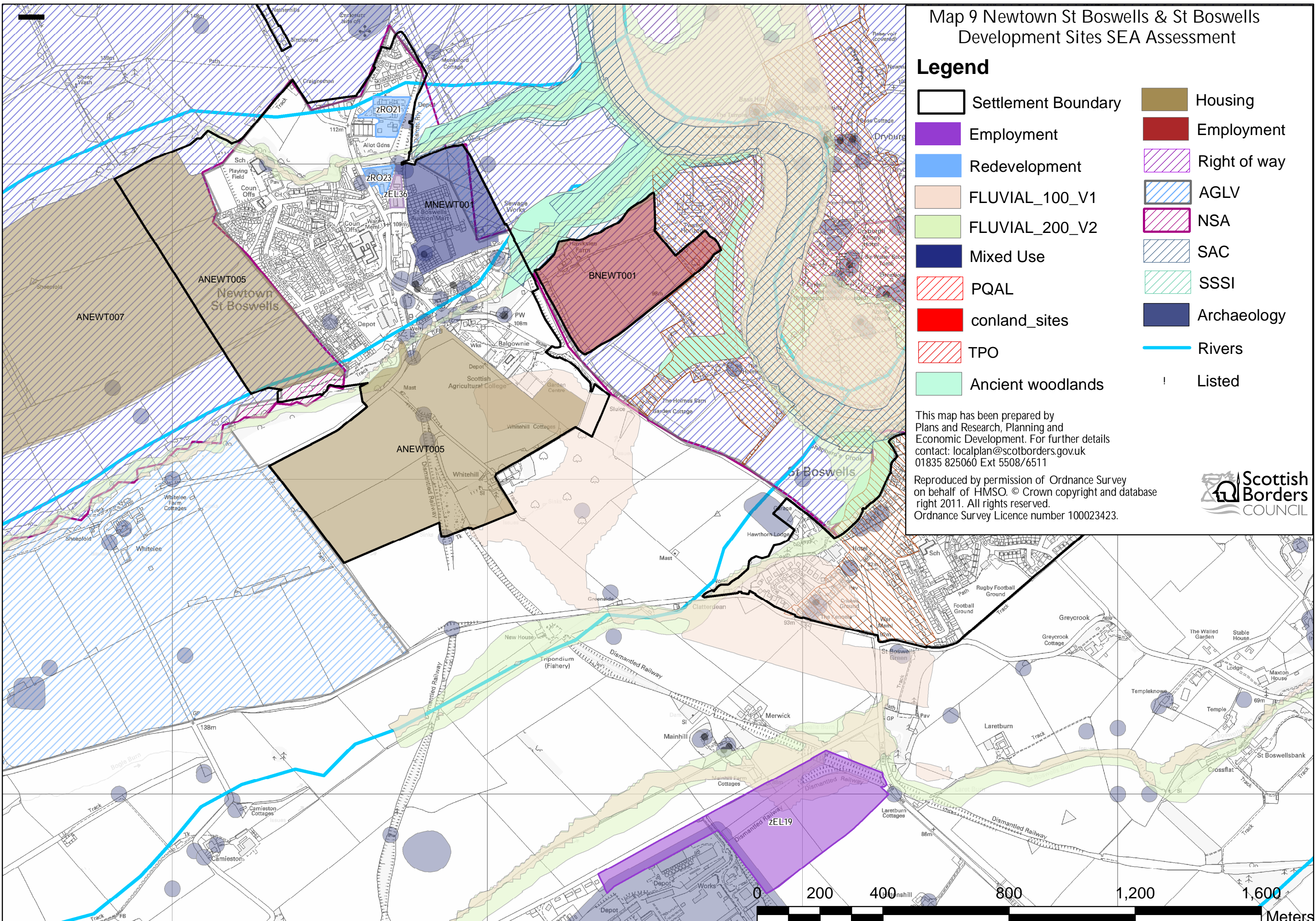
Map 9 Newtown St Boswells & St Boswells Development Sites SEA Assessment

Legend

- | | | | |
|---|---------------------|---|--------------|
|  | Settlement Boundary |  | Housing |
|  | Employment |  | Employment |
|  | Redevelopment |  | Right of way |
|  | FLUVIAL_100_V1 |  | AGLV |
|  | FLUVIAL_200_V2 |  | NSA |
|  | Mixed Use |  | SAC |
|  | PQAL |  | SSSI |
|  | conland_sites |  | Archaeology |
|  | TPO |  | Rivers |
|  | Ancient woodlands |  | Listed |

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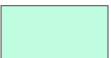















Map 10 Selkirk

- 1.28 Application of the site assessment criteria resulted in 6 sites being identified. It is the case that some of the sites are developed and functioning, although there may be potential for further limited development.
- 1.29 The map shows there are relevant constraints; the River Tweed runs through Selkirk and there is therefore potential for adverse impacts from flooding and/or on the SAC. It is therefore considered that the assessment for Earlston, Hawick etc should be applied to Selkirk. In addition to this Selkirk is located within an AGLV, it is considered that Council Local Plan/LDP policy EP2 and the Placemaking and Design guidance should be used to mitigate any significant or cumulative effects on the landscape.
- 1.30 Aside from the potential impact on the River Tweed (flooding, water status and/or SAC) it is not considered there are any other potential cumulative effects. Selkirk is a major centre of population in the Borders and the level of development proposed is relatively low when this is considered (no MIR sites are put forward for Selkirk).

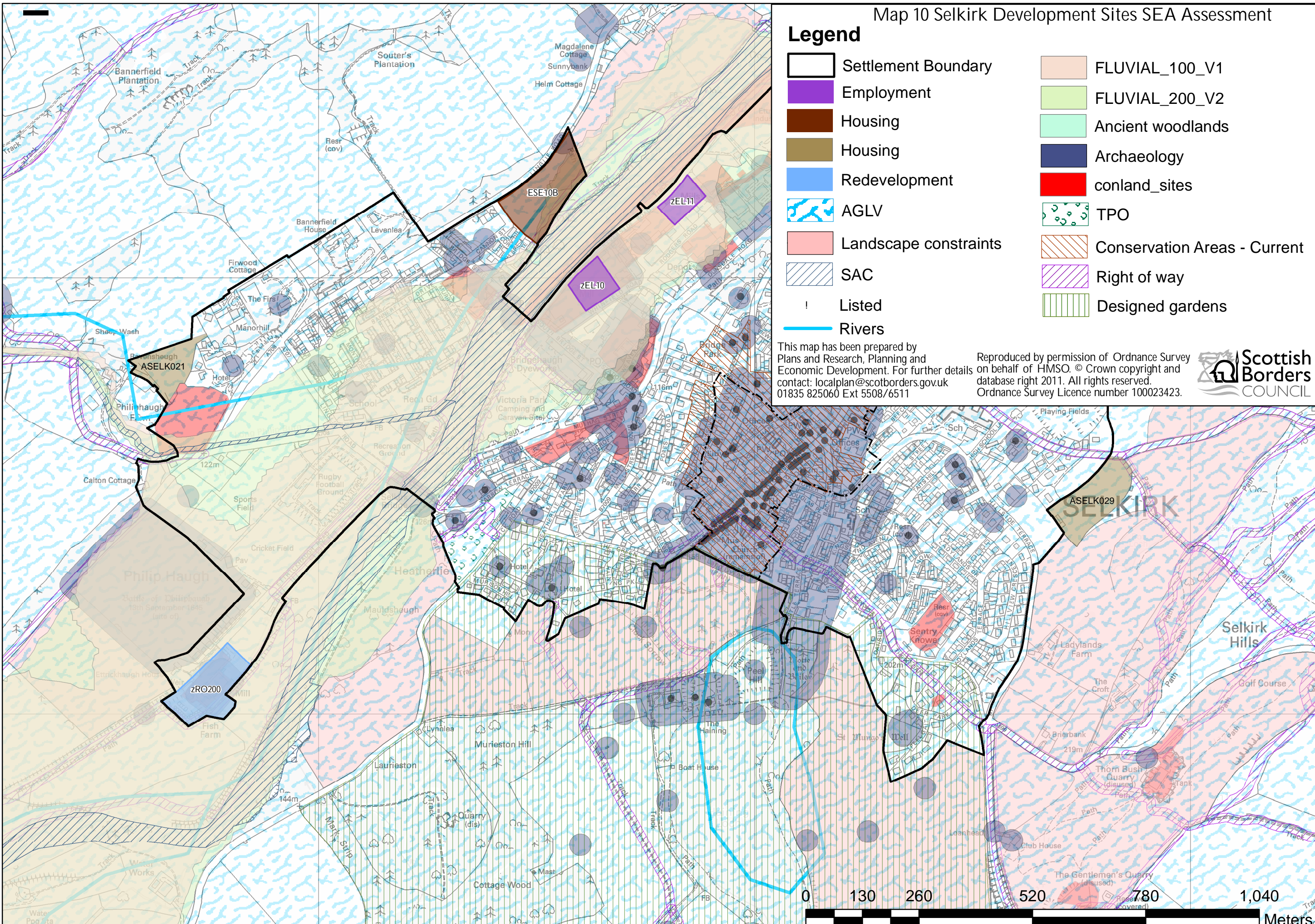
Map 10 Selkirk Development Sites SEA Assessment

Legend

- | | | | |
|---|-----------------------|---|------------------------------|
|  | Settlement Boundary |  | FLUVIAL_100_V1 |
|  | Employment |  | FLUVIAL_200_V2 |
|  | Housing |  | Ancient woodlands |
|  | Housing |  | Archaeology |
|  | Redevelopment |  | conland_sites |
|  | AGLV |  | TPO |
|  | Landscape constraints |  | Conservation Areas - Current |
|  | SAC |  | Right of way |
|  | Listed |  | Designed gardens |
|  | Rivers | | |

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








Map 11 Cardona, Innerleithen and Walkerburn

- 1.31 Application of the site assessment criteria identified 8 sites; 2 in Cardrona, 3 in Innerleithen and 3 in Walkerburn.
- 1.32 The Map shows that the River Tweed, and in this instance the tributary that runs through Innerleithen, are the main constraint. It is not considered that flooding is a major issue for the sites in Innerleithen and Walkerburn, as they are not located on the fluvial 1:100 or 1:200 layers. However the sites are adjacent to the River Tweed SAC, and although it is considered that Council Local Plan/LDP policy would prevent any adverse effects or cumulative effects, this will still be examined further in the HRA. It is not considered that any further cumulative effects from development of the sites are possible.
- 1.33 The two sites put forward in the MIR in Cardrona (MCARD006 and MCARD007) are examined further in Appendix G.

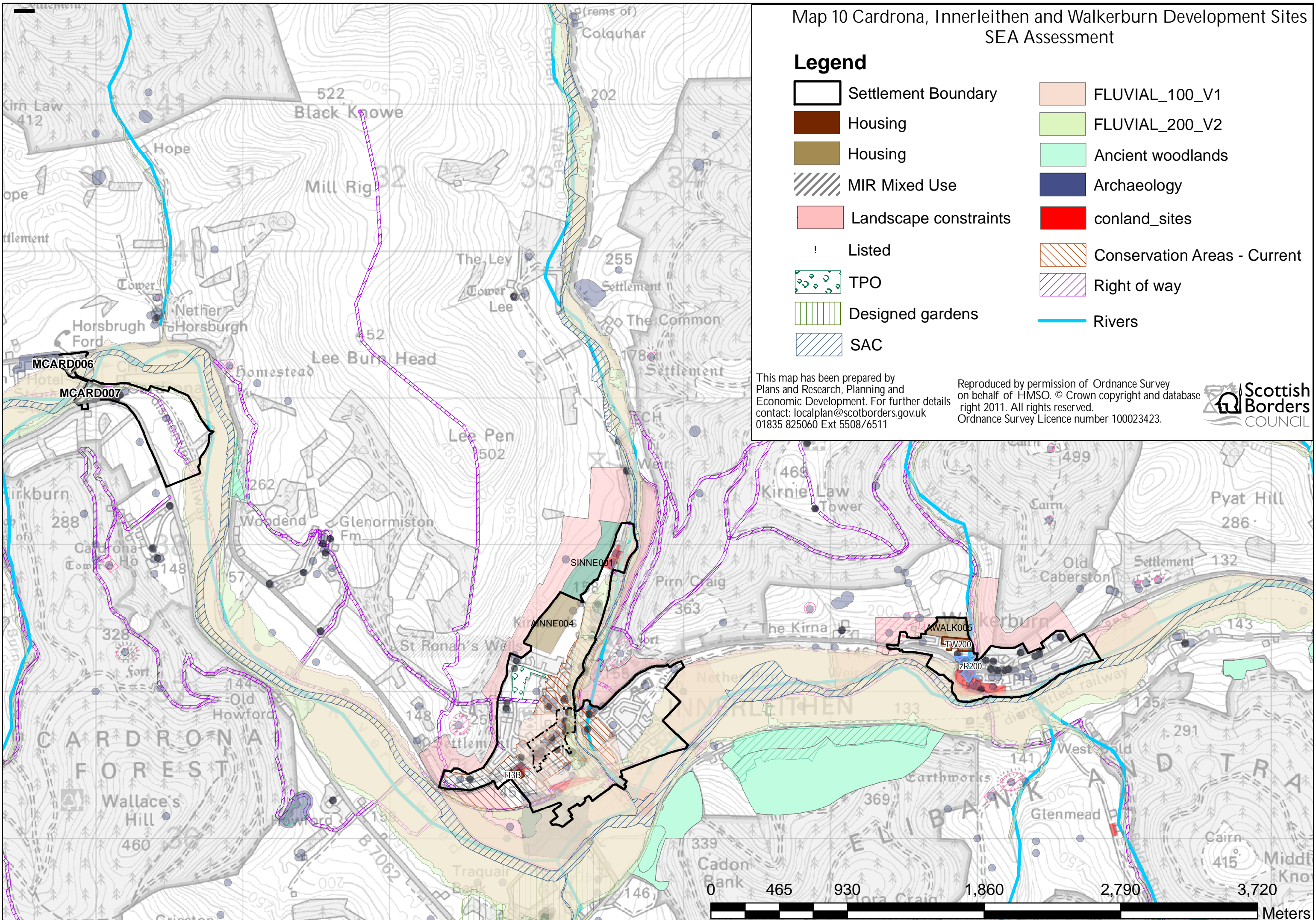
Map 10 Cardrona, Innerleithen and Walkerburn Development Sites SEA Assessment

Legend

	Settlement Boundary		FLUVIAL_100_V1
	Housing		FLUVIAL_200_V2
	Housing		Ancient woodlands
	MIR Mixed Use		Archaeology
	Landscape constraints		conland_sites
	Listed		Conservation Areas - Current
	TPO		Right of way
	Designed gardens		Rivers
	SAC		

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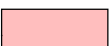















Map 12 Peebles

- 1.34 Application of the site assessment criteria resulted in 13 sites being identified in Peebles. It is the case that some of these sites are already developed and functioning; however there is potential for further limited development.
- 1.35 The main constraint relating to the sites is the presence of the River Tweed and there is therefore the potential for impacts from flooding, on the SAC and on the water status; it is therefore considered that the same assessment as for Earlston, Hawick etc should apply to Peebles. It is also the case that the allocated site TP7B is located in the AGLV and therefore the Local Plan/LDP policy EP2 and Placemaking and Design Guidance supplementary planning guidance will apply to mitigate any potential adverse impacts from the development. The allocated redevelopment site RPEEB001 is located within the Conservation Area, and any regeneration of the area could bring a negative impact (but more likely a positive impact) the development will need to be in line with Council Local Plan policy which protects the setting of Conservation Areas.
- 1.36 Aside from the potential cumulative effects due to impacts on the River Tweed it is not considered that there will be other cumulative adverse impacts. Peebles is a major centre of population in the Borders and it is already significantly developed as a result, the level of proposed development is considered to be relatively low.
- 1.37 The proposed MIR sites APEEB021, MPEEB004 and BPEEB006 are examined further in Appendix G.

