
Database Extract of Site Assessments

Site Ref ABOWD005

Site name Bothenden House

Proposed usage

Housing

SDA

Central

Settlement

Bowden

Site area (ha)

3.0

Indicative capacity

20

PP Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint

Minor

Strategic Development Plan Policy

Bowden is located within the Central Borders Strategic Development Area.

Initial assessment summary

The findings of the initial assessment would not preclude the development of the site.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

There is no planning application history relating to this site.

Site Ref ABOWD005

Site name Bothenden House

Proposed usage

Housing

SDA

Central

Settlement

Bowden

Site area (ha)

3.0

Indicative capacity

20

PP Status

Excluded

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site has limited access to local services and facilities as well as employment. The village is located 2 miles from NSB, 4 miles from Melorse and Galashiels is 8 miles away. It is not on the strategic public transport network.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Development of the site would change the character of the settlement. The site would breach the natural boundary of the rural setting.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is located to the north of existing residential development. Development on the site would breach the natural boundary into the countryside and have impact on the setting of the village.

Landscape assessment**NSA**

On site

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Site Ref ABOWD005**Site name** Bothenden House**Proposed usage**
Housing**SDA**
Central**Settlement**
Bowden**Site area (ha)**
3.0**Indicative capacity**
20**PP Status**
Excluded**Landscape features** The southern boundary is defined by a post and wire fence.**Landscape summary** The site is in the NSA and is very visible from the Eildon Hills and the B6398. It is considered that development of these open fields would have an adverse impact on the landscape.

Planning and infrastructure assessment

Physical acces/road capacity

Potential issue with access to the site.

Near a trunk road? **Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary There are potential access issues with the site.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Site located in NSA and would have impact on landscape setting and setting of the settlement.

Conclusions

This site is unacceptable because it would have an adverse impact on the National Scenic Area as it would allow development in the open countryside and have negative impact on the setting of the settlement.

Site Ref ABOWD006**Site name** South of Cross**Proposed usage**

Housing

SDA

Central

Settlement

Bowden

Site area (ha)

0.9

Indicative capacity

6

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Bowden is located within the Central Borders Strategic Development Area.

Initial assessment summary

The findings of the initial assessment would not preclude the development of the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

No planning applications on the site.

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site has limited access to local services and facilities as well as employment. The village is located 2 miles from NSB, 4 miles from Melrose and Galashiels is 8 miles away. It is not on the strategic public transport network.

Site Ref ABOWD006

Site name South of Cross

Proposed usage

Housing

SDA

Central

Settlement

Bowden

Site area (ha)

0.9

Indicative capacity

6

PP Status

Excluded

Local impact and integration assessment

Conservation area

On site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Development of the site would change the character of the conservation village. The large detached properties to the north of the site sit in an elevated position and provide a distinct edge to the settlement at this location. The development of this site would extend the village into open countryside which currently provides an attractive setting to the village.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is located within the Bowden Conservation Area and to the south of existing residential properties. The field upon which the site is located provides an important setting to the village, particularly for those predominantly detached dwellings to the south of the Main Street. Development on the site would breach a well established boundary into the countryside and have an adverse impact upon the setting of the village.

Landscape assessment

NSA

On site

AGLV

Not applicable

Landscape designation

Major

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is located within an open field. A post and wire fence defines the western and southern boundaries. Stone walling and hedging defines the northern boundary. The eastern boundary is undefined. The site slopes to the north.

Landscape summary The site is located within the NSA. It is considered that development of part of this open field would have an adverse impact on the landscape.

Planning and infrastructure assessment

Site Ref ABOWD006**Site name** South of Cross**Proposed usage**

Housing

SDA

Central

Settlement

Bowden

Site area (ha)

0.9

Indicative capacity

6

PP Status

Excluded

Physical acces/road capacity**Near a trunk road?**

Access to this site from the minor public road is problematic given the level difference between the road and the site, particularly towards the northern end of the site. This is especially a problem given the shape of the site which would seem to favour a series of houses with direct frontage access only.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary Roads Planning have concerns relating to development at this location due to level differences.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

The site unacceptable due to landscape impact, poor relationship with the existing settlement and access.

Conclusions

The site is located within the Bowden Conservation Area and to the south of existing residential properties. The field upon which the site is located provides an important setting to the village, particularly for those predominantly detached dwellings to the south of the Main Street. Development on the site would breach a well established boundary into the countryside and have an adverse impact upon the setting of the village. The site is located within a sensitive landscape, the Eildon and Leaderfoot NSA. The site has limited access to local services and facilities as well as employment. The village is located 2 miles from NSB, 4 miles from Melrose and Galashiels is 8 miles away. It is not on the strategic public transport network.

Site Ref ABOWD007

Site name South of Morven

Proposed usage
Housing

SDA
Central

Settlement
Bowden

Site area (ha)
1.7

Indicative capacity
10

PP Status
Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint Minor

Strategic Development Plan Policy

Bowden is located within the Central Borders Strategic Development Area.

Initial assessment summary

The findings of the initial assessment would not preclude the development of the site.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?

Accessibility and sustainability summary

The site has limited access to local services and facilities as well as employment. The village is located 2 miles from NSB, 4 miles from Melrose and Galashiels is 8 miles away. It is not on the strategic public transport network.

Site Ref ABOWD007

Site name South of Morven

Proposed usage
Housing

SDA
Central

Settlement
Bowden

Site area
(ha)
1.7

Indicative
capacity
10

PP Status
Excluded

Local impact and integration assessment

Conservation area

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Development of the site would change the character of the conservation village. The large detached properties to the west of the site sit in an elevated position and provide a distinct edge to the settlement at this location. The development of this site would extend the village into open countryside which currently provides an attractive setting to the village. The site is located within a prominent position on the entrance into the village.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is located to the east of the Bowden Conservation Area and to the east of existing residential properties. The field upon which the site is located provides an important setting to the village, particularly for those predominantly detached dwellings to the south of the Main Street. Development on the site would breach a well established boundary into the countryside and have an adverse impact upon the setting of the village.

Landscape assessment

NSA

On site

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Moderate

Constrained in Landscape Capacity Study

Landscape features The site is located within an open field. Hedgerows define the northern, southern and western boundaries. The eastern boundary is undefined. The site slopes to the north.

Landscape summary The site is located within the NSA. It is considered that development of part of this open field would have an adverse impact on the landscape.

Planning and infrastructure assessment

Site Ref ABOWD007

Site name South of Morven

Proposed usage

Housing

SDA

Central

Settlement

Bowden

Site area (ha)

1.7

Indicative capacity

10

PP Status

Excluded

Physical acces/road capacity**Near a trunk road?**

Roads Planning are unable to recommend in favour of this land being allocated for residential development.

The site is detached from the rest of the village and would offer no real scope for proper integration. The absence of a footway in the main road through the village has always been an issue and this is particularly so at the east end where the road width and roadside constraints mean that there is no surplus area within the road where pedestrians can take refuge from the natural line of traffic.

The absence of any extent of roadside verge in the site vicinity along with the existence of roadside planting and hedging means that any access to the site would have to be at the extreme east end of the site with significant mature beech hedging removed on the site frontage as well as to the east of the site for even the most basic of junction visibility splays.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary Roads Planning object to development at this location due to the location of the site and the inability to properly integrate it with the village.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

The site unacceptable due to landscape impact, poor relationship with the existing settlement and access.

Conclusions

The site is located outwith but adjacent to the Bowden Conservation Area and to the east of existing residential properties. The field upon which the site is located provides an important setting to the village, particularly for those predominantly detached dwellings to the south of the Main Street. Development on the site would breach a well established boundary into the countryside and have an adverse impact upon the setting of the village. The site has limited access to local services and facilities as well as employment. The village is located 2 miles from NSB, 4 miles from Melorse and Galashiels is 8 miles away. It is not on the strategic public transport network. The site is located within a sensitive landscape, the Eildon and Leaderfoot NSA.

Site Ref ACLOV001

Site name NW of Whytbank Row

Proposed usage
Housing**SDA**
Central**Settlement**
Clovenfords**Site area (ha)**
3.0**Indicative capacity**
30**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Clovenfords is located in the Strategic Development Area for the Central Borders.

Initial assessment summary

Although the site is acceptable in terms of the initial assessment further information on flooding and drainage is required as there has been problems with run off from the hill.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference There is no planing history on the site.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located on the edge of Clovenfords and there is limited service in the village. There is a regular bus service from Edinburgh/Peebles to Galashiels/Melrose. Galashiels is 3 miles to the east of Clovenfords. There is minor impact on biodiversity,field boundaries are hedgerow, gardens and there is no obvius drainage to the Caddon Water (River Tweed SAC). Southern part of site in shadow of mature trees on southern boundary.

Site Ref ACLOV001

Site name NW of Whytbank Row

Proposed usage

Housing

SDA

Central

Settlement

Clovenfords

Site area (ha)

3.0

Indicative capacity

30

PP Status

Excluded

Mitigation measures required would be to protect trees and boundary features. Protect stone dyke feature and incorporate into design.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located on the western edge of the village sloping towards the existing residential area at Whytbank Row. The site is clearly visible from the surrounding hills.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is within walking distance from the village centre although up the Bowland Road. The site is located on higher ground than the existing residential area and would be visible from the surrounding hills. There are no immediate archaeological implications. Scale of site allocation for housing is incongruous, the visual character and setting of the village would be affected.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Moderate

Slope >12 degrees?

Slope constraint

Moderate

Constrained in Landscape Capacity Study

Landscape features The site is a field currently used for agricultural purposes. There are stonewalls following the field boundaries and a burn running along the most eastern part of the site

Landscape summary There are intact stonewalls that follow existing field boundaries within the site and a burn that run along the most eastern part of the site. The site would be clearly visible from the surrounding hills.

Planning and infrastructure assessment

Site Ref ACLOV001**Site name** NW of Whytbank Row**Proposed usage**

Housing

SDA

Central

Settlement

Clovenfords

Site area (ha)

3.0

Indicative capacity

30

PP Status

Excluded

Physical acces/road capacity**Near a trunk road?**

Roads engineers recommend against this site land being zoned for development. The only point of vehicular access for the site is remote from the town onto a relatively steep section of the B710 (Bowland Road) and the site appears to offer no prospect of transport integration with the adjacent residential land to the south east (Whytbank Row). Furthermore there are some concern over the sub-standard nature of the junction of the B710 with the A7 and although this would apply to any site in Clovenfords, it seems particularly apt for this site with the vehicular access point so remote from the rest of the village.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary Roads are not able to support the site. Pluvial flood risk on the site can be mitigated.

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion**Conclusions**

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.

Site Ref ACLOV002**Site name** East of Miegle site**Proposed usage**

Housing

SDA

Central

Settlement

Clovenfords

Site area (ha)

6.2

Indicative capacity

120

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Clovenfords is located in the Strategic Development Area for Central Borders.

Initial assessment summary

The site is acceptable after the initial assessment. SAC is located on the opposite side of the Caddonfoot Road following the Caddon Water. Although not included in an area of flood risk assessment of flooding from road runoff, blocked culverts or overland flow is recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

The site is part of planning application 06/01404/FUL. Parts of ACLOV002 is included in landscape structure planting in the approved application. The landscape structure planting is also indicated in the approved planning brief for EC13B.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?

Site Ref ACLOV002

Site name East of Miegle site

Proposed usage

Housing

SDA

Central

Settlement

Clovenfords

Site area
(ha)

6.2

Indicative
capacity

120

PP Status

Excluded

Accessibility and sustainability summary

The site is located on the edge of Clovenfords and there is limited service in the village. There is a regular bus service from Edinburgh/Peebles to Galashiels/Melrose. Galashiels is 3 miles to the east of Clovenfords. The site would have minor impact on biodiversity. Phase 1 habitat data (aerial interpretation) includes improved fields (B.4), coniferous plantation (A1.2.2). The field boundaries are mainly stone dykes. The Caddon water (River Tweed SAC) is located 30m west across B road. The area is included in an otter (buffer area). Mitigation measures requested would include to protect and enhance boundary features –stone dykes, field margins, screening areas of broad-leaved woodland. Potential site clearance would need to take place outside breeding bird season.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located on the south eastern edge of the village sloping towards the site currently under development for residential use and the new primary school. The site is clearly visible from the surrounding hills.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is within walking distance from the village centre although there are no existing links to the village. The site is located on higher ground than the existing residential area and would be visible from the surrounding hills. There are no immediate archaeological implications or listed building / conservation area issues.

Landscape assessment

NSA

Not applicable

AGLV

On site

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Moderate

Constrained in Landscape Capacity Study

Landscape features

The site is located on a hillside sloping towards the new school and residential areas (existing and under construction) in Clovenfords. There is a tree belt on the western side of the site sloping towards the road to Caddonfoot Road. The site has stone walls on most sides. The fields are currently used for agricultural purposes.

Landscape summary

The site is located on a hillside and any development would be visible from the surrounding countryside. The western side of the site is very steep and unacceptable for residential development.

Site Ref ACLOV002

Site name East of Miegle site

Proposed usage

Housing

SDA

Central

Settlement

Clovenfords

Site area (ha)

6.2

Indicative capacity

120

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacityNear a trunk road?

The residential development immediately below this site (currently under construction) is well served by the A72, including public transport provision, and has been designed to provide two vehicular access points into this site. This would allow for good integration and connectivity both internally and externally.

I am able to offer my support for residential development on this site, but the most westerly area of it, which is excessively steep, may be more awkward to develop in terms of designing streets.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

On site

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

BE9 - Education safeguarding

Marketability

Average

Planning and Infrastructure summary

Roads are able to support the site, excluding the most western part because of the slope. The western part also includes Core Path 26 and the path should be left open and free from obstruction into perpetuity. The site is not brownfield land and that its historic uses does not present development constraints.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion**Conclusions**

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.

Site Ref SCLOV001**Site name** Longer term expansion at Meigle**Proposed usage**
Long Term Housing**SDA**
Central**Settlement**
Clovenfords**Site area (ha)**
4.2**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Borders Strategic Development Area.

Initial assessment summary

There are no initial constraints on the site. Although the site is not included in 1:200 flood risk assessment of flooding from road runoff, blocked culverts or overland flow is recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference No previous planning history on the site.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located on the edge of Clovenfords and there is limited service in the village. There is a regular bus service from Edinburgh/Peebles to Galashiels/Melrose. Galashiels is 3 miles to the east of Clovenfords. There is minor impact on biodiversity. Phase 1 habitat (aerial interpretation) shows: improved fields (B.4) The field boundaries are stone dykes. The River Tweed SAC is located 250m west across B road.

Site Ref SCLOV001**Site name** Longer term expansion at Meigle**Proposed usage**
Long Term Housing**SDA**
Central**Settlement**
Clovenfords**Site area (ha)**
4.2**Indicative capacity**
0**PP Status**
Excluded

Mitigation measures required would be to protect and enhance boundary features –stone dykes, field margins, screening areas of broad-leaved woodland. Site clearance outside breeding bird season.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is clearly visible from the village and the surrounding countryside.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is within walking distance from the village centre although there are no existing links to the village. The site is located on higher ground than the existing residential area and would be clearly visible from the surrounding hills. There are no immediate archaeological implications or listed building / conservation area issues.

Landscape assessment**NSA**

Not applicable

AGLV

On site

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Moderate

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site is undulating and sloping towards Clovenfords village. The site is currently used for agricultural purposes. There are stone walls marking the field boundary.

Landscape summary The site is located on a hillside and any development would be very visible from the surrounding countryside and have a negative impact on the landscape. Parts of the site is on land over 200 m.

Planning and infrastructure assessment

Site Ref SCLOV001

Site name Longer term expansion at Meigle

Proposed usage
Long Term Housing

SDA
Central

Settlement
Clovenfords

Site area
(ha)
4.2

Indicative
capacity
0

PP Status
Excluded

Physical acces/road capacity

Near a trunk road?

This site can be easily accessed by the new accesses to the Primary School and to the Barratt development currently under construction (via Site ACLOV002) Roads engineers are not opposed to it being considered for longer term housing use.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

Roads are able to support the site. The site is not brownfield land and that its historic uses does not present development constraints. Development will have a negative impact on the landscape. If development took place connectivity would be required and enhancement of adjacent path network.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

The site is unacceptable from a landscape impact point of view due to its highly prominent location within the landscape.

Conclusions

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.

Site Ref **SBCRA001**

Site name Crailing Settlement Boundary Amendment

Proposed usage
Development Boundary

SDA
Central

Settlement
Crailling

Site area (ha)
0.0

Indicative capacity
1

PP Status
Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area and the Central Housing Market Area.

Initial assessment summary

There is no planning history on this site which would only accommodate a single house. The site forms part of a larger open field and there is no natural boundary to the north east.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference There is no planning history on the site. Larger site has been considered for housing as part of the Local Plan 2005 process.

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

There is limited bus services to the village. Crailling is located to the west of Kelso and north east of Jedburgh and can take advantage of services and employment opportunities in Kelso and Jedburgh. Protected species interest have been recorded in the area and further assessment on nature conservation will be required. Mitigation measures are required to prevent any impact on the River Tweed SAC.

Site Ref **SBCRA001**

Site name Crailing Settlement Boundary Amendment

Proposed usage
Development Boundary

SDA
Central

Settlement
Crailling

Site area (ha)
0.0

Indicative capacity
1

PP Status
Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site would only accommodate a single house and is outwith the existing development boundary. Neighbouring uses are residential and agricultural grazing. The site forms part of a larger open field and there is no natural boundary to the north east.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site would only accommodate a single house and is outwith the existing development boundary. Neighbouring uses are residential and agricultural grazing. The site forms part of a larger open field and there is no natural boundary to the north east.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is flat and currently used for agricultural purposes. The site forms part of a larger open field and there is no natural boundary to the north east.

Landscape summary The site is flat and currently used for agricultural purposes. The site forms part of a larger open field and there is no natural boundary to the north east.

Planning and infrastructure assessment

Physical acces/road capacity

Crailling is not connected to Scottish Waters sewerage system and private drainage needs to be agreed with SEPA.

Near a trunk road?

Site Ref SBCRA001**Site name** Crailing Settlement Boundary Amendment**Proposed usage**
Development Boundary**SDA**
Central**Settlement**
Crailling**Site area (ha)**
0.0**Indicative capacity**
1**PP Status**
Excluded**Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary Crailing is not connected to Scottish Waters sewerage system and private drainage needs to be agreed with SEPA.**Overall assessment****Overall assessment**

Doubtful

Summarised conclusion

The site forms part of a larger open field and there is no natural boundary to the north east. Any development proposals on the site should be considered at planning application stage under Policy G8 - Development Outwith Development Boundaries.

Conclusions

There is no planning history on this site which would only accommodate a single house. The site forms part of a larger open field and there is no natural boundary to the north east. Any development proposals on the site should be considered at the planning application stage under Policy G8 - Development Outwith Development Boundaries. Crailing is not connected to Scottish Waters sewerage system and private drainage needs to be agreed with SEPA. Within the settlement there is an existing undeveloped housing allocation at Crailing Toll.

Site Ref ACRAI002**Site name** Land adjacent to Crailing Village**Proposed usage**
Housing**SDA**
Central**Settlement**
Crailling**Site area (ha)**
0.7**Indicative capacity**
5**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

There is limited bus services to the village. Crailling is located to the west of Kelso and north east of Jedburgh and can take advantage of services and employment opportunities in Kelso and Jedburgh. Protected species interest have been recorded in the area and further assessment on nature conservation will be required. Mitigation measures are required to prevent any impact on the River Tweed SAC.

Site Ref ACRAI002**Site name** Land adjacent to Crailing Village**Proposed usage**
Housing**SDA**
Central**Settlement**
Crailling**Site area (ha)**
0.7**Indicative capacity**
5**PP Status**
Excluded**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located to the north of the A698 and on the eastern part of the village. The site is outwith the existing development boundary.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Site is relatively large in relation to the existing settlement and there remains an undeveloped area of land allocated as part of the Local Plan Amendment.

Biodiversity Risk: Minor

Phase 1 habitat (aerial interpretation) Improved fields (B.4),
Field boundaries: hedgerow network, field margins, hedgeline trees, garden ground.

River Teviot (River Tweed SAC/SSSI) 650m NE, and 190m N to Oxnam water (River Tweed SAC)

Biological records: badger, barn owl

Mitigation:
Protect and enhance boundary features –hedgerow network, field margins, hedgeline trees.
Site clearance outside breeding bird season.
Flood Risk (Fluvial 1 in 200): No

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** The site is flat and currently used for agricultural purposes.**Landscape summary** No major issues identified.

Site Ref ACRAI002**Site name** Land adjacent to Crailing Village**Proposed usage**
Housing**SDA**
Central**Settlement**
Crailling**Site area (ha)**
0.7**Indicative capacity**
5**PP Status**
Excluded

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

The Council's Roads Planning Team have no objections to this site being developed for housing although access would have to be via the adjacent approved site (ACRAI001) and not directly off the A698.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary No major issues identified.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

There are more preferable sites within the Central Strategic Development Area to meet the need.

Conclusions

Although the site scores relatively well in the assessment, Crailling 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.

Site Ref ACRAI003**Site name** Crailing Toll Extension**Proposed usage**

Housing

SDA

Central

Settlement

Crailling

Site area (ha)

1.3

Indicative capacity

10

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage. Part of this site is allocated within the Consolidated Local Plan.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference 99/00897/OUT - Erection of a dwellinghouse (Refused)**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

There is limited bus services to the village. Crailling is located to the west of Kelso and north east of Jedburgh and can take advantage of services and employment opportunities in Kelso and Jedburgh. Protected species interest have been recorded in the area and further assessment on nature conservation will be required. Mitigation measures are required to prevent any impact on the River Tweed SAC.

Site Ref ACRAI003

Site name Crailing Toll Extension

Proposed usage

Housing

SDA

Central

Settlement

Crailling

Site area (ha)

1.3

Indicative capacity

10

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located to the north of the A698 and on the eastern part of the village. The site incorporates the already allocated housing site ACRAI001, the remainder of the site to the east is outwith the existing development boundary.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Site is relatively large in relation to the existing settlement and there remains an undeveloped area of land allocated as part of the Local Plan Amendment.

Biodiversity Risk: Minor

Phase 1 habitat (aerial interpretation) Improved fields (B.4),

Field boundaries: hedgerow network, field margins, hedgeline trees, garden ground.

River Teviot (River Tweed SAC/SSSI) 650m NE, and 190m N to Oxnam water (River Tweed SAC)

Biological records: badger, barn owl

Mitigation:

Protect and enhance boundary features –hedgerow network, field margins, hedgeline trees.

Site clearance outside breeding bird season.

Flood Risk (Fluvial 1 in 200): No

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site is flat and currently used for agricultural purposes.

Landscape summary The site is flat and currently used for agricultural purposes, the A698 runs along the south of the site To the north of the site are two houses and a number of agricultural buildings, the sheds are screened by trees. No major issues have been identified.

Site Ref ACRAI003

Site name Crailing Toll Extension

Proposed usage

Housing

SDA

Central

Settlement

Crailling

Site area (ha)

1.3

Indicative capacity

10

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacityNear a trunk road?

The Council's Roads Planning Team have no objections to this site being developed for housing although access would have to be via the adjacent approved site (ACRAI001) and not directly off the A698.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

On site

If yes, what?

H3 - Land Use Allocations

Marketability

Average

Planning and Infrastructure summary

Overhead powerline must be considered in the layout of the site. Crailling is not connected to Scottish Water sewerage system and private drainage needs to be agreed with SEPA. The site is acceptable for development although the scale and style of development needs to be carefully considered paying tribute to the size and scale of existing settlement. No access to the site is to be taken from the A698 only via the adjacent approved site (ACRAI001). Scottish Water have sufficient part 4 (strategic asset) capacity at the Robertson WTW to supply clean, fresh water to the site. There may be a culvert (north to south) and this area may be under flood risk and is not recommended to develop on. At the Inquiry for the adopted Local Plan, the Reporter recommended that the extension of the settlement boundary should be kept in the plan and following this the site was allocated for housing within the Consolidated Local Plan for 5 units. This allocation is included within the eastern part of this site.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Crailling has an existing undeveloped allocated housing site and it is considered there are better options within the Central SDA to meet the need.

Conclusions

Crailling has an existing undeveloped allocated housing site which forms part of this site. The scale and style of any development needs to be carefully considered paying heed to the size and scale of existing settlement and it is therefore not considered appropriate to increase the size of the existing allocation. There are more preferable sites within the Central Strategic Development Area to meet the identified housing need.

Site Ref ADARN001**Site name** Darnick Vale**Proposed usage**

Housing

SDA

Central

Settlement

Darnick

Site area (ha)

14.4

Indicative capacity

15

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Major

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

North East part of site and either side of Huntly Burn within 1 in 200yr flood envelope of Huntly Burn and River Tweed -FRA required to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts or overland flow recommended Low lying area ground water may be issue.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

South

Waverley line contribution required?

Site Ref ADARN001

Site name Darnick Vale

Proposed usage

Housing

SDA

Central

Settlement

Darnick

Site area
(ha)

14.4

Indicative
capacity

15

PP Status

Excluded

Accessibility and sustainability summary

Biodiversity Risk: Major

Phase 1 habitat (aerial interpretation) Improved fields (B.4), poor semi-improved grassland (B6), burn (G2)

Field boundaries: hedgerow network, field margins, hedgeline trees, garden ground.