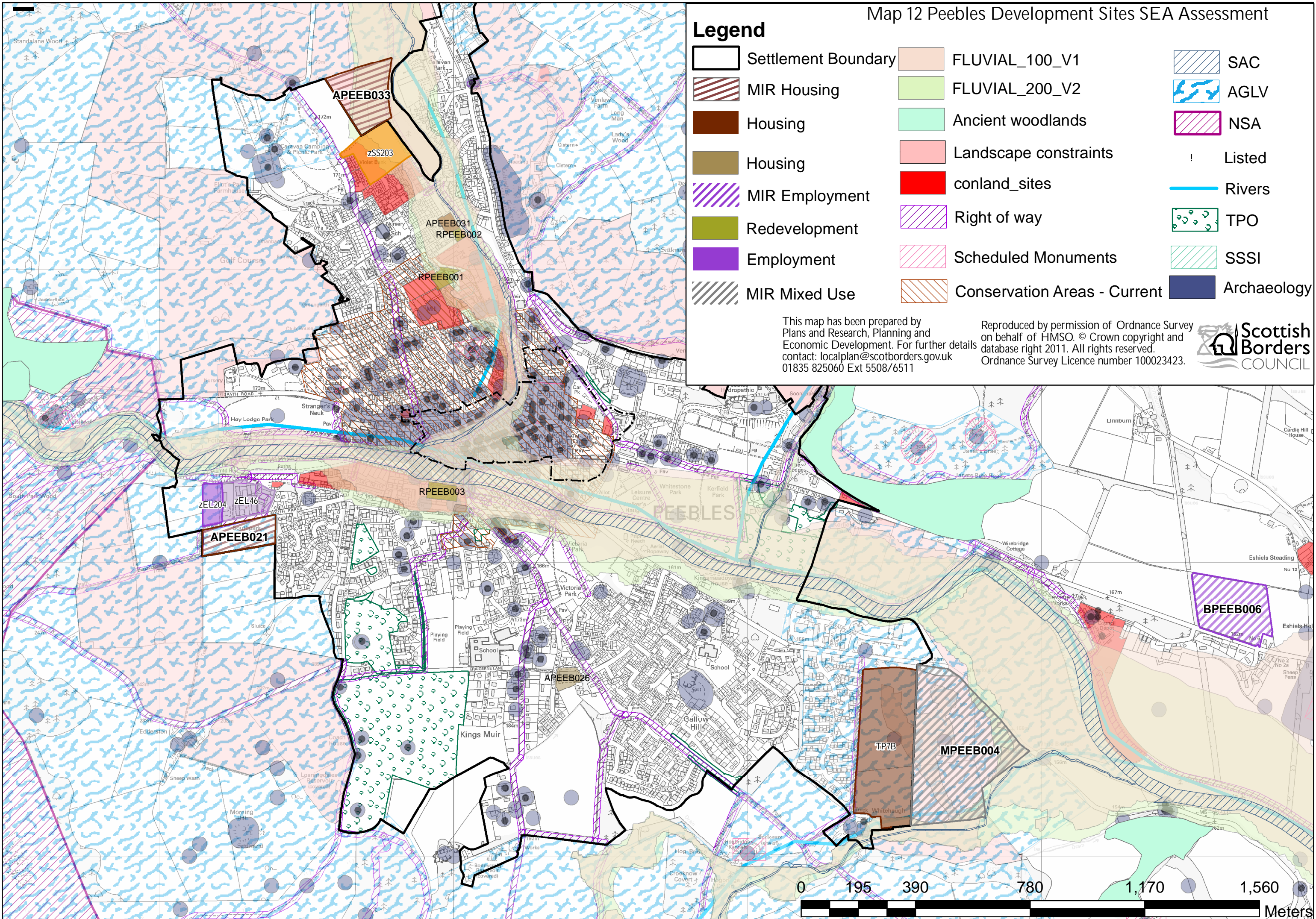
Map 12 Peebles Development Sites SEA Assessment

Legend

	Settlement Boundary		FLUVIAL_100_V1		SAC
	MIR Housing		FLUVIAL_200_V2		AGLV
	Housing		Ancient woodlands		NSA
	Housing		Landscape constraints		Listed
	MIR Employment		conland_sites		Rivers
	Redevelopment		Right of way		TPO
	Employment		Scheduled Monuments		SSSI
	MIR Mixed Use		Conservation Areas - Current		Archaeology

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Environmental Criteria Used in Maps and Site Assessment Database		
SEA Topic	Used in Appendix F	Used in Appendix G
Air	Prime Quality Agricultural Land (PQAL)	PQAL, access to services, access to public services, access to employment
Biodiversity, Flora and Fauna	Tree Preservation Orders (TPOs), Ancient Woodland Inventory (AWI), Gardens & Designed Landscapes, open space, wider biodiversity impact, Special Area of Conservation (SAC), Special Protection Area (SPA), RAMSAR, Special Site of Scientific Interest (SSSI)	Tree Preservation Orders (TPOs), Ancient Woodland Inventory (AWI), Gardens & Designed Landscapes, open space, wider biodiversity impact, Special Area of Conservation (SAC), Special Protection Area (SPA), RAMSAR Special Site of Scientific Interest (SSSI)
Soil	PQAL	PQAL
Water	Water supply, sewerage, Flood Risk (1:100, 1:200), SAC, RAMSAR, SSSI	Water supply, sewerage, Flood Risk (1:100, 1:200), SAC, RAMSAR, SSSI
Climatic Factors	Flood Risk (1:100, 1:200), rights of way (ROW)	PQAL, access to services, access to public services, access to employment, biodiversity impact, open space, site aspect, ROW
Cultural Heritage	Conservation Areas, Scheduled Monuments, Gardens & Designed Landscapes, listed buildings, archaeology	Conservation Areas, Scheduled Monuments, Gardens & Designed Landscapes, listed buildings, archaeology
Landscape and Townscape	Regional Park, Conservation Areas, Scheduled Monuments, Gardens & Designed Landscapes, Areas of Great Landscape Value (AGLV), National Scenic Areas (NSA), Landscape Character Assessment (LCA)	Regional Park, Conservation Areas, Scheduled Monuments, Gardens & Designed Landscapes, Areas of Great Landscape Value (AGLV), National Scenic Areas (NSA), Landscape Character Assessment (LCA), open space
Material Assets	Common good land, Mineral and coal deposits, Ministry of Defence/Civil Aviation Authority Land, Waverley Line contribution areas, water supply, sewerage, pipelines, contaminated land, primary school capacity, secondary school capacity	Common good land, Mineral and coal deposits, Ministry of Defence/Civil Aviation Authority Land, Waverley Line contribution areas, water supply, sewerage, pipelines, contaminated land, primary school capacity, secondary school capacity
Population and Human Health	Contaminated land, primary school capacity, secondary school capacity, rights of way	Contaminated land, primary school capacity, secondary school capacity, rights of way, access to public services, access to services, access to employment, open space

Appendix G (part 1): Preferred and alternative sites

Sites for Berwickshire

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
ABIRG003	Land at East Birgham	Birgham	Housing	0.7	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	On site	Not applicable	Greenfield

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

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

The site is bounded by a field boundary wall and hedge planting with additional mature trees on the eastern boundary running south.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

No objections to this site being zoned for housing. Opportunity exists to construct two main access points with internal connections. In addition, direct access could be created along the frontage for a limited number of properties. A strong building presence is needed onto the main road to promote a stronger street feel which will have a positive impact on sense of place and on traffic speeds. Pedestrian footway to be created along the frontage to connect into the existing infrastructure.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Overall assessment

Site capacity

6

Overall assessment

Acceptable

Conclusions

It is considered that the site, as amended from ABIRG002, would be acceptable as an alternative site. The reduction in site size, by removing the easternmost field, removes the possibility of adverse archaeological impacts on a regionally significant site.

The assessment criteria do not raise any issues that would preclude development

The site could therefore be included as an alternative option in the MIR to meet the SESplan housing figure of 50 units in the Rest of the Borders in the period 2019-2024.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
ADUNS023	South of Earlsmeadow (Phase 1)	Duns	Housing	2.7	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	On/Adjacent to site	Not applicable	Greenfield

Accessibility and sustainability assessment

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

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

The site is currently fields with a stone wall on the western edge and tree and hedge planting on the eastern edge.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Road access from the A6105 could occur to the west and the east of the site and would need to ensure that long-term development of the rest of the SDUNS001, ADUNS010 and BD4B would not be prejudiced.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Overall assessment

Site capacity

40

Overall assessment

Acceptable

Conclusions

The site performs well against the assessment criteria. It is considered that the site would be suitable for inclusion as a preferred option to fulfil the SESplan requirement of 50 units in the Eastern Strategic Development Area in the period 2019-2024.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
REYEM002	Former Eyemouth High School Extension	Eyemouth	Redevelopment	1.5	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	Not applicable	Combination

Accessibility and sustainability assessment

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

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

The site is flat (as it is playing fields), there is strong screen planting to the south and further planting which screens the industrial estate to the north.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

It is likely access will be formed as a part of the initial development of REYEM001 (the adjacent site). This will likely take place from the Coldingham Road to the north.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Overall assessment

Site capacity

30

Overall assessment

Acceptable

Conclusions

It is considered that the site is suitable to be included as a preferred option towards meeting the SESplan requirement for 50 units in the eastern SDA in the period 2019-2024.

The site is a logical extension of REYEM001 (Former Eyemouth High School) and it would be considered that development of REYEM002 would be a subsequent development phase of the former, there is an existing development brief for REYEM001 which could help guide development of REYEM002. The assessment criteria do not raise any significant issues that would preclude development.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
MGREE001	South of Edinburgh Road	Greenlaw	Mixed Use	1.2	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	On/Adjacent to site	Not applicable	Greenfield

Accessibility and sustainability assessment

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

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

The site is located within a field out with the settlement boundary on the western edge of Greenlaw.

Planning and infrastructure assessment

Physical access/road capacity

Access would be off the Edinburgh Road, there are no specific issues.

Near a trunk road?

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Overall assessment

Site capacity

6

Overall assessment

Acceptable

Conclusions

MGREE001 has been reduced in size from a site that has been considered previously in the Local Plan and which was also proposed in the MIR (as BGREE003).

As a smaller site it is considered that, despite being outwith the current settlement boundary, the site is more acceptable in terms of the setting of Edinburgh Road and the entrance into Greenlaw. The site would help to provide alternative employment units to meet a perceived demand in Greenlaw, as well as a limited number of housing units. .

The assessment criteria have not raised any issues that would preclude development.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
AHUTT002	Land south of Hutton Church	Hutton	Housing	1.7	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	On site	Not applicable	Greenfield

Accessibility and sustainability assessment

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

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

Site is made up of a field that lies between the main settlement and Hutton Kirk. The site slopes down from the south east corner (at the road junction) and is predominantly level beyond.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Essentially this site is an infill between the two existing distinct parts of Hutton. Not opposed to a low density development at this location, in-keeping with the rest of the settlement and appropriate to the services and infrastructure within Hutton. The infrastructure could be upgraded to integrate the proposed site with its surroundings.

Right of way

Adjacent to site

TPOs

On site

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Average

Overall assessment

Site capacity

10

Overall assessment

Acceptable

Conclusions

The site, as amended from AHUTT001, removes the western field and the site has a better relationship with the existing settlement size as a result. It would be expected that a village green would be provided on the eastern part of the site, to provide amenity space for residents but also to protect the setting of the listed church building (and the tree preservation order).

The assessment criteria do not raise any issues that would preclude development. Once the development reached 5 units Scottish Water would upgrade the WWTW capacity. It is also the case that contributions to the expansion of Chirside Primary School may be required.

There has been an existing allocation in Hutton for a number of years but it has not been developed, it is possible that this site may be more effective.

The site is considered appropriate as an alternative option in the MIR.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
AREST001	Auction Mart	Reston	Housing	3.9	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	On/Adjacent to site	Not applicable	Combination

Accessibility and sustainability assessment

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

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

The site covers the old Auction Mart site in Reston, the planning application retains the old Auction Mart ring building. Beyond the site, to the south, there are fields and the east coast mail line.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

The planning application (08/01531/FUL) states that there would be a number of access points off Main Street, which would lead to an internal road system. The possibility of a new rail station and associated buildings to the south of the site has been considered. The plans for access have been discussed with SBC's roads teams and other relevant parties.

Right of way

TPOs

Contaminated land

Water supply

Sewerage

Education provision

Adjacent to site

Not applicable

Adjacent to site

Limited

Limited

Average

Overall assessment

Site capacity

Overall assessment

Conclusions

100

Acceptable

The site is subject to a planning application (08/01531/FUL) which is for 111 houses; as such there is already a detailed proposal for the site which has considered access, drainage, open space amongst other issues, and the possibility of a new rail station being built to the south of the site.

The assessment criteria do not raise any issues that would preclude development. In terms of infrastructure it is the case that a network assessment would be required to investigate the impact of the development on the network route to Eyemouth. Scottish Water would provide for WWTW capacity upgrading. In addition to this as a part of the development a new primary school would need to be investigated.

It is considered that the site is appropriate as a preferred option to help meet the SESplan requirement for 50 units in the period 2019-2024.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
ASWIN001	Land adjacent to Swinton Primary School	Swinton	Housing	2.3	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	On site	Not applicable	Greenfield

Accessibility and sustainability assessment

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

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

The site is located adjacent to the Primary School, within a large field which is located on the southern edge of the settlement. The eastern boundary contains hedge planting and the odd mature tree.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Access from the Coldstream Road would need to be from the southernmost part of the site and upgrading of the route would be required adjacent to the Primary School. It is also the case that a vehicular and pedestrian access could be provided via the allocated site in the north, although this would be dependent on development taking place there.

Right of way

On/adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Average

Overall assessment

Site capacity

25

Overall assessment

Acceptable

Conclusions

The site, as amended from MSWIN001, is considered to be more appropriate to the size and setting of the village. There would need to be road improvement works to the Coldstream road and access from this route would be from the southernmost part of the site. In addition any access from the north, through the allocated site, would be subject to development taking place there.

The WWTW will need to be upgraded by the developer.

The assessment criteria does not raise any further issues.

It is considered that this site is appropriate for inclusion as an alternative option in the MIR.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
AWESR006	Plot 3, Land East of Kirkpark, Westruther	Westruther	Housing	0.1	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	Not applicable	Greenfield

Accessibility and sustainability assessment

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

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

This site is the size of a plot between two recently developed sites.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

No objections to a single unit being erected on this plot, as per the previous planning consent. Design of the unit must not prejudice access to any potential longer term expansion to land south of the plot.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

On/adjacent to site

Water supply

Yes

Sewerage

Yes

Education provision

Average

Overall assessment

Site capacity

1

Overall assessment

Acceptable

Conclusions

It is considered that given the nature of this site, a single plot undeveloped between two recently developed plots, that it would be appropriate to provide an infill plot. See SBWESR001.

Sites for Central

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
ABONC003	Site opposite Memorial Hall	Bonchester Bridge	Housing	1.2	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
1:200	Adjacent to site	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	Not applicable	Greenfield

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

Local impact and integration assessment

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

Landscape assessment

NSA	AGLV	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope? <input checked="" type="checkbox"/>
Not applicable	Not applicable		

Landscape features

The western part of the site is on higher ground and the slope down towards the river and the village is between 10 and 20 degrees. The site extends from below the 140m contour line to a maximum elevation of 150m. The flat part of the site is to the east, facing the village. There are no trees on the site.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

The site is located along the road from Bonchester Bridge to Hobkirk. There is currently access to the field opposite Forest Road.

Right of way

TPOs

Contaminated land

Water supply

Sewerage

Education provision

Adjacent to site

Not applicable

Not applicable

Limited

Limited

Good

Overall assessment

Site capacity

8

Overall assessment

Acceptable

Conclusions

The site has some possibilities as it will not set a precedent for further ribbon development due to the nature of the enclosing topography. The total site area of the field is 1.2Ha but of this only approximately 0.5 ha is developable due to the nature of the topography. The land is relatively flat to the eastern edge adjoining the public road but it then rises steeply toward the western half of the site. The site has an eastern aspect. The site extends from below the 140m contour line to a maximum elevation of 150m. Low density scheme would be the most suited to this locality with need for some landscaping to clearly define edge of village. No built development should take place on the functional flood plain or over existing culverts and a flood risk assessment is required to inform the site layout, design and potential mitigation.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
MDARN001	Site west of Borders General Hospital	Darnick	Mixed Use	3.7	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	On site	Greenfield

Accessibility and sustainability assessment

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

Local impact and integration assessment

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

Landscape assessment

NSA	AGLV	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope? <input type="checkbox"/>
Adjacent to site	On site		

Landscape features

There are few features within the site. The Huntly Burn runs through part of it

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Tech Services have supported a larger scale development in this area previously and so no major insurmountable roads issues are identified

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Overall assessment

Site capacity

0

Overall assessment

Acceptable

Conclusions

Given the railway station at Tweedbank, it remains desirable to have employment land in close proximity. A larger employment site at Broomilees was removed from the Local Plan following issues raised by the reporter in terms of the prominence of the site from the Melrose bypass and the sensitivity of the landscape. It is considered that this much smaller site in a more discrete location could be considered as an alternative option to the preferred employment land proposals at the existing Tweedbank employment site. It is also considered that this Broomilees site could serve a dual use for the purposes of the BGH to extend and improve their existing facilities where expansion opportunities are currently limited.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
AGALA029	Netherbarns	Galashiels	Housing	7.6	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input checked="" type="checkbox"/>
Not applicable	Adjacent to site	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	Not applicable	Greenfield

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

Local impact and integration assessment

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

Landscape assessment

NSA	AGLV	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope? <input checked="" type="checkbox"/>
Not applicable	On site		

Landscape features

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 acces/road capacity

Roads have previously supported residential development of this land

Near a trunk road?

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Overall assessment

Site capacity

70

Overall assessment

Acceptable

Conclusions

This site was the subject of an objection at the 2006 Local Plan Inquiry. 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. 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. However, Historic Scotland have now removed their formal objection to the development of this site, although they would wish to continue to be consulted as to what form of development on the site could take place. The site could be considered for lower density housing, and there remains an option for the site to accommodate a new school.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
AGALA027	Extension of Birks Avenue	Galashiels	Housing	4.4	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	Not applicable	Greenfield

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

Local impact and integration assessment

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

Landscape assessment

NSA	AGLV	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope? <input checked="" type="checkbox"/>
Not applicable	Not applicable		

Landscape features

The site is a large steeply sloping field on the south side of the Gala Water valley. The field is currently used for pasture. It lies immediately to the west of a Scottish Water filter station and a new housing development. Immediately to the south is a track which leads to the quarry above Balnakiel and beyond this are further fields on the slopes of Meigle Hill. In landscape terms it would be appropriate to limit any development of this site to the lower ⅓ of the site, using the remainder of the site to form a substantial woodland edge to the southern edge of the town in this immediate location. It is essential that we achieve a natural upper extent of Galashiels in these highly visible locations.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

The local road network serving Birks View is not of a standard suited to serving significant development on this site. That said, a short extension for a maximum of around 19 dwellinghouses may be acceptable, provided an internally connected 'Designing Streets' type layout can be achieved which does not prejudice a future road link to the A72.

It should be noted that a traffic calming scheme on the existing road at Birks View will have to be implemented.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Overall assessment

Site capacity

190

Overall assessment

Acceptable

Conclusions

This presents a logical opportunity to extend the recent Birks View development albeit not an idyllic proposal since it has little, if any opportunity, for any further connection to other roads. The development of this site will also be very prominent from many parts of the town. However, it is not skyline for the most part, sitting under the hill behind, so perhaps with care it can be developed. An extension of this sort, running alongside the hill, would not be at odds with how the town has developed already along the valley sides, albeit it will be a challenge to produce a pleasing townscape, given the likely regimented nature of the site layout such a sloping site would lead to. It is noted SBC Landscape Architect can support development on the lower two thirds of the site. It is also noted the proposal can be supported by Roads Planning.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
SBGAT001	Monkswood extension	Gattonside	Development Boundary	0.2	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	Not applicable	Greenfield

Accessibility and sustainability assessment

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

Local impact and integration assessment

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

Landscape assessment

NSA	AGLV	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope? <input type="checkbox"/>
On site	On site		

Landscape features

Site has protected trees around the perimeter

Planning and infrastructure assessment

Physical access/road capacity

Access from Monkswood Road.

Near a trunk road?

Right of way

Adjacent to site

TPOs

On/adjacent to sit
^

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Overall assessment

Site capacity

0

Overall assessment

Acceptable

Conclusions

The site is excluded from the Gattonside development boundary. Its inclusion was refused during the LPA process as the minor amendment to development boundaries was not part of that process. It would appear logical to include the land within this boundary. There are TPO'd trees around the perimeter of the site which would need to be protected and may influence the level of development which could take place, which may be limited perhaps one or two houses. On balance the site can be supported as an inclusion to the development boundary

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
AHAWI023	Burnfoot (Phase 1)	Hawick	Housing	4.9	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	Not applicable	Greenfield

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	South

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

The site is on gently sloping ground contained by more complex landforms.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Vehicular access to this site is easily achievable from the B6359 (Lilliesleaf road). In addition pedestrian linkage will be required to the bus lay-bys on the A7 at Galalaw Roundabout and a footway is required on the north west side of the B6359. The roads layout for this site will have to integrate fully with that of the adjacent site to the north - Site BHAWI001.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Adjacent to site

Water supply

Yes

Sewerage

Yes

Education provision

Average

Overall assessment

Site capacity

100

Overall assessment

Acceptable

Conclusions

The site is acceptable for development. The site shares boundary with employment site BHAWI001. The sloping nature of the site needs to be considered in terms of scale of the development. The site should have a layout that maximise use of solar gain. Landscaping is required to minimise visual impact, and creation of SUDS and retention of marshy grassland is required on the southern part of the site. Archaeology interests have been recorded in the surrounding area and archaeological evaluation along with associated mitigation measures might be required. The proposed development should not impact on the setting of the B listed building at Burnhead Tower. A Flood Risk Assessment is recommended to inform the development of this site. A watercourse buffer strip will be required. This is a large site that will generate additional traffic in town and public transport links to the site should be encouraged. This site should be recommended as an alternative site put forward in the MIR with an indicative capacity of 100 units. There is already a large housing land supply within Hawick, in comparison to other settlements within the Central SDA. It is therefore considered that this site be put forward as an alternative housing site within the MIR.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
AKELS022	Hendersyde (Phase 1)	Kelso	Housing	5.4	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input checked="" type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	On site	Not applicable	Greenfield

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

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

The site is located just to the north of an existing treebelt and there are areas of woodland to the east. There are stone walls on the boundary of the site.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Whole site: The site lends itself to development accessed off the B6461 although the site is bounded by a high stone wall at present, 1.6m from the road edge, which would require to be breached for access and visibility purposes. One determining factor will be the forward visibility available to East bound traffic of a vehicle waiting to turn right into the site. Due to the alignment of the road, hedges on the opposite side from the development ground restrict forward sight lines. The most suitable location for an access with the present road alignment is close to the present 30mph signs. A footway would be required along the B6461 on the frontage of the site. Public transport infrastructure would have to be provided. There is a private drive to Hendersyde which could be utilised for access purposes although existing walling would require to be substantially altered. Roads Engineers would not be supportive of access being taken too far out of town due to the rural nature of the surrounding land and the inappropriateness of speed limits being introduced under such circumstances.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Overall assessment

Site capacity

120

Overall assessment

Acceptable

Conclusions

The site will be put forward for development. The site would be phase 1 of development at Hendersyde. Any planning for the site needs to consider other future development in the area. The site is located in proximity of the Tweed and mitigation measures are required to prevent any impact on the River Tweed SAC. Further assessment on nature conservation will be required. Archaeological records have been found adjacent to the site and an archaeological evaluation would be required since there is a medieval hospital in the area. The northern part of the site is required to be surveyed. Existing stonewalls on the site are required to be retained and improved (except for improvement of visibility at the entrance to the site). Structure planting is required on the site to integrate with existing wooded and walled area. Careful consideration on how to connect the site with the existing settlement is required and a foot way to the settlement is also required. There are pipelines running through the site and consultation with Health and Safety Executive is required way leave is also required within the development.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
AKELS021	Nethershot (Phase 1)	Kelso	Housing	4.0	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input checked="" type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	On site	Not applicable	Greenfield

Accessibility and sustainability assessment

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

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

The site slopes gently towards south/ southeast towards existing residential development. There are existing hedgerows within the site.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Assessment for whole area: This is a large area of ground with many good access opportunities both off Angraflat Road which is the A6089 to the South and the unclassified D79/4 which bounds the land on the North and East sides. The unclassified road which is single track with passing places at present would require to be widened over that length utilised to serve this site. Furthermore the junction of the D79/4 and the A6089 is poor and not suitable to serve any substantial increase in traffic without significant upgrading work, affecting the land to the north of the site. A new junction would be required. The area under consideration includes the car park for Kelso Race Course and the weekly market and an alternative parking facility would have to be found. The lie of the land has no vertical constraints. I am not opposed to this land being allocated for residential development.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Overall assessment

Site capacity

100

Overall assessment

Acceptable

Conclusions

The site will be put forward as an alternative for development in Kelso. The site would be phase 1 of development at Nethershot. Any planning for the site needs to consider other future development in the area. The site is located close to the existing settlement of Kelso and within walking distance of Kelso High School. The site would require a master plan to address issues such as the relation to the racecourse, integration with the existing settlement and development of a high quality development on the northern edge of Kelso. Red-listed bird species on the site and further assessment on nature conservation might be required. The site slopes to the south and should have a layout that maximise use of solar gain.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
MTWEE001	Site east of railway terminal	Tweedbank	Mixed Use	1.0	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	On/adajcent to site	Other

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	South

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

The site currently has a number of trees and bushes within it.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Tech Services - This site may be the only opportunity to form an alternative to the Gattonside Tweed Bridge which is considered unsuitable for further traffic generating proposals in the vicinity. This alternative route would allow vehicles to travel through Lowood and across the Tweed further upstream than the current bridge. The allocation of this land for mixed use purposes which prevent a link going through this route.

Right of way

On/adjacent to site

TPOs

Not applicable

Contaminated land

On site

Water supply

Yes

Sewerage

Yes

Education provision

Average

Overall assessment

Site capacity

0

Overall assessment

Acceptable

Conclusions

The site is a logical infill next to the railway terminal and the allocated employment land site. The site will be cleared in order to accommodate works relating to the construction of the railway terminal. The future of the potential of the site to be part of a new road link ultimately crossing the Tweed will need to be addressed

Sites for Northern

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
MCARD006	North of Horsbrugh Bridge	Cardrona	Mixed Use	1.9	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input checked="" type="checkbox"/>
1:200	Adjacent to site	Not applicable	Adjacent to site	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	Adjacent to site	Greenfield

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	South

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

Minimal landscape features on site. Flat site which is partly subject to floodrisk.

Planning and infrastructure assessment

Physical acces/road capacity

Further consultation required.

Near a trunk road?

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Overall assessment

Site capacity

25

Overall assessment

Acceptable

Conclusions

The site sits within development boundary. Cardrona has a limited range of services and facilities. However the settlement sits off the A72 and is located less than 10 mins from Innerleithen and 10 mins from Peebles. Floodrisk on portion of site. The site integrates well with the rest of the village. Minimal landscape features on site. Flat site which is partly subject to floodrisk. Opportunity for landscape enhancement. Site located within Development Boundary and can come forward at present at infill development.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
MCARD007	South of Horsbrugh Bridge	Cardrona	Mixed Use	1.6	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input checked="" type="checkbox"/>
1:200	Adjacent to site	Not applicable	Adjacent to site	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	On/adajcent to site	Brownfield

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

Local impact and integration assessment

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

Landscape assessment

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

Landscape features

Mature trees on site. Situated on banks of River Tweed. Large part of site within flood risk zone.

Planning and infrastructure assessment

Physical acces/road capacity

Further consultation from Roads Planning required.

Near a trunk road?