River Tweed SAC/SSSI 150m to NE.

Biological records: amphibian (smooth newt, common toad, common frog), birds and protected species records.

Mitigation:

Avoid significant impacts on integrity of River Tweed SAC.

Potential EPS survey of mature trees and waterbody and other protected species surveys. Protect and enhance boundary features –hedgerow network, field margins, hedgeline trees and burn

Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): Yes

Local impact and integration assessment

Conservation area

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is a significant open area between Melrose and Darnick. It is protected under the CAT policy

Impact on open space

Medium

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

There are archaeological implications. The landscape position and location between two medieval settlements suggest that archaeology could be found in this area. There have been several flint tools found on the margins of this area, and it is probable that further prehistoric evidence will exist. An archaeological evaluation, perhaps including geophysical survey over large areas, will be need prior to development. The site lies between two distinct conservation areas of Darnick and Melrose. There has always been a strong presumption to avoid coalescence between these two separate settlements.

Landscape assessment

NSA

On/adjacent to site

AGLV

Not applicable

Landscape designation

Major

General amenity

Good

Altitude
>200m?

Height
constraint

Slope >12
degrees?

Slope
constraint

Constrained in Landscape Capacity Study

Site Ref ADARN001

Site name Darnick Vale

Proposed usage

Housing

SDA

Central

Settlement

Darnick

Site area (ha)

14.4

Indicative capacity

15

PP Status

Excluded

Landscape features The area is predominantly open fields with some mature trees around the perimeter.

Landscape summary The area is predominantly open fields with some mature trees around the perimeter and is an amenity area between Melrose and Darnick

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

There is ample opportunity for vehicular/cycle/pedestrian access to/from Waverley Road, Abbotsford Road/High Cross Avenue, Lady's Walk/Fisher's Lane and Tower Road. As such this site is well capable of connecting and integrating well with its surroundings, it relates well to local services and is already served by public transport. I am able to offer my support for this site being developed for housing, but I understand there will be coalescence concerns in terms of policy.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Adjacent to site

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary Bounded by CP18 at S corner, minor road an allowance would need to be made for an off-road path.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Site is protected from development via Local Plan policy.

Conclusions

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.

Site Ref MDARN001**Site name** Site west of Borders General Hospital**Proposed usage**

Mixed Use

SDA

Central

Settlement

Darnick

Site area (ha)

3.7

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area where a range and quality of employment sites is required.

Initial assessment summary

There are no major issues at this initial stage of the assessment

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

A larger area of land was considered for employment purposes at Broomlees as part of the Local Plan Inquiry. The site was ultimately removed from the plan following the recommendation of the reporter

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Limited

Wider biodiversity impacts**Site aspect**

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is acceptable from an accessibility and sustainability point of view

Site Ref MDARN001**Site name** Site west of Borders General Hospital**Proposed usage**

Mixed Use

SDA

Central

Settlement

Darnick

Site area (ha)

3.7

Indicative capacity

0

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is considered to be located in a reasonably discrete location from the bypass although appropriate screening would need to be carried out.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

Archaeological mitigation issues need to be addressed. Any impacts on the setting of the listed buildings at Huntlyburn House need to be addressed. Site will require suitable screening, particularly from the Melrose bypass.

Landscape assessment**NSA**

Adjacent to site

AGLV

On site

Landscape designation

Moderate

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

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

Landscape summary The site forms part of an open field and appropriate screening will need to be carried out. Site is within the AGLV

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

Site Ref MDARN001**Site name** Site west of Borders General Hospital**Proposed usage**

Mixed Use

SDA

Central

Settlement

Darnick

Site area (ha)

3.7

Indicative capacity

0

PP Status

Excluded

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary Tech Services have supported a larger scale development in this area previously and so no major insurmountable roads issues are identified**Overall assessment****Overall assessment**

Acceptable

Summarised conclusion

Site has potential for employment led mixed use although development and screening needs careful scrutiny

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 Ref ADENH001**Site name** East of Denholm Hall Farm**Proposed usage**
Housing**SDA**
Central**Settlement**
Denholm**Site area (ha)**
2.1**Indicative capacity**
40**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Denholm is included in the Strategic Development Area for the Central Borders.

Initial assessment summary

There are no initial constraint on the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference The site is allocated in the Consolidated Local Plan.**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located in Denholm which is located about 4 miles north east of Hawick. There is a frequent bus service from Kelso via Denholm to Hawick. There is some services in the village, including a post office, and limited employment opportunities. Protected species interests have been recorded in the area and further assessment on nature conservation will be required. Mitigation measures are required to prevent any impact on the River Tweed SAC. The site slopes to the south, south west and should have a layout that maximise use of solar gain.

Site Ref ADENH001**Site name** East of Denholm Hall Farm**Proposed usage**

Housing

SDA

Central

Settlement

Denholm

Site area (ha)

2.1

Indicative capacity

40

PP Status

Included

Local impact and integration assessment**Conservation area**

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located to the north of new housing development in Denholm on a field sloping towards the village. The site is within walking distance from the village green. Landscaping is required to limit the visibility from the north.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is acceptable in terms of local impact and integration. The site is within walking distance from the village green and located next to new residential area. It would be important to create footpaths from the site into the village green and surrounding residential areas. Consideration is required in terms of layout and design to consider the conservation area in the village and the location on the edge of the settlement not to change the character of the settlement. Landscaping is required to limit the visibility from the north.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features There are existing hedgerows that needs to be retained/improved. The site is sloping to the south south west and the northern part slopes to the north.

Landscape summary There are existing hedgerows to the north and east that needs to be retained (as amended for visibility and access). The landscaping is required to reduce visual impact from the countryside and to create strong settlement boundary. A management scheme is required for planting. Footpaths to the village and adjacent developments are also required to achieve an acceptable development.

Planning and infrastructure assessment

Site Ref **ADENH001**

Site name East of Denholm Hall Farm

Proposed usage

Housing

SDA

Central

Settlement

Denholm

Site area (ha)

2.1

Indicative capacity

40

PP Status

Included

Physical acces/road capacity

Near a trunk road?

Direct access from the A698 is possible, but is difficult in terms of junction spacing (bearing in mind the Cruden Homes junction and the junction that will serve the proposed affordable housing on the south side of the A698) and in terms of junction visibility requirements. In this regard, it would appear that the 's' bend in the A698 to the east of the site will have to be taken out for junction visibility standards to be met.

Pedestrian/cycle links will be required to the adjacent housing sites and a minor vehicular link is possible through to the Denholm Hall Farm site.

In conclusion Roads Engineers are able to agree to the zoning of this land for residential development as the understanding is that the site owner has control over the land outwith the site affected by the required main road improvement.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Average

Planning and Infrastructure summary

Access from the A698 is possible although work is required in terms of visibility requirements. Pedestrian/cycle links will be required to the adjacent housing sites and a minor vehicular link is possible through to the Denholm Hall Farm site. A strong landscaping belt is required to the north/north east to minimise visual impact from the north. Developers would be required to pay for water network improvements to enable development. Possible waste water network issues would need to be paid for by developers.

Overall assessment

Overall assessment

Other

Summarised conclusion

The site is acceptable although consideration of adjacent CA and location on edge of settlement required. Hedgerows to be retained and improved unless needed for visibility and access. Further assessment on nature conservation required. Mitigation measures required to prevent impact on Tweed SAC.

Conclusions

The site is already allocated in the Consolidated Local Plan.

Site Ref ADENH005**Site name** Denholm Hall Farm**Proposed usage**
Housing**SDA**
Central**Settlement**
Denholm**Site area (ha)**
0.9**Indicative capacity**
18**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Denholm is located in the Strategic Development Area for the Central Borders.

Initial assessment summary

There are no initial constraints on the site although SAC River Tweed is within 100 metres of the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

07/01300/FUL - Erection of nineteen residential units including associated access and landscaping. Approved subject to conditions and conclusion of legal agreement.

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Site Ref ADENH005

Site name Denholm Hall Farm

Proposed usage
HousingSDA
CentralSettlement
DenholmSite area
(ha)
0.9Indicative
capacity
18PP Status
Included**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is within walking distance from the village green and services. There is residential development to the west and south, and allocated housing site/site under construction to the east.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary**Landscape assessment****NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features****Landscape summary****Planning and infrastructure assessment**

Physical acces/road capacity

Near a trunk road?

Site Ref ADENH005**Site name** Denholm Hall Farm**Proposed usage**

Housing

SDA

Central

Settlement

Denholm

Site area (ha)

0.9

Indicative capacity

18

PP Status

Included

Contaminated land

Not applicable

HSE consultation**Water supply**

Yes

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary**Overall assessment****Overall assessment**

Other

Summarised conclusion

The site is already allocated in the Consolidated Local Plan.

Conclusions

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.

Site Ref ADENH002**Site name** South east of Jedward Terrace**Proposed usage**

Housing

SDA

Central

Settlement

Denholm

Site area (ha)

1.2

Indicative capacity

26

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Denholm is located in the Strategic Development Area for the Central Borders.

Initial assessment summary

Although there are no initial constraints an assessment of flooding from road runoff, blocked culverts or overland flow would be recommended particularly the watercourse to the south.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

11/01414/PPP (Erection of eight affordable residential units including access and landscaping) includes part of the site.

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located in Denholm which is located about 4 miles north east of Hawick. There is a frequent bus service from Kelso via Denholm to Hawick. There is some services in the village, including a post office, and limited employment opportunities. The risk to biodiversity is minor. Phase 1 habitat data (aerial interpretation) includes: arable field (J1.1). The field boundaries include hedgerow network, hedgeline trees and garden ground. The River Teviot (River Tweed SAC/SSSI) is located

Site Ref ADENH002**Site name** South east of Jedward Terrace**Proposed usage**

Housing

SDA

Central

Settlement

Denholm

Site area (ha)

1.2

Indicative capacity

26

PP Status

Excluded

350m to NW. Mitigation required would be: Protect and enhance boundary features –hedgerow network, and hedgeline trees. Site clearance outside breeding bird season.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located on the eastern edge of the settlement, south of the A698. The site is within walking distance of the village green. The site would open up for further development in the same field to the north and east.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is located on the eastern edge of the settlement, south of the A698 and is within walking distance of the village green. There are no archaeological implications, listed building or conservation area issues. If the site was developed planting to create a strong village boundary would need to be considered in detail as the site would open up for development further north and east.

Landscape assessment**NSA**

Not applicable

AGLV

On site

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The field that includes the site slopes to the north and there are trees planted on the western boundary.

Landscape summary The site is open from the east and north and development would be visible from the A698 and the countryside. Development would also create a precedence for further development to the east.

Planning and infrastructure assessment

Site Ref **ADENH002**

Site name South east of Jedward Terrace

Proposed usage

Housing

SDA

Central

Settlement

Denholm

Site area (ha)

1.2

Indicative capacity

26

PP Status

Excluded

Physical acces/road capacity

Near a trunk road?

Roads engineers have no objections to this site being included for housing. It is recommended that the frontage of the site onto the A Class road be increased to allow for a safe access arrangement in terms of junction visibility. Any development should allow for connection into the adjacent site to the south west and thereafter to Ruberslaw Road.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

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. The layout in the application appears to allow for access to the site to the south (ADENH002). Further consideration may be required as to the north eastern boundary of the allocated site so that it ties in with the planning application boundary. There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints. The Roads engineers have no objections to the site in relation to access.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

There has been recent development in Denholm and there is further land allocated/with planing permission. No further land is considered to be required in Denholm to meet the requirement for the Central SDA.

Conclusions

There has been recent development in Denholm and there is 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.

Site Ref ADENH003

Site name Brookdale

Proposed usage

Housing

SDA

Central

Settlement

Denholm

Site area (ha)

2.7

Indicative capacity

58

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Denholm is located in the Strategic Development Area for the Central Borders.

Initial assessment summary

Although the site is not within 1 in 200yr flood envelope the properties to the north of this site were flooded in 1985 and the Denholm Flood Prevention Scheme was constructed which includes a screen entrance to a culvert in the north corner of the site. The scheme provides a standard of protection of a 1 in 5 yr flood. Assessment of flooding from road runoff, blocked culverts or overland flow strongly recommended and also consultation with the flood team if any development was proposed.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

No relevant planning history on the site.

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Site Ref **ADENH003**

Site name Brookdale

Proposed usage

Housing

SDA

Central

Settlement

Denholm

Site area (ha)

2.7

Indicative capacity

58

PP Status

Excluded

Accessibility and sustainability summary

The site is located in Denholm which is located about 4 miles north east of Hawick. There is a frequent bus service from Kelso via Denholm to Hawick. There is some services in the village, including a post office, and limited employment opportunities. There is a moderate impact on biodiversity. The Phase 1 habitat (aerial interpretation) data includes: Arable field (J1.1). The field boundaries includes hedgerow network, hedgeline trees and garden ground. The site is located adjacent to Denholm Dean Local Wildlife Site/Ancient Woodland Inventory on Western boundary, across a minor road. The biological records includes: botanical and invertebrate records associated with Denholm dean, including protected species. Mitigation measures required would be to protect and enhance boundary features –Forest habitat network, hedgerow network, and hedgeline trees. Protected species surveys would be required. Site clearance outside breeding bird season.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Adjacent to site

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is not visible from the existing settlement but will to some extent be visible from the south. The site is within walking distance of the village green and services.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

This is a large site that if allocated has the potential to significantly affect the character and setting of the settlement, given its location and topography. There is no natural boundary to the south and if development was to come forward a strong village boundary would have to be created to the north of where the field starts to rise to the south. There are no archaeological implications, listed building or conservation area issues.

Landscape assessment

NSA

Not applicable

AGLV

On site

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is split in two parts by a stream coming down the hill. There are some trees along the stream and the field boundary. The field is used for agricultural purposes.

Landscape summary The site is acceptable in terms of landscape capacity as it sits behind existing development. It would be important to create a strong boundary to the village to contain development to the lower parts of the site.

Site Ref ADENH003

Site name Brookdale

Proposed usage

Housing

SDA

Central

Settlement

Denholm

Site area (ha)

2.7

Indicative capacity

58

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Roads engineers are unable to recommend in favour of all of this site being zoned for housing though can support a small easterly potion of the land being allocated.

To achieve a properly connected street layout which integrates with the rest of the village, vehicular and pedestrian/cycle connections would have to be made to The Loaning at the east end of the site and Dene Road at the west end. Unfortunately I cannot accept additional traffic of any sort using Dene Road. For vehicular traffic, the junction with Main Street has very poor visibility, the initial length of Dene Road from Main Street is congested with parked cars and thereafter the road is narrow with poor forward visibility, has no provision for pedestrians and is very steep. For pedestrians there is no footway, no apparent scope for providing one and the road does not lend itself to operation as a shared surface.

Any development will have to be served solely off The Loaning. This has its limitations in that the junction arrangement with The Loaning is awkward and I would not like to see a long cul-de-sac street layout in the site with poor internal connectivity as well as poor external connectivity and poor integration with its surroundings. On this basis only a small portion of the easterly part of the site would gain my support for development.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

The Scottish Borders Consolidated Local Plan Adopted 2011 identifies the south east as the preferred area of expansion and with appropriate structure planting and landscaping this site could be developed so to form an attractive edge to the settlement. If development was proposed roadside pedestrian access route would be sought to link adjacent countryside paths with the site. There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints. Roads can only support a small part of the site in the eastern corner.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

There has been recent development in Denholm and there is further land allocated/with planing permission. No further land is considered to be required in Denholm to meet the requirement for the Central SDA.

Site Ref ADENH003**Site name** Brookdale**Proposed usage**

Housing

SDA

Central

Settlement

Denholm

**Site area
(ha)**

2.7

**Indicative
capacity**

58

PP Status

Excluded

Conclusions

There has been recent development in Denholm and there are further land allocated/with planning 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.

Site Ref ADENH004**Site name** South West of Cemetery**Proposed usage**
Housing**SDA**
Central**Settlement**
Denholm**Site area (ha)**
0.8**Indicative capacity**
18**PP Status**
Excluded**Initial assessment****Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Denholm is located in the Strategic Development Area for the Central Borders.

Initial assessment summary

Although no major initial constraints, the north corner is shown within the 1 in 200 yr flood envelope of the River Teviot and a topographical survey would be required to confirm accuracy of flood map. Assessment of flooding from road runoff, blocked culverts or overland flow would be recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference No relevant planning history on the site.**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located in Denholm which is located about 4 miles north east of Hawick. There is a frequent bus service from Kelso via Denholm to Hawick. There is some services in the village, including a post office, and limited employment opportunities. There is a moderate impact on biodiversity. The Phase 1 habitat (aerial

Site Ref ADENH004**Site name** South West of Cemetery**Proposed usage**

Housing

SDA

Central

Settlement

Denholm

Site area (ha)

0.8

Indicative capacity

18

PP Status

Excluded

interpretation) identifies arable field (J1.1) (Improved grassland). The field boundaries include mature trees, hedgerow and garden ground. The River Teviot (River Tweed SAC/SSSI) is 25m to NW. Mitigation measures required are protection and enhancement of boundary features –Riparian habitat network, hedgerow network, and hedgeline trees. Potential for requirement of protected species surveys. Site clearance outside breeding bird season.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located to the south west of the cemetery. The site slopes towards the south west and the allocated site at Denholm Hall Farm. It is within walking distance of the village green and services. Residential development on the site would not relate well to the existing cemetery. The Council's Parks Manager has requested the site to be safeguarded for potential future expansion of the cemetery.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is not seen as an ideal site for residential development because of the relation to the cemetery. There are other sites available in Denholm that are more suitable for residential development and the Council's Parks Manager has requested the site to be safeguarded for potential future expansion of the cemetery. There are no archaeological implications, listed building or conservation area issues.

Landscape assessment**NSA**

Not applicable

AGLV

On site

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site slopes down towards the south western corner and is very gently undulating. It is currently used for grazing for horses. The site is to some extent contained by trees and an avenue of trees on the approach to the cemetery. The site is outwith the natural boundary of the village.

Landscape summary The site is to some extent contained by existing trees. Development would be visible from the countryside. At the moment there is no residential development to the north of the road leading to the A698 and the site is outwith the natural boundary of the village which is made up by the road and mature trees.

Site Ref ADENH004

Site name South West of Cemetery

Proposed usage

Housing

SDA

Central

Settlement

Denholm

Site area (ha)

0.8

Indicative capacity

18

PP Status

Excluded

Planning and infrastructure assessment**Physical acces/road capacity**Near a trunk road?

There are various constraints in Canongate, leading to the site, including: the sub-standard junction with the B6405 (in terms of junction visibility); congestion caused by on-street parking; lack of provision for pedestrians and lack of carriageway width. With the exception of the junction shortfalls the other matters can be addressed, to a degree, as a requirement of the development of this site, but, due to the constraints, I would be unable to recommend in favour of all of the site being developed. A strip of development immediately adjacent to the existing public road would be acceptable and this would have the added benefit of allowing for the extension of the adjacent cemetery.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Roads engineers are not able to support development of the whole site but only a strip of development immediately adjacent to the public road. Right of Way is adjacent to the site which needs to be open and free from obstruction in perpetuity. If the site was to be taken forward a roadside pedestrian access route to the Right of Way would be required. The site is undeveloped and historic uses don't present any known development constraints.

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

There has been recent development in Denholm and there is further land allocated/with planing permission. No further land is considered to be required in Denholm to meet the requirement for the Central SDA.

Conclusions

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.

Site Ref AEARL010

Site name East Turfford

Proposed usage

Housing

SDA

Central

Settlement

Earlston

Site area (ha)

4.3

Indicative capacity

40

PP Status

Included

Initial assessment**Floodrisk**

1:100

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Major

Strategic Development Plan Policy

The site is within the Central Strategic Development Area.

Initial assessment summary

The site is in the Central Strategic Development Area.. The southern half of the site is a flood risk area therefore a flood risk assessment will be required. The Turfford Burn, Tweed SAC, is within 100m of the site and runs along its southern fringe so development should conserve its natural heritage interest.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

05/02263/OUT - High School and associated sports facilities - Application Withdrawn. Site was also considered in previous Local Plan.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site has good access to local services and facilities in the settlement. It has good access to employment in the settlement and limited access to employment in Galashiels, 10 miles or 15 to 30 minutes drive away. This is because it is on the A68(T) which is also part of the strategic public transport network. Biodiversity issues

Site Ref AEARL010**Site name** East Turfford**Proposed usage**

Housing

SDA

Central

Settlement

Earlston

Site area (ha)

4.3

Indicative capacity

40

PP Status

Included

are major due to proximity of River Tweed SAC (Turfford burn), 1/3 of site within 1 in 200yr flood risk area and protected species interest recorded within site (100m), however through mitigation this can be reduced to moderate.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is an extension of the settlement to the east of the junction of the new road to the Earlston High School and the A road.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is an extension of the settlement to the east of the junction of the new road to the Earlston High School and the A road. There are no other constraints of this type.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The woodland tree belts to the north and east, the Burn to the south.

Landscape summary The landscape capacity study identifies this area as constrained because of potential flooding from the Turfford Burn and the positive contribution the landform and woodland of this area makes to the sense of arrival to Earlston.

Planning and infrastructure assessment

Site Ref **AEARL010**

Site name East Turford

Proposed usage

Housing

SDA

Central

Settlement

Earlston

Site area (ha)

4.3

Indicative capacity

40

PP Status

Included

Physical acces/road capacity

Near a trunk road?

Comments on site AEARL005. The new high school is being constructed immediately to the west of this site and the vehicular access to it, off the A6105, has the potential to double up as an access road to serve this site. A further access point is possible off the A6105 further to the east.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

On site

If yes, what?

Marketability

Average

Planning and Infrastructure summary

The vehicular access to the site would be from the access to the school and directly off the A road to the north of the site. The right of way in the east of the site should also be retained.

Overall assessment

Overall assessment

Other

Summarised conclusion

Site is acceptable because it is close to services, is well screened from the road, and access could be provided.

Conclusions

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 Local Plan.

Site Ref AEARL011

Site name Georgefield site

Proposed usage

Housing

SDA

Central

Settlement

Earlston

Site area (ha)

10.7

Indicative capacity

120

PP Status

Included

Initial assessment

Floodrisk

1:100

SAC

On site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?



International/national designation constraint

Major

Strategic Development Plan Policy

The site is within the Central Strategic Development Area.

Initial assessment summary

Site is constrained by the SAC and flood risk at the northern edge. Site should undergo full assessment to determine acceptability.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?



Accessibility and sustainability summary

Site has the SAC running through it and therefore might be damaging to biodiversity. Appropriate mitigation to avoid impacts on River Tweed SAC European Protected Species potential use of site- otter survey required
Protect water body within site, boundary features and trees

Site Ref AEARL011

Site name Georgefield site

Proposed usage
Housing**SDA**
Central**Settlement**
Earlston**Site area (ha)**
10.7**Indicative capacity**
120**PP Status**
Included**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site is relatively well screen away from the road by a treebelt. It would be well linked to the school. A possible horde of medieval coins was found in the site boundary and there is an indication that this was along the line of a feature called the Boon Black Dyke. While this feature is not visible in this field due to cultivation it is possible that remnants remain below the plough soil. Archaeological work may be necessary prior to development.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

Site is relatively well screen away from the road by a treebelt. It would be well linked to the school.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Site is sloping up towards the north. It has a burn running through the centre of it. There are well established hedgerows and woodland within the site. It would be prominent from the High School site.

Landscape summary Site is acceptable as it is well screened from the road.

Planning and infrastructure assessment

Site Ref **AEARL011**

Site name Georgefield site

Proposed usage

Housing

SDA

Central

Settlement

Earlston

Site area (ha)

10.7

Indicative capacity

120

PP Status

Included

Physical acces/road capacity

Near a trunk road?

The new high school is being constructed west of this site and the vehicular access to it, off the A6105, has the potential to serve this site via Site AEARL010. Another access route is possible off the A6105 further to the east also via Site AEARL010. Roads team supports the allocation of this site for development, but it should be noted that part of the rectangular field between the site and the new high school is needed for access purposes. The intervening land should be considered for development as it forms a key link between the various development sites.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On site

TPOs

Not applicable

Land use allocations

If yes, what?

Marketability

Planning and Infrastructure summary

Site is acceptable because there is adequate infrastructure and access would be possible. Right of Way (BE66) traverses adjacent to the west boundary. Any development should suitably integrate the path to the satisfaction of the C + H team.

Overall assessment

Overall assessment

Other

Summarised conclusion

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.

Conclusions

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. Mitigation 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 Local Plan.