Right of way

On/adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Overall assessment

Site capacity

5

Overall assessment

Acceptable

Conclusions

The site sits within development boundary. Cardrona has a limited range of services and facilities. However the settlement sits off the A72 and is located less than 10 mins from Innerleithen and 10 mins from Peebles. River Tweed to north and Scheduled Ancient Monument on site. The site integrates well with the rest of the village and is located within the Development Boundary. Mature trees on site. Situated on banks of River Tweed. Large part of site within flood risk zone. Over half of the site sits within the middle and outer zone of a hazardous pipeline. Site has been subject to previous planning applications for development.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
AEDDL002	North of Bellfield	Eddleston	Housing	4.1	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input checked="" type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	Not applicable	Greenfield

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Minor	South-west

Local impact and integration assessment

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

Landscape assessment

NSA	AGLV	Over 200 metres? <input checked="" type="checkbox"/>	Over 12 degree slope? <input checked="" type="checkbox"/>
Not applicable	Not applicable		

Landscape features

The site is located high over the centre of the existing village and slopes towards the road. The flood plain sits to the west of the site.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS

No objections in principle to this land being zoned for development. Vehicular access is achievable indirectly via Bellfield Crescent to the south and from the A703 further north.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Overall assessment

Site capacity

35

Overall assessment

Acceptable

Conclusions

This site is an acceptable site for development and is recommended as an Alternative Housing site for the Local Development Plan. It is noted that the settlement already has an allocated housing site awaiting development. In the event of this site being allocated in the future consideration needs to be given in terms of the design to take account of the following issues. Additional landscape enhancement will be required along with buffers to existing and proposed landscaping. Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI. Development should not take place on the steeper slopes of the hill but rather should be left as open space. This site should also benefit from solar gain. Also, a site at this location was considered by the Reporter who looked into the objections into the Finalised Local Plan 2005 and recommended that this site was not included in the Local Plan. However, it should also be noted that the adopted local plan directs future development of Eddleston towards this site.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
APEEB021	Housing south of South Park	Peebles	Housing	2.4	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input checked="" type="checkbox"/>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	On/adajcent to site	Greenfield

Accessibility and sustainability assessment

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

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Ancient Monument
Not applicable	Not applicable	Not applicable	Not applicable

Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Adjacent to site	Not applicable

Landscape assessment

NSA	AGLV	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope? <input type="checkbox"/>
Not applicable	On/adjacent to site		

Landscape features

Some trees on site though further landscape enhancement would be required.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Previously Roads Planning have expressed concern on the prospect of residential development on this land on the grounds of issues with traffic capacity on the roads leading to the site i.e. Caledonian Road and South Parks. The problem with Caledonian Road is parking on the carriageway, forcing single file traffic, although this has been improved over the initial length with the introduction of a Traffic Regulation Order (double yellow lines). The issue with South Parks is the tortuous nature of the initial length of the road off the mini roundabout. Despite this, a tremendous benefit of this site is its relative close proximity to the town centre. This favours well from a sustainable transport point of view.

In conclusion, Roads Planning not objecting to this land being allocated for residential development, but attempts would have to be made to help ease my concerns. Pedestrian/cycle and vehicular linkage to the adjacent housing to the east will be strongly desirable.

- For the Peebles sites, in relation to a second river crossing over the Tweed, please see F.9 on Page 27 in the January 2011 SPG on 'Development Contributions'.
- A Transport Assessment (TA) is likely to be requested for developments in excess of 25 dwelling units and one will be required as a matter of course for developments in excess of 50 dwelling units. A TA will help determine the extent of adjustments required to the road infrastructure to ensure adequate access means and to ensure sustainable transport provision. Developers will be expected to meet the cost of, or contribute towards the cost of, identified off-site transport work required as a result of the development and/or the cumulative effect of development on a wider scale.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Overall assessment

Site capacity

50

Overall assessment

Acceptable

Conclusions

Biodiversity issues though these can be mitigated. Extension at this location would fit in with the settlement. The Landscape Capacity Study considered this area to be appropriate for development. Road network is able to support some housing development at this location.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
APEEB041	Violet Bank II	Peebles	Housing	1.7	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input checked="" type="checkbox"/>
1:200	Adjacent to site	Not applicable	Adjacent to site	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	On/adajcent to site	Greenfield

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Major	South-west

Local impact and integration assessment

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

Landscape assessment

NSA	AGLV	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope? <input type="checkbox"/>
Not applicable	Adjacent to site		

Landscape features

The site sits on the valley floor to the north of the settlement. The Edderston Water flows nearby the site. Some mature trees along the north, east and south of the site. Development at this location would allow to enhance the settlement edge with new landscaping thereby enclosing the settlement.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

ROADS PLANNING: 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.

Allowance has been made for access to this site in the approved layout for the currently allocated Violet Bank site (TP200). Site APEEB033 would have to allow for future connectivity and integration with adjacent land.

- For the Peebles sites, in relation to a second river crossing over the Tweed, please see F.9 on Page 27 in the January 2011 SPG on 'Development Contributions'.
- A Transport Assessment (TA) is likely to be requested for developments in excess of 25 dwelling units and one will be required as a matter of course for developments in excess of 50 dwelling units. A TA will help determine the extent of adjustments required to the road infrastructure to ensure adequate access means and to ensure sustainable transport provision. Developers will be expected to meet the cost of, or contribute towards the cost of, identified off-site transport work required as a result of the development and/or the cumulative effect of development on a wider scale.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Adjacent to site

Water supply

Yes

Sewerage

No

Education provision

Average

Overall assessment

Site capacity

25

Overall assessment

Acceptable

Conclusions

There are issues relating to the roads infrastructure. It is considered that there would be minimal local impact on the surrounding area and that the site would integrate well into its surroundings allowing for landscape enhancement which will build on the existing landscaping on site. For the site to be developed, Roads Planning state that increased connectivity around the northern part of the site will be required.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Site status
MPEEB004	Whitehaugh Employment	Peebles	Mixed Use	14.0	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed? <input checked="" type="checkbox"/>
1:200	Adjacent to site	Not applicable	Adjacent to site	Not applicable	

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	ESA	Current use/s
Not applicable	Not applicable	Not applicable	On/adjacent to site	Greenfield

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Major	South

Local impact and integration assessment

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

Landscape assessment

NSA	AGLV	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope? <input type="checkbox"/>
Not applicable	On/adjacent to site		

Landscape features

Mature trees particularly along the northern boundary of the site. Burn running beyond the southern boundary of the site.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Roads Planning have stated that they can support some employment use at this location in the short term.

ROADS PLANNING: This area has already been identified as potentially suitable for longer term development.

Allowance has been made for access to this site from the adjacent land to the west of it and access is also possible from the B7062.

Looking at the bigger picture, a vehicle link to Glen Road will help connect the south easterly wedge of the town.

- For the Peebles sites, in relation to a second river crossing over the Tweed, please see F.9 on Page 27 in the January 2011 SPG on 'Development Contributions'.
- A Transport Assessment (TA) is likely to be requested for developments in excess of 25 dwelling units and one will be required as a matter of course for developments in excess of 50 dwelling units. A TA will help determine the extent of adjustments required to the road infrastructure to ensure adequate access means and to ensure sustainable transport provision. Developers will be expected to meet the cost of, or contribute towards the cost of, identified off-site transport work required as a result of the development and/or the cumulative effect of development on a wider scale.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Overall assessment

Site capacity

0

Overall assessment

Acceptable

Conclusions

This site is being considered as a preferred site for employment however, it should be noted that the site is already identified within the Consolidated Local Plan as a Longer Term Mixed Use site that requires to be considered in its entirety as SPEEB005. For a number of reasons, this site is considered as acceptable. Parts of the site are subject to floodrisk. A site at this location was considered by the Reporter who looked into the objections into the Finalised Local Plan 2005 and recommended that this site was not included into the Local Plan. However the Reporter also recommended that the Council promote the necessary studies of the relevant issues with a view to bringing forward an alteration to the local plan to set out the planning framework for the expansion area. It is considered that the site could be identified for some employment use and that the remainder should be retained for longer term mixed use as it can assist in providing amenities that will be required for the long term expansion of Peebles. The Consolidated Local Plan sets out that one of the requirements of the Longer Term Site is a new bridge crossing the River Tweed however, Roads Planning have stated that they can support some employment use at this time.

Appendix G (part 2): Rejected sites

Site reference	Site name	Overall assessment	Conclusions
Berwickshire			
Birgham			
Housing			
ABIRG002	Land at Birgham	Unacceptable	It is considered that the site is not suitable due to the high likelihood of adverse archaeological implications, the allocation of the site would not outweigh the regional significance of the site of Ayton House as per Structure Plan Policy N15.
Chirnside			
Housing			
ACHIR001	East of North Lodge	Doubtful	<p>The Reporters at the 2006 Local Plan Inquiry recommended against allocating this site and their reasons included development would set a precedent for development south of the road and that the site is a steep climb from settlement services. This site is doubtful for development as: The SESplan requirement for housing can be met through other more appropriate sites.</p> <p>This site is some distance and downhill from the centre of the settlement and services and it is separated from it by an A class road. Access to it is also limited by visibility at the junction to the east. Potential impact on Tweed SAC and adjacent ancient woodland should be evaluated. Sewerage works need upgraded and developer contributions are required towards High School and may be required for primary school. The site should therefore not be included within the LDP.</p>
ACHIR002	Waterloo Park South	Doubtful	<p>This site is doubtful for development as: The SESplan requirement can be met by other more appropriate sites. This site is some distance and downhill from the centre of the settlement and services and it is separated from it by an A class road. Access to it is also limited by visibility at the junction to the east. The site may be affected by smell from adjacent sewerage works. Development of this site would set a precedent for further residential development in this area, south of the A road. The potential for future employment uses on the site could be looked at in future Development Plan reviews. This site should therefore not be included in the LDP.</p>

Cockburnspath

Site reference	Site name	Overall assessment	Conclusions
Housing			
ACOPA003	Kinegar site	Unacceptable	The Reporters at the 2006 Local Plan Inquiry recommended against allocating a larger field containing this site and their reasons included: site is remote from settlement and separated from it by a burn. This site is unacceptable because: it does not relate well to the settlement and the current usage does not lend itself well to a housing site. It is an unattractive quarry, detached from the settlement and would require a new access road/pedestrian/cycle linkages, which would be very difficult to provide. Potentially contaminated land and archaeology would need evaluated. In addition most services are a drive away. It is considered that there are better sites available to make up the requirement for 50 units in the Rest of the Borders as required by SESplan for the period 2019-2024.
Coldingham			
Housing			
ACOLH002	Land south west of Coldingham	Unacceptable	It is considered that Coldingham already has adequate capacity for growth due to the allocated site BCL2B and BCL12B. It is also considered that there are better sites to fulfil the SESplan requirement of 50 units for the Rest of the Borders in the period 2019-2024. The site would constitute backland development with the potential of adverse impacts on the setting of the town's Conservation Area. The removal of mature trees would adversely affect the landscape setting of the town by altering the gateway to the town from the B6498. In addition there are significant limitations to achieving roads access due to the retaining wall and the level difference between the road and the field; this would adversely affect gradients and visibility splays. The junction of the B6498 and A1107 in the town is very poor.
ACOLH003	Land south west of Coldingham	Doubtful	The site is an extension of the existing allocation, BCL12B (subject to outline planning application). It is considered that the site is preferable on roads access, landscape and Conservation Area grounds to the neighbouring ACOLH002 proposal. However it is considered that Coldingham has an adequate land supply with the allocations BCL12B and the larger allocation BCL2B; in addition it is considered that there are better sites to fulfil the SESplan requirement of 50 units in the period 2019-2024. The site may also constitute backland development and the issue of the poor junction at the western end (B6438 & A1107) would remain even with only minor vehicular access.

Mixed Use

Site reference	Site name	Overall assessment	Conclusions
MCOLH001	Land adjacent to Col Bog	Unacceptable	It is considered that there is no identified need for mixed use land in Coldingham and that there are other more appropriate sites to meet any need elsewhere in Berwickshire and the rest of the Borders. Steep gradients on the site would prevent safe roads access. It is also the case that archaeological survey may be required.
MCOLH002	Land beside Law House	Doubtful	<p>It is considered that there is no identified need for mixed use land in Coldingham and that there are other more appropriate sites to meet any need elsewhere in Berwickshire and the rest of the Borders.</p> <p>The development would change the character of the entrance to the settlement, although screen planting would compensate. There are significant issues regarding roads access particularly as the development would be too divorced from the rest of the settlement, would be outwith the 30mph speed zone and there is poor footway provision for pedestrians.</p>

Coldstream

Housing

ACOLD002	Ladies Field	Doubtful	<p>The woodland on the eastern boundary of the site is a strong and natural boundary to this part of Coldstream and development of the site has biodiversity considerations and will have an adverse effect on the setting of the wooded policies and pasture. Site is also identified as constrained within the Landscape Capacity Study and in summary cannot be considered for inclusion.</p> <p>The site was considered for the Local Plan Amendment and rejected; the Reporter stated that the site is fundamentally separated from Coldstream by means of a very mature and substantial tree belt.</p>
ACOLD006	Left Haugh/ West Paddock	Doubtful	<p>It is considered that Coldstream already has an adequate housing land supply provided through the allocations BCS5B, BCS3A, ACOLD004 and the longer-term options at SCOLD001 and SCOLD002. In addition there are better sites which will fulfil the SESplan requirement of 50 units for the Rest of the Borders in the period 2019-2024.</p> <p>The site was considered for the Local Plan Amendment (ACOLD003), at the LPA Inquiry the Reporter found that the site was more prominent due to a clear change of gradient from the upper, flatter part above the break of the slope, this would make any housing more prominent than that on the upper part, especially when seen from within the designed landscape. The Reporter also found that structural planting would go some way to mitigating the adverse impact of the adopted and finalised sites.</p>

Site reference	Site name	Overall assessment	Conclusions
ACOLD007	Leet Haugh/West Paddock, Duns Roa	Doubtful	<p>It is considered that Coldstream already has an adequate housing land supply provided through the allocations BCS5B,BCS3A, ACOLD004 and the longer-term options at SCOLD001 and SCOLD002. In addition there are better sites which will fulfil the SESplan requirement of 50 units for the Rest of the Borders in the period 2019-2024.</p> <p>However as the site is already allocated for redevelopment any applicant would be able to put in an application for housing and this would be dealt with on its own merits. It should be noted that there are flooding and biodiversity constraints that would require further investigation. It would be likely that retention of the listed buildings would be desirable.</p>
Duns			
Housing			
ADUNS009	Land at Duns Law, Preston Road	Doubtful	<p>Site is doubtful because it is located at some distance from Duns centre. It also would be quite a prominent site in terms of landscaping and integration with the settlement and is identified as constrained within Development and Landscape Capacity Study.</p> <p>It is also the case that there is an adequate existing land supply in Duns and there are better sites to meet the SESplan requirement of 50 units in the period 2019-2024.</p>
ADUNS017	Land adjacent to fire station	Doubtful	<p>Although at first appearing to represent a logical extension to the town for a small housing development, the site contains trees which contribute to the local setting and which would be protected due to their conservation area siting. In addition development of the site would result in removal of land of the Duns Castle and Designed Landscape.</p> <p>It is the case that better sites are identified to meet the SESplan requirement for 50 houses in the Eastern Core Development Area for the period 2019-2024.</p>
ADUNS018	Land North of the Clouds	Doubtful	<p>The site contains trees which contribute to the local setting and which would be protected due to their conservation area siting. In addition development of the site would result in removal of land of the Duns Castle and Designed Landscape.</p> <p>It is the case that better sites are identified to meet the SESplan requirement for 50 houses in the Eastern Core Development Area for the period 2019-2024.</p>

Site reference	Site name	Overall assessment	Conclusions
ADUNS019	Land south of the Geans	Doubtful	<p>It is considered that the site could provide an infill opportunity. However it would likely adversely affect the setting of the C(s) listed "Geans" building. In addition the land is identified in the Development and Landscape Capacity Study as being constrained.</p> <p>It is the case that there is already an adequate existing land supply for housing in Duns and better sites are identified to fulfil the SESplan requirement for 50 units in the Eastern Core Development Area in the period 2019-2024.</p>
ADUNS020	Land north and south of the Geans	Doubtful	<p>This site would not affect the setting of the C (s) listed building as site ADUNS019 would. However it is also constrained in the Landscape Capacity Study, the access road is too narrow to support the development and there is little scope for it to be widened. In addition there may be issues regarding flooding given the proximity of the nearby burn and there is a requirement for archaeological surveys.</p> <p>It is the case that there is already an adequate existing land supply for housing in Duns and better sites are identified to fulfil the SESplan requirement for 50 units in the Eastern Core Development Area in the period 2019-2024.</p>
ADUNS022	Land to the west of Town Harden/Pour	Doubtful	<p>This site would be unacceptable because it would encourage the ribbon development that the Reporter at the Local Plan Inquiry has recommended be prevented from continuing in this area of Duns. Site would create a coalescence of this part of the Duns settlement boundary, giving this predominantly rural area an urban feel. In any event the site should not be included within the LDP as there are other more appropriate sites elsewhere to meet the SESplan requirement.</p>

Long Term Mixed Use

ADUNS016	South of Earlsmeadow	Other	<p>The site is identified in the Consolidated Local Plan (SDUNS001) for longer-term development. It is proposed to apportion the northernmost field of SDUNS001 (the field north of this site) as a first phase of the release of this land. In addition the field to the east of the new High School (currently allocated ZSS6) will also be allocated for housing.</p> <p>It is felt that this is the most appropriate approach to release land for housing in Duns due to the ease of access from the A6105 and to follow the vision for development that is put forward in the Consolidated Local Plan. Therefore the site put forward here will remain in the plan as land identified for future development (an updated SDUNS001)</p> <p>It is the case that the allocations described above will form a substantial part of the 50 units that are required under SESplan for the period 2019-2024. Further housing land is therefore not required.</p>
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Site reference	Site name	Overall assessment	Conclusions
ADUNS021	Land north east of new high school	Acceptable	<p>The site is situated adjacent to the allocated SDUNS001 'mixed use' area so in the long-term future would potentially relate better to the built-up area of the town than it does now.</p> <p>It is known that land in this vicinity has drainage issues, but otherwise, having been supported as a site for a strategically important development and then potentially surplus to requirements for that purpose, a site at this location could meet the strategic housing need.</p> <p>Whilst it is not proposed to take this particular site forward through the LDP process, it is intended to identify an enlarged site at this location i.e. site ADUNS023 as a Preferred option within the MIR to assist in meeting the SESplan requirement for 50 units in the Eastern Core Development Area in the period 2019-2024.</p>

Eyemouth

Employment

BEYEM002	Land west of Eyemouth	Doubtful	<p>This site is out with the settlement boundary and on the wrong side of a strong landscape edge to the town, as such it is constrained in the Landscape Capacity Study. There is an abundance of allocated employment land for the short, medium and long term and these, including the serviced site at Gunsgreenhill should be developed in advance of any other allocation.</p>
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Housing

AEYEM009	Land west of Eyemouth	Doubtful	<p>It is considered that there is already adequate existing housing land supply through the allocated sites (BEY2B & BEY15B) and that the longer term development of Eyemouth should be directed towards the sites at AEYEM007 & AEYEM006. In addition there are better sites to fulfil the SESplan requirement for 50 units in the Eastern Borders CDA in the period 2019-2024.</p> <p>There are archaeological implications for this site. In the field in question, and the field to the west, cropmarks have revealed an area of archaeological sensitivity. The fields contain a series of ditches forming enclosures and field boundaries, as well as a possible early Anglo-Saxon settlement contained mostly within the LDP site.</p>
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Site reference	Site name	Overall assessment	Conclusions
AEYEM010	North East of Biglawburn	Doubtful	<p>It is considered that there is already adequate existing housing land supply through the allocated sites (BEY2B & BEY15B) and that in the longer term development of Eyemouth should be directed towards the sites at AEYEM007 & AEYEM006. In addition there are better sites to fulfil the SESplan requirement for 50 units in the Eastern Borders CDA in the period 2019-2024.</p> <p>In addition to this a similar site was rejected by the Reporters at the Local Plan Inquiry (January 2007) their reasons included: the potential associated road improvement is not in itself sufficient justification for the inclusion of the site in the Local Plan.</p>

Foulden

Housing

AFOUL001	West of Foulden Church	Unacceptable	<p>It is considered that there are better sites to fulfil the SESplan requirement of 50 units in the Eastern Core Development Area in the period 2019-2024.</p> <p>In addition it is part of open countryside which is important to the setting of the terrace of houses of architectural interest to the west and the A listed barn to the east. It would also be contrary to the form of the settlement which is separated into two distinct areas. In addition it is an important feature of the character and setting of the western area that there is no development south of the road. These fields are also widely visible from the formal viewpoint south of the settlement and the countryside to the south. Services and employment are also a 10 to 15 minute drive away.</p>
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Gavinton

Housing

AGAVI001	Crimson Hill	Doubtful	<p>It is considered that there is adequate existing housing land in Gavinton (BGA1) and that there are better sites to fulfil the SESplan requirement for 50 units in the Eastern Core Development Area in the period 2019-2024.</p> <p>In addition the development would be out of scale and character with the village which is generally linear in pattern based on two 'principal' streets. It is also the case that significant work would be required through archaeological investigation, biodiversity work (EPS survey) and infrastructure enhancements to achieve roads access.</p>
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Grantshouse

Site reference	Site name	Overall assessment	Conclusions
Housing			
AGRAN001	Land to the north of the village	Doubtful	<p>It is considered that there are better sites to fulfil the SESplan requirement of 50 units in the Rest of the Borders in the period 2019-2024.</p> <p>It is felt that there is little justification to allocate this site in Gavinton due to the lack of facilities in the village and the drive time to access facilities. In addition extension of the road to access this site would extend the cul-de-sac and result in poor internal/external connectivity. If development was to be considered, in terms of the settlement setting it is the case that the adjacent infill site has not yet been formally proposed, and site AGRAN001 would appear to be less desirable as it is sequentially less well related to the village.</p>
AGRAN002	Land to the east of the village	Doubtful	<p>It is considered that there are better sites to fulfil the SESplan requirement of 50 units in the Rest of the Borders in the period 2019-2024.</p> <p>It is felt that there is little justification to allocate this site in Gavinton due to the lack of facilities in the village and the drive time to access facilities. In addition the access for this site is situated within the settlement boundary, whereas the site generally is outside it. Much of the eastern part of the land is covered by what appears to be maturing woodland so its development would not be encouraged by development plan policies even if it were included within the settlement boundary for Grantshouse. Access is also a major constraint with the level difference between the site and the public road network too great to permit development and the access lane to the north of the site is unsuitable to upgrade to the required standard.</p>
Greenlaw			
Employment			
BGREE003	Edinburgh Road Employment	Doubtful	<p>The site is in a prominent location and is remote from the settlements existing development boundary and could not be supported for employment land as a stand alone proposal. However, it is proposed as part of the proposed adjoining allocation AGREE005 for residential development. As site AGREE005 is not included in the Plan this site should also be omitted.</p>

Housing

Site reference	Site name	Overall assessment	Conclusions
AGREE005	South of Edinburgh Road	Doubtful	Even although only the northern part of the site which is outwith the flood risk area is proposed for physical housing development, it is still large and in a primarily open site and will dominate the western part of the village. Adequate screening of the site and the proposed recreational and amenity benefits suggested for the wider community in the southern part are noted, although the scale of the proposal and its prominence are the overriding issues. It is considered that there are more appropriate sites to meet the SESplan requirement. The adopted Local Plan identifies land to the north east of the village for future development consideration. The site should not be included in the plan.

Hassington

Housing

AHASS001	Hassington	Doubtful	The site proposed is in a remote rural location and does not adjoin any recognised development boundary. Consequently it is not desirable as part of the MIR/LDP process and any development on it would need to be tested against the Council's Housing in the Countryside policy.
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Horndean

Housing

AHORN001	Land adjacent to Birkdale and Ashfield	Doubtful	The site proposed is in a remote rural location and does not adjoin any recognised development boundary. Consequently it is not desirable as part of the MIR/LDP process and any development on it would need to be tested against the Council's Housing in the Countryside policy.
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Hutton

Housing

Site reference	Site name	Overall assessment	Conclusions
AHUTT001	Land south of Hutton Church	Acceptable	<p>Although an acceptable site, it is not recommended to take this site forward through the LDP as Hutton has already an allocated site awaiting development and there are other more appropriate sites to meet the housing land requirement of 50 units in the Eastern Core Development Area over the plan period 2019-2024. In addition Hutton is located a 15 minute drive from Berwick and, although there is a bus service, increased private car use is likely to be generated for access to services and/or employment. Furthermore the western field included in the proposal is considered inappropriate for development but could be screen planting instead.</p> <p>Should this site come forward in the future any development would need to consider the C listed Smithy and B listed Church, however there is a village green proposal which would allow setting and views to be protected.</p>

Leitholm

Housing

ALEIT001	Land at Main Street	Acceptable	<p>The larger part of the site is allocated in the Consolidated Local Plan (BLE2B) and it is likely access will be taken from the north (the additional land included in the proposal) to access this. However despite the favourable assessment findings it is considered that the additional land should not be included in the MIR, this is because under the infill policy contained within the Consolidated Local Plan/future LDP a planning application could be entered to achieve the access and a limited number of houses.</p> <p>It is considered that there are more appropriate sites to meet the SESplan requirement of 50 houses for the Rest of the Borders in the period 2019-2024.</p>
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Paxton

Development Boundary

SBPAX001	West of Thorn Cottage	Unacceptable	<p>Raises road safety concerns as access would need to be taken from the inside of a sharp bend in the road. Any development proposals on the site should be considered at planning application stage under Policy G8 - Development Outwith Development Boundaries.</p>
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Housing

Site reference	Site name	Overall assessment	Conclusions
APAXT003	Land to the west of the village	Acceptable	<p>It is considered that although the allocated site in Paxton (BPA4B) is now built out, there are better sites available to meet the SESplan requirement of 50 units for the period 2019-2024.</p> <p>This proposed allocation is outwith the settlement boundary and would result in linear development that would be contrary to the general pattern of development in the village. Mature hedging defines the N and E of this site and provides a strong edge to the settlement.</p>
Preston			
Housing			
APRES003	Land west of village adjacent to Knowe	Acceptable	<p>It is considered that there are better sites available to help fulfil the SESplan requirement for 50 houses in the Eastern Core Development Area in the period 2019-2024.</p> <p>The site is within an area of Prime Agricultural Land.</p>
Swinton			
Employment			
BSWIN001	Field to north of Swinton Parish Churc	Doubtful	<p>The proposed allocation is outwith the settlement boundary and would not appear to be a logical expansion of the settlement despite there being an extant planning consent for the erection of storage building adjacent to the north boundary of the church yard. The proposed allocation would potentially affect the setting of the listed church and would be better located to the south adjacent to the existing depot. There is a strong boundary to this edge of the settlement contributed to by the church yard walls and mature trees which would be compromised by this proposal.</p>

Mixed Use

Site reference	Site name	Overall assessment	Conclusions
MSWIN001	Coldstream Road	Doubtful	<p>This is doubtful because it would change the scale and form of the existing settlement. It is too large an extension to the existing settlement and would break a clear southern development boundary along the rear boundary of existing properties. This is also part of a large field which is an important part of the countryside setting of the settlement, particularly when viewed from the Coldstream Road. The archaeological site in the north should be further evaluated.</p> <p>The Reporters at the 2006 Local Plan Inquiry recommended against allocating a smaller field in the east of this site and their reasons included: the objection site was isolated from the rest of the settlement, would affect its amenity & it is highly visible, particularly when viewed from the A6112. These reasons outweighed the potential for school playing field provision as part of that objection & also apply to this site.</p> <p>It is considered that there are more appropriate mixed use sites available in the Rest of the Borders.</p>

Whitsome

Housing

AWHIT002	Heriot Bank Farm, Whitsome	Doubtful	<p>It is considered that there are better sites available to meet the SESplan requirement of 50 houses in the Rest of the Borders in the period 2019-2024.</p> <p>However it is the case that an applicant could apply to convert the existing buildings (which are within the settlement boundary) to residential use under policy G7 'Infill Development'.</p>
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Central

Clovenfords

Housing

ACLOV001	NW of Whytbank Row	Doubtful	<p>ACLOV001 is not required to meet the strategic housing requirement in the Central Borders Strategic Development Area. In any event the site would still be doubtful in terms of landscape capacity and access.</p>
ACLOV002	East of Miegle site	Doubtful	<p>ACLOV002 is not required to meet the strategic housing requirement in the Central Borders Strategic Development Area. The site is assessed as doubtful because of impact on the landscape and the views from the surrounding countryside. Also, there is residential development underway and a large number of residential units have planning consent/ are allocated in the Consolidated Local Plan.</p>

Site reference	Site name	Overall assessment	Conclusions
Long Term Housing			
SCLOV001	Longer term expansion at Meigle	Doubtful	SCLOV001 is not required to meet the strategic housing requirement in the Central Borders Strategic Development Area. There is residential development underway and a large number of units has planning consent/ are allocated in the Consolidated Local Plan. The site is assessed as doubtful because of the negative impact on the landscape and the views from the surrounding countryside.
Crailing			
Housing			
ACRAI002	Land adjacent to Crailing Village	Doubtful	Although the site scores relatively well in the assessment, Crailing is a small hamlet and there is already an existing undeveloped allocation which was allocated via the Local Plan Amendment. It is considered that this current proposal is large in relation to the hamlet and is not required given the existing undeveloped allocation. It is considered there are more preferable sites within the Central Strategic Development Area to satisfy the required housing need. This site may be considered for a future plan but it is considered inappropriate and not required at this point in time.
Darnick			
Housing			
ADARN001	Darnick Vale	Unacceptable	The proposed site extends between Melrose and Darnick where coalescence between the two settlements has been a historical issue. The land is safeguarded from development under policy ED3 - Countryside Around Towns and it should continue to be protected. There are significant flooding issues to be addressed which will affect much of the site. There are also major biodiversity issues.
Denholm			
Housing			
ADENH001	East of Denholm Hall Farm	Other	The site is already allocated in the Consolidated Local Plan.