Site Ref AEARL014**Site name** The Haugh**Proposed usage**
Housing**SDA**
Central**Settlement**
Earlston**Site area (ha)**
2.5**Indicative capacity**
25**PP Status**
Included**Initial assessment****Floodrisk**
1:200**SAC**
Not applicable**SPA**
Not applicable**SSSI**
Not applicable**Ramsar**
Not applicable**Adjacent to River Tweed?**
International/national designation constraint Minor**Strategic Development Plan Policy** The site is located within the Central Strategic Development Area and within the Central HMA.**Initial assessment summary** Southern part of the site falls within the 1:200 year flood risk.**Information relating to planning applications****Minerals and coal**
Not applicable**NNR**
Not applicable**Prime Quality Agricultural Land**
Not applicable**Current use/s**
Greenfield**Common Good Land**
Not applicable**MOD safeguarded area**
Not applicable**Civil Aviation Authority Safeguarded Area**
Not applicable**Planning history reference** No planning applications on the site.**Accessibility and sustainability assessment****Access to public transport**
Good**Access to employment**
Limited**Access to services**
Good**Wider biodiversity impacts**
Minor**Site aspect**
South**Waverley line contribution required?**
Accessibility and sustainability summary The site located near the town centre and is in close proximity to the A68.

Site Ref AEARL014

Site name The Haugh

Proposed usage
Housing**SDA**
Central**Settlement**
Earlston**Site area (ha)**
2.5**Indicative capacity**
25**PP Status**
Included**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located within the development boundary of Earlston and is an obvious and long standing allocated site within the Local Plan.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is located within the development boundary of Earlston and is an obvious and long standing allocated site within the Local Plan.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** The site is an open field which is used for grazing purposes.**Landscape summary** The site is an open field which is used for grazing purposes.**Planning and infrastructure assessment****Physical acces/road capacity**

Suitable vehicular access to the site would require discuss with the Council's Roads Planning Team.

Near a trunk road?

Site Ref AEARL014**Site name** The Haugh**Proposed usage**
Housing**SDA**
Central**Settlement**
Earlston**Site area (ha)**
2.5**Indicative capacity**
25**PP Status**
Included**Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

On site

If yes, what?

H3 - Land Use Allocations

Marketability

Average

Planning and Infrastructure summary The site is allocated for housing development within the Local Plan, no insurmountable issues have been identified.**Overall assessment****Overall assessment**

Other

Summarised conclusion

This is a long standing allocated housing site within the Local Plan and there are no reasons why the site should not continue to be allocated (EEA12B).

Conclusions

This is a long standing allocated housing site within the Local Plan and there are no reasons why the site should not continue to be allocated. The adjoining area of land to the immediate east was submitted by the contributor for housing development however this site is now complete and therefore there is no need to continue a housing allocation on this piece of land.

Site Ref REARL001**Site name** Halcombe Fields**Proposed usage**
Redevelopment**SDA**
Central**Settlement**
Earlston**Site area (ha)**
0.9**Indicative capacity**
0**PP Status**
Included**Initial assessment****Floodrisk**
1:200**SAC**
Adjacent to site**SPA**
Not applicable**SSSI**
Not applicable**Ramsar**
Not applicable**Adjacent to River Tweed?**
International/national designation constraint Major**Strategic Development Plan Policy** The site is located within the Central Strategic Development Area.**Initial assessment summary** The site is located within the Central Strategic Development Area. The majority of the site is in the flood risk area. The Turford Burn (Tweed SAC) runs along the northern boundary of the site.**Information relating to planning applications****Minerals and coal**
Not applicable**NNR**
Not applicable**Prime Quality Agricultural Land**
Not applicable**Current use/s**
Buildings**Common Good Land**
Not applicable**MOD safeguarded area**
Not applicable**Civil Aviation Authority Safeguarded Area**
Not applicable**Planning history reference** 08/00345/FUL - Erection of workshop with storage area (Approved)**Accessibility and sustainability assessment****Access to public transport**
Good**Access to employment**
Good**Access to services**
Good**Wider biodiversity impacts**
Major**Site aspect**
Not applicable**Waverley line contribution required?****Accessibility and sustainability summary** Biodiversity Risk: Moderate
Adjacent to River Tweed SAC/SSSI (Turford Burn). Likely significant effect and Habitat Regulations Appraisal required.
Riparian woodland and mature trees in site.

Site Ref REARL001**Site name** Halcombe Fields**Proposed usage**

Redevelopment

SDA

Central

Settlement

Earlston

Site area (ha)

0.9

Indicative capacity

0

PP Status

Included

Phase 1 habitat (aerial interpretation) Built land J.3.6

Site includes a yard and existing sheds. Field boundaries: Woodland, Mature trees.

Mitigation:

Site lies in floodplain of River Tweed SAC (Turfford burn), although site is already developed, mitigation to ensure no significant impacts on River Tweed SAC. Protect and enhance boundary features, and trees. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): Yes

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located within the development boundary of Earlston. The site is screened by a well established tree belt along the northern and southern site boundaries. Land uses in close proximity to the site are predominately residential with an allocated Employment Land Safeguarded site across the burn. The site is currently used for light industrial purposes and there are several small industrial buildings and lock-up garages on the site with shared access off Station Road.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The site is within the development boundary of Earlston and there are several small industrial buildings and lock-up garages on the site. There have been prehistoric stone tools found in the vicinity. Some mitigation may be necessary before or during regeneration of the site.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** The site is relatively flat and low lying, the site is contained by existing mature belt of trees to the north and south.

Site Ref REARL001

Site name Halcombe Fields

Proposed usage

Redevelopment

SDA

Central

Settlement

Earlston

Site area
(ha)

0.9

Indicative
capacity

0

PP Status

Included

Landscape summary The site is relatively flat and low lying, the site is contained by existing mature belt of trees to the north and south.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Road Engineers consider there are significant access issues to overcome if this site is even to be considered as a suitable area for regeneration. The visibility sightlines in either direction onto the public road at the existing junction are extremely poor, and the gradient of the access into the site from the public road is also particularly bad. There is a short length of public road immediately adjacent to the site where no pedestrian footway exists, which is further complicated as it is over a narrow road bridge into the town with no prospect of providing a footway.

Pedestrian access should be maintained through this site to the fields beyond, to facilitate permeability and promote informal access to the new high school beyond at Turfford Park. Eventually, an aspiration is to connect these public roads with an informal riverside walk on the Turfford Burn.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Poor

Planning and Infrastructure summary

Road Engineers have concerns regarding access to the site which would need to be addressed if the site was to be redeveloped. Pedestrian access should be maintained through this site to the fields beyond, to facilitate permeability and promote informal access to the new high school beyond at Turfford Park. Mitigation measures to be considered regarding the overhead power lines that run through the site. As the site is developed with buildings of an apparent industrial/ commercial use, the use of the buildings is unspecified and therefore its use may present development constraints.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

There are several constraints with the site, however these could be mitigated. The site is within the development boundary and is currently in use. Allocation of the site provides an opportunity to improve the setting of town.

Site Ref REARL001**Site name** Halcombe Fields**Proposed usage**

Redevelopment

SDA

Central

Settlement

Earlston

**Site area
(ha)**

0.9

**Indicative
capacity**

0

PP Status

Included

Conclusions

It is judged that identifying this land formally brings forward the opportunity to redevelop an area of Earlston. The site is within the development boundary of Earlston and there are several small industrial buildings and lock-up garages on the site. Various uses would be suitable for development on this site. A flood risk assessment would be required to inform the design of the site along with possible mitigation and resilience measures. Mitigation measures would also require to be considered regarding the overhead power lines through part of the site. There have been prehistoric stone tools found in the vicinity and some mitigation may be necessary before or during regeneration of the site. Roads Engineers have raised concerns regarding access to the site and suitable access to the site would be determined by the proposed use and would require discussion with the Council's Roads Planning Team. Pedestrian access should be maintained through this site to the fields beyond and promote informal access to the High School.

Site Ref AEARL004**Site name** Mill Road**Proposed usage**
Housing**SDA**
Central**Settlement**
Earlston**Site area (ha)**
4.3**Indicative capacity**
106**PP Status**
Excluded**Initial assessment****Floodrisk**

1:100

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Moderate**Strategic Development Plan Policy**

The site is within the Central Strategic Development Area.

Initial assessment summary

The whole of the site is in the flood risk area. The site is within 100m of the Leader Water (Tweed SAC). Settlement is in the Central Strategic Development Area.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Site was considered at Local Plan Inquiry and considered as part of the LPA**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

This site is acceptable in terms of access to services and public transport but may have moderate biodiversity impacts. This therefore makes it more doubtful as a site.

Site Ref AEARL004

Site name Mill Road

Proposed usage
Housing**SDA**
Central**Settlement**
Earlston**Site area (ha)**
4.3**Indicative capacity**
106**PP Status**
Excluded**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is in a part of Earlston that is separated from the centre of the settlement by the A68(T). It has a residential area to the north, a housing site to the south east and an employment area to the south. It has a park to the south and a rugby ground to the east. It is considered that an extension of this scale will change the character of this part of the settlement from small scale development adjacent to a large riverside field to an urbanised area.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is in a part of Earlston that is separated from the centre of the settlement by the A68(T). It has a residential area to the north, a housing site to the south east and an employment area to the south. It has a park to the south and a rugby ground to the east. It is considered that an extension of this scale will change the character of this part of the settlement from small scale development adjacent to a large riverside field to an urbanised area.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

Flat open area adjacent to the Leader Water & its banks. A large part of this area is floodplain and is constrained by the potential for flooding. It is low lying land that is likely to hold storm water. The character of the area is a large riverside field with some urban development to the north and south east. Therefore development would erode this character.

Landscape summary

Flat open area adjacent to the Leader Water & its banks. A large part of this area is floodplain and is constrained by the potential for flooding. It is low lying land that is likely to hold storm water. The character of the area is a large riverside field with some urban development to the north and south east. Therefore development would erode this character.

Site Ref AEARL004

Site name Mill Road

Proposed usage

Housing

SDA

Central

Settlement

Earlston

Site area (ha)

4.3

Indicative capacity

106

PP Status

Excluded

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

Access to the site would likely be taken from the Mill Road, through the housing allocation EEA101

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

On site

If yes, what?

BE12 - Further Housing Land

Marketability

Average

Planning and Infrastructure summary Site is doubtful due to constraints on local infrastructure.**Overall assessment****Overall assessment**

Unacceptable

Summarised conclusion

Site is unacceptable because the whole site is in a flood risk area and it is adjacent to the Leader Water (Tweed SAC).

Conclusions

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.

Site Ref AEARL012**Site name** Townhead**Proposed usage**

Housing

SDA

Central

Settlement

Earlston

Site area (ha)

4.6

Indicative capacity

60

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage. The site is within the Central Strategic Development Area.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

The site is allocated for employment use in the Consolidated Local Plan.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

It has good access to services and employment in the settlement and limited access to employment in Galashiels, 10 miles or 15 to 30 minutes drive away. This is because it is on the A68(T) which is also part of the strategic public transport network. The site has a south facing aspect and is therefore good in terms of energy efficiency.

Site Ref **AEARL012**

Site name Townhead

Proposed usage

Housing

SDA

Central

Settlement

Earlston

Site area (ha)

4.6

Indicative capacity

60

PP Status

Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site lies to the north of existing residential properties and the west of a farm steading and should be screened from them by tree belts. It forms a natural extension to the settlement to the north east.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is a natural extension to the settlement to the north east. It is contained by the natural boundaries of a burn to the north east and the a road to the south east. The SMR site in the east of the site should be investigated and mitigated. It should be screened from adjacent residential properties and the proposed housing allocation by woodland structure planting.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

The site is identified as part of a larger potential development area in the landscape capacity study. It should be contained by woodland structural planting, which will also enhance the approach to the settlement from the east. A SUDS should be created in the east of the site to serve this site and the proposed housing allocation to the west. The burn should be enhanced by woodland planting and links to countryside paths to the north west provided.

Landscape summary

The site is identified as part of a larger potential development area in the landscape capacity study. It should be contained by woodland structural planting, which will also enhance the approach to the settlement from the east. A SUDS should be created in the east of the site to serve this site and the proposed housing allocation to the west. The burn should be enhanced by woodland planting and links to countryside paths to the north west provided.

Planning and infrastructure assessment

Site Ref **AEARL012**

Site name Townhead

Proposed usage

Housing

SDA

Central

Settlement

Earlston

Site area
(ha)

4.6

Indicative
capacity

60

PP Status

Excluded

Physical acces/road capacity

Near a trunk road?

Vehicular access should be directly from the A6105, footway provision on the north side of the A6105 needs to be improved.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

On site

If yes, what?

H3 - Land Use Allocations

Marketability

Average

Planning and Infrastructure summary

It is considered there are more appropriate housing land allocations within the Plan and the proposed use of the site for Business and Industrial purposes is an appropriate option. Vehicular access should be directly from the A6105, footway provision on the north side of the A6105 needs to be improved.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Site is allocated for employment land (BEARL002) and there is sufficient housing land already identified in Earlston.

Conclusions

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 Scottish Government agreed with this proposal and the site is now formally allocated within the Consolidated Local Plan. 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 Local Plan 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.

Site Ref AEARL013**Site name** East of Georgefield**Proposed usage**
Housing**SDA**
Central**Settlement**
Earlston**Site area (ha)**
11.3**Indicative capacity**
200**PP Status**
Excluded**Initial assessment****Floodrisk**

1:100

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Moderate**Strategic Development Plan Policy**

The site is within the Central Strategic Development Area.

Initial assessment summary

No insurmountable issues which can be addressed at a future masterplan stage

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site has good access to local services and facilities in the settlement. It has good access to employment in the settlement and limited access to employment in Galashiels, 10 miles or 15 to 30 minutes drive away. This is because it is on the A68(T) which is also part of the strategic public transport network. The biodiversity on the site would need to be evaluated and mitigated in detail.

Site Ref AEARL013

Site name East of Georgefield

Proposed usage
Housing**SDA**
Central**Settlement**
Earlston**Site area (ha)**
11.3**Indicative capacity**
200**PP Status**
Excluded**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The development of the site would create a new settlement expansion area. High quality design would be required to create a sense of place.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The site would be part of a visually contained expansion of the town

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Existing woodland, mature trees and hedges on the boundaries and centre of the site.**Landscape summary** The Landscape Capacity Study considered this general area to be appropriate for development. It also suggested areas for landscape enhancement within the site. These include structural tree planting, the reintroduction of riparian woodland along the burn to the east and provision for a SUDS area in the of the site. The retention/replacement of the hedges and hedgerow trees on the site should be considered.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

Site Ref **AEARL013**

Site name East of Georgefield

Proposed usage

Housing

SDA

Central

Settlement

Earlston

**Site area
(ha)**

11.3

**Indicative
capacity**

200

PP Status

Excluded

The proposal is more appropriate for longer term development. Access is likely to be via allocated sites which would be developed in advance

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

Site is considered appropriate for longer term development. Masterplanning would include resolution to roads issues.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Site is suitable for potential longer term development. 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 SDA are identified as part of the LDP process.

Conclusions

The general area to the east of Georgefield has been identified for possible longer term development in the Local Plan 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 SDA 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 SDA are identified as part of the LDP process.

Site Ref RECKF001**Site name** Eckford Quarry**Proposed usage**
Redevelopment**SDA**
Central**Settlement**
Eckford**Site area (ha)**
19.1**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**
1:200**SAC**
Adjacent to site**SPA**
Not applicable**SSSI**
Not applicable**Ramsar**
Not applicable**Adjacent to River Tweed?**
International/national designation constraint Minor**Strategic Development Plan Policy** The site is located within the Central Strategic Development Area.**Initial assessment summary** The site is located in the eastern most part of the Central Borders. Minor flooding issue on the northern parts of the site.**Information relating to planning applications****Minerals and coal**
Not applicable**NNR**
On/adjacent to site**Prime Quality Agricultural Land**
On site**Current use/s**
Other**Common Good Land**
Not applicable**MOD safeguarded area**
Not applicable**Civil Aviation Authority Safeguarded Area**
Not applicable**Planning history reference** The sand and gravel reserves exhausted, quarry use has ceased and the land is being restored. The current business consists of the ready mix batching plant, storage silos and bays and office/portacabins. 08/00870/FUL - approved for further 10 years.**Accessibility and sustainability assessment****Access to public transport**
Poor**Access to employment**
Limited**Access to services**
Poor**Wider biodiversity impacts**
Minor**Site aspect**
On/adjacent to site**Waverley line contribution required?**
Accessibility and sustainability summary The site is located far from an A road and has poor access to public transport and services. Biodiversity Risk: Minor Phase 1 habitat (aerial interpretation) Arable field (J.1)

Site Ref RECKF001**Site name** Eckford Quarry**Proposed usage**

Redevelopment

SDA

Central

Settlement

Eckford

Site area (ha)

19.1

Indicative capacity

0

PP Status

Excluded

Field boundaries: Hedgerows

Biological records: None

Mitigation:

Protect and enhance boundary features –hedgerows, field margins. Site clearance outside breeding bird season.

Local impact and integration assessment**Conservation area**

On/adjacent to site

Scheduled Ancient Monument

On/adjacent to site

Garden and designed landscape

On/adjacent to site

Ancient woodland inventory

On/adjacent to site

Open space

On/adjacent to site

Archaeology

On site

Listed buildings

On/adjacent to site

Visual relationship/integration with existing settlement

The site is currently a quarry and is located 2 km from Eckford.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

There are no existing buildings on the site and the site is remote from any existing settlements identified in the Local Plan. The site is located 2 km outside Eckford and there are archaeological interests on the site. There is archaeological potential in undisturbed areas of the site. A series of bronze age burials were found in this area in the 19th and 20th centuries, further burials may exist in isolated spots. A watching brief would be appropriate in undisturbed areas.

Landscape assessment**NSA**

On/adjacent to site

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Poor

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study **Landscape features** There are parts of fields included in the site but it is mainly an existing/part closed quarry.**Landscape summary** The site is used as a quarry and has limited landscape features within the site. The site is prominent and it is not the purpose 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.

Site Ref RECKF001**Site name** Eckford Quarry**Proposed usage**

Redevelopment

SDA

Central

Settlement

Eckford

Site area (ha)

19.1

Indicative capacity

0

PP Status

Excluded

Planning and infrastructure assessment**Physical acces/road capacity**

Development on this site would not be in the best interests of sustainable transport.

Near a trunk road? **Contaminated land**

On/adjacent to site

HSE consultation

On/adjacent to site

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

On/adjacent to sit

Land use allocations**If yes, what?****Marketability**

Poor

Planning and Infrastructure summary

Development on this site would not be in the best interests of sustainable transport.

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

The site is not appropriate for allocation and any development of it should be tested Development/Housing in the Countryside policies.

Conclusions

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.

Site Ref AEDNA004**Site name** Land to the east of Ednam**Proposed usage**

Housing

SDA

Central

Settlement

Ednam

Site area (ha)

1.6

Indicative capacity

12

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

On/adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are flooding issues in southern and western parts of the site. The Ednam Water to the south and west is an SAC. West and south of site within 1 in 200yr flood envelope of Eden Water. Topographical survey and FRA may be needed to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts or overland flow recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Major

Site aspect

South

Waverley line contribution required?

Site Ref AEDNA004

Site name Land to the east of Ednam

Proposed usage

Housing

SDA

Central

Settlement

Ednam

Site area (ha)

1.6

Indicative capacity

12

PP Status

Excluded

Accessibility and sustainability summary

There are major biodiversity issues to be addressed and flooding issues in the extreme south-west corner.

Biodiversity Risk: Major (part of flood plain of River Tweed SAC)

Phase 1 habitat (aerial interpretation) Improved field (B4)

Field boundaries: Riverbank, hedgerow, post & wire fence.

Eden water (River Tweed SAC within site.

Biological records: salmonids, European eel associated with Eden water

Mitigation:

Avoid significant impacts on the integrity of the River Tweed SAC. Protect and enhance boundary features –riverbank margin, riparian planting and hedgerow network.

Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): Yes

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is quite prominent from the south and housing on this land may lead to coalescence between Cliftonhill Farm and Ednam, and additionally Millburn on the North side of the road. This could set a further precedence for coalescence between sites AEDNA005, AEDNA006 and AEDNA007

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Site is prominent from the south, may lead to potential coalescence with Cliftonhill and is not considered an appropriate extension to the village.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Site Ref AEDNA004**Site name** Land to the east of Ednam**Proposed usage**
Housing**SDA**
Central**Settlement**
Ednam**Site area (ha)**
1.6**Indicative capacity**
12**PP Status**
Excluded**Landscape features** Site is small paddock with post and wire fencing and boundary hedgerows. The site slopes down from the north towards the Eden Water.**Landscape summary** No insurmountable issues envisaged.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Roads Engineers are able to support this site for residential development on the basis of provision of suitable pedestrian connectivity and the carriageway of the minor public road to the north being widened to 5.5m.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary No insurmountable issues envisaged. Possible that development will trigger request for contributions towards developing primary school but will depend on timing and size of development.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

The site is not considered an appropriate addition to the development boundary and there are major biodiversity and flooding issues to be addressed.

Conclusions

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.

Site Ref AEDNA005**Site name** Cliftonhill (i)**Proposed usage**

Housing

SDA

Central

Settlement

Ednam

Site area (ha)

0.2

Indicative capacity

2

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

99/00957/OUT - Residential Dev. Refused, Appeal Dismissed.
 01/00782/OUT - Residential Dev. Refused.
 11/00750/PPP - Erection of two dwellinghouses - Refused, Appeal in Progress.

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located in the centre of Ednam, close to the crossroads and the bus shelter. Ednam has a bus service to Kelso and Berwick and is only 2.5 miles from Kelso.

Site Ref AEDNA005

Site name Cliftonhill (i)

Proposed usage

Housing

SDA

Central

Settlement

Ednam

Site area (ha)

0.2

Indicative capacity

2

PP Status

Excluded

Biodiversity Risk: Minor
 Phase 1 habitat (aerial interpretation) Improved field (B4)
 Field boundaries: Hedgerow, hedgeline trees, garden ground
 Biological records: fish associated with Eden water
 Mitigation:
 Protect and enhance boundary features –hedgerow network, broadleaved woodland creation.
 Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1 in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is physically remote from the existing Ednam development boundary and is an extension to the small building group known as Milburn.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is physically remote from the existing Ednam development boundary. The site is an extension to the existing building group at Milburn and development of the proposed site should be tested via the Housing in the Countryside Policy.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Site is part of an existing field with a boudnary hedgerow and semi mature trees.

Site Ref AEDNA005**Site name** Cliftonhill (i)**Proposed usage**

Housing

SDA

Central

Settlement

Ednam

Site area (ha)

0.2

Indicative capacity

2

PP Status

Excluded

Landscape summary No major issues although access is likely to require part removal of boundary hedgerow/semi mature trees.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Roads are able to support this site for residential development on the basis of provision of suitable pedestrian connectivity, the carriageway of the minor public road to the south being widened to 5.5m.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Possible that development will trigger request for contributions towards developing primary school but will depend on timing and size of development.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Site is remote from the existing development boundary of Ednam.

Conclusions

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.

Site Ref AEDNA006**Site name** Cliftonhill (ii)**Proposed usage**

Housing

SDA

Central

Settlement

Ednam

Site area (ha)

0.4

Indicative capacity

3

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

99/00957/OUT - Residential Dev. Refused, Appeal Dismissed.
 01/00782/OUT - Residential Dev. Refused.
 11/00750/PPP - Erection of two dwellinghouses - Refused, Appeal in Progress.

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Good

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located in the centre of Ednam, close to the crossroads and the bus shelter. Ednam has a bus service to Kelso and Berwick and is only 2.5 miles from Kelso.

Site Ref AEDNA006

Site name Cliftonhill (ii)

Proposed usage

Housing

SDA

Central

Settlement

Ednam

Site area
(ha)

0.4

Indicative
capacity

3

PP Status

Excluded

Biodiversity Risk: Minor
Phase 1 habitat (aerial interpretation) Improved field (B4)
Field boundaries: Hedgerow, hedgeline trees, garden ground
Biological records: fish associated with Eden water
Mitigation:
Protect and enhance boundary features –hedgerow network, broadleaved woodland creation.
Site clearance outside breeding bird season.
Flood Risk (Fluvial 1 in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is physically remote from the existing Ednam development boundary and is an extension to the small building group known as Milburn.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is physically remote from the existing Ednam development boundary. The site is an extension to the existing building group at Milburn and development of the proposed site should be tested via the Housing in the Countryside Policy.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Site is part of an existing field with a boudnary hedgerow and semi mature trees.

Site Ref AEDNA006**Site name** Cliftonhill (ii)**Proposed usage**

Housing

SDA

Central

Settlement

Ednam

Site area (ha)

0.4

Indicative capacity

3

PP Status

Excluded

Landscape summary No major issues although access is likely to require part removal of boundary hedgerow/semi mature trees.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

I am able to support this site for residential development on the basis of provision of suitable pedestrian connectivity, the carriageway of the minor public road to the south being widened to 5.5m.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Possible that development will trigger request for contributions towards developing primary school but will depend on timing and size of development.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Site is remote from the existing development boundary of Ednam.

Conclusions

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.

Site Ref AEDNA007**Site name** Cliftonhill (iii)**Proposed usage**

Housing

SDA

Central

Settlement

Ednam

Site area (ha)

1.2

Indicative capacity

8

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints that prevent undertaking further assessment of the site. The site is part of a field east of Ednam and west of Cliftonhill Farm.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference99/00957/OUT - Residential Dev. Refused, Appeal Dismissed.
01/00782/OUT - Residential Dev. Refused.
04/02140/OUT - Residential Dev. Refused.
11/00750/PPP - Erection of two dwellinghouses - Refused, Appeal in Progress.**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line contribution required?

Site Ref AEDNA007

Site name Cliftonhill (iii)

Proposed usage

Housing

SDA

Central

Settlement

Ednam

Site area
(ha)

1.2

Indicative
capacity

8

PP Status

Excluded

Accessibility and sustainability summary

Although close to the village centre, the village has limited services and infrequent bus service. No major issues envisaged.

Biodiversity Risk: Minor

Phase 1 habitat (aerial interpretation) Improved field (B4)

Field boundaries: Small broad-leaved woodland on W boundary, Hedgerow, hedgeline trees, garden ground. Potential drainage connection with Eden water (River Tweed SAC)

Biological records: fish associated with Eden water.

Mitigation:

Protect and enhance boundary features –hedgerow network, broadleaved woodland creation.

Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is located in the centre of the existing village. It is a greenfield site that sits higher than the war memorial and the crossroads. To the west the site runs along the Ednam Mains.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Medium

Local impact and integration summary

The site is relatively large and will effectively join the existing settlement boundary with the building group at Milburn to the east. The Ednam Smiddy is located opposite the site to the south and is C(S) listed since 2007. There is also archaeological remains at the Smiddy. There is potentially an old part of settlement on southern part of site. Archaeological assessment including trenches where appropriate is required to assess if there are any archaeological remains on the southern part of the site. Thorough consideration on density and design is required for the potential site to integrate will into the existing village.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Site Ref AEDNA007

Site name Cliftonhill (iii)

Proposed usage

Housing

SDA

Central

Settlement

Ednam

Site area (ha)

1.2

Indicative capacity

8

PP Status

Excluded

Landscape features The site sits higher than the existing village and slopes towards the crossroads. The landscape to the north and east are rolling hills coming in towards Ednam.

Landscape summary The site is in a prominent and in an elevated location. The site is relatively large and would effectively form a coalescence between Ednam and the building group at Milburn to the east.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Road Engineers are able to support this site for residential development on the basis of provision of suitable pedestrian connectivity, the carriageway of the minor public road to the south being widened to 5.5m.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary No insurmountable issues identified.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

The site is not required to meet the housing land requirement. If developed, consideration would be required to lower lying parts of settlement. Archaeological work required on southern part of site. Landscaping important to resist further development to the east. Mitigation required for impact on Tweed SAC.

Conclusions

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 building 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.

Site Ref AEDNA008**Site name** Site NE of War Memorial**Proposed usage**

Housing

SDA

Central

Settlement

Ednam

Site area (ha)

1.2

Indicative capacity

20

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area and within the Central Housing Market Area.

Initial assessment summary

There are no initial constraints that prevent undertaking further assessment of the site. The site is part of a field east of Ednam and west of Cliftonhill Farm.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference99/00957/OUT - Residential Development Refused, Appeal Dismissed.
01/00782/OUT - Residential Development Refused.
04/02140/OUT - Residential Development Refused.**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located in the centre of Ednam, close to the crossroads and the bus shelter. Ednam has a bus service to Kelso and Berwick and is only 2.5 miles from Kelso. The site slopes towards the crossroads but sites higher than the centre of the village. The village has a post office, village hall and a primary school. Mitigation

Site Ref AEDNA008

Site name Site NE of War Memorial

Proposed usage

Housing

SDA

Central

Settlement

Ednam

Site area (ha)

1.2

Indicative capacity

20

PP Status

Excluded

would be required to prevent any impacts on Eden water of a biodiversity point of view. The site slopes to the south, south/west and should have a layout that maximise use of solar gain.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is located in the centre of the existing village. It is a greenfield site that sits higher than the war memorial and the crossroads. To the west the site runs along the Ednam Mains.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Medium

Local impact and integration summary

The Ednam Smiddy is located opposite the site to the south and is C(S) listed since 2007. There is also archaeological remains the the Smiddy. There is potentially an old part of settlement on southern part of site. Archaeological assessment including trenches where appropriate is required to assess if there are any archaeological remains on the southern part of the site. Thorough consideration on density and design is required for the potential site to integrate will into the existing village. Development should be one or one and a half storey buildings in order to minimize any impact on the existing settlement. If the site is developed a pedestrian link to the development to the north would be required.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site sits higher than the existing village and slopes towards the crossroads. The landscape to the north and east are rolling hills coming in towards Ednam.

Landscape summary It is important to incorporate landscaping to resist further development to the north east and coalescence with Cliftonhill Farm, as there is no natural boundary to the north east. Existing hegerow needs to be retained/ improved but needs to take due account of vehicular visibility requirements. A management scheme is required for planting. The site is acceptable in terms of landscape if consideration is taken in terms of height, scale and design in any proposed development. It is important to consider the impact potential development might have on the village from the south.

Site Ref AEDNA008

Site name Site NE of War Memorial

Proposed usage

Housing

SDA

Central

Settlement

Ednam

Site area (ha)

1.2

Indicative capacity

20

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacityNear a trunk road?

Roads are able to support this site for residential development on the basis of provision of suitable pedestrian connectivity, the carriageway of the minor public road to the south being widened to 5.5m and vehicular access being just east of the site in the vicinity of the existing field gate at Milburn.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

It is important to incorporate landscaping to resist further development to the north east and coalescence with Cliftonhill Farm. Developers would be required to pay for minor water and waste water network improvements to enable development. The western boundary is distinguished by a small watercourse which is then culvered under Duns Road and may cause localised flooding. A Flood Risk Assessment is recommended to inform design and layout. At the LPI for the adopted Local Plan the Reporter recommended to include the eastern area, including this site, in an area for longer term development. This is reflected in the longer term expansion statement in the Local Development Plan.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is not required to meet the housing requirement. If developed, consideration would be required to lower lying parts of settlement. Archaeological work required on the southern part of site. Landscaping important to resist further developent to the east. Mitigation required for impact on Tweed SAC.

Conclusions

The site is acceptable for development but will not be put forward for inclusion in the Local Development Plan as there are more suitable sites available to meet the housing requirement in the Central Strategic Development Area. If the site was to be developed thorough consideration must be taken to the setting and location of the site in comparison to the existing lower lying parts of the settlement. Development should be one storey buildings in order to minimize any impact on the existing settlement. There would be a requirement to strip the most southern parts of the site of top soil and create trenches to see if there are any archaeological remains. New development has been approved next to the Smiddy and existing and improved hedgerows should mitigate impact on the listed building and archaeological remains. It is important to incorporate landscaping to resist further development to the north east and coalescence with Cliftonhill Farm and also to reduce visual impact. Mitigation measures are required to prevent any impact on the River Tweed SAC. The site slopes to the south and should have a layout that maximise use of solar gain. At the LPI for the adopted Local Plan the

Site Ref AEDNA008

Site name Site NE of War Memorial

Proposed usage

Housing

SDA

Central

Settlement

Ednam

**Site area
(ha)**

1.2

**Indicative
capacity**

20

PP Status

Excluded

Reporter recommended to include the eastern area, including this site, in an area for longer term development. This is reflected in the longer term expansion statement in the Local Development Plan.

Site Ref REYEM002

Site name Former High School Extension

Proposed usage
Redevelopment

SDA
Central

Settlement
Eyemouth

Site area (ha)
0.0

Indicative capacity
0

PP Status

Initial assessment

Floodrisk

SAC

SPA

SSSI

Ramsar

Adjacent to River Tweed?

International/national designation constraint

Strategic Development Plan Policy

Initial assessment summary

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken. The site is allocated within the Consolidated Local Plan 2011 for redevelopment, the LDP seeks to extend the boundaries.

Information relating to planning applications

Minerals and coal

NNR

Prime Quality Agricultural Land

Current use/s

Common Good Land

MOD safeguarded area

Civil Aviation Authority Safeguarded Area

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Accessibility and sustainability summary

Site Ref REYEM002

Site name Former High School Extension

Proposed usage
Redevelopment

SDA
Central

Settlement
Eyemouth

Site area (ha)
0.0

Indicative capacity
0

PP Status

Local impact and integration assessment

Conservation area	Scheduled Ancient Monument	Garden and designed landscape	Ancient woodland inventory
Open space	Archaeology	Listed buildings	Visual relationship/integration with existing settlement
Impact on open space	Impact on archaeology	Impact on listed buildings	

Local impact and integration summary

Landscape assessment

NSA	AGLV	Landscape designation	General amenity	Altitude >200m?	Height constraint	Slope >12 degrees?	Slope constraint
				<input type="checkbox"/>		<input type="checkbox"/>	

Constrained in Landscape Capacity Study

Landscape features

Landscape summary

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref REYEM002**Site name** Former High School Extension**Proposed usage**
Redevelopment**SDA**
Central**Settlement**
Eyemouth**Site area (ha)**
0.0**Indicative capacity**
0**PP Status****Contaminated land** **HSE consultation** **Water supply** **Sewerage****Education provision** **Primary school capacity** **Secondary school capacity** **Right of way** **TPOs****Land use allocations** **If yes, what?** **Marketability****Planning and Infrastructure summary****Overall assessment****Overall assessment****Summarised conclusion**

Acceptable

Conclusions

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken. The site is allocated within the Consolidated Local Plan 2011 for redevelopment, the LDP seeks to extend the boundaries.

Site Ref REYEM003

Site name Gas Holder Station

Proposed usage
Redevelopment

SDA
Central

Settlement
Eyemouth

Site area (ha)
0.0

Indicative capacity
0

PP Status

Initial assessment

Floodrisk

SAC

SPA

SSSI

Ramsar

Adjacent to River Tweed?

International/national designation constraint

Strategic Development Plan Policy

Initial assessment summary

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Information relating to planning applications

Minerals and coal

NNR

Prime Quality Agricultural Land

Current use/s

Common Good Land

MOD safeguarded area

Civil Aviation Authority Safeguarded Area

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Accessibility and sustainability summary

Site Ref REYEM003

Site name Gas Holder Station

Proposed usage
Redevelopment

SDA
Central

Settlement
Eyemouth

Site area (ha)
0.0

Indicative capacity
0

PP Status

Local impact and integration assessment

Conservation area

Scheduled Ancient Monument

Garden and designed landscape

Ancient woodland inventory

Open space

Archaeology

Listed buildings

Visual relationship/integration with existing settlement

Impact on open space

Impact on archaeology

Impact on listed buildings

Local impact and integration summary

Landscape assessment

NSA

AGLV

Landscape designation

General amenity

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Landscape features

Landscape summary

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref REYEM003**Site name** Gas Holder Station**Proposed usage**

Redevelopment

SDA

Central

Settlement

Eyemouth

Site area (ha)

0.0

Indicative capacity

0

PP Status**Contaminated land** **HSE consultation** **Water supply** **Sewerage****Education provision** **Primary school capacity** **Secondary school capacity** **Right of way** **TPOs****Land use allocations** **If yes, what?** **Marketability****Planning and Infrastructure summary**

Overall assessment**Overall assessment****Summarised conclusion**

Acceptable

Conclusions

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Site Ref AGALA027**Site name** Extension of Birks Avenue**Proposed usage**
Housing**SDA**
Central**Settlement**
Galashiels**Site area (ha)**
4.4**Indicative capacity**
20**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no issues at this initial assessment stage. Not within 1 in 200yr flood envelope- Assessment of flooding from road runoff, blocked culverts or overland flow recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

The site formed part of a much larger previous proposal all the hillside which was omitted from the LPA largely due to access and the prominence of the overall site

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site has good access to local services and facilities and employment in the settlement. The settlement is on the A7(T) and A6091(T) and the strategic public transport network. There is also a proposed railway station on the proposed Waverley Line in the settlement. The site has a north facing aspect and is therefore poor in terms of energy efficiency. Biodiversity Risk: Minor Phase 1 habitat (aerial interpretation) Improved pasture B4 Field boundaries: Stone dykes, garden grounds

Site Ref AGALA027**Site name** Extension of Birks Avenue**Proposed usage**

Housing

SDA

Central

Settlement

Galashiels

Site area (ha)

4.4

Indicative capacity

20

PP Status

Included

Mitigation: Protect and enhance boundary features Flood Risk (Fluvial 1in 200) - No.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The proposal would form an extension of the existing residential area, although development of this steep and prominent site would be an issue.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The proposal would form an extension of the existing residential area, although development of this steep and prominent site would be an issue.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study **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 2/3 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.

Landscape summary

The site is identified as being constrained in the Landscape Capacity Study for the following reasons: the steep, often exposed gradients; earthworks would be required. Most of the site is steep. However, SBC Landscape Architect stated that 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

Site Ref AGALA027**Site name** Extension of Birks Avenue**Proposed usage**

Housing

SDA

Central

Settlement

Galashiels

Site area (ha)

4.4

Indicative capacity

20

PP Status

Included

this site to the lower 2/3 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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

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. The following should be taken into consideration at planning application stage: the ROW to SW, the potentially contaminated land to NW. Promoted path CLOV/37P/1 runs along the SW side of the site. This path links to CP55 and should be maintained and, if required, enhanced if the site is developed.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Subject to sensitive landscaping and suitable development being contained on the lower part of the site, the site is included in the LDP.

Conclusions

Site Ref AGALA027**Site name** Extension of Birks Avenue**Proposed usage**

Housing

SDA

Central

Settlement

Galashiels

**Site area
(ha)**

4.4

**Indicative
capacity**

20

PP Status

Included

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 the 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 Ref AGALA029**Site name** Netherbarns**Proposed usage**

Housing

SDA

Central

Settlement

Galashiels

Site area (ha)

7.6

Indicative capacity

45

PP Status

Included

Initial assessment**Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

Settlement is in the Primary Hub. Flood risk area touches the southern boundary of the site but does not actually encroach the site. The site is within 100m of the Tweed SAC, to the SE.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Site PEG2 was considered in the Local Plan Review & after the Local Plan Inquiry Reporter's recommendation the site was removed from the Local Plan. Planning application 04/00706/FUL was refused by the Scottish Ministers after they had called it in.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site has good access to local services and facilities and employment in the settlement. The settlement is on the A7(T) and A6091(T) and the strategic public transport network. There is also a proposed railway station on the proposed Waverley Line in the settlement.

Site Ref AGALA029

Site name Netherbarns

Proposed usage
Housing

SDA
Central

Settlement
Galashiels

Site area
(ha)
7.6

Indicative
capacity
45

PP Status
Included

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

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. However, Historic Scotland have now removed their objection to some form of development on the site. The setting of the listed footbridge to the NE of the site and Netherbarns farmhouse, steading and stables to the west of the site should also be taken into consideration.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

High

Local impact and integration summary

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. However, Historic Scotland have now removed their objection to some form of development on the site. The setting of the listed footbridge to the NE of the site and Netherbarns farmhouse, steading and stables to the west of the site should also be taken into consideration.

Landscape assessment

NSA

Not applicable

AGLV

Adjacent to site

Landscape designation

Moderate

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

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.

Site Ref AGALA029

Site name Netherbarns

Proposed usage

Housing

SDA

Central

Settlement

Galashiels

Site area
(ha)

7.6

Indicative
capacity

45

PP Status

Included

Landscape summary 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

Near a trunk road?

Roads have previously supported residential development of this land

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary Vehicle access to the site would be from the A7(T) and the existing road to Kingsknowes residential area, in the north of the site. Pedestrians would have to cross the A7(T) to access the town. The forecasts for Galashiels High School are for its roll to rise above capacity. The forecasts for St Peter's Primary School are for its roll to increase. The settlement is also in the catchment of St Margaret's RC Primary School and its roll is forecast to remain largely the same. Lifelong learning have not ruled out the option of a new school on this site. The Galashiels sewerage capacity at 25.4.07 was 2000 units. Therefore the works can accommodate the Draft Structure Plan Alteration housing allowances for Galashiels. The Southern Upland Way along the south western edge of the site should be taken into consideration.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Although there is a history to this site being excluded from previous Plans, Historic Scotland do not now object to development of the site and therefore the site is included within the LDP.

Conclusions

Site Ref AGALA029**Site name** Netherbarns**Proposed usage**

Housing

SDA

Central

Settlement

Galashiels

**Site area
(ha)**

7.6

**Indicative
capacity**

45

PP Status

Included

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 Ref **RGALA003**

Site name Old Refuse Tip

Proposed usage

Redevelopment

SDA

Central

Settlement

Galashiels

Site area (ha)

1.1

Indicative capacity

0

PP Status

Included

Initial assessment

Floodrisk

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?



International/national designation constraint

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

The most eastern extreme of the site is within a 1:200 flood risk area. This should not, however, prejudice development of the site.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

08/01484/FUL - Erection of 22 metre mono pole supporting 3no 3G antennas and 2no transmission dishes, erection of 2no equipment cabinets and 1no metre cabinet

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?



Accessibility and sustainability summary

Biodiversity Risk: Moderate
Adjacent to River Tweed SAC/SSSI
Adjacent to broad-leaved riparian woodland. Scrub, bracken, tall ruderals and rank grassland within site?

Site Ref RGALA003**Site name** Old Refuse Tip**Proposed usage**

Redevelopment

SDA

Central

Settlement

Galashiels

Site area (ha)

1.1

Indicative capacity

0

PP Status

Included

Phase 1 habitat (aerial interpretation) Semi-improved acid grassland (B1.2) (incorrect, likely to be tall ruderals, bracken, neutral grassland), A1.3.2 (mixed woodland-plantation)
 Field boundaries: Woodland, Mature trees.
 Mitigation:
 Mitigation to avoid significant impacts on River Tweed SAC/SSSI. Protect and enhance boundary features, and trees. Site clearance outside breeding bird season.
 Badger surveys.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is well contained visually within this particular part of the settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is well contained visually within this particular part of the settlement.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study **Landscape features** There are slope constraints within the site which would require to be taken into account.**Landscape summary** There are slope constraints within the site which would require to be taken into account.

Site Ref RGALA003

Site name Old Refuse Tip

Proposed usage

Redevelopment

SDA

Central

Settlement

Galashiels

Site area (ha)

1.1

Indicative capacity

0

PP Status

Included

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

No objections in principle to the regeneration of this site, but access will have to be via the junction serving the adjacent Abattoir site to the north. The junction will require to be upgraded.

A short length of footway will be required in Winston Road to help define the junction, to connect with the 'Black Path' and to allow a suitable pedestrian crossing point to link with the footway on the west side of Winston Road.

The site itself has some level constraints which are likely to determine the extent of developable land.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Good

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Poor

Planning and Infrastructure summary

The Southern Upland Way (core path 189, right of way BE207) runs adjacent to the southern edge of this site. As the dismantled railway is being re-instated then this line of the path may be need to be moved onto neighbouring land.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Flood risk would require investigation. Good access to employment and services and is visually contained within the settlement. Slope, sewerage and education capacity issues.

Conclusions

Flood risk would require investigation. The site has good access to employment and services and is well contained visually within the settlement. There are no prominent landscape features within the site although slope constraints would require to be considered. Redevelopment brings the potential to bring this redundant site into productive use. Sewerage and education capacity issues would require consideration.

Site Ref AGALA025**Site name** Easter Langlee**Proposed usage**

Housing

SDA

Central

Settlement

Galashiels

Site area (ha)

65.4

Indicative capacity

600

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial stage

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

This land has been considered as part of overall proposals for the development of land at Easter Langlee and was submitted and discussed in detail at the LPA stage.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site has good access to local services and facilities and employment in the settlement. The settlement is on the A7(T) and A6091(T) and the strategic public transport network. There is also a proposed railway station on the proposed Waverley Line in the settlement. Potential impact on biodiversity moderate due to scale. The following should be conserved: trees & hedges, adjacent woodland. Galashiels offers a wide range of services. The public access road requires upgrading

Site Ref **AGALA025**

Site name Easter Langlee

Proposed usage

Housing

SDA

Central

Settlement

Galashiels

Site area
(ha)

65.4

Indicative
capacity

600

PP Status

Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is physically separated from the town by existing woodland but could be considered for longer term development purposes

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

The site would form part of a new district for the settlement as it is in a side valley and the adjacent part of the settlement is contained in the valley of the Tweed. A tree belt along a ridge separates it from the settlement. High quality design would be required to create an area with its own identity. The area should be screened from the waste disposal site. The following should have further investigation and mitigation: the SMR, cropmark, in SW of site.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Landscape features

Landscape summary The site is identified as being constrained in the Landscape Capacity Study for the following reasons: it is in a valley which is detached from the settlement; it is separated by a lip of land from the Tweed valley; the proximity of the waste disposal site; the overhead lines which currently fragment the site with wayleaves. The following should have more detailed investigation: the steep slopes in SW & pocket in NW, the electricity pylons. However the study identifies landscape enhancement proposals: woodland to the east of the site to screen it from the waste disposal site, regeneration and reestablishment of hedges with field trees and SUDS to the south east.

Planning and infrastructure assessment

Site Ref AGALA025

Site name Easter Langlee

Proposed usage

Housing

SDA

Central

Settlement

Galashiels

Site area
(ha)

65.4

Indicative
capacity

600

PP Status

Excluded

Physical acces/road capacity

Near a trunk road?

This site could be developed for housing, but it would rely on the upgrading of the Langshaw road, and in particular the length past Easter Langlee, in order to achieve a less tortuous road alignment. It should be noted that this will affect land outwith the road boundary. Furthermore, the main distributor road (Hawthorn Road) serving the existing Langlee housing would have to be extended to join the Langshaw road in order to achieve good connectivity.

On balance, site can be supported although requirements should be carefully noted.

Contaminated land

Adjacent to site

HSE consultation

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

The development of this site would require improved road access. The following require detailed investigation: ROW to S, the potentially contaminated land of the waste disposal site to the east, the gas hazard pipelines and their protection zones, the electricity pylons. Further consultation with HSE is required. The Rydens Business Space Study 2008 concludes that there is a need for land for company expansions across the Borders to accommodate employment property, averaging 1000m². It also concluded that there is a need for serviced sites of 1ha or larger in the Central Borders in the Central Borders, particularly Galashiels. The site is adjacent to Easter Langlee landfill and may have nuisances as odour, noise, birds, vermin and gas migration. Approval for gas engine and flare and required buffer zones would have major impact on the site. There may be flood risk from small drainage ditch. Basic assessment is recommended. Bounded to the south by core footpath

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

The site remains a possibility for longer term development but there are short term constraints which prevent the site being allocated in the LDP.

Conclusions

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 as part of the 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

Site Ref AGALA025

Site name Easter Langlee

Proposed usage

Housing

SDA

Central

Settlement

Galashiels

**Site area
(ha)**

65.4

**Indicative
capacity**

600

PP Status

Excluded

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.

Site Ref AGALA026**Site name** South of William Law Gardens**Proposed usage**
Housing**SDA**
Central**Settlement**
Galashiels**Site area (ha)**
6.5**Indicative capacity**
200**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage. The site is not within the 1 in 200yr flood envelope. The Assessment of flooding from road runoff, blocked culverts or overland flow is recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**Biodiversity Risk: Minor
Phase 1 habitat (aerial interpretation) Improved field (B4)
Field boundaries: Stone dykes, garden ground, mature trees on NE boundary. Quarry. Semi-improved acid grassland to south of site.

Site Ref **AGALA026**

Site name South of William Law Gardens

Proposed usage

Housing

SDA

Central

Settlement

Galashiels

Site area (ha)

6.5

Indicative capacity

200

PP Status

Excluded

Biological records: Ancient woodland (Long established of plantation origin) 40m NE of site.

Mitigation:

Protect and enhance boundary features –stone dykes, small broadleaved woodland creation, connectivity to ancient woodland.

Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site does adjoin existing residential properties but it is within an elevated location.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

There is some archaeological potential in the south-east of this site. Approximately 50m to the south is the site of a former Pele tower. The locations of outbuildings or barmkin are unknown, but are unlikely to stretch to the LDP. However, outworks or industrial activity sites could exist in close proximity or within this site. A watching brief would be appropriate.

Site is a detached field, with little boundary screening to it adjacent to more recent development. Boundary treatments, advance planting etc and crucially a long term vision for the extent of potential LONG TERM development along in this area should form part of any detailed assessment.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Poor

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Landscape features The site occupies an elevated location at the western end of the town

Landscape summary The site occupies an elevated location at the western end of the town

Site Ref AGALA026

Site name South of William Law Gardens

Proposed usage

Housing

SDA

Central

Settlement

Galashiels

Site area (ha)

6.5

Indicative capacity

200

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

There are unacceptable access constraints on the existing quarry road i.e. very poor junction with public road, gradients above acceptable levels, visibility issues and 3rd party land concerns. This is not a site I would support.

Contaminated land

Adjacent to site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability****Planning and Infrastructure summary**

There are major access issues which prevent the site being supported. Promoted path Clov/37P/2 runs on the west and north of the site. This is a strategic link into the wider path network and should be maintained and, if required, enhanced if the site is developed. In terms of contamination the site appears to have remained undeveloped throughout the map extracts reviewed. However, a refuse tip is present immediately adjacent to the site. The neighbouring land use may present development constraints.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

There are major road access issues which cannot be resolved and prevent the site being allocated. The site also occupies an elevated hilltop location

Conclusions

There are major road access issues which cannot be resolved and prevent the site being allocated. The site also occupies an elevated hilltop location.