Site reference	Site name	Overall assessment	Conclusions
ADENH002	South east of Jedward Terrace	Doubtful	There has been recent development in Denholm and there are further land allocated/with planing permission. No further land is considered to be required in Denholm to meet the requirement for the Strategic Development Area for the Central Borders. Further development at the moment would constitute over development of the village. Over and above the existing planning permission on part of the site no further development is recommended. The Planning and Building Standards Committee has granted planning permission for the erection of 8 affordable units on part of this site subject to the completion of a legal agreement.
ADENH003	Brookdale	Doubtful	There has been recent development in Denholm and there are further land allocated/with planing permission. No further land is considered to be required in Denholm to meet the requirement for the Strategic Development Area for the Central Borders. Further development at the moment would constitute over development of the village. Scottish Borders Consolidated Local Plan Adopted 2011 identifies the south east as the preferred area of expansion so this area could be reconsidered in the future for development although Roads are only able to support part of the site for development. Moderate impact on biodiversity including protected species would need to be considered.
ADENH004	South West of Cemetery	Doubtful	The site is outwith the natural boundaries of the settlement. Roads engineers are not able to support development of the whole site, only a strip of development adjacent to the road. This would not be put forward as a recommended site for residential development as this type of development would set precedence for further development to the north of the minor road. The site is considered to be required for safeguarding for futher expansion of the cemetery.
ADENH005	Denholm Hall Farm	Other	The site is already allocated in the Consolidated Local Plan. The site was first allocated in the 2005 Local Plan and planning application 07/01300/FUL has been approved for 19 units subject to conditions and conclusion of legal agreement.

Earlston

Employment

Site reference	Site name	Overall assessment	Conclusions
AEARL012	Townhead	Other	Council monitoring and the Ryden report identified the need for more employment land within the central borders. Consequently this site was proposed for employment land purposes as part of the LPA. Ultimately the Scott Govt agreed with this proposal and the site is now formally allocated within the LPA. The site has been robustly tested for employment purposes and has proven to be appropriate. There are limited choices in the town for businesses looking for development sites and the council have received enquiries from businesses looking for new sites and where it has been unable to assist. The Council have no plans to pursue this site for development, at the present time; due to commitments in other towns, but would support seeing this being developed by others. A full feasibility study has been undertaken for this location which confirms that it is suitable for development with no unforeseen problems. The allocation would provide sufficient land in a suitable location, which could be phased, to satisfy the demands of the town expanding for a substantial period and make the development cost effective. The applicants wish for the site to be re-allocated for housing purposes. However, the LP already has a healthy land supply for housing land as well as a large area of land for future longer term housing on the eastern end of the town. It is not considered there are any justifiable reasons for re-allocating this site and it should remain for employment land purposes.
Housing			
AEARL004	Mill Road	Unacceptable	This site is unacceptable because the whole site is in a flood risk area and it is adjacent to the Leader Water (Tweed SAC). In addition the site is in a constrained landscape of flat haugh land.
AEARL010	East Turfford	Other	The site is acceptable for the following reasons: it has good access to services, it can be screened from the A class road by existing trees and vehicular access can be provided. In order to address environmental issues several need more detailed assessment and mitigation. This includes flood risk assessment and reduction of flood risk, particularly by retaining areas of flood plain on the site as open space. Consideration must also be given to the conservation and enhancement of the River Tweed SAC and other Protected Species on or adjacent to the site and the countryside pathway in the east of the site. Structural woodland planting should be provided along the north and west boundaries to contain/ screen the site and links made to any future adjacent community woodland to the east. Consideration of the ESA should also be considered in the design of the site and impact mitigated. In addition developer contributions are required to address the following issues: primary school capacity, secondary school capacity, water provision, sewerage provision. Site should remain within the LP.

Site reference	Site name	Overall assessment	Conclusions
AEARL011	Georgefield site	Other	Site is acceptable because it is close to services, is a good extension to the settlement, close to the school, contained within the landscape and has a potential access point. Mitigations measures would be as follows: a Flood Risk Assessment and flood reduction; a large area of open space will be required to ensure no development takes place on the flooding area; consideration must also be given to the conservation and enhancement of the River Tweed SAC and other Protected Species on or adjacent to the site; there is archaeology present within the site that will require further investigation before development can take place; the site design should ensure that there is a good connection made with the new development and the new high school adjacent to it; the access route being provided for the existing farm is connected into the road network; developer contributions are required to address the following issues: primary school capacity, secondary school capacity, water provision, sewerage provision. Site should remain in the LP.
AEARL013	East of Georgefield	Acceptable	The general area to the east of Georgefield has been identified for possible longer term development in the LP and subject to appropriate masterplanning this remains the case. However, only relatively little new housing land is required as part of the LDP process within the central area and there remains substantial undeveloped allocated sites to the west of this land. These would be developed in advance of this site, or any part of it, being released as a formal allocation of housing land. It is considered this site or indeed any part of the overall longer term area is not required at this point in time and more preferable sites within the central area are identified as part of the MIR process

Eckford

Redevelopment

RECKF001	Eckford Quarry	Doubtful	The site is prominent and it is not the purpose or need of the LP to allocate new settlements in rural areas. Development of this land should be tested against the Council's Development/Housing in the Countryside policies. The site is also not considered appropriate in terms of sustainable transport and the site cannot be supported.
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Ednam

Housing

AEDNA004	Land to the east of Ednam	Doubtful	The site is not considered an appropriate addition to the development boundary and there are major biodiversity issues and flooding issues to be addressed. It is considered there are more appropriate sites within the Central Strategic Development Area to satisfy the required need.
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Site reference	Site name	Overall assessment	Conclusions
AEDNA005	Cliftonhill (i)	Unacceptable	Although the site scores quite well in the overall assessment it is physically remote from the existing development boundary of Ednam and the proposal should be tested against the Council's Housing in the Countryside Policy.
AEDNA006	Cliftonhill (ii)	Unacceptable	Although the site scores quite well in the overall assessment it is physically remote from the existing development boundary of Ednam and the proposal should be tested against the Council's Housing in the Countryside Policy.
AEDNA007	Cliftonhill (iii)	Doubtful	Although the site scored quite well in the assessment, the site is relatively large in relation to the existing settlement and the proposal will effectively result in a coalescence between Ednam and the buiding group at Milburn. It is considered there are more appropriate sites within the Central Strategic Development Area to satisfy the identified housing need. The site, or at least part of it, may be reconsidered for some form of development in a future plan although issues regarding the sites prominence, the design of buildings and coalescence issues will need to be fully addressed.

Galashiels

Employment

MGALA004	Balnakiel Extension	Unacceptable	Site is unacceptable because of access constraints and visual impact on entrance to settlement.
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Housing

Site reference	Site name	Overall assessment	Conclusions
AGALA025	Easter Langlee	Doubtful	The overall land at Easter Langlee has been subject to very detailed discussion and consideration as part of the LPA process. Although ultimately the land has not been physically identified within the Galashiels settlement boundary for longer term, at the suggestion of the Scott Govt Reporter the consolidated LP makes textual ref to the possibility of the land being considered for future longer term development. This is on the grounds of the current working landfill site at Easter Langlee and the likely amenity issues this will undoubtedly cause to any residents of any new housing situated nearby. There are also SEPA issues in relation to previous approvals for gas engine and flare and required buffer zones would have major impact on the site and make large parts undevelopable. It is considered that the allocation of this site remains premature and it should not be identified within the MIR / LDP process. The applicant has suggested that this proposal should be considered as employment led, although there is no specific further information submitted as to how this would operate in practice. It is assumed the applicants would only entertain this if substantial longer term housing was allowed within the overall site. However, there remains practical issues of upgrading the access road which requires a CPO of property en route at a considerable cost. It is unlikely this would be done for employment purposes when the future housing allocation is uncertain and not guaranteed
AGALA026	South of William Law Gardens	Doubtful	There are major road access issues which cannot be resolved and prevent the site being allocated. The site also occupies an elevated hilltop location
AGALA028	Langshaw	Doubtful	Langshaw comprises of an isolated building group in the countryside. The LDP process does not seek to identify new settlements within the countryside and / or place development boundaries around such rural building groups. The site has poor access routes to it, and any proposed extension to the existing building group should be tested under the Housing in the Countryside policy.

Longer Term Housing

SGALA017	Easter Langlee Employment site	Acceptable	The applicants have proposed the development of land at Easter Langlee should be employment led. However, it has not been confirmed how this would operate in practice or any possible phasing. There remains issues of developing the land whilst the infill site and recycling depot remain in proximity. There is also the issue of access which will require the private purchase of a property in order to upgrade the access road even for employment development. It is understood the land owner of the property remains unwilling to sell the property to the developers for Easter Langlee, and it is questionable whether this will happen, or indeed if the developers will be prepared to do this solely for employment purposes when there remains no guarantees their land will be developed for housing in the future.
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Gattonside

Site reference	Site name	Overall assessment	Conclusions
Housing			
AGATT002	Gateside Meadows	Unacceptable	This site is unacceptable because of the scale of the area proposed and the impact this would have on sensitivity of the character and setting of the settlement and the adverse impact of development on the National Scenic Area.
AGATT003	Gattonside Mains extension	Unacceptable	This site is unacceptable because of the scale of the area proposed and the impact this would have on sensitivity of the character and setting of the settlement and the adverse impact of development on the National Scenic Area.
AGATT011	North of Montgomerie Terrace	Unacceptable	As discussed previously at the LPA Inquiry this site is unacceptable as its elevated and prominent nature would have a detrimental impact on the sensitivity of the character and setting of the settlement and the National Scenic Area. The site is constrained in the Landscape Character Assessment.
AGATT012	Fauchope	Unacceptable	The site sits to the east of a private road to Fauchope House and is outwith the natural boundary to this part of the village development boundary. Development of the site will have an impact on TPO'd trees.
AGATT013	Gateside Meadow / Castlefield	Unacceptable	This site was the subject of an objection at the 2006 Local Plan Inquiry. It was considered the site was unacceptable because of the scale of the area proposed and the impact this would have on sensitivity of the character and setting of the settlement and the adverse impact of development on the National Scenic Area. The site was identified as constrained in the Landscape Capacity Study for the following reasons: development across the undulating slopes is constrained by the more complex topography and often steep slopes which would require earthworks; the area is highly open and relatively exposed because of the broadly convex curvature of the hill flank; the slopes are very visible, particularly from the south and the Eildon Hills, from where they contribute to the scenic quality of the National Scenic Area; the fields are a valuable agricultural resource. There are considerable access issues to be addressed and resolved.
Hawick			
Housing			
AHAWI014	Leaburn III	Unacceptable	The site is unacceptable mainly because of road capacity and also because of the lack of connection with the existing settlement.
AHAWI021	Site adjacent to Crowbyres	Unacceptable	The site is unacceptable for development because of the following issues; floodrisk, biodiversity impact, landscape capacity and the lack of connectivity and pedestrian access between the site and Hawick.

Site reference	Site name	Overall assessment	Conclusions
AHAWI022	Clarilaw	Unacceptable	The site is not suitable for development because it not located within a settlement boundary. Any proposals for housing development should be assessed against Policy D2 of the Consolidated Local Plan for housing in the countryside rather than allocating the site for housing. There are issues in relation to the access on the north easterly side of the road, which Roads cannot support. Therefore this site should not be supported for development.
Heiton			
Housing			
AHEIT001	Heiton Mains	Other	The site is allocated for residential development within the consolidated Local Plan and it should remain allocated as part of the LDP process
AHEIT002	Ladyrig	Other	The site is allocated in the consolidated Local Plan for residential development and it should remain allocated within the LDP process
Jedburgh			
Mixed Use			
MJEDB001		Unacceptable	The site is prominent from the main road and is remote from any recognised settlements and the LDP does not seek to identify any new settlements or place a development boundary around remote building groups. It is considered there are more preferable sites for identifying housing allocations within the central HMA. Any proposals for the development of this land would be better tested as a planning application against the Housing in the Countryside policy. A development requiring more intensive use of an access onto a trunk road could be met with difficulty and Transport Scotland's views should be sought.
Kelso			
Housing			
AKELS014	Wooden Mill	Unacceptable	This site is unacceptable because of landscape constraints and the location in relation to the existing settlement and the strong existing boundary in the bridge. There are also issues in terms of flood risk on the site.
AKELS015	South of Wallacenick	Doubtful	The site is assessed as being doubtful for development. The site would break the natural boundary of the site and be visible from the countryside. Roads engineers have not been able to support the site.
AKELS017	Adjacent to Moss Cottage	Doubtful	The submitted site is for 2 units and would need to be assessed as Housing in the Countryside. The site is not seen as suitable to include to meet the strategic land requirement in the Central Borders.

Site reference	Site name	Overall assessment	Conclusions
AKELS020	Springwood	Unacceptable	The site is not acceptable for development because of limited access and relation to the existing settlement. There is no requirement for this site to meet the housing requirement in the Central Borders Strategic Development Area.
Long Term Housing			
AKELS016	Nethershot (east)	Acceptable	Parts of the site will be taken forward in the MIR as phase 1 of development at Nethershot, see further details for site AKELS0021. The remainder of AKELS016 will be taken forward as longer term development. Planning for development of Nethershot needs to have a holistic approach and include future development phases. The site is located close to the existing settlement of Kelso and within walking distance of Kelso High School. The site would require a masterplan to address issues such as the relation to the racecourse, integration with the existing settlement and development of a high quality development on the northern edge of Kelso. Red-listed bird species on the site and further assessment on nature conservation might be required. The site slopes to the south and should have a layout that maximise use of solar gain.
AKELS018	Nethershot	Acceptable	Parts of the site will be taken forward in the MIR as phase 1 of development at Nethershot, see further details for site AKELS0021. The remainder of AKELS018 will be taken forward as longer term development. Planning for development of Nethershot needs to have a holistic approach and include future development phases. The site is located close to the existing settlement of Kelso and within walking distance of Kelso High School. The site would require a master plan to address issues such as the relation to the racecourse, integration with the existing settlement and development of a high quality development on the northern edge of Kelso. An archaeological valuation is needed for south western part of site, near Angraflat Plantation, to examine if there are remains of cultivation terraces. Associated mitigation measures might be required. A buffer area is required for additional woodland on southern and western boundary after archaeological valuation is carried out. The woodland is required to reduce any impact on Floors Castle Designed Landscape and to reduce visual impact from the countryside. Existing woodland needs to be retained and improved. Red-listed bird species on the site and further assessment on nature conservation might be required. The site slopes to the south and should have a layout that maximise use of solar gain.

Site reference	Site name	Overall assessment	Conclusions
AKELS019	Hendersyde	Acceptable	Parts of the site will be taken forward in the MIR as phase 1 of development at Hendersyde, see further details for site AKELS0022. The remainder of AKELS019 will be taken forward as longer term development. A masterplan would be required for development of the site and planning for development needs to have a holistic approach and include future development phases. The site is located in proximity of the Tweed and mitigation measures are required to prevent any impact on the River Tweed SAC. Further assessment on nature conservation will be required. Archaeological records have been found adjacent to the site and an archaeological evaluation would be required since there is a medieval hospital in the area. The middle part of the site is required to be surveyed. Existing stonewalls on the site are required to be retained and improved (except for improvement of visibility at the entrance to the site). Structure planting is required on the site to integrate with existing wooded and walled area. Careful consideration on how to connect the site with the existing settlement is required and a foot way to the settlement is also required. There are pipelines running through the site and consultation with Health and Safety Executive is required way leave is also required within the development.
Lanton			
Housing			
ALANT002	Land east of Lanton village	Doubtful	Lanton is characterised by a largely linear form of development with properties being arranged around the public roads. The allocation of this site would not be in keeping with the character of the village. The preferred area for expansion in the Scottish Borders Consolidated Local Plan Adopted 2011 is to the south west, with development to the east of the settlement being resisted. There are issues in terms of obtaining an acceptable visibility splay from the site on to the main road. There are moderate biodiversity issues to be addressed as well as archaeology matters to be considered.
Melrose			
Housing			
AMELR001	South Croft	Unacceptable	Although the land was suggested as a possible development area in the Landscape Capacity Study the site is in a very sensitive landscape area within an NSA and an AGLV. The sensitivity of the landscape was debated at the Local Plan Public Inquiry in 2006 and it is considered development on this land is inappropriate due to its adverse affect on the landscape.

Site reference	Site name	Overall assessment	Conclusions
AMELR004	Greater Croft	Unacceptable	This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters assessment was that the site should not be developed because it would have an adverse impact on the National Scenic Area and the Abbotsford Garden and Designed Landscape. This site is unacceptable because the site would have an adverse impact on the landscape of the National Scenic Area and the setting of the settlement.
AMELR006	Land at Quarry Hill	Unacceptable	This land in question was the subject of an objection at the 2006 Local Plan Inquiry and was considered as part of the LPA process. The large part of the site is identified as constrained within the Landscape Capacity Study. The Reporters assessment at the Inquiry was that the land should not be developed because it would have an adverse impact on the National Scenic Area and the Abbotsford Garden and Designed Landscape. This site is unacceptable because the site would have an adverse impact on the landscape of the National Scenic Area and the setting of the settlement.
AMELR007	Land south of The Croft	Doubtful	Although the land was suggested as a possible development area in the Landscape Capacity Study the site is in a very sensitive landscape area within an NSA and an AGLV. The sensitivity of the landscape was debated at the Local Plan Public Inquiry in 2006 and via the LPA and it is considered development on this land is inappropriate due to its adverse affect on the landscape.
AMELR008	Land at Dingleton Mains	Unacceptable	This site was the subject of an objection at the 2006 Local Plan Inquiry and was considered as part of the LPA process. The site is identified as constrained within the Landscape Capacity Study. The Reporters assessment at the Inquiry was that the site should not be developed because it would have an adverse impact on the National Scenic Area and the Abbotsford Garden and Designed Landscape. This site is unacceptable because the site would have an adverse impact on the landscape of the National Scenic Area and the setting of the settlement.
AMELR009	Quarry Hill / Chiefswood Road	Unacceptable	This site was the subject of an objection at the 2006 Local Plan Inquiry and was considered via the LPA. The Reporters assessment at the Inquiry was that the site should not be developed because it would have an adverse impact on the National Scenic Area and the Abbotsford Garden and Designed Landscape. This site is unacceptable because the site would have an adverse impact on the landscape of the National Scenic Area and the setting of the settlement.

Nenthorn

Long Term Housing

Site reference	Site name	Overall assessment	Conclusions
SNENT001	Land north west of Primary School	Doubtful	Nenthorn is a small hamlet which has been subject to several proposals over the years for new housing tested under the Housing in the Countryside policy. It is not the main purpose or duty of the Local Plan to create new settlements by means of forming development boundaries around small scatterings of buildings such as Nenthorn, even for longer term housing proposals. Development of this land should be tested via the Housing in the Countryside policy. There are also considerable access issues to be addressed and some archeological matters to be considered. This site cannot be supported, it is considered there are more appropriate sites within the Central Strategic Development Area to meet the housing land requirement.

Newstead

Housing

SBNEWS001	Land at Rothesay Cottage	Acceptable	The contributor has stated that this site cannot be accessed and should therefore be removed from the settlement boundary. Simply because a site may or may not be able to be accessed / developed is not necessarily a reason for removing it from the development boundary. The site is not allocated for development and is considered an appropriate inclusion within the development boundary. If a proposal were to be submitted for its development then a means of access may be determined , albeit possibly via third party land.
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Mixed Use

MNEWS001	Back Road	Unacceptable	This site is unacceptable because the site would have an adverse impact on an archaeological site and the form and setting of the settlement. Over recent years Newstead has experienced considerable new build and infill development and it is not considered desirable to allocate further land. It is considered more appropriate sites are available within the central Borders to satisfy the housing land requirements of the LDP. The applicant has stated there are implementation issues with water and drainage on another site in the village his client has planning consent for (6 houses) and the land may therefore not be effective. Development of this larger site could resolve this. However, the site referred to for the 6no approvals is not an allocated site and remains a windfall opportunity, and it is not considered this carries enough weight to allow the proposed site to be allocated.
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Newtown St Boswells

Mixed Use

Site reference	Site name	Overall assessment	Conclusions
MNEWT002	Proposed expansion NSB West	Unacceptable	The site is seen as unacceptable for development as the site is putting unnecessary pressure on the AGLV and NSA. The site would also constitute a further expansion of Newtown St Boswells. Even if the site is considered for longer term housing it would be seen as over development of Newtown St Boswells.
Nisbet			
Housing			
ANISB001	Land to the south of Nisbet	Doubtful	Nisbet is a small hamlet which has an allocated housing site on the southern side which has recently been approved and development for 17 units. It is considered that this is a considerable scale of development for Nisbet at this point in time and it is not considered desirable to allow further development which in aggregate with the aforesaid approved site will be out of scale and character with the existing settlement. Although there are roads issues to be addressed there are probably no insurmountable reasons why this site may not be considered appropriate for future development although not at this particular point in time. It is considered there are more appropriate sites within the Central Strategic Development Area to meet the housing land requirement.
Oxnam			
Housing			
AOXNA001	Land to west of Oxnam	Doubtful	Oxnam is a small hamlet which is not recognised as a settlement within the Local Plan and consequently has no development boundary around it. It is not the purpose or desire of this Local Plan to create new development boundaries around rural groups of buildings such as Oxnam. Proposals such as this should be tested against the Council's Housing in the Countryside policy. Futhermore, the site is seperated from Oxnam by a public road and an agricultural access track. It is considered there are more appropriate sites to meet the housing land requirement.
Roxburgh			
Housing			
AROXB001	Land north west of Roxburgh	Unacceptable	The scale of the site is considerably out of proportion with the size of the existing village and would be an undesirable extension to it. Development of this scale would also cause road safety issues and even a smaller scale development of part of the land is likely to raise visibility issues.

Site reference	Site name	Overall assessment	Conclusions
AROXB002	Land at former Roxburgh Station	Doubtful	<p>The only part of the site which could most obviously be developed would be part of the former railway line which is flat. However this area of land is elongated and it is likely to be problematic to develop this land and access it without considerable excavation works and alterations to ground levels. Such works would also involve the removal of a considerable amount of mature trees. There are vehicular access and visibility issues which would need to be addressed as well as contamination issues and archaeological matters to be addressed. Although SP Policy I3 seeks to safeguard former railway routes, there are no plans for resuing the line as a railway and there are no recreational/cycling proposals for this area, and it is noted that the nearby Roxburgh viaduct is physically blocked off for access purposes.</p> <p>It is considered there are more appropriate sites to meet the housing land requirement within the Central Strategic Development Area.</p>

Selkirk

Housing

GSELK001	Triangle Field	Unacceptable	<p>This site is unacceptable because the site is at flood risk area; the site is adjacent to the Long Phillip Burn (Tweed SAC). The site's tree lined road boundaries to the east and south would require protection. Although within the development boundary a proposed retail use could further detract from the provision of the town centre, with out of town centre retail uses probably better favoured to the Dundsdale Road area which is more favourably accessed by the A7. The site should not be allocated for the proposed foodstore and mixed retail.</p>
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Mixed Use

MSELK001	Clarilaw	Unacceptable	<p>The proposal has been submitted as having the opportunity for various uses, and specifically mentions housing. However, the site is remote from any existing settlements and there are more preferable locations for housing sites within or adjacent to existing settlement boundaries. It is not the desire nor need of the LDP to consider new development boundaries around existing rural buildings groups, more so for areas of land such as this with no buildings on them. Any proposals for the development of this land should be tested against the Council's Development in the Countryside and Housing in the Countryside policies.</p>
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Retail

Site reference	Site name	Overall assessment	Conclusions
GSELK002	Dunsdalehaugh	Acceptable	The applicant wishes all the land to be allocated for retail. The site is not specifically allocated for retail purposes and any applications for development of this land should be considered on their own merits. Other alternative land use proposals could be appropriate, and so a specific retail allocation would create an initial presumption against such uses. This would be undesirable which could prevent alternative uses which may be appropriate on the land. The current non specific allocation allows a range of uses, and the contributors can submit proposals for future retail uses should they wish with supporting info. This would be determined via the Dev Management process. There are significant flooding issues on part of this site and any new build on the site would exacerbate this issue. Future flood mitigation measures programmed to be carried out may aid this issue

Sprouston

Housing

ASPRO001	Hall Field	Doubtful	The site has generally scored well in the assessment and may possibly be considered for development in a future Local Plan. However the major issue with Sprouston is that it is a relatively small village which has had substantial housing allocations and development in recent times. It is considered further housing allocation is not desirable at this point in time which would have an adverse impact of the character of the existing settlement which is considered to have reached saturation at this point in time. It is considered that there are more appropriate sites for development to meet the housing land requirement in the Central Strategic Development Area.
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St Boswells

Mixed Use

MCHAR001	Charlesfield	Unacceptable	The allocation of development in this general location at Charlesfield was considered as part of the LP Inquiry. Ultimately the Scottish Govt reporter's considered the expansion of Newtown a better option and it was consequently allocated. The LDP only requires a relatively small amount of housing to be allocated over and above the current land supply in the LP and it is considered there are much more appropriate sites. It is considered this large scale proposal remains inappropriate and is not required.
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Northern

Site reference	Site name	Overall assessment	Conclusions
Development Boundary			
SBGLE001	Proposed DB at the Glen	Unacceptable	<p>It is not considered appropriate to identify a Development Boundary at this location. The proposed boundary appears sporadic and illogical in that a significant proportion of the Boundary takes in a long strip of land along the roadside and for much part does not follow any boundaries on the ground. Any proposed new development here can already be assessed against the Development in the Countryside Policies.</p> <p>The Proposed Boundary takes in a large concentration of listed building and is located with a Historic Garden and Designed Landscape that is included within the Inventory. There is also a number of archaeology points within the area. The proposal is also located within an AGLV.</p>
Cardrona			
Mixed Use			
MCARD004	West Cardrona	Unacceptable	<p>This site is unacceptable as it is constrained in terms of archaeology and landscape. Cardrona has already seen substantial development in recent years. Also, a site at this location was considered by the Reporter who looked into the objections into the Finalised Local Plan 2005 and recommended that this site was not included in the Local Plan.</p>
MCARD005	Hotel, Leisure and Holiday Restort	Unacceptable	<p>Good access to neighbouring settlements, limited services in settlement - no school or medical centre. Issue of impact on biodiversity. Development at this location would considerably enlarge the settlement of Cardrona and would negatively impact on its setting. This site is unacceptable as it is constrained in terms of Ancient Monument, archaeology and landscape. Cardrona has already seen substantial development in recent years. Roads Planning are unable to support the allocation of this site.</p>
Eddleston			
Housing			
AEDDL004	West of A703	Unacceptable	<p>The site sits within an area at risk of flooding. The site plays an important role in the character and setting of Eddleston and its development would detract from the settlement. Conservation and archaeology issues with the site. Also, a site at this location was considered by the Reporter who looked into the objections into the Finalised Local Plan 2005 and recommended that this site was not included into the Local Plan. The Structure Plan requirement has been met elsewhere through more appropriate sites. A allocated site is currently awaiting construction in the settlement.</p>

Site reference	Site name	Overall assessment	Conclusions
Heriot			
Housing			
AFALA001	North of Falahill Cottages	Unacceptable	Site boundary has been formed/influenced by the re-instatement of the railway. The site has limited access to employment and main towns. The development of this site would have a high visual impact and because of the topography there would be little that could be done to mitigate this impact. Roads Planning are unable to support the development of this site.
Innerleithen			
Housing			
AINNE007	Upper Kirklands	Unacceptable	It is considered that this site is too large and its development would result in impacting negatively on the settlement. The site is constrained in the Development and Landscape Capacity Study. A reduced site is identified for longer term development within the Consolidated Local Plan. Also, a site at this location was considered by the Reporter who looked into the objections into the Finalised Local Plan 2005 and recommended that this site was not included into the Local Plan. Furthermore in considering the longer term site SINNE001 which is identified in the Consolidated Local Plan - the Examination Reporter stated "I am of the opinion that the indicative boundary proposed by the Council is reasonable and takes account of natural topography and the current extent of Innerleithen to the north". The reporter also stated that "I do not think an extension of site SINNE001, as required by Belltree Ltd, is justified".
Nether Blainslie			
Housing			
ANETH001	Nether Blainsie South	Unacceptable	The site has Limited access to public transport. The site is substantial in size and appears disconnected from the rest of the settlement. The site contributes to the setting of the settlement. Furthermore, Roads Planning are unable to support the allocation of this site.
ANETH002	Nether Blainsie East	Unacceptable	The site has limited access to public transport. An extensive site to the east of the settlement that appears disconnected. The site contributes to the setting of the settlement. The site is also considerable in size and is located to the east of the settlement and separated by the road. Site slopes down gently to the south. Roads Planning are unable to support the allocation of this site.
Oxton			

Site reference	Site name	Overall assessment	Conclusions
Housing			
AOXTO003	Site to the West of Oxton	Unacceptable	Site has limited access to services and has a Moderate biodiversity risk. No established site boundaries. The site appears to sit out with the natural settlement envelope. Limited landscape features on site, garden boundary and hedge to the south. The site slopes down towards the north. Site is located in the inner zone of a hazzardous pipeline. Limited scope for development on site.
AOXTO004	Site to the North of Oxton	Doubtful	Site has limited access to services. Strong established site boundary to the east and south of site. The site appears to sit out with the natural settlement envelope and appears distant from the settlement centre. Mature beech hedge (mixed with other) along the eastern boundary. The site slopes down towards the south. Western and northern boundaries no existent. Roads Planning have concerns with the site but these issues can be overcome.
Peebles			
Employment			
BPEEB005	Eshiels Holdings	Unacceptable	Moderate impact on biodiversity. Limited ability to integrate with the Eshiels area. Potential for archaeology on site. Potential issue with Scheduled Ancient Monuments. Relatively close to the settlement of Peebles. Landscape Section are unable to support the allocation of this site. Economic Development considers a smaller proportion of the site would be more appropriate.
BPEEB006	Eshiels Holdings	Doubtful	Moderate impact on biodiversity. Relatively close to the settlement of Peebles. Scope to integrate with Eshiels. Potential for archaeology on site. Mature trees along field boundaries. Relatively flat site. Site can be supported by Roads Planning but access is problematic.
BPEEB007	South West of Mailingsland	Unacceptable	Minor impact on biodiversity. Relatively close to the settelement of Peebles. Site is separate from the Development Boundary and is located to the north of Peebles. Limited ability to integrate with the Mailingsland area. Development of the site would result in an intrusion in the landscape and would detract from the openness of the Tweed valley at this location. Site can be supported by Roads Planning but is located further out of Peebles in comparison to other sites.