Site Ref AGALA028

Site name Langshaw

Proposed usage

Housing

SDA

Central

Settlement

Galashiels

Site area (ha)

3.0

Indicative capacity

15

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no identified issues at this initial stage

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is remote from services and employment land. Biodiversity Risk: Moderate
 River Tweed SAC (Allan water) 90m to S
 Phase 1 habitat (aerial interpretation) Improved pasture (B4)
 Field boundaries: stone dykes, gorse scrub.

Site Ref AGALA028

Site name Langshaw

Proposed usage

Housing

SDA

Central

Settlement

Galashiels

Site area
(ha)

3.0

Indicative
capacity

15

PP Status

Excluded

Biological records: eel, salmonids in buffer areas

Mitigation:

Protect and enhance boundary features –Ensure no significant adverse effect on River Tweed SAC. Stone dykes, field margins. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The proposed site is large in relation to the existing hamlet of Langshaw and it is located across the public road from existing houses

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Medium

Local impact and integration summary

The proposed site is large in relation to the existing hamlet of Langshaw and it is located across the public road from existing houses. There are no known archaeological implications. However, depending on the nature of the development, there could be setting impacts on the 3 Scheduled Monuments within 1km of this development. There are a number of historic properties in the area, some listed and some scheduled.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Landscape features The site is an open field which falls from the public road to the north to a burn to the south. The field is very prominent, especially from the south.

Landscape summary The site is physically separated from existing houses in Langshaw by the public road. The site is an open field which falls from the public road to the north to a burn to the south. The field is very prominent, especially from the south.

Site Ref AGALA028

Site name Langshaw

Proposed usage

Housing

SDA

Central

Settlement

Galashiels

Site area (ha)

3.0

Indicative capacity

15

PP Status

Excluded

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

There is no existing infrastructure in Langshaw to justify this extent of developable area and the site fails poorly in terms of sustainable travel patterns. I would not be opposed to a small extent of development presented directly onto the existing public road.

Contaminated land

Not applicable

HSE consultation Water supply Sewerage

Not applicable

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability****Planning and Infrastructure summary**

Concerns in principle for Roads Planning. In terms of contaminated land the site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

The LDP does not seek to identify new rural settlement boundaries and this proposal should be determined via the Housing in the Countryside policy.

Conclusions

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.

Site Ref SGALA017**Site name** Easter Langlee Employment site**Proposed usage**
Longer Term Housing**SDA**
Central**Settlement**
Galashiels**Site area (ha)**
38.9**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

1:100

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is within the Central Strategic Development Area where a range and quality of employment sites is sought.

Initial assessment summary

I in 100 year flood risk on extreme eastern side. No major issues at this initial assessment stage

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect**Waverley line contribution required?****Accessibility and sustainability summary**

The site has good access to local services and facilities and employment in the settlement. The settlement is on the A7(T) and A6091(T) and the strategic public transport network. There is also a proposed railway station on the proposed Waverley Line in the settlement. Potential impact on biodiversity moderate due to scale. The following should be conserved: trees & hedges, adjacent woodland.

Site Ref SGALA017

Site name Easter Langlee Employment site

Proposed usage
Longer Term HousingSDA
CentralSettlement
GalashielsSite area
(ha)
38.9Indicative
capacity
0PP Status
Excluded**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is physically separated from the town by existing woodland but could be considered for longer term development purposes

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

The land is physically separated from Gala but may have opportunities for development in the longer term.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint****Slope >12 degrees?****Slope constraint****Constrained in Landscape Capacity Study** **Landscape features**

Landscape summary The site is identified as being constrained in the Landscape Capacity Study for the following reasons: it is in a valley which is detached from the settlement; it is separated by a lip of land from the Tweed valley; the proximity of the waste disposal site; the overhead lines which currently fragment the site with wayleaves. The following should have more detailed investigation: the steep slopes in SW & pocket in NW, the electricity pylons. However the study identifies landscape enhancement proposals: woodland to the east of the site to screen it from the waste disposal site, regeneration and reestablishment of hedges with field trees and SUDS to the south east. It should also be noted that the employment land will be on a smaller part of the overall site, but it has not been confirmed where exactly this would be.

Planning and infrastructure assessment

Site Ref **SGALA017**

Site name Easter Langlee Employment site

Proposed usage
Longer Term Housing

SDA
Central

Settlement
Galashiels

Site area (ha)
38.9

Indicative capacity
0

PP Status
Excluded

Physical acces/road capacity

Near a trunk road?

Improvements to the access road will require the purchase of a property in private onership even for employment land use.

Contaminated land

HSE consultation

Water supply

Sewerage

Not applicable

Yes

Yes

Education provision

Primary school capacity

Secondary school capacity

Right of way

TPOs

Average

Limited

Limited

Not applicable

Not applicable

Land use allocations

If yes, what?

Marketability

Not applicable

Good

Planning and Infrastructure summary

Improvements to the access road will require the purchase of a property in private onership even for employment land use. It is understood the owner continues to refuse to sell the property.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Site may be suitable for longer term dev of which employment land is likely to form apart of. There are short term issues even for employment land

Conclusions

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.

Site Ref MGALA004**Site name** Balnakiel Extension**Proposed usage**
Mixed Use**SDA**
Central**Settlement**
Galashiels**Site area (ha)**
9.4**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area where a range and quality of employment sites is required.

Initial assessment summary

Site is within the Central Strategic Development Area and does not have any initial constraints on it.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Site submitted to previous Local Plan - EGL15.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Site is on the edge of Galashiels and therefore is located close to other services and could provide employment within the area. If developed, this site should have integrated off-road links (pedestrian / cycle) to aid sustainable employee transport, likely delivered by the developer either as part of any planning application or as developer contributions.

Site Ref MGALA004

Site name Balnakiel Extension

Proposed usage

Mixed Use

SDA

Central

Settlement

Galashiels

Site area (ha)

9.4

Indicative capacity

0

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site is at the very edge of Galashiels and quite remote from the centre. There is archaeology present on the site in the form of the old railway line. The site would continue the linear form of Galashiels towards Clovenfords.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The site is at the very edge of the settlement and extends up a bank which would be visually quite prominent. There are no archaeological implications. However, give the site's proximity to a Scheduled Monument (Torwoodlee Tower), Historic Scotland must be consulted on the LPA. The site would continue the linear form of Galashiels towards Clovenfords.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study

Landscape features Site slopes quite steeply away from the road and is identified within the Landscape Capacity Study as constrained. It would be quite a prominent site from the road.

Landscape summary Site is quite prominent from the roadside as an entrance into Galashiels. Almost ribbon development along roadside. Torwoodlee opposite is SBC designed landscape.

Planning and infrastructure assessment**Physical access/road capacity**Near a trunk road?

Site Ref **MGALA004**

Site name Balnakiel Extension

Proposed usage

Mixed Use

SDA

Central

Settlement

Galashiels

Site area (ha)

9.4

Indicative capacity

0

PP Status

Excluded

On a positive note, the site is immediately adjacent to the main road network and a bus route. This stretch of the A72 could be a 40 mph zone with two safe access points into the site and a footway could be extended out from the town on the south side of the road along with street lighting provision. Only the lower parts of the site adjacent to the A72 would be developable.

The difficulty with Galashiels is that it is elongated in shape due to its valley setting. This means that for the size of the town parts of it are disproportionately remote from the town centre and there is a relatively low number of distributor roads serving the town which causes traffic congestion. Allocation of the land in question here for development will only elongate the town further (a third of the way to Clovenfords I may hasten to add) thus exacerbating the problem and as such I recommend against this allocation and recommend it only be considered if there are no better alternative solutions. Looking at the bigger picture, an A7/A72 by pass of Galashiels on the south west side of the town could have the potential to open up areas such as this for development.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

The site is constrained in terms of access. In terms of contaminated land, a small potentially infilled quarry was noted to the west of the site and the site is potentially brownfield land and its historic uses may present development constraints. Employment land requires being generally flat and the low general land values means that extensive earthworks should be avoided. This site is extremely steep and whilst it's location on the edge of the town; close to a main road, has benefits; it is too visually intrusive and uneconomic to develop. The site has level variations, at least in part. It would be, therefore, an extremely difficult site to develop appropriately with a commercial or industrial development.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Site is unacceptable because of access constraints and visual impact on entrance to settlement.

Conclusions

Site is unacceptable because of access constraints and visual impact on entrance to settlement.

Site Ref RGALA002

Site name Vacant Buildings at Kirk Brae

Proposed usage
Redevelopment

SDA
Central

Settlement
Galashiels

Site area (ha)
0.0

Indicative capacity
0

PP Status

Initial assessment

Floodrisk

SAC

SPA

SSSI

Ramsar

Adjacent to River Tweed?

International/national designation constraint

Strategic Development Plan Policy

Initial assessment summary

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Information relating to planning applications

Minerals and coal

NNR

Prime Quality Agricultural Land

Current use/s

Common Good Land

MOD safeguarded area

Civil Aviation Authority Safeguarded Area

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Accessibility and sustainability summary

Site Ref **RGALA002**

Site name Vacant Buildings at Kirk Brae

Proposed usage
Redevelopment

SDA
Central

Settlement
Galashiels

Site area (ha)
0.0

Indicative capacity
0

PP Status

Local impact and integration assessment

Conservation area

Scheduled Ancient Monument

Garden and designed landscape

Ancient woodland inventory

Open space

Archaeology

Listed buildings

Visual relationship/integration with existing settlement

Impact on open space

Impact on archaeology

Impact on listed buildings

Local impact and integration summary

Landscape assessment

NSA

AGLV

Landscape designation

General amenity

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Landscape features

Landscape summary

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref RGALA002**Site name** Vacant Buildings at Kirk Brae**Proposed usage**

Redevelopment

SDA

Central

Settlement

Galashiels

**Site area
(ha)**

0.0

**Indicative
capacity**

0

PP Status**Contaminated land** **HSE consultation** **Water supply** **Sewerage****Education provision** **Primary school capacity** **Secondary school capacity** **Right of way** **TPOs****Land use allocations** **If yes, what?** **Marketability****Planning and Infrastructure summary**

Overall assessment**Overall assessment****Summarised conclusion**

Acceptable

Conclusions

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Site Ref RGALA004

Site name Bylands

Proposed usage
Redevelopment

SDA
Central

Settlement
Galashiels

Site area (ha)
0.0

Indicative capacity
0

PP Status

Initial assessment

Floodrisk

SAC

SPA

SSSI

Ramsar

Adjacent to River Tweed?

International/national designation constraint

Strategic Development Plan Policy

Initial assessment summary

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Information relating to planning applications

Minerals and coal

NNR

Prime Quality Agricultural Land

Current use/s

Common Good Land

MOD safeguarded area

Civil Aviation Authority Safeguarded Area

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Accessibility and sustainability summary

Site Ref **RGALA004**

Site name Bylands

Proposed usage
Redevelopment

SDA
Central

Settlement
Galashiels

Site area
(ha)
0.0

Indicative
capacity
0

PP Status

Local impact and integration assessment

Conservation area

Scheduled Ancient Monument

Garden and designed landscape

Ancient woodland inventory

Open space

Archaeology

Listed buildings

Visual relationship/integration with
existing settlement

Impact on open space

Impact on archaeology

Impact on listed buildings

Local impact and
integration summary

Landscape assessment

NSA

AGLV

Landscape designation

General amenity

Altitude
>200m?

Height
constraint

Slope >12
degrees?

Slope
constraint

Constrained in Landscape Capacity Study

Landscape features

Landscape summary

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref RGALA004**Site name** Bylands**Proposed usage**

Redevelopment

SDA

Central

Settlement

Galashiels

**Site area
(ha)**

0.0

**Indicative
capacity**

0

PP Status**Contaminated land** **HSE consultation** **Water supply** **Sewerage****Education provision** **Primary school capacity** **Secondary school capacity** **Right of way** **TPOs****Land use allocations** **If yes, what?** **Marketability****Planning and Infrastructure summary**

Overall assessment**Overall assessment****Summarised conclusion**

Acceptable

Conclusions

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Site Ref SBGAT001**Site name** Monkswood extension**Proposed usage**
Development Boundary**SDA**
Central**Settlement**
Gattonside**Site area (ha)**
0.2**Indicative capacity**
0**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

Site is within Primary Hub and has no initial constraints on it.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Site is located in a wooded dell which may provide habitat for biodiversity. However, the land is now effectively within a building site for construction materials for use on adjoining plots.

Site Ref SBGAT001

Site name Monkswood extension

Proposed usage
Development Boundary**SDA**
Central**Settlement**
Gattonside**Site area (ha)**
0.2**Indicative capacity**
0**PP Status**
Included**Local impact and integration assessment****Conservation area**

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site is a minor extension to the existing housing site.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

There are now no definitive boundaries around the site and it could be considered an acceptable extension to the village boundary

Landscape assessment**NSA**

On site

AGLV

Not applicable

Landscape designation

Major

General amenity

Poor

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint****Constrained in Landscape Capacity Study** **Landscape features** Site has protected trees around the perimeter**Landscape summary** Trees around the site are protected by TPO's. Any development of the land should ensure the trees are not removed or endangered. A planning application would formally address this and ensure the retention of all the trees.**Planning and infrastructure assessment****Physical acces/road capacity**

Access from Monkswood Road.

Near a trunk road?

Site Ref SBGAT001**Site name** Monkswood extension**Proposed usage**
Development Boundary**SDA**
Central**Settlement**
Gattonside**Site area (ha)**
0.2**Indicative capacity**
0**PP Status**
Included**Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

On/adjacent to sit

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary Development on the site should ensure there is no impact on the TPO'd trees.**Overall assessment****Overall assessment**

Acceptable

Summarised conclusion

The site can be included within the development boundary and the retention of protected trees would be ensured at the planning application stage.

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 Ref AGATT002**Site name** Gateside Meadows**Proposed usage**
Housing**SDA**
Central**Settlement**
Gattonside**Site area (ha)**
12.2**Indicative capacity**
120**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

Settlement is in the Primary Hub. There are no other constraints of this type.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site has good access to local services and facilities in Melrose, two miles or within 15 minutes drive. It has good access to employment particularly in Galashiels, 3 miles or less than 15 minutes drive away.

Site Ref AGATT002

Site name Gateside Meadows

Proposed usage

Housing

SDA

Central

Settlement

Gattonside

Site area (ha)

12.2

Indicative capacity

120

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters' assessment noted that one of the reasons why the site should not be developed was the adverse impact on the setting of the settlement. In addition the Local Plan Settlement Profile identifies that due to the sensitivity of the character and setting of the settlement no areas for longer term expansion were identified.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters' assessment noted that one of the reasons why the site should not be developed was the adverse impact on the setting of the settlement. In addition the Local Plan Settlement Profile identifies that due to the sensitivity of the character and setting of the settlement no areas for longer term expansion were identified.

Landscape assessment**NSA**

On/adjacent to site

AGLV

On/adjacent to site

Landscape designation

Moderate

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters' assessment noted that one of the reasons why the site should not be developed was the adverse impact 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.

Landscape summary

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters' assessment noted that one of the reasons why the site should not be developed was the adverse impact 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

Site Ref AGATT002**Site name** Gateside Meadows**Proposed usage**

Housing

SDA

Central

Settlement

Gattonside

Site area (ha)

12.2

Indicative capacity

120

PP Status

Excluded

the scenic quality of the National Scenic Area; the fields are a valuable agricultural resource.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

The vehicular and main pedestrian access to the site would be from the B6360 via site EGT10B. The right of way to the south east of the site should be retained. Pedestrian links to the settlement through the right of way and roads to the south of the site would be desirable.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary

The vehicular and main pedestrian access to the site would be from the B6360 via site EGT10B. The right of way to the south east of the site should be retained. Pedestrian links to the settlement through the right of way and roads to the south of the site would be desirable. The forecasts for Earlston High school and Melrose Grammar School are for their rolls to rise above capacity. The Gattonside sewerage is pumped to Melrose which had a capacity at 25.4.07 of 348 units. However current Local Plan housing allocations and planning permissions in Melrose and Darnick are likely to use much of this capacity. Therefore the sewerage works could need to be upgraded to accommodate this site.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

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.

Conclusions

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.

Site Ref AGATT011**Site name** North of Montgomerie Terrace**Proposed usage**

Housing

SDA

Central

Settlement

Gattonside

Site area (ha)

1.6

Indicative capacity

16

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Site has been considered for residential purposes as part of previous LP process

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Biodiversity Risk: Minor
 Phase 1 habitat (aerial interpretation) Improved pasture (B4). Probably poor semi-improved (B6)
 Field boundaries: Hedgeline trees and hedgerows, garden ground
 Biological records: In buffer area, amphibian, birds, protected species

Site Ref AGATT011**Site name** North of Montgomerie Terrace**Proposed usage**
Housing**SDA**
Central**Settlement**
Gattonside**Site area (ha)**
1.6**Indicative capacity**
16**PP Status**
Excluded

Mitigation:
Protect and enhance boundary features –hedgerows, field margins. Site clearance outside breeding bird season.
Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment**Conservation area**

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is elevated and prominent in relation to the NSA and Gattonside village

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is elevated and prominent in relation to the NSA and Gattonside village

Landscape assessment**NSA**

On site

AGLV

Not applicable

Landscape designation

Major

General amenity

Average

Altitude >200m?**Height constraint****Slope >12 degrees?****Slope constraint****Constrained in Landscape Capacity Study** **Landscape features** The site forms part of an elevated field to the north of the village's settlement boundary**Landscape summary** The site is constrained in the Landscape Character Assessment.**Planning and infrastructure assessment**

Site Ref AGATT011**Site name** North of Montgomerie Terrace**Proposed usage**
Housing**SDA**
Central**Settlement**
Gattonside**Site area (ha)**
1.6**Indicative capacity**
16**PP Status**
Excluded**Physical acces/road capacity****Near a trunk road?**

A suitable access can be achieved from Montgomerie Terrace. I would also recommend a road link be made available at the eastern boundary of the site for a future link into the adjoining field. A pedestrian link into the right of way abutting the site would also be required.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary

From a contaminated land point of view the site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

Site is prominent and will have adverse impact on the NSA and has been dismissed at previous LP Inquiry.

Conclusions

As disussed 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.

Site Ref AGATT012

Site name Fauchope

Proposed usage

Housing

SDA

Central

Settlement

Gattonside

Site area (ha)

0.3

Indicative capacity

5

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

No issues at this initial stage. Not within 1 in 200yr flood envelope. Assessment of flooding from road runoff, blocked culverts or overland flow recommended

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**Biodiversity Risk: Moderate
Phase 1 habitat (aerial interpretation) Broad-leaved woodland plantation (A1.1.2), improved pasture (B4)
Field boundaries: Mature broad-leaved trees on and within boundary.

Site Ref AGATT012

Site name Fauchope

Proposed usage

Housing

SDA

Central

Settlement

Gattonside

Site area
(ha)

0.3

Indicative
capacity

5

PP Status

Excluded

Biological records: Amphibia, breeding birds, protected species

Mitigation:

Protect and enhance boundary features –Potential EPS survey required and protected mammals

Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site appears to have been part of the former garden of Fauchope House but does not appear to be practically used for this purpose. It has mature trees around its perimeter. The eastern settlement boundary of Gattonside in this location follows the private access road to Fauchope House. This site is located on the opposite site of the road and its inclusion would give an unnatural extension to the settlement boundary in this location which would be out of character with this part of the village and would be considered an inappropriate extension.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The eastern settlement boundary of Gattonside in this location follows the private access road to Fauchope House. This site is located on the opposite site of the road and its inclusion would give an unnatural extension to the settlement boundary in this location which would be inappropriate and out of character with this part of the village.

Landscape assessment

NSA

On site

AGLV

Not applicable

Landscape designation

Major

General amenity

Good

Altitude
>200m?

Height
constraint

Slope >12
degrees?

Slope
constraint

Constrained in Landscape Capacity Study

Landscape features The site is a generally open grassed area which may have been previously part of the garden ground of Fauchope House. It is surrounded by mature trees.

Site Ref AGATT012

Site name Fauchope

Proposed usage

Housing

SDA

Central

Settlement

Gattonside

Site area
(ha)

0.3

Indicative
capacity

5

PP Status

Excluded

Landscape summary The site is a generally open grassed area which may have been previously part of the garden ground of Wauchope House. It is surrounded by mature trees.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

There are visibility constraints at the junction with the public road and third party land required for any improvement. The private road to site is narrow and is poorly constructed. Possibly one or two dwellings acceptable, but reluctant to support any more.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

On site

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary There are a no of TPO's trees on the site which would be affected upon / removed in order to accommodate development. Links to CP138 required. In terms of contaminated land the site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is physically separated from the village's natural development boundary.

Conclusions

The site sits to the east of a private road to Fauchope House and is ouwith the natural boundary to this part of the village development boundary. Development of the site will have an impact on TPO'd trees.

Site Ref AGATT013**Site name** Gateside Meadow / Castlefield**Proposed usage**
Housing**SDA**
Central**Settlement**
Gattonside**Site area (ha)**
19.7**Indicative capacity**
150**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

No issues at this initial stage. Not within 1 in 200yr flood envelope- Assessment of flooding from road runoff, blocked culverts or overland flow recommended

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**Biodiversity Risk: Moderate
Phase 1 habitat (aerial interpretation) Improved pasture (B4), arable field (J1.1)
Field boundaries: Hedgerows, hedgeline trees

Site Ref AGATT013

Site name	Gateside Meadow / Castlefield	Proposed usage	Housing	SDA	Central	Settlement	Gattonside	Site area (ha)	19.7	Indicative capacity	150	PP Status	Excluded
------------------	-------------------------------	-----------------------	---------	------------	---------	-------------------	------------	-----------------------	------	----------------------------	-----	------------------	----------

Biological records: moth records, amphibia, breeding birds, protected species

Mitigation:

Protect and enhance boundary features –Potential EPS survey required and protected mammals. Enhance hedgerow network, protect trees on boundary.

Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters' assessment noted that one of the reasons why the site should not be developed was the adverse impact on the setting of the settlement. In addition the Local Plan Settlement Profile identifies that due to the sensitivity of the character and setting of the settlement no areas for longer term expansion were identified.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters' assessment noted that one of the reasons why the site should not be developed was the adverse impact on the setting of the settlement. In addition the Local Plan Settlement Profile identifies that due to the sensitivity of the character and setting of the settlement no areas for longer term expansion were identified. There are archaeological implications for this proposal. The eastern area in particular is of some concern. While we have no firm evidence for an archaeological site in this area, the easternmost field is called 'Castle Field'. This could indicate that at some point a tower existed in this area. This is also one of the suspected sites of a medieval grange associated with Melrose Abbey. The remainder of the area has a lower archaeological potential, though stone artefacts have been found in the area. Archaeological assessment of the site will be necessary. Issues that development of this large site may have a detrimental impact on the current conservation area.

Landscape assessment

NSA	AGLV	Landscape designation	General amenity	Altitude >200m?	Height constraint	Slope >12 degrees?	Slope constraint
On site	Not applicable	Major	Good	<input type="checkbox"/>		<input type="checkbox"/>	

Constrained in Landscape Capacity Study

Site Ref AGATT013

Site name Gateside Meadow / Castlefield

Proposed usage

Housing

SDA

Central

Settlement

Gattonside

Site area (ha)

19.7

Indicative capacity

150

PP Status

Excluded

Landscape features The site is elevated and prominent and would dominate the village of gattonside and this part of the NSA

Landscape summary The site is elevated and prominent and would dominate the village of gattonside and this part of the NSA

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Providing two new vehicular accesses into this development site is critical for my support. The only current route available is utilising The Loan which is totally unsuitable, and there is even some merit in stopping-up the most northerly section of this road. From the south, a suitable access from Montgomerie Terrace is achievable, and from the northeast a new access can be achieved linking into the new Monksford Road. This particular corner will require a detailed new road layout to be approved.

There are a number of pedestrian links bounding this site that require to be upgraded and linked into the new development.

It should be noted that no vehicular access would be supported accessing on to the high road serving Gattonside Mains, though a pedestrian link will be required.

My above requirements affect land outwith the hatched site and it should be noted that even if satisfactory access can be achieved I will only be able to support the development of the easterly portion of the site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

On site

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary There are considerable access issues to be addressed. There is a promoted route on the north and east of the site. Although the route follows a minor road an allowance would need to be made for an off-road path. In terms of contaminated land the site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints

Overall assessment

Site Ref AGATT013

Site name	Proposed usage	SDA	Settlement	Site area (ha)	Indicative capacity	PP Status
Gateside Meadow / Castlefield	Housing	Central	Gattonside	19.7	150	Excluded

Overall assessment

Unacceptable

Summarised conclusion

Site has previously been dismissed at Local Plan Inquiry and is prominent and will impact on the NSA.

Conclusions

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.

Site Ref AGATT014

Site name Gateside Meadow

Proposed usage

Housing

SDA

Central

Settlement

Gattonside

Site area (ha)

7.0

Indicative capacity

70

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

No issues at this initial stage. Not within 1 in 200yr flood envelope- Assessment of flooding from road runoff, blocked culverts or overland flow recommended

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**Biodiversity Risk: Moderate
Phase 1 habitat (aerial interpretation) Improved pasture (B4), arable field (J1.1)
Field boundaries: Hedgerows, hedgeline trees

Site Ref **AGATT014**

Site name Gateside Meadow

Proposed usage

Housing

SDA

Central

Settlement

Gattonside

**Site area
(ha)**

7.0

**Indicative
capacity**

70

PP Status

Excluded

Biological records: moth records, amphibia, breeding birds, protected species

Mitigation:

Protect and enhance boundary features –Potential EPS survey required and protected mammals. Enhance hedgerow network, protect trees on boundary.

Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters' assessment noted that one of the reasons why the site should not be developed was the adverse impact on the setting of the settlement. In addition the Local Plan Settlement Profile identifies that due to the sensitivity of the character and setting of the settlement no areas for longer term expansion were identified.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters' assessment noted that one of the reasons why the site should not be developed was the adverse impact on the setting of the settlement. In addition the Local Plan Settlement Profile identifies that due to the sensitivity of the character and setting of the settlement no areas for longer term expansion were identified. There are archaeological implications for this proposal. The eastern area in particular is of some concern. While we have no firm evidence for an archaeological site in this area, the easternmost field is called 'Castle Field'. This could indicate that at some point a tower existed in this area. This is also one of the suspected sites of a medieval grange associated with Melrose Abbey. The remainder of the area has a lower archaeological potential, though stone artefacts have been found in the area. Archaeological assessment of the site will be necessary. Issues that development of this large site may have a detrimental impact on the current conservation area.

Landscape assessment

NSA

On site

AGLV

Not applicable

Landscape designation

Major

General amenity

Good

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Site Ref AGATT014**Site name** Gateside Meadow**Proposed usage**

Housing

SDA

Central

Settlement

Gattonside

Site area (ha)

7.0

Indicative capacity

70

PP Status

Excluded

Landscape features The site is elevated and prominent and would dominate the village of Gattonside and this part of the NSA**Landscape summary** The site is elevated and prominent and would dominate the village of Gattonside and this part of the NSA

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Providing two new vehicular accesses into this development site is critical for my support. The only current route available is utilising The Loan which is totally unsuitable, and there is even some merit in stopping-up the most northerly section of this road. From the south, a suitable access from Montgomerie Terrace is achievable, and from the northeast a new access can be achieved linking into the new Monksford Road. This particular corner will require a detailed new road layout to be approved.

There are a number of pedestrian links bounding this site that require to be upgraded and linked into the new development.

It should be noted that no vehicular access would be supported accessing on to the high road serving Gattonside Mains, though a pedestrian link will be required.

My above requirements affect land outwith the hatched site and it should be noted that even if satisfactory access can be achieved I will only be able to support the development of the easterly portion of the site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

On site

Land use allocations

Not applicable

If yes, what?**Marketability**

Planning and Infrastructure summary There are considerable access issues to be addressed. There is a promoted route on the north and east of the site. Although the route follows a minor road an allowance would need to be made for an off-road path. In terms of contaminated land the site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints

Overall assessment

Site Ref AGATT014**Site name** Gateside Meadow**Proposed usage**

Housing

SDA

Central

Settlement

Gattonside

**Site area
(ha)**

7.0

**Indicative
capacity**

70

PP Status

Excluded

Overall assessment

Unacceptable

Summarised conclusion

Site has previously been dismissed at LP Inquiry and is prominent and will impact on the NSA.

Conclusions

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.

Site Ref SGATT001**Site name** Gattonside Mains**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Gattonside

Site area (ha)

1.6

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Site has been considered for residential purposes as part of previous LP process.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Biodiversity Risk: Minor
 Phase 1 habitat (aerial interpretation) Improved pasture (B4). Probably poor semi-improved (B6)
 Field boundaries: Hedgeline trees and hedgerows, garden ground
 Biological records: In buffer area, amphibian, birds, protected species

Site Ref SGATT001**Site name** Gattonside Mains**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Gattonside

Site area (ha)

1.6

Indicative capacity

0

PP Status

Excluded

Mitigation:
Protect and enhance boundary features –hedgerows, field margins. Site clearance outside breeding bird season.
Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is elevated and prominent in relation to the NSA and Gattonside village.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is elevated and prominent in relation to the NSA and Gattonside village.

Landscape assessment

NSA

On site

AGLV

Not applicable

Landscape designation

Major

General amenity

Average

Altitude >200m?**Height constraint****Slope >12 degrees?****Slope constraint****Constrained in Landscape Capacity Study**

Landscape features The site forms part of an elevated field to the north of the village's settlement boundary

Landscape summary The site is constrained in the Landscape Character Assessment.

Planning and infrastructure assessment

Site Ref SGATT001

Site name Gattonside Mains

Proposed usage

Long Term Housing

SDA

Central

Settlement

Gattonside

Site area (ha)

1.6

Indicative capacity

0

PP Status

Excluded

Physical acces/road capacityNear a trunk road?

A suitable access can be achieved from Montgomerie Terrace. I would also recommend a road link be made available at the eastern boundary of the site for a future link into the adjoining field. A pedestrian link into the right of way abutting the site would also be required.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations**If yes, what?****Marketability****Planning and Infrastructure summary**

From a contaminated land point of view the site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

Site is prominent, will have adverse impact on the NSA and has been dismissed at previous LP Inquiry

Conclusions

As disussed 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.

Site Ref RHAWI012**Site name** St Margaret's & Wilton South Church**Proposed usage**
Redevelopment**SDA**
Central**Settlement**
Hawick**Site area (ha)**
0.0**Indicative capacity**
0**PP Status**
Included**Initial assessment****Floodrisk**
1:100**SAC**
Adjacent to site**SPA**
Not applicable**SSSI**
Adjacent to site**Ramsar**
Not applicable**Adjacent to River Tweed?**
International/national designation constraint Minor**Strategic Development Plan Policy** The site is located within the Central Strategic Development Area.**Initial assessment summary** Flood risk would require further consideration during the process of any planning application. Although the southern most part of the site is within a 1:100 flood risk area, the site has previously been developed.**Information relating to planning applications****Minerals and coal**
Not applicable**NNR**
Not applicable**Prime Quality Agricultural Land**
Not applicable**Current use/s**
Brownfield**Common Good Land**
Not applicable**MOD safeguarded area**
Not applicable**Civil Aviation Authority Safeguarded Area**
Not applicable**Planning history reference** 01/00989/LBC - Demolition of former church**Accessibility and sustainability assessment****Access to public transport**
Good**Access to employment**
Good**Access to services**
Good**Wider biodiversity impacts****Site aspect**
South**Waverley line contribution required?**
Accessibility and sustainability summary Biodiversity Risk: Minor
Brownfield site.
Phase 1 habitat (aerial interpretation) Built land J.3.6

Site Ref RHAWI012

Site name St Margaret's & Wilton South Church

Proposed usage

Redevelopment

SDA

Central

Settlement

Hawick

Site area (ha)

0.0

Indicative capacity

0

PP Status

Included

Mitigation:
Site clearance outside breeding bird season.

Local impact and integration assessment

Conservation area

On/adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a clear infill site which integrates well with the built form of this particular area of the settlement.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

In respect of archaeology, depending on the type of development of the late 19th century church, some historic building recording may be necessary.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features There are no landscape features on the site.

Landscape summary There are no landscape implications.

Planning and infrastructure assessment

Site Ref RHAWI012**Site name** St Margaret's & Wilton South Church**Proposed usage**

Redevelopment

SDA

Central

Settlement

Hawick

Site area (ha)

0.0

Indicative capacity

0

PP Status

Included

Physical acces/road capacity**Near a trunk road?**

No objections. The road to the south of the site is a trunk road and the comments of Transport Scotland must be sought for any proposal.

Contaminated land

On site

HSE consultation**Water supply**

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

In respect of contamination, the site operated was mill land immediately adjacent to, and assumed to be associated with Wilton Mill. The site operated as tenter ground (c.1858 – 1885). c.1891-Present – The site was developed with a church

Overall assessment**Overall assessment**

Acceptable

Summarised conclusion

Flood risk requires investigation. Good access to services and employment. Investigation of contamination required.

Conclusions

Flood risk would require investigation during the process of any planning applicationThe site has good access to services and employment. Conservation Area and archaeology issues would require to be considered. There are no landscape implications. Investigation of contamination would be required and Transport Scotland would require to be consulted of any proposal. Overall this site is regarded as acceptable.

Site Ref RHAWI013**Site name** Former Council Houses, Eastfield Road**Proposed usage**
Redevelopment**SDA**
Central**Settlement**
Hawick**Site area (ha)**
0.3**Indicative capacity**
0**PP Status**
Included**Initial assessment****Floodrisk**
1:100**SAC**
Adjacent to site**SPA**
Not applicable**SSSI**
Adjacent to site**Ramsar**
Not applicable**Adjacent to River Tweed?**
International/national designation constraint Minor**Strategic Development Plan Policy** The site is located within the Central Strategic Development Area.**Initial assessment summary** Flood risk would require further consideration during the process of any planning application. Although the site is within a 1:100 flood risk area, the site is currently occupied by redundant former Council properties.**Information relating to planning applications****Minerals and coal**
Not applicable**NNR**
Not applicable**Prime Quality Agricultural Land**
Not applicable**Current use/s**
Buildings**Common Good Land**
Not applicable**MOD safeguarded area**
Not applicable**Civil Aviation Authority Safeguarded Area**
Not applicable**Planning history reference****Accessibility and sustainability assessment****Access to public transport**
Good**Access to employment**
Good**Access to services**
Good**Wider biodiversity impacts**
Moderate**Site aspect**
South**Waverley line contribution required?**
Accessibility and sustainability summary Biodiversity Risk: Moderate
River Teviot (River Tweed SAC/SSSI) 60m south, site within flood plain of River Teviot, although site is already developed. Habitat Regulations Appraisal may be required.

Site Ref RHAWI013**Site name** Former Council Houses, Eastfield Road**Proposed usage**

Redevelopment

SDA

Central

Settlement

Hawick

Site area (ha)

0.3

Indicative capacity

0

PP Status

Included

Phase 1 habitat (aerial interpretation) Built land J.3.6

Mitigation:

EPS (bats) survey and bird survey required of existing structure. Site clearance outside breeding bird season. Mitigation to avoid significant impacts on River Tweed SAC/SSSI.

Flood Risk (Fluvial 1in 200): Yes

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site, which is currently occupied by redundant properties, integrates well with this particular area of Hawick.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

In respect of archaeology, despite later development, remnants of the former late 19th century Waverley Mill and related infrastructure may lie below the current buildings. Mitigation of impacts on the buried archaeology may be necessary.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** There are no landscape features of note within the site.**Landscape summary** No landscape constraints.

Site Ref RHAWI013**Site name** Former Council Houses, Eastfield Road**Proposed usage**

Redevelopment

SDA

Central

Settlement

Hawick

Site area (ha)

0.3

Indicative capacity

0

PP Status

Included

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

No objections to the regeneration of this site. The site is currently utilised for housing and there would be no objections to this use being continued, even in a different format. The main concern with the site would be parking, however there would be support the site for either housing or business provided suitable parking levels were catered for within any approved layout. There may also be an issue with flooding in the area and this may have an impact on the provision of acceptable drainage for the site.

Contaminated land**HSE consultation****Water supply****Sewerage**

On site

Not applicable

Yes

Yes

Education provision**Primary school capacity****Secondary school capacity****Right of way****TPOs**

Good

Yes

Yes

Not applicable

Not applicable

Land use allocations**If yes, what?****Marketability**

Not applicable

Average

Planning and Infrastructure summary

Contamination:

c.1891 - Unknown - The site was developed with Waverley Woollen Mill

c.1960-unknown – An unspecified factory was present on site

The site is brownfield land and its historic uses may present development constraints

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Flood risk, archaeology contamination and parking would require investigation.

Conclusions

Flood risk would require investigation. The site has good access to services and employment and has moderate biodiversity risk. Investigation of archaeology would be required. There are no landscape constraints. Potential contamination would require investigation and parking would require to be given careful consideration.

Site Ref RHAWI014**Site name** Land on Mansfield Road**Proposed usage**

Redevelopment

SDA

Central

Settlement

Hawick

Site area (ha)

0.2

Indicative capacity

0

PP Status

Included

Initial assessment**Floodrisk**

1:100

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

Flood risk would require further consideration during the process of any planning application. Although flood risk is a significant constraint, the principle of redevelopment of this site is regarded as acceptable.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Brownfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

98/00725/FUL Residential development (phase 1) - approved subject to conditions and informatives; 06/00802/FUL Erection of seven dwellinghouses with integral garages - withdrawn.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**Biodiversity Risk: Moderate
River Teviot (River Tweed SAC/SSSI) 60m south, site within flood plain of River Teviot, although site is already developed.(scrub and tall ruderal vegetation). Habitat Regulations Appraisal may be required.

Site Ref RHAWI014

Site name Land on Mansfield Road

Proposed usage

Redevelopment

SDA

Central

Settlement

Hawick

Site area
(ha)

0.2

Indicative
capacity

0

PP Status

Included

Phase 1 habitat (aerial interpretation) Built land J.3.6
Mitigation: Mitigation to avoid significant impacts on River Tweed SAC/SSSI.. Site clearance outside breeding bird season.
Flood Risk (Fluvial 1in 200): Yes

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site integrates well with the the existing settlement.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

In respect of archaeology, despite later development, remnants of the former late 19th century Waverley Mill and related infrastructure may lie below the current buildings. Mitigation of impacts on the buried archaeology may be necessary.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

Landscape features There are no landscape features on this flat site.

Landscape summary There are no landscape constraints on this site.

Planning and infrastructure assessment

Site Ref RHAWI014**Site name** Land on Mansfield Road**Proposed usage**

Redevelopment

SDA

Central

Settlement

Hawick

Site area (ha)

0.2

Indicative capacity

0

PP Status

Included

Physical acces/road capacity**Near a trunk road?**

No objections to the regeneration of this site. There has previously been approval given for housing on the site and a more recent application for housing was eventually withdrawn. The main concern with the site would be parking, however there would be support for either housing or business provided suitable parking levels were catered for within any approved layout. The other main issue with the site would be flooding and how this was dealt with, which would have an impact on the provision of acceptable drainage for the site.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Contamination:

The site is immediately adjacent to, and may have been associated with, Eastfield Mills (Woollen). The site is potentially brownfield land and its historic use may present development constraints

Overall assessment**Overall assessment**

Acceptable

Summarised conclusion

Flood risk, archaeology, contamination and parking would require to be given due consideration.

Conclusions

Flood risk would require to be investigated. The site has good access to services and employment. Investigation of archaeology would be required. There are no landscape constraints on the site. Potential contamination would require to be investigated and parking would require to be given careful consideration.

Site Ref RHAWI015**Site name** Land east of Community Hospital**Proposed usage**

Redevelopment

SDA

Central

Settlement

Hawick

Site area (ha)

0.2

Indicative capacity

0

PP Status

Included

Initial assessment**Floodrisk**

1:100

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

Flood risk would require further consideration during the process of any planning application. Although flood risk is a significant constraint, the principle of redevelopment of this site is regarded as acceptable.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Brownfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

97/00435/COU Change of use from retail to manufacturing/retail approved subject to conditions; 08/00692/FUL Erection of twelve townhouses - pending decision; 12/00390/FUL Erection of office accommodation and associated car parking - approved subject to conditions and informatives.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**Biodiversity Risk: Moderate
River Teviot (River Tweed SAC/SSSI) 60m south, site within flood plain of River Teviot, although site is already developed/ cleared. Habitat Regulations Appraisal may be required.

Site Ref RHAWI015

Site name Land east of Community Hospital

Proposed usage

Redevelopment

SDA

Central

Settlement

Hawick

Site area (ha)

0.2

Indicative capacity

0

PP Status

Included

Phase 1 habitat (aerial interpretation) Built land J.3.6
Mitigation: Mitigation to avoid significant impacts on River Tweed SAC/SSSI
Flood Risk (Fluvial 1in 200): Yes

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site integrates well with the existing built form of the settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

There are no local impact and integration constraints.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features There are no landscape features within the site.

Landscape summary There are no landscape constraints.

Planning and infrastructure assessment

Site Ref RHAWI015

Site name Land east of Community Hospital

Proposed usage

Redevelopment

SDA

Central

Settlement

Hawick

Site area (ha)

0.2

Indicative capacity

0

PP Status

Included

Physical acces/road capacity

Near a trunk road?

No objections in principle to the regeneration of the site. The service road would require to be upgraded, possibly to an adoptable standard depending on the nature of development. Also, depending on the nature of development on this site and any development on the adjacent site to the north, street connectivity may be desirable.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

Contamination: c.1904 - Unknown - The site operated as a dyeing and cleaning works
c.1960 - unknown – An unspecified works was present on site
The site is brownfield land and its historic uses may present development constraints

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Flood risk, roads and contamination issues would require to be addressed.

Conclusions

Flood risk would require to be investigated. The site has good access to services and employment. Acceptable from a planning and infrastructure point of view although roads and contamination issues would require to be addressed.

Site Ref AHAWI014**Site name** Leaburn III**Proposed usage**

Housing

SDA

Central

Settlement

Hawick

Site area (ha)

4.9

Indicative capacity

100

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints with this site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

On/Adjacent to site

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

The site is within private ownership and is currently utilised as agricultural land.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located to the east of Hawick's settlement boundary, east of Miller's Knowe Recreation Grounds. The site slopes to the east. The site is less than 1 km from Hawick High Street, but on the steep slopes to the east of town. A wide range of facilities and services are available within Hawick. Hawick has regular bus service to several places in the Borders, Edinburgh and Carlisle.

Site Ref AHAWI014

Site name Leaburn III

Proposed usage
Housing**SDA**
Central**Settlement**
Hawick**Site area (ha)**
4.9**Indicative capacity**
100**PP Status**
Excluded**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is excluded from the existing settlement in the way that the site slopes to the east and the recreation ground, that is on higher ground, slopes to the west and creates a natural boundary to the existing settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is not naturally included or integrated to the existing settlement.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site is an open field sloping to the east. There is existing stone walls and trees along the site boundary.

Landscape summary The area to the north and east are constrained in the LCS as small fields and stables. Substantial woodland planting is proposed in the LCS but is not included within the site boundary. Planting would be necessary for any development on the site to minimise visual impact from the north and east.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

Site Ref AHAWI014

Site name Leaburn III

Proposed usage

Housing

SDA

Central

Settlement

Hawick

Site area (ha)

4.9

Indicative capacity

100

PP Status

Excluded

A short section of Braid Road, which is the only road to the site from the town, is particularly steep with a series of tight bends and totally unsuitable to access this site. Measures would have to be put forward to overcome this particular restriction. Another concern would be the likelihood of additional traffic being encouraged onto the public road to the East of the site which is single track with several tight bends. This public road is a typical country lane which is well used by walkers and horse riders and not suitable for any substantial increase in motor traffic. Both Leaburn Drive and Marmion Road are very tight roads. The remainder of the Leaburn Drive site, originally developed in early 1990's, has never been completed. Until such time, access from Leaburn Drive doubtful. Unable to confirm my support of this allocation at this stage.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary There are access constraints on the site. The site would generate extra traffic because of the steep slope down to the town centre.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is unacceptable mainly because of road capacity and also because of the lack of connection with the existing settlement.

Conclusions

The site is unacceptable mainly because of road capacity and also because of the lack of connection with the existing settlement.

Site Ref AHAWI021**Site name** Site adjacent to Crowbyres**Proposed usage**
Housing**SDA**
Central**Settlement**
Hawick**Site area (ha)**
3.7**Indicative capacity**
37**PP Status**
Excluded**Initial assessment****Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Major**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

The site is located within the Central SDA, where a requirement for 200 housing units is sought between 2009-2019.

FLOODING - The Flooding Officer advises that virtually all of the site is within the 1:200 flood envelope Slitrig Water. A FRA would be required to assess the extent of the developable ground if any. Assessment of flooding from road runoff, blocked culverts/bridges or overlans flow recommended. The low lying area ground water may be an issue.

SAC - The River Tweed SAC runs around the north and east boundary of the site and the Border Woods SAC lies on the site to the west, beyond the road.

SSSI - The (Lynnwood - Whitlaw Wood, Slitrig) SSSI lies on the site to the west, beyond the road.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

On site

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference No planning history on the site.

Site Ref AHAWI021

Site name Site adjacent to Crowbyres

Proposed usage

Housing

SDA

Central

Settlement

Hawick

Site area (ha)

3.7

Indicative capacity

37

PP Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

South

Waverley line contribution required?

Accessibility and sustainability summary

The site is located outwith the settlement of Hawick and access to public services are limited. The nearest bus stop is located within Hawick and there is currently no safe pedestrian footpath into Hawick from the site. Access to services and employment opportunities are good, given the close proximity to Hawick. The ecology officer has commented that development on this site would result in a major impact upon biodiversity.

ECOLOGY OFFICER:

- Phase 1 habitat (aerial interpretation)
- Improved pasture B4
- Field boundaries: Semi natural broad leaved woodland, river and riparian woodland.
- Adjacent to Slitrig water (River Tweed SAC), Borders Woods SAC and Lynnwood Whitlaw wood SSSI.

Mitigation: Avoid significant adverse effect on Borders Woods SAC and River Tweed SAC, potentially unsuitable site. Potential EPS survey. Protect and enhance boundary features.

Flood Risk (Fluvial 1 in 200): Yes functional floodplain of Slitrig water (River Tweed SAC)

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Adjacent to site

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The C (S) listed building '3060 Crowbyres Bridge' is located to the north west of the site. There are no other built heritage issues. The Built Heritage Officer advises that the design of any new development will need to be carefully considered as this will effectively form the gateway to Hawick from Newcastleton. It may be that an appropriate approach would be to create a small 'estate' village sense of place. The Archeological Officer has commented that there are no archaeological implications of developing this site.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Site Ref AHAWI021**Site name** Site adjacent to Crowbyres**Proposed usage**

Housing

SDA

Central

Settlement

Hawick

Site area (ha)

3.7

Indicative capacity

37

PP Status

Excluded

Local impact and integration summary

The development of this site is not likely to give rise to any negative impacts.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Major

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

The site is flat and used as agricultural land. The site is south facing with steep hills to the north and east of the site. The Landscape Officer comments that the site would undoubtedly be part of the haughland associated with the Slitrig Water and as such may be considered as unsuitable for development. Despite the fact that the development boundary has extended along the Liddesdale Road as far as the north west corner of the site this narrow valley is rural in character and any development of this scale would have a major landscape and visual impact on an area that is some distance from the centre of the town. Therefore on landscape grounds they strongly discourage the site being allocated. If however, the site is included the trees along the river edge at the north end of the site must be given adequate protection by the imposition of a buffer zone to beyond falling distance and the treatment of the western boundary, along the Liddesdale Road must be effective in avoiding the scenario which is evident across the road (Whitlaw Gardens) at the north west corner where there is no setback of the development from the river or the road with the result that we have a suburban development encroaching on the Slitrig, with no visual containment and no evident requirements for appropriate boundary or landscape treatments.

Landscape summary

The entire site is identified within the Landscape Capacity Study as being constrained. Development would have a significant impact upon the landscape capacity of the valley and development should not be encouraged.

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

There are right of ways to the north and east of the site. The Access Officer advises that connectivity would be required off road and a pedestrian access route would be sought to link these adjacent countryside paths. On the roadside a new path bounding the edge of the development site will be expected to be created and treated with an unbound surface in its entirety unless adoptable standard is sought by Roads. Roads Officers have commented that they would not be prepared to support the development of this site for housing. There are no pedestrian facilities between the site and Liddesdale Crescent area and there is no ability to provide this.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Site Ref AHAWI021

Site name	Site adjacent to Crowbyres	Proposed usage	Housing	SDA	Central	Settlement	Hawick	Site area (ha)	3.7	Indicative capacity	37	PP Status	Excluded
------------------	----------------------------	-----------------------	---------	------------	---------	-------------------	--------	-----------------------	-----	----------------------------	----	------------------	----------

Education provision	Primary school capacity	Secondary school capacity	Right of way	TPOs
Good	Yes	Yes	Adjacent to site	Not applicable

Land use allocations	If yes, what?	Marketability
Not applicable		Poor

Planning and Infrastructure summary Due to adverse roads and access issues, this site should not be supported for housing development.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site falls within the 1 in 200 floodplain, would have a major impact upon biodiversity, would have a significant impact upon the landscape capacity and surrounding area and has a lack of connectivity and pedestrian access to Hawick.

Conclusions

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 Ref AHAWI022**Site name** Clarilaw**Proposed usage**

Housing

SDA

Central

Settlement

Hawick

Site area (ha)

0.4

Indicative capacity

3

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints on this site. The flooding officer advises that the site is not within the 1 in 200 year flood envelope, however an assessment of flooding from road runoff, blocked culverts and over flow is recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

There is no planning history on this site.

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located outwith the settlement boundary for Hawick and therefore access to public services are limited. The site is a 10 minute drive from Hawick, therefore access to services and employment opportunities are good. The wider biodiversity impact is minor.