Housing

Site reference	Site name	Overall assessment	Conclusions
APEEB003	Whitehaugh II	Unacceptable	This site is unacceptable as it is a substantial site which is not required for the LDP and was not considered acceptable within the Development and Landscape Study. Parts of the site area also subject to floodrisk. Notwithstanding the above, this site is being considered as part of an enlarged site (subject to further studies) - SPEEB001 for Longer term mixed use development that would require a master plan approach. Also, a site at this location was considered by the Reporter who looked into the objections into the Finalised Local Plan 2005 and recommended that this site was not included into the Local Plan. However the Reporter also recommended that the Council promote the necessary studies of the relevant issues with a view to bringing forward an alteration to the local plan to set out the planning framework for the expansion area. The site was also considered during the LPA process and the Reporter at that time recommended that the site be identified in the Plan for potential longer term housing. It should also be noted that a site at this location i.e. SPEEB005 was considered by the Reporter during the Local Plan Amendment Examination.
APEEB015	South of Edderston Ridge	Unacceptable	This site sits within an Area of Great Landscape Value and the Environmentally Sensitive Area. Its development would have a moderate impact on biodiversity. Issues relating to the River Tweed SAC/SSSI via the Edderston Burn. Archaeological issues. There is also the issue of impact on the surface water drainage system within the area. SEPA recommended that this site be removed from the Local Plan Amendment. This site has been identified in the Edderston Burn Flood Study as a potential location for a flood storage area to mitigate existing floodrisk to the South Parks/ Caledonian Road.
APEEB032	Venlaw	Unacceptable	This site was considered as part of the previous Local Plan Review and was discounted by the Council. Since that time the Development & Landscape Capacity Study has identified this site as constrained. In addition the site was also considered as part of the LPA process and the Examination Reporter recommended that the site should not be included in the Plan. The topography of the site would affect the ease of access particularly for walking and cycling. Impact on archaeology and listed building. Site would not integrate into its surroundings. The site is also within the AGLV. Site is constrained by access into the site.
APEEB033	Violet Bank II	Acceptable	There are issues relating to the roads infrastructure. It is considered that there would be minimal local impact on the surrounding area and that the site would integrate well into its surroundings allowing for landscape enhancement which will build on the existing landscaping on site. For the site to be developed, Roads Planning state that increased connectivity around the northern part of the site will be required. As a large part of this site is unable to be developed primarily due to flood risk, it is proposed to identify a reduced site at this location.

Site reference	Site name	Overall assessment	Conclusions
APEEB034	North of Bonnycraig	Unacceptable	This site is considered to be unacceptable as it has infrastructure issues in terms of access as well as landscape and archaeology issues. It should also be noted that an objection was made at the time of the Finalised Local Plan 2005 to include this area of land within the the Development Boundary, the Local Plan Inquiry Reporter recommended against that objection. A site at this location was also considered during the LPA Examination and the Reporter recommended that the site should not be included in the Plan.
APEEB035	Peebles South West	Unacceptable	It should be noted that SEPA objected to a site at this location during the LPA process on flooding ground. Moderate biodiversity risk. Potential for archaeology onsite. The lower fields are enclosed and relatively contained character and are strongly influenced by the adjacent settlement to which they are orientated, and by which they are partially contained. However the higher fields and slopes are what contribute to the degree of containment on the lower fields. It would not be appropriate to develop on the higher fields. Significant size of a site which is not required to meet the SESplan requirement.
APEEB036	South of Chapelhill Farm	Unacceptable	Minor biodiversity risk. South facing and minor biodiversity impact. Site located outwith the extent of the town. Site appears to extend beyond the natural extent of the settlement. Site contained in the D&LC study. Roads Planning can support the allocation of this site as long as connectivity within the northern part of the settlement can be improved.
APEEB037	North of Jubilee Park	Unacceptable	The site is currently part of an allocated housing site in the adopted LP. A planning brief for the allocated site sets out that this area of land be retained as agricultural land. An application was lodged for Residential development comprising 21 detached units and was refused. An Appeal submitted to DPEA. Appeal lost and planning approval not granted. The limitation on the numbers on the allocated housing site was primarily due to roads constraints. Planning application Appeal Reporter considered that the proposal to develop at this location failed against policy BE6. Moderate biodiversity risk though site is included within the settlement boundary. Enclosed site within settlement. Roads Planning are unable to support the allocation of this site. Improved connectivity and a second bridge is required. Issue with open space onsite.
APEEB038	Langside Farm	Unacceptable	Minor biodiversity risk. Site located outwith the extent of the town. Stong and mature landscaping to south of site. Site contributes to setting of town. Site constrained within the D&LC study. Roads Planning are unable to support the allocation of this site.

Site reference	Site name	Overall assessment	Conclusions
APEEB039	South of Crossburn Farm Road	Unacceptable	<p>The submission of this site states that the site is not presented for residential development but rather as part of the long term settlement strategy and for inclusion within the Development Boundary.</p> <p>Major biodiversity risk and site located in the flood plain. Site forms part of the flood plain. Many mature trees onsite. Site constrained in the D&LC study. Improved connectivity within the northern part of the settlement required. Access into the site is questionable.</p>
APEEB040	South West of Whitehaugh	Unacceptable	<p>This site is currently unacceptable. The site may be an acceptable site for development in the longer term however consideration should be given to the design of the overall site to take account of the Area of Great Landscape Value. Additional landscape enhancement will be required along with buffers to existing and proposed landscaping. Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI. Further assessment on nature conservation interest will also be required and mitigation put in place. Development should not take place in the required buffer area of the Scheduled Ancient Monument but rather that area should be left as open space. Enhancement of the footpath will be required. This site will also benefit from solar gain. The Local Plan Inquiry Reporter recommended for the Council to promote the necessary studies of the relevant issues with a view of bringing forward an alteration to the Local Plan to set out the planning framework for an expansion area to the east of Peebles. Site is identified within the Consolidated Local Plan for potential longer term development.</p> <p>Allocation of site is not required in the short term as Roads Planning are unable to support the site isolation as improved connectivity and a new bridge is required. In addition the site is not required to meet the SESplan requirement.</p>
Mixed Use			
MPEEB002	West of Edderston Ridge	Unacceptable	<p>The site is Unacceptable as it is considerable in size and is not appropriate to bring forward through the LDP. There are also issues in terms of road access and flood risk. The site would have a moderate impact on biodiversity. Roads Planning have concerns with site. Also, a site at this location was considered by the Reporter who looked into the objections into the Finalised Local Plan 2005 and recommended that this site was not included in the Local Plan. The Economic Development Section of the Council state that they support the employment site allocated in the Finalised Local Plan Amendment - site BPEEB001.</p>

Site reference	Site name	Overall assessment	Conclusions
MPEEB003	Hunters Park	Unacceptable	This site is unacceptable as it is a substantial site which is not required for the LDP and was not considered acceptable within the Development and Landscape Study. The majority of the site is also subject to flooding. Notwithstanding the above, this site is part of an enlarged site - SPEEB005 for Longer term development that would require a master plan approach and would be subject to further detailed studies. Also, a site at this location was considered by the Reporter who looked into the objections into the Finalised Local Plan 2005 and recommended that this site was not included in the Local Plan. The Local Plan Inquiry Reporter also recommended for the Council to promote the necessary studies of the relevant issues with a view of bringing forward an alteration to the Local Plan to set out the planning framework for an expansion area to the east of Peebles. The site was also considered during the LPA Examination and at the request of SEPA the Reporter recommended that additional wording be included in the Plan stating that no built development should take place at this location.

Stow

Housing

ASTOW025	Between Craigend Road & Lauder Roa	Unacceptable	<p>The 2007 landscape capacity study identified the land as being constrained in terms of its steep slopes and prominence. The flood risk on the western edge of the site, overland flow and potential impact on the Gala Water (Tweed SAC) and moderate biodiversity interest should be investigated further and mitigated. There are other more suitable sites elsewhere in Stow and the Rest of this area to meet the housing allowance. Site should not be included in the LDP.</p> <p>Moderate biodiversity risk. Site is distant and is not easily accessible from village centre. Site is constrained in the D&LC study. Roads Planning are unable to support allocation of site.</p>
ASTOW026	Stagehall	Unacceptable	<p>Minor biodiversity risk. Site is located near the proposed new train station at Stow. Site is distance away of settlement centre. Site located on edge of settlement. Recent new housing located on adjacent allocated site. Site slopes down towards the east. Archaeology adjacent to site. Site constrained within the D&LC study. Roads Planning are unable to support the allocation of this site.</p>

Mixed Use

MSTOW003	Cathpair	Unacceptable	<p>Moderate impact on biodiversity, limited access to services and poor public transport access. Floodrisk on site. Little integration with existing settlements. No Landscape or Roads Planning support.</p>
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Thornylee

Site reference	Site name	Overall assessment	Conclusions
Housing			
ATHOR001	Thornylee West	Unacceptable	Site is unrelated to an existing settlement. Development at this location would elongate the building group. Potential for archaeological issue. Landscape are unable to support the allocation of this site. Roads Planning raise issue of sustainability of site location.
ATHOR002	Thornylee East	Unacceptable	Site is unrelated to an existing settlement. Development at this location would elongate the building group. Landscape are unable to support the allocation of this site. Roads Planning raise issue of sustainability of site location.
West Linton			
Employment			
BWEST002	Bogsbank Road	Unacceptable	Limited scope for access to services and facilities. Site would have a moderate impact on the ecology. Limited scope to integrate in the rural location adjacent sewage works and cemetery. Technical Services Roads can not support the development of this site. The bridge from West Linton has also a low weight limit. There is already a more appropriate employment site allocated within the West Linton settlement boundary and requirement is therefore met.
Housing			
AWEST001	Deanfoot	Unacceptable	The site is a safeguarded employment site within the Local Plan and is protected by SP Policy E12 Employment Land Supply. This is the only employment land site available within West Linton. Development of this site for housing would remove the potential for employment uses to take place within West Linton. The housing land requirement for the rest of the Borders can be met elsewhere by more appropriate sites.
AWEST011	Land south east of Deanfoot Cottage	Unacceptable	Development at this location would have a minor impact on the ecology of the area. Development at this location is detached from the settlement. Site is constrained within the Development and Landscape. Roads Planning are opposed to this land being zoned for development. The housing land requirement for the rest of the Borders can be met elsewhere by more appropriate sites.

Site reference	Site name	Overall assessment	Conclusions
AWEST012	Robinsland Farm East	Unacceptable	Development of this site would have a moderate impact on the local ecology. This site is not considered acceptable as it is constrained in terms of roads and landscape. The potential size of the development that could take place on a site this size would be out of character for the settlement. The site is constrained within the Development and Landscape Capacity Study undertaken for the settlement. There is no requirement for a site this size to be allocated at this time within West Linton. It should be noted that at the previous Local Plan Inquiry into the 2005 FLP, an objection was made to identify this part of West Linton as an area for longer term development. The Reporter recommended against that objection. The housing land requirement for the rest of the northern HMA can be met in West Linton and elsewhere by more appropriate sites.
AWEST013	South Robinsland	Doubtful	<p>Development at this location would have a minor impact on the ecology of the area. An extension to this side of the village would integrate well as it would not elongate the village. The Landscape Capacity Study considered the eastern part of this site to be constrained from development. There is limited requirement for a site this size to be allocated at this time within West Linton. The housing land requirement for the rest of the northern HMA can be met in West Linton and elsewhere by more appropriate sites.</p> <p>West Linton has experienced significant development pressure in recent years. There are also three allocated housing sites within the settlement which as yet have not commenced development. It is therefore considered that no new proposals should be considered in the meantime.</p>
AWEST014	Extended South Robinsland	Doubtful	Development at this location would have a minor impact on the ecology of the area. An extension to this side of the village would integrate well as it would not elongate the village. The Development and Landscape Capacity Study considered the eastern part of this site to be constrained from development. A link through to Robinsland allocated site and leading through to Station Road would be required. Currently it is considered that West Linton has sufficient housing land supply.

Southern Newcastleton

Housing

ANEWC001	Boosie	Unacceptable	The site is under serious flood risk and will not be put forward in the LDP. Some improvements to reduce the problem with flooding in Newcastleton are scheduled and further work is planned in the future. The site can be reassessed for development in coming local plan reviews as the problem with flood risk may have been mitigated.
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Site reference	Site name	Overall assessment	Conclusions
ANEWC011	Saw mill	Unacceptable	The site is under serious flood risk and will not be put forward in the LPA. Some improvements to reduce the problem with flooding in Newcastleton are scheduled and further work is planned in the future. The site can be reassessed for development in coming local plan reviews as the problem with flood risk may have been mitigated.