Site Ref AHAWI022**Site name** Clarilaw**Proposed usage**

Housing

SDA

Central

Settlement

Hawick

Site area (ha)

0.4

Indicative capacity

3

PP Status

Excluded

ECOLOGY OFFICER:

Biodiveristy risk: Minor

- Phase 1 habitat (aerial interpretation) Arable field (J.1), arable field margin

Field boundaries: hedgerows and hedge line trees, hedgerow network and stone dykes

Mitigation: Protect and enhance boundary features, hedgerows, field margins. Need for protected species survey. Site clearance outside breeding bird season.

Flood risk (fluvial 1 in 20): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The archaeology officer advises that there is some archaeological potential for this site. A series of high status prehistoric bronze vessels were found at Clarilaw in the 19th century. A watching brief during development would be required for any development on this site.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

A watching brief should be undertaken on the site prior to any development. It is not considered that the development of this site would have a negative impact.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Site Ref AHAWI022

Site name Clarilaw

Proposed usage

Housing

SDA

Central

Settlement

Hawick

Site area (ha)

0.4

Indicative capacity

3

PP Status

Excluded

Landscape features There are no landscape designations within this site.

Landscape summary There are no landscape constraints associated with developing this site for housing.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

The Access Officer advises that the site is adjacent to the Hawick Common Riding route. The roads are narrow and this site is located at a junction. Therefore some consideration is needed in relation to the boundary treatment, road edge and signage in the area. The Roads Officer has no objections to the development of the site in principle on the south eastern side of the B Class road although access will have to be carefully located to meet standards. Access to the site on the north easterly side of the road would cause road safety concerns in relation to right turns off the main road and therefore they would not be willing to support the development of this site directly off the B Class road. There is a pipeline running through the site and HSE would require to be consulted prior to any future development.

Contaminated land

Not applicable

HSE consultation

On site

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

On site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Poor

Planning and Infrastructure summary There are access constraints associated with developing this site, therefore the development of this site for housing cannot be supported. Clarilaw is a building group and is not a settlement with a development boundary. Any proposals for housing development should be assessed against Policy D2 of the Scottish Borders Council Consolidated Local Plan for housing in the countryside rather than allocating for housing development and assessed against Policy H3.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Given that the site is not located within a settlement boundary, a planning application should be assessed against Policy D2 to establish whether the principle of housing on the site could be established. However, there are access constraints with part of the site.

Site Ref AHAWI022**Site name** Clarilaw**Proposed usage**

Housing

SDA

Central

Settlement

Hawick

**Site area
(ha)**

0.4

**Indicative
capacity**

3

PP Status

Excluded

Conclusions

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.

Site Ref AHAWI023

Site name Burnfoot (Phase 1)

Proposed usage

Housing

SDA

Central

Settlement

Hawick

Site area (ha)

4.9

Indicative capacity

100

PP Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

The site is acceptable after the initial assessment and will be assessed further. The site is located just north of the existing settlement boundary for Hawick. The site is currently identified within the Consolidated Local Plan for longer term housing.

SEPA:

Recommend that a Flood Risk Assessment is undertaken to inform development of this site and request that a buffer strip is included within the site.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Adjacent to site

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

No planning history on the site. The site is currently identified for longer term housing within the Consolidated Local Plan.

Site Ref AHAWI023

Site name Burnfoot (Phase 1)

Proposed usage

Housing

SDA

Central

Settlement

Hawick

Site area (ha)

4.9

Indicative capacity

100

PP Status

Excluded

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located outside the development boundary to the north of Hawick. The site is south sloping. A wide range of services and facilities including employment are located in Hawick. The site is located close to Burnfoot Primary School. The site is almost 2 km from the town centre. Hawick has regular bus service to several places in the Borders, Edinburgh and Carlisle. An area of marshy grassland is included in the site and should be considered from biodiversity point of view. The design and site layout should aim to enhance the biodiversity value of the site through the creation or restoration of habitats and wildlife corridors. The site slopes to the south and should have a layout that maximise use of solar gain.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is visible from the north and from the town. Landscaping and SUDS suggested in the Landscape Capacity Study is included in the site boundary.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is on the edge of the existing settlement. Use of cars for transport will be necessary for the site. Landscaping is required to minimise visual impact. Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required. The proposed development should not impact on the setting of the B listed building at Burnhead Tower.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Site Ref AHAWI023**Site name** Burnfoot (Phase 1)**Proposed usage**

Housing

SDA

Central

Settlement

Hawick

Site area (ha)

4.9

Indicative capacity

100

PP Status

Excluded

Constrained in Landscape Capacity Study **Landscape features** The site is on gently sloping ground contained by more complex landforms.**Landscape summary** The site is acceptable in landscape terms. Land to the north of BHAWI001 is classed as Fringing Farmland and is constrained by the steep containing slopes and the landscape setting at Burnhead House. Management scheme is required for planting.**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.

Contaminated land

Adjacent to site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary Parts of the site are included in the catchment for Stirches and would possibly require developer contribution. An area to the south could be identified for SUDS and marshy grassland. The contaminated land is not included in this site and should not be an issue for development of the site. This is a large site that will generate additional traffic in town and public transport links to the site should be encouraged. There is already a large housing supply within Hawick, in comparison to other settlements within the Central SDA.

SCOTTISH WATER:

The point of connection would have to be established and may include a few hundred metres off site mains. No objection.

Overall assessment**Overall assessment****Summarised conclusion**

Site Ref AHAWI023**Site name** Burnfoot (Phase 1)**Proposed usage**

Housing

SDA

Central

Settlement

Hawick

**Site area
(ha)**

4.9

**Indicative
capacity**

100

PP Status

Excluded

Acceptable

Site is good in terms of landscape/access. However there is already a large housing land supply within Hawick, in comparison to other Central SDA settlements.

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 was included in the MIR as an alternative site with an indicative capacity of 100 units. However, there is already a large housing land supply within Hawick, in comparison to other settlements within the Central SDA. It is considered there are more appropriate housing sites within the Central SDA to meet the housing land requirement.

Site Ref RHAWI010

Site name Cottage Hospital

Proposed usage
Redevelopment

SDA
Central

Settlement
Hawick

Site area (ha)
0.0

Indicative capacity
0

PP Status

Initial assessment

Floodrisk

SAC

SPA

SSSI

Ramsar

Adjacent to River Tweed?

International/national designation constraint

Strategic Development Plan Policy

Initial assessment summary

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Information relating to planning applications

Minerals and coal

NNR

Prime Quality Agricultural Land

Current use/s

Common Good Land

MOD safeguarded area

Civil Aviation Authority Safeguarded Area

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Accessibility and sustainability summary

Site Ref RHAWI010

Site name Cottage Hospital

Proposed usage
Redevelopment

SDA
Central

Settlement
Hawick

Site area (ha)
0.0

Indicative capacity
0

PP Status

Local impact and integration assessment

Conservation area

Scheduled Ancient Monument

Garden and designed landscape

Ancient woodland inventory

Open space

Archaeology

Listed buildings

Visual relationship/integration with existing settlement

Impact on open space

Impact on archaeology

Impact on listed buildings

Local impact and integration summary

Landscape assessment

NSA

AGLV

Landscape designation

General amenity

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Landscape features

Landscape summary

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref RHAWI010**Site name** Cottage Hospital**Proposed usage**

Redevelopment

SDA

Central

Settlement

Hawick

**Site area
(ha)**

0.0

**Indicative
capacity**

0

PP Status**Contaminated land** **HSE consultation** **Water supply** **Sewerage****Education provision** **Primary school capacity** **Secondary school capacity** **Right of way** **TPOs****Land use allocations** **If yes, what?** **Marketability****Planning and Infrastructure summary**

Overall assessment**Overall assessment**

Acceptable

Summarised conclusion**Conclusions**

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Site Ref RHAWI011

Site name Factory - Fairhurst Drive

Proposed usage
Redevelopment

SDA
Central

Settlement
Hawick

Site area (ha)
0.0

Indicative capacity
0

PP Status

Initial assessment

Floodrisk

SAC

SPA

SSSI

Ramsar

Adjacent to River Tweed?

International/national designation constraint

Strategic Development Plan Policy

Initial assessment summary

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Information relating to planning applications

Minerals and coal

NNR

Prime Quality Agricultural Land

Current use/s

Common Good Land

MOD safeguarded area

Civil Aviation Authority Safeguarded Area

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Accessibility and sustainability summary

Site Ref RHAWI011

Site name Factory - Fairhurst Drive

Proposed usage
Redevelopment

SDA
Central

Settlement
Hawick

Site area (ha)
0.0

Indicative capacity
0

PP Status

Local impact and integration assessment

Conservation area

Scheduled Ancient Monument

Garden and designed landscape

Ancient woodland inventory

Open space

Archaeology

Listed buildings

Visual relationship/integration with existing settlement

Impact on open space

Impact on archaeology

Impact on listed buildings

Local impact and integration summary

Landscape assessment

NSA

AGLV

Landscape designation

General amenity

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Landscape features

Landscape summary

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref RHAWI011**Site name** Factory - Fairhurst Drive**Proposed usage**

Redevelopment

SDA

Central

Settlement

Hawick

Site area (ha)

0.0

Indicative capacity

0

PP Status**Contaminated land** **HSE consultation** **Water supply** **Sewerage****Education provision** **Primary school capacity** **Secondary school capacity** **Right of way** **TPOs****Land use allocations** **If yes, what?** **Marketability****Planning and Infrastructure summary**

Overall assessment**Overall assessment****Summarised conclusion**

Acceptable

Conclusions

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Site Ref RHAWI016

Site name Former N Peal Factory, Carnarvon St.

Proposed usage
Redevelopment

SDA
Central

Settlement
Hawick

Site area (ha)
0.0

Indicative capacity
0

PP Status

Initial assessment

Floodrisk

SAC

SPA

SSSI

Ramsar

Adjacent to River Tweed?

International/national designation constraint

Strategic Development Plan Policy

Initial assessment summary

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Information relating to planning applications

Minerals and coal

NNR

Prime Quality Agricultural Land

Current use/s

Common Good Land

MOD safeguarded area

Civil Aviation Authority Safeguarded Area

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Accessibility and sustainability summary

Site Ref RHAWI016

Site name Former N Peal Factory, Carnarvon St.

Proposed usage
Redevelopment

SDA
Central

Settlement
Hawick

Site area (ha)
0.0

Indicative capacity
0

PP Status

Local impact and integration assessment

Conservation area

Scheduled Ancient Monument

Garden and designed landscape

Ancient woodland inventory

Open space

Archaeology

Listed buildings

Visual relationship/integration with existing settlement

Impact on open space

Impact on archaeology

Impact on listed buildings

Local impact and integration summary

Landscape assessment

NSA

AGLV

Landscape designation

General amenity

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Landscape features

Landscape summary

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref RHAWI016**Site name** Former N Peal Factory, Carnarvon St.**Proposed usage**

Redevelopment

SDA

Central

Settlement

Hawick

Site area (ha)

0.0

Indicative capacity

0

PP Status**Contaminated land** **HSE consultation** **Water supply** **Sewerage****Education provision** **Primary school capacity** **Secondary school capacity** **Right of way** **TPOs****Land use allocations** **If yes, what?** **Marketability****Planning and Infrastructure summary**

Overall assessment**Overall assessment****Summarised conclusion**

Acceptable

Conclusions

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Site Ref AHEIT001**Site name** Heiton Mains**Proposed usage**
Housing**SDA**
Central**Settlement**
Heiton**Site area (ha)**
1.8**Indicative capacity**
15**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no issues at this initial stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference The site is allocated for residential development within the Consolidated Local Plan (RHE2B).**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

No major issues identified.

Site Ref AHEIT001**Site name** Heiton Mains**Proposed usage**
Housing**SDA**
Central**Settlement**
Heiton**Site area (ha)**
1.8**Indicative capacity**
15**PP Status**
Included**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site will be an appropriate extension to the village.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site will be an appropriate extension to the village

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** None, this site is already allocated for housing with the Consolidated Local Plan.**Landscape summary** The site has no noteworthy landscape features nor designations on it.**Planning and infrastructure assessment****Physical acces/road capacity**

This site is already allocated for housing with the Consolidated Local Plan.

Near a trunk road?

Site Ref AHEIT001**Site name** Heiton Mains**Proposed usage**
Housing**SDA**
Central**Settlement**
Heiton**Site area (ha)**
1.8**Indicative capacity**
15**PP Status**
Included**Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary There are no significant issues identified.**Overall assessment****Overall assessment**

Other

Summarised conclusion

The site should remain allocated for housing within the Local Development Plan (RHE2B).

Conclusions

The site is allocated in the Consolidated Local Plan for residential development and it should remain allocated within the Local Development Plan.

Site Ref AHEIT002**Site name** Ladyrig**Proposed usage**

Housing

SDA

Central

Settlement

Heiton

Site area (ha)

1.8

Indicative capacity

20

PP Status

Included

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no issues at this initial stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

The site is allocated for residential development within the Consolidated Local Plan.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

No major issues identified.

Site Ref AHEIT002

Site name Ladyrig

Proposed usage
Housing**SDA**
Central**Settlement**
Heiton**Site area (ha)**
1.8**Indicative capacity**
20**PP Status**
Included**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site will be an appropriate extension to the village.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site will be an appropriate extension to the village

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** None, this site is already allocated for housing with the Consolidated Local Plan.**Landscape summary** The site is open and has now landscape designations or major issues to be addressed.**Planning and infrastructure assessment****Physical acces/road capacity**

This site is already allocated for housing with the Consolidated Local Plan.

Near a trunk road?

Site Ref AHEIT002**Site name** Ladyrig**Proposed usage**
Housing**SDA**
Central**Settlement**
Heiton**Site area (ha)**
1.8**Indicative capacity**
20**PP Status**
Included**Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary There are no significant issues identified.**Overall assessment****Overall assessment**

Other

Summarised conclusion

The site should remain allocated for housing within the Local Development Plan (RHE3B).

Conclusions

The site is allocated in the Consolidated Local Plan for residential development and it should remain allocated within the Local Development Plan (RHE3B).

Site Ref RJEDB002**Site name** Riverside Mill**Proposed usage**

Redevelopment

SDA

Central

Settlement

Jedburgh

Site area (ha)

0.2

Indicative capacity

0

PP Status

Included

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area and the Central Housing Market Area.

Initial assessment summary

The site is currently at significant flood risk, this would require further consideration during the process of any planning application. Although the site is within a 1:200 flood risk area, the site has previously been developed.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Brownfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference06/01465/DEN - Demolition of mill building
07/00380/OUT - Residential development (Withdrawn)
Part of 10/01555/PPP falls within site boundary - Residential development (Pending Consideration)**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Site Ref RJEDB002**Site name** Riverside Mill**Proposed usage**

Redevelopment

SDA

Central

Settlement

Jedburgh

Site area (ha)

0.2

Indicative capacity

0

PP Status

Included

Accessibility and sustainability summary

Biodiversity Risk: Moderate

Large building, complex roof structure. Jed water (River Tweed SAC) 20m to west, site within flood plain of Jed water, although site is already developed.

Phase 1 habitat (aerial interpretation) Built land J.3.6

Mitigation: Mitigation to avoid significant impacts on River Tweed SAC. EPS (bats) survey and bird survey required of existing structure. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): Yes

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument**Garden and designed landscape**

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is within the development boundary of Jedburgh.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The site is within the development boundary of Jedburgh. This site has seen industrial use since the early 19th century. First as a mill, then as a tannery (which may have contaminated the ground), any surviving buildings should be treated as an important element in Jedburgh's industrial heritage. Excavations in this area may require archaeological monitoring.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** There are no landscape features of note within the site.**Landscape summary** There are no significant landscape constraints.

Site Ref RJEDB002

Site name Riverside Mill

Proposed usage

Redevelopment

SDA

Central

Settlement

Jedburgh

Site area (ha)

0.2

Indicative capacity

0

PP Status

Included

Planning and infrastructure assessment

Physical acces/road capacityNear a trunk road?

There have been applications for housing on this site and the adjoining site to the east, however they have either been withdrawn or are still undetermined. Road Engineers have no objections in principle to the site being regenerated for either housing or employment use, but the limitations of the road network and degree of control of land outwith site area will dictate the extent and type of acceptable development. If the development level is such that a public road is required to serve this site, it will require land outwith the site to undertake drainage, surfacing and lighting work.

There is a Right of Way along the western boundary of the site.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

On site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

The site operated as Bongate Woollen Mill following this the site operated as a skin works, more recently it is understood the site operated as a knitwear factory. An electrical substation is also recorded on site. The site is brownfield land and its historic uses may present development constraints. Road Engineers have no objections in principle to the site being regenerated for either housing or employment use, but the limitations of the road network and degree of control of land outwith site area will dictate the extent and type of acceptable development.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is currently at significant flood risk, this would require further consideration during the process of any planning application. Although flood risk is a significant constraint, the site has previously been developed and the principle of redevelopment of this site is regarded as acceptable.

Conclusions

The site is currently at significant flood risk, this would require further investigation and mitigation measures during the process of any planning application. Although flood risk is a significant constraint, the site has previously been developed and the principle of redevelopment of this site is regarded as acceptable. Road Engineers have no objections in principle to the site being regenerated for either housing or employment use, but the limitations of the road network and degree of control of land outwith site area will dictate the extent and type of acceptable development. If the development level is such that a public road is required to serve this site, it will require land outwith the site to undertake drainage, surfacing and lighting work.

Site Ref DJEDB001

Site name Oakieknowe

Proposed usage
Education

SDA
Central

Settlement
Jedburgh

Site area (ha)
6.8

Indicative capacity
0

PP Status
Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints that prevent undertaking further assessment of the site.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

Biodiversity Risk: Moderate
Phase 1 habitat (aerial interpretation) Improved Pasture (B4)
Parkland/ Wood Pasture- long established features on OS 1st edition maps. Site within SBC Regional Designed Landscape inventory (Hartrigge)
Field boundaries: Mature trees, garden ground and hedgerows and grass margins.

Site Ref DJEDB001**Site name** Oakieknowe**Proposed usage**

Education

SDA

Central

Settlement

Jedburgh

Site area (ha)

6.8

Indicative capacity

0

PP Status

Excluded

Mitigation: Protect mature and veteran trees and enhance boundary features, enhance hedgerow network and trees. Site clearance outside breeding bird season, badgers survey and mitigation.
Flood Risk (Fluvial 1 in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This is a greenfield site within the development boundary of Jedburgh and adjoins the Business and Industrial Safeguarded site at Hartrigge Park (zEL32). There are issues with the topography of the site and its close proximity to the Industrial Estate.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

There is a potential for unknown archaeology to exist. The site is also part of the SBC designed landscape of Hartrigge.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study **Landscape features**

There is an existing established tree belt along the north-western site boundary and there are several mature trees within the site. The site slopes towards the existing residential development and Primary School.

Landscape summary

There is an existing established tree belt along the north-western site boundary and there are several mature trees within the site. The site slopes towards the existing residential development and Primary School.

Site Ref DJEDB001

Site name Oakieknowe

Proposed usage

Education

SDA

Central

Settlement

Jedburgh

Site area (ha)

6.8

Indicative capacity

0

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Road Engineers consider vehicular access to this site is physically possible from the southerly end of Priors Road, although it is difficult due to the constrained mini-roundabout and the engineering works that would be required to reach the site. When considering the principles of "Designing Streets", and the desire for multiple access points, a vehicular link could also be formed off the end of Hartrigge Crescent. Furthermore, a link could also be provided onto Oxnam Road via the land adjacent to the property known as Brockhirst. Access across this land was conditioned via the planning approvals R361/94 and R240/95 for the property. Although in plan these various accesses would appear to allow suitable development of this site, the costs, geometrical difficulties and land ownership constraints may be such that they would detract from the viability of developing this site. If these issues can be overcome, any development would have to provide satisfactory linkage and integration with the surrounding road network.

Oakieknowe Road right of way and core path to be maintain for only pedestrian/horse cycle use not motorised, in perpetuity, in the interests of amenity.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

This site has been previously assessed for housing and was included within the Roxburgh Local Plan (1995) but was later removed due to issues with access to the site, sloping of the site and the proximity of the Industrial Estate. Road Engineers consider vehicular access to this site is physically possible from the southerly end of Priors Road, although it is difficult due to the constrained mini-roundabout and the engineering works that would be required to reach the site. Although in plan these various accesses would appear to allow suitable development of this site, the costs, geometrical difficulties and land ownership constraints may be such that they would detract from the viability of developing this site. If these issues can be overcome, any development would have to provide satisfactory linkage and integration with the surrounding road network. A Traffic Impact Assessment and Feasibility Study would also be required for the site. There is no flooding from watercourses at this site development of this site would will require cut off ditches to manage surface water run-off from above the site.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

There are issues with access to the site, sloping of the site and the proximity of the Industrial Estate. It should also be noted there are no issues relating to capacity within the Primary Schools in Jedburgh.

Site Ref DJEDB001

Site name Oakieknowe

Proposed usage

Education

SDA

Central

Settlement

Jedburgh

**Site area
(ha)**

6.8

**Indicative
capacity**

0

PP Status

Excluded

Conclusions

This site has been previously allocated for housing and was included within the Roxburgh Local Plan (1995) but was later removed. The site has since been considered again as a proposed housing allocation and a potential site for the replacement of Parkside Primary School however the site was excluded from the plan for similar reasons ie: due to ownership issues, issues with access to the site, sloping nature of the site and the close proximity of the Industrial Estate.

Site Ref AJEDB013**Site name** Oakieknowe**Proposed usage**

Housing

SDA

Central

Settlement

Jedburgh

Site area (ha)

6.8

Indicative capacity

80

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints that prevent undertaking further assessment of the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Biodiversity Risk: Moderate
 Phase 1 habitat (aerial interpretation) Improved Pasture (B4)
 Parkland/ Wood Pasture- long established features on OS 1st edition maps. Site within SBC Regional Designed Landscape inventory (Hartrigge)
 Field boundaries: Mature trees, garden ground and hedgerows and grass margins.

Site Ref AJEDB013**Site name** Oakieknowe**Proposed usage**

Housing

SDA

Central

Settlement

Jedburgh

Site area (ha)

6.8

Indicative capacity

80

PP Status

Excluded

Mitigation: Protect mature and veteran trees and enhance boundary features, enhance hedgerow network and trees. Site clearance outside breeding bird season, badgers survey and mitigation.
 Flood Risk (Fluvial 1 in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This is a greenfield site within the development boundary of Jedburgh and adjoins the Business and Industrial Safeguarded site at Hartrigge Park (zEL32). There are issues with the topography of the site and its close proximity to the Industrial Estate.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

There is a potential for unknown archaeology to exist. The site is also part of the SBC designed landscape of Hartrigge.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study

Landscape features There is an existing established tree belt along the north-western site boundary and there are several mature trees within the site. The site slopes towards the existing residential development and Primary School.

Landscape summary There is an existing established tree belt along the north-western site boundary and there are several mature trees within the site. The site slopes towards the existing residential development and Primary School.

Site Ref AJEDB013

Site name Oakieknowe

Proposed usage

Housing

SDA

Central

Settlement

Jedburgh

Site area
(ha)

6.8

Indicative
capacity

80

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Road Engineers consider vehicular access to this site is physically possible from the southerly end of Priors Road, although it is difficult due to the constrained mini-roundabout and the engineering works that would be required to reach the site. When considering the principles of "Designing Streets", and the desire for multiple access points, a vehicular link could also be formed off the end of Hartrigge Crescent. Furthermore, a link could also be provided onto Oxnam Road via the land adjacent to the property known as Brockhirst. Access across this land was conditioned via the planning approvals R361/94 and R240/95 for the property. Although in plan these various accesses would appear to allow suitable development of this site, the costs, geometrical difficulties and land ownership constraints may be such that they would detract from the viability of developing this site. If these issues can be overcome, any development would have to provide satisfactory linkage and integration with the surrounding road network.

Oakieknowe Road right of way and core path to be maintain for only pedestrian/horse cycle use not motorised, in perpetuity, in the interests of amenity.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

This site has been previously assessed for housing and was included within the Roxburgh Local Plan (1995) but was later removed due to issues with access to the site, sloping of the site and the proximity of the Industrial Estate. Road Engineers consider vehicular access to this site is physically possible from the southerly end of Priors Road, although it is difficult due to the constrained mini-roundabout and the engineering works that would be required to reach the site. Although in plan these various accesses would appear to allow suitable development of this site, the costs, geometrical difficulties and land ownership constraints may be such that they would detract from the viability of developing this site. If these issues can be overcome, any development would have to provide satisfactory linkage and integration with the surrounding road network. A Traffic Impact Assessment and Feasibility Study would also be required for the site. There is no flooding from watercourses at this site development of this site would will require cut off ditches to manage surface water run-off from above the site.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

There are issues with access to the site, sloping of the site and the proximity of the Industrial Estate. There are also several housing allocations within Jedburgh that remain undeveloped and there are more appropriate sites within the Central Strategic Development Area to meet the housing land requirement.

Site Ref AJEDB013**Site name** Oakieknowe**Proposed usage**

Housing

SDA

Central

Settlement

Jedburgh

**Site area
(ha)**

6.8

**Indicative
capacity**

80

PP Status

Excluded

Conclusions

This site has been previously allocated for housing and was included within the Roxburgh Local Plan (1995) but was later removed. The site has since been considered again as a proposed housing allocation however the site was excluded from the plan for similar reasons ie: due to ownership issues, issues with access to the site, sloping nature of the site and the close proximity of the Industrial Estate. There are also several housing allocations within Jedburgh that remain undeveloped and there are more appropriate sites within the Central Strategic Development Area to meet the housing land requirement.

Site Ref MJEDB001

Site name Lilliardsedge Steading

Proposed usage
Mixed Use

SDA
Central

Settlement
Jedburgh

Site area (ha)
0.7

Indicative capacity
3

PP Status
Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues to be addressed at this initial assessment stage

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

Biodiversity Risk: Moderate
Phase 1 habitat (aerial interpretation) Built development (J3.6)
Old steading, modern agricultural sheds
Field boundaries: post & wire fence

Site Ref MJEDB001**Site name** Lilliardsedge Steading**Proposed usage**

Mixed Use

SDA

Central

Settlement

Jedburgh

Site area (ha)

0.7

Indicative capacity

3

PP Status

Excluded

Biological records: red squirrel, protected species (buffer)
 Mitigation:
 EPS survey required.
 Enhance boundary features. Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

There are no existing settlements in the vicinity. The site forms part of an agricultural holding which is close to and visible from the A68.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

There are no existing settlements in the vicinity. The site forms part of an agricultural holding which is close to and visible from the A68.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The proposal is a part redundant agricultural building which is prominent from the main road.

Landscape summary The proposal is a part redundant agricultural building which is prominent from the main road.

Site Ref MJEDB001

Site name Lilliardsedge Steading

Proposed usage

Mixed Use

SDA

Central

Settlement

Jedburgh

Site area (ha)

0.7

Indicative capacity

3

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

As this site is served by a Trunk Road, the comments of Transport Scotland should be sought.

Contaminated land

HSE consultation

Water supply

Sewerage

On site

Not applicable

Education provision

Primary school capacity

Secondary school capacity

Right of way

TPOs

Not applicable

Not applicable

Land use allocations

If yes, what?

Marketability

On site

Planning and Infrastructure summary

In terms of contamination the site was/is developed as a farm steading. The site is brownfield land and its historic uses may present development constraints. Transport Scotland's comments should be sought

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is prominent from the main road and is remote from any recognised settlements. The LDP does not seek to identify any new settlements or place a development boundary around remote building groups.

Conclusions

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 SDA. 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.

Site Ref DKELS001**Site name** Kelso High School Site**Proposed usage**
Education**SDA**
Central**Settlement**
Kelso**Site area (ha)**
7.6**Indicative capacity**
0**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints that prevent undertaking further assessment of the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

13/00427/PPP - Mixed use development including housing, site for school, community facilities and associated landscaping, roads and footpaths (Pending consideration). The extent of this application covers a significantly larger area than this site. Parts of the site has been assessed for housing previously.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located on the outskirts of Kelso just north of the existing development boundary. The site is sloping to the south/southeast. The site has good access to facilities in Kelso and is within 800 metres of the nearest existing bus stop. There is existing development across Angraflat Road. Kelso is included in the Strategic

Site Ref DKELS001

Site name Kelso High School Site

Proposed usage
Education

SDA
Central

Settlement
Kelso

Site area
(ha)
7.6

Indicative
capacity
0

PP Status
Included

Public Transport network. The site slopes to the south and should have a layout that maximise use of solar gain. Red-listed bird species on the site and further assessment on nature conservation might be required.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located across Angraflat Road from existing residential development to the southeast and agricultural land to the east and north. The site is gently sloping towards the southeast and the existing settlement.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The adjacent 'Garden and Designed Landscape' at Floors Castle should be considered at design and layout stage.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

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

Landscape summary The site is acceptable in this category due to the gentle slope and relationship to existing development. Care must be taken to the surrounding landscape and also to keep in line with the low existing development on the opposite site of Angraflat Road.

Planning and infrastructure assessment

Site Ref DKELS001

Site name Kelso High School Site

Proposed usage
Education

SDA
Central

Settlement
Kelso

Site area
(ha)
7.6

Indicative
capacity
0

PP Status
Included

Physical acces/road capacity

Near a trunk road?

This is a large area of ground with many good access opportunities both off Angraflat Road (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, alternative parking facilities would need to be found. The lie of the land has no vertical constraints.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

The site is part of the longer term housing site in the Consolidated Local Plan. The overall development of the longer term site would require a master plan to address issues such as the relation to the racecourse and the racecourse parking, integration with the existing settlement and development of a high quality development on the northern edge of Kelso. If the site is developed, paths through the site would be required. There are no access constraints on the site although improvement works would be required. Local network issues relating to the waste water network in the area are requires to be addressed by developers in order for development to be enabled. Local network investigations are required in order to assess the impact of this development on the wider water network.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site has been assessed as suitable for development and is identified as a potential longer term site within the Consolidated Local Plan. The site can be accessed via Angraflat Road. There is also an identified need for a new High School within the settlement.

Conclusions

The site has been assessed as suitable for development and is identified within the Consolidated Local Plan for potential longer term housing subject to detailed masterplanning and consultation. Since the adoption of the Plan, the accommodation and facilities at Kelso High School have been identified as being unsuitable for future use particularly when taking into account the areas identified for longer term development within the settlement. The Council have agreed to build a new modern secondary school nearby to the existing school. Various sites have been considered and this site has been identified as the preferred option. Planning for development of Nethershot needs to have a holistic approach and must include future development phases. The site has been through significant consultation and is well supported. The site is located close to the existing settlement of Kelso and the site to the west of this site will be taken forward into the Proposed Plan as phase 1 of development at Nethershot (AKELS021). The overall land at Nethershot 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

Site Ref DKELS001

Site name Kelso High School Site

Proposed usage
Education

SDA
Central

Settlement
Kelso

Site area (ha)
7.6

Indicative capacity
0

PP Status
Included

should have a layout that maximise use of solar gain.

Site Ref AKELS021**Site name** Nethershot (Phase 1)**Proposed usage**

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

4.0

Indicative capacity

100

PP Status

Included

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints that prevent undertaking further assessment of the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

98/00395/OUT - Erection of superstore, filling station and car wash - Application refused (part of site).
 13/00427/PPP - Mixed use development including housing, site for school, community facilities and associated landscaping, roads and footpaths. The extent of this application covers a significantly larger area than this site - Pending consideration.
 Parts of the site has been assessed for housing previously.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref AKELS021

Site name Nethershot (Phase 1)

Proposed usage

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

4.0

Indicative capacity

100

PP Status

Included

Accessibility and sustainability summary

The site is located on the outskirts of Kelso just north of the existing settlement boundary. The site is sloping to the south/southeast. The site has good access to facilities in Kelso and is within 800 meters of nearest existing bus stop. There is existing development across Angraflat Road. Kelso is included in the Strategic Public Transport network. The site slopes to the south and should have a layout that maximise use of solar gain. Red-listed bird species on the site and further assessment on nature conservation might be required.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located across Angraflat Road from existing residential development to the southeast and adjacent to Queen's House. Further agricultural land to the east and north. The site is gently sloping towards the southeast and the existing settlement. Limit residential development to two stories to limit visual impact of development on the site.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The adjacent 'garden and designed landscape' at Floors Castle should be considered at design and layout stage.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

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

Landscape summary The site is acceptable in this category due to the gentle slope and relationship to existing residential development. Care must be taken to the surrounding landscape and also to keep in line with the low existing development on the opposite site of Angraflat Road.

Site Ref AKELS021

Site name Nethershot (Phase 1)

Proposed usage

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

4.0

Indicative capacity

100

PP Status

Included

Planning and infrastructure assessment

Physical acces/road capacityNear 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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

The site would require a master plan to address issues as integration with the existing settlement and development of a high quality development on the northern edge of Kelso. The masterplan needs to consider longer term development in the area. Developer contributions towards education could be required for development on the site. If the site is developed paths through the site would be required. There are no access constraints on the site although improvement works would be required. Local network issues relating to the waste water network in the area are requires to be addressed by developers in order for development to be enabled. Water Impact Assessment would be required.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The relation to the race course and associated parking needs to be considered as well as the integration with the settlement.

Conclusions

The site will be put forward for inclusion in the Local Development Plan as a housing allocation with an indicative capacity of 100 units. 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 Ref AKELS021

Site name Nethershot (Phase 1)

Proposed usage

Housing

SDA

Central

Settlement

Kelso

**Site area
(ha)**

4.0

**Indicative
capacity**

100

PP Status

Included

Site Ref AKELS022**Site name** Hendersyde (Phase 1)**Proposed usage**

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

5.4

Indicative capacity

120

PP Status

Included

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints that prevent undertaking further assessment of the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

13/00259/PPP - Residential development (Pending consideration). The site has previously been considered for housing.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is on the outskirts of Kelso and only limited services available within short walking distance, but a wide range of services and employment opportunities are available within Kelso. Kelso is included in the Strategic Public Transport network. Semi-improved neutral grassland on the site.

Site Ref AKELS022

Site name Hendersyde (Phase 1)

Proposed usage

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

5.4

Indicative capacity

120

PP Status

Included

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a greenfield site to the north of the development boundary. The site is visible from the north but there is a stone wall along the B6461 and some existing residential buildings to the west that can help minimise impact. The race course is to the west of the site and to the south is a treebelt which includes the entrance to Hendersyde Estate. The tree belt might create a sense of exclusion from the existing settlement. There is further agricultural land to the north of the site. Consideration must be taken to the lodge to the south west of the site that also includes an archaeological record.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

The site is within walking distance to the primary school and residential areas. A woodland link to the existing Eildon site and the school would be requested as and condition on any application. An archaeological evaluation would be required for parts of the site since there is a medieval hospital in the area. Associated mitigation measures should be implemented. Consideration would be required on how to connect the site with further development at Hendersyde and an overall approach on how to connect the development to the existing settlement would be required. Stonewalls needs to be retained and improved and appropriate visibility and access to be provided in agreement with the Council.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

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.

Landscape summary It is required to retain and improve the existing stonewalls and to improve structure planting within the site. The site needs to reflect the surrounding area of wooded and walled areas.

Site Ref AKELS022

Site name Hendersyde (Phase 1)

Proposed usage

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

5.4

Indicative capacity

120

PP Status

Included

Planning and infrastructure assessment

Physical acces/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.

Contaminated land

Not applicable

HSE consultation

On site

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Contributions towards education (Broomlands Primary School) would be required. In relation to the pipelines within the site, initial consultation has taken place with HSE. Further consultation with the Health and Safety Executive is required if a development proposal is developed. Local network issues relating to the waste water network in the area are requires to be addressed by developers in order for development to be enabled. Water Impact Assessment would be required.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Archaeological valuation required and retention and improvement of stonewall. Planting required to integrate existng wooded and walled area.Pipelines running through the site.

Conclusions

The site will be put forward for inclusion in the Local Development Plan as a housing allocation with an indicative capacity of 120 units. 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

Site Ref AKELS022**Site name** Hendersyde (Phase 1)**Proposed usage**

Housing

SDA

Central

Settlement

Kelso

**Site area
(ha)**

5.4

**Indicative
capacity**

120

PP Status

Included

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 Ref SKELS004**Site name** Nethershot (Longer Term)**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Kelso

Site area (ha)

13.0

Indicative capacity

0

PP Status

Included

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

13/00427/PPP - Mixed use development including housing, site for school, community facilities and associated landscaping, roads and footpaths. The extent of this application covers a significantly larger area than this site - Pending consideration. Parts of the site has been assessed for housing previously.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located on the outskirts of Kelso just north of the existing development boundary. The site is sloping to the south/southeast. The site has good access to facilities in Kelso and is within 800 meters of nearest existing bus stop. There is existing development across Angraflat Road. Kelso is included in the Strategic Public

Site Ref SKELS004**Site name** Nethershot (Longer Term)**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Kelso

Site area (ha)

13.0

Indicative capacity

0

PP Status

Included

Transport network. The site slopes to the south and should have a layout that maximise use of solar gain. Red-listed bird species on the site and further assessment on nature conservation might be required.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located across Angraflat Road from existing residential development to the southeast and adjacent to Queen's House to the south. Further agricultural land to the east and north. The site is gently sloping towards the southeast and the existing settlement. Limit residential development to two stories to limit visual impact of development on the site. The site is made up by fields adjacent to Queen's House and further east, that are gently sloping towards the town.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

Consideration must be taken to the Angraflat Plantation adjacent to Queen's House and southwest of the site. The adjacent 'garden and designed landscape' at Floors Castle should also be considered at design and layout stage. 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. 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 should be implemented. A buffer area is required for additional woodland on southern and western boundary after archaeological valuation is carried out.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

The site slopes gently towards south/ southeast towards existing residential development. Angraflat Plantation terraces are located at the south western part of the site. There are existing hedgerows within the site. Woodland to the southwest.

Site Ref SKELS004

Site name Nethershot (Longer Term)

Proposed usage

Long Term Housing

SDA

Central

Settlement

Kelso

Site area (ha)

13.0

Indicative capacity

0

PP Status

Included

Landscape summary The site is acceptable in this category due to the gentle slope and relationship to existing residential development. Care must be taken to the surrounding landscape and also to keep in line with the low existing development on the opposite site of Angraflat Road. Buffer area needed for woodland on south boundary (Angraflat plantation) 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 and included in a management scheme.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Road Engineers are not opposed to this site being allocated for possible longer term residential development, but not in isolation from the adjacent land to the south east. The site forms part of a larger area of land already zoned for possible longer term housing (SKELS001) which collectively benefits from good access opportunities both from Angraflat Road (A6098) to the south east and from the minor public road (D79/4) serving Kelso Racecourse. The minor public road, which is single track with passing places at present, would require to be upgraded over any length utilised to serve this site. Furthermore the junction of this minor road with the A6089 to the west of the site is poor and not suited to serving an increase in traffic without significant upgrading work affecting the land to the north of the site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

This site is part of a site identified as a potential longer term housing site in the Consolidated Local Plan (SKELS001). This site is the remainder of the longer term site that has not been brought forward in the short term, the rest of the site has been brought forward as a High School site (DKELS001) and short term housing (AKELS021). Developer contributions towards education could be required for development on the site. If the site is developed paths through the site would be required. There are no access constraints on the site although improvement works would be required. Local network issues relating to the waste water network in the area are requires to be addressed by developers in order for development to be enabled. Local network investigations are required in order to assess the impact of this development on the wider water network. The site has no risk of fluvial flooding and surface water run-off will be minimal due to the slight gradient the site is on. The site has good access opportunities off Angraflat Road.

Overall assessment

Overall assessment

Summarised conclusion

Site Ref SKELS004**Site name** Nethershot (Longer Term)**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Kelso

**Site area
(ha)**

13.0

**Indicative
capacity**

0

PP Status

Included

Acceptable

This site is the remainder of longer term housing allocation within the Consolidated Local Plan and is assessed as acceptable for development. A masterplan would be required for phasing of the overall site.

Conclusions

This site is part of a site identified as a potential longer term housing site in the Consolidated Local Plan (SKELS001). This site is the remainder of the longer term site that has not been brought forward in the short term, the rest of the site has been brought forward as a High School site (DKELS001) and short term housing (AKELS021). Developer contributions towards education could be required for development on the site. If the site is developed paths through the site would be required. There are no access constraints on the site although improvement works would be required. Local network issues relating to the waste water network in the area are requires to be addressed by developers in order for development to be enabled. Local network investigations are required in order to assess the impact of this development on the wider water network. The site has no risk of fluvial flooding and surface water run-off will be minimal due to the slight gradient the site is on. The site has good access opportunities off Angraflat Road.

Site Ref SKELS005**Site name** Hendersyde (Longer Term)**Proposed usage**
Long Term Housing**SDA**
Central**Settlement**
Kelso**Site area (ha)**
9.5**Indicative capacity****PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints on the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference The site has previously been considered for housing.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is on the outskirts of Kelso and only limited services available within short walking distance, but a wide range of services and employment opportunities are available within Kelso. Structural planting indicated in Development and Landscape capacity study has been included in the site. Kelso is included in the Strategic Public Transport network. Semi-improved neutral grassland on the site.

Site Ref SKELS005**Site name** Hendersyde (Longer Term)**Proposed usage**
Long Term Housing**SDA**
Central**Settlement**
Kelso**Site area (ha)**
9.5**Indicative capacity****PP Status**
Included

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a greenfield site to the north of the development boundary. The site is visible from the north but there is a stone wall along the B6461 and some existing residential buildings to the west that can help minimise impact. The race course is to the west of the site and to the south is a treebelt which includes the entrance to Hendersyde Estate. The tree belt might create a sense of exclusion from the existing settlement. There is further agricultural land to the north of the site. Consideration must be taken to the lodge to the south west of the site that also includes an archaeological record.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

The site is within walking distance to the primary school and residential areas. A woodland link to the existing Eildon site and the school would be requested as and condition on any application. An archaeological evaluation would be required on the middle part of the since there is a medieval hospital in the area. Associated mitigation measures should be implemented. Consideration would be required on how to connect the site with the existing settlement and an overall approach on how to connect the development to the existing settlement would be required. Stonewalls needs to be retained and improved and appropriate visibility and access to be provided in agreement with the Council.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **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 and within the site.**Landscape summary** It is required to retain and improve the existing stonewalls and to improve structure planting within the site. The site needs to reflect the surrounding area of wooded and walled areas.

Site Ref SKELS005

Site name Hendersyde (Longer Term)

Proposed usage

Long Term Housing

SDA

Central

Settlement

Kelso

Site area
(ha)

9.5

Indicative
capacity

PP Status

Included

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

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.

Contaminated land

Not applicable

HSE consultation

On site

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

If yes, what?

Marketability

Planning and Infrastructure summary

Contributions towards education (Broomlands Primary School) would be required. In relation to the pipelines within the site, initial consultation has taken place with HSE. Further consultation with the Health and Safety Executive is required if a development proposal is developed. Local network issues relating to the waste water network in the area are requires to be addressed by developers in order for development to be enabled. Local network investigations are required in order to assess the impact of this development on the wider water network.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Archaeological valuation required and retention and improvement of stonewall. Planting required to integrate existng wooded and walled area.Pipelines running through the site.

Conclusions

This site was part of a site identified as a potential longer term housing site within the Consolidated Local Plan. The southern part of the longer term site has come forward as a housing allocation within the Proposed Plan as phase 1 of development at Hendersyde, see further details for site AKELS022. The remainder of the site (SKELS005) 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

Site Ref SKELS005**Site name** Hendersyde (Longer Term)**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Kelso

**Site area
(ha)**

9.5

**Indicative
capacity****PP Status**

Included

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.

Site Ref RKELS002**Site name** Former High School site**Proposed usage**
Redevelopment**SDA**
Central**Settlement**
Kelso**Site area (ha)**
2.5**Indicative capacity**
0**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference No relevant previous planning history on the site.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located close to the town centre and the area offers a wide range of facilities and services.

Site Ref RKELS002

Site name Former High School site

Proposed usage
Redevelopment

SDA
Central

Settlement
Kelso

Site area
(ha)
2.5

Indicative
capacity
0

PP Status
Included

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

On site

Visual relationship/integration with existing settlement

This is a brownfield site within an predominantly residential area and the buildings on site offer many opportunities for redeveloping the site which could be done in an appropriate manner taking cognisance of the surrounding townscape.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

High

Local impact and integration summary

This is a brownfield site within an predominantly residential area and the buildings on site offer many opportunities for redeveloping the site which could be done in an appropriate manner taking cognisance of the surrounding townscape. The main high school building is B listed and there are some archaeological issues to be addressed and mitigated.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features There are no landscape features of note within the site.

Landscape summary There are no significant landscape constraints other than some mature trees around the perimeter of part of the site which should be protected.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

This is a brownfield which already generates a portion of traffic and any further traffic increase as a result of future redevelopment proposals will need to be addressed. This would need to be

Site Ref RKELS002

Site name Former High School site

Proposed usage

Redevelopment

SDA

Central

Settlement

Kelso

Site area (ha)

2.5

Indicative capacity

0

PP Status

Included

addressed and a planning brief for the site would provide further guidance on this.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

This is a brownfield which already generates a portion of traffic and any further traffic increase as a result of future redevelopment proposals will need to be addressed. This would need to be addressed and a planning brief for the site would provide further guidance on this. There are no other major infrastructure issues identified.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Redevelopment of this brownfield site offers a range of opportunities.

Conclusions

This is a brownfield site within an predominantly residential area and the buildings on site offer many opportunities for redeveloping the site which could be done in an appropriate manner taking cognisance of the surrounding townscape. The use of the site as a High School has generated considerable vehicle movements and it is not anticipated redevelopment of the site will cause any insurmountable vehicular issues although this would be addressed at a further stage in the process once a planning brief is prepared and more firm proposals are considered. Cognisance should be taken of the B listed main building, protection of boundary trees and archaeological matters to be addressed.

Site Ref AKELS010

Site name Cotterlee

Proposed usage

Housing

SDA

Central

Settlement

Kelso

Site area
(ha)

9.5

Indicative
capacity

160

PP Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints that prevent undertaking further assessment of the site. The site is greenfield which adjoins the development boundary to the north of Kelso. The site is gently sloping towards the south. The site is identified within the Local Development Plan as potential longer term housing.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

No planning history on the site.

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Accessibility and sustainability summary

The site is on the outskirts of Kelso and only limited services available within short walking distance, but a wide range of services and employment opportunities are available within Kelso. The site is gently sloping towards the south and houses should not be no more than one and a half stories high. Structural planting indicated in

Site Ref AKELS010

Site name Cotterlee

Proposed usage
Housing

SDA
Central

Settlement
Kelso

Site area
(ha)
9.5

Indicative
capacity
160

PP Status
Excluded

Development and Landscape capacity study has been included in the site.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a greenfield site to the north of the development boundary and north of AKELS022. The site is visible from the north but there is a stone wall and some existing residential buildings to the west that can help minimise impact. The race course is to the west of the site and to the south is AKELS022 and a treebelt which is the entrance to Hendersyde Estate. The treebelt might create a sense of exclusion from the existing settlement. There is concern that the site doesn't relate to existing settlement pattern. There is further agricultural land to the north of the site.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The main constraint is that the site is detached from the existing settlement.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The area around the site to the north, east and partially to the west are contained in the Landscape Capacity Study because of the well-managed landscape of rolling farmland and the designed landscape of Hendersyde Park.

Landscape summary The site is acceptable in this category due to the gently sloping site. Care must be taken to the surrounding landscape that is constrained in the Landscape capacity study. Special care must also be taken to the existing treebelt and how the site can be developed without being intrusively visible from the north but still connect to the existing

Site Ref AKELS010

Site name Cotterlee

Proposed usage

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

9.5

Indicative capacity

160

PP Status

Excluded

residential development.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

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. I 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.

Contaminated land

Not applicable

HSE consultation

On site

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

The site includes Transco pipeline and Scotia Gas inner and this area needs to be excluded from development. There is no need for housing allocation is Kelso in the short term and the site is therefore not acceptable for allocation at this point. Developers would be required to pay for potential future water and wastewater network issues.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Pipelines on the eastern part of site. Concerns about the site being detached from the existing settlement. More preferable sites identified within the Central SDA to meet the housing land requirement.

Conclusions

The site is doubtful due to its location in relation to the existing settlement and pipelines on the site. The pipelines need to be excluded from the developable area. It is considered there are more

Site Ref AKELS010

Site name Cotterlee

Proposed usage

Housing

SDA

Central

Settlement

Kelso

**Site area
(ha)**

9.5

**Indicative
capacity**

160

PP Status

Excluded

appropriate sites within the Central Strategic Development Area to meet the housing land requirement. However the site may have potential for longer term housing development in the future.

Site Ref AKELS014**Site name** Wooden Mill II**Proposed usage**
Housing**SDA**
Central**Settlement**
Kelso**Site area (ha)**
5.9**Indicative capacity**
95**PP Status**
Excluded**Initial assessment****Floodrisk**

1:100

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

North/ northwestern part of the site is included in flood risk area. Areas within risk of flooding should be excluded from any housing development. The site is still considered acceptable for further assessment.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference 98/00019/MIN -Formation of borrow pit - Approved.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is outside the existing settlement boundary and along the road to Sprouston. Parts of the town centre and employment sites are within walking distance.

Site Ref AKELS014

Site name Wooden Mill II

Proposed usage

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

5.9

Indicative capacity

95

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is outwith the recognised development boundary of Kelso and there is no need to allocate new settlements within the Central SDA. Proposals such as this would be addressed through the Housing in the Countryside policy.

Impact on open space

Medium

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is about 1 km walk from the town centre, but much further for driving. The bridge creates a strong boundary of the town to the southeast and the site is detached from the existing settlement. The site is outwith the recognised development boundary of Kelso and there is no need to allocate new settlements within the Central SDA. Proposals such as this would be addressed through the Housing in the Countryside policy.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site is two fields that are very gently sloping from the old railway line towards the river.

Landscape summary There are hedges surrounding the site. The site is constrained in the LCS and is at risk of flooding. Development of the site would impact on the views over the river from the northeastern parts of Kelso.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

Site Ref AKELS014

Site name Wooden Mill II

Proposed usage
Housing

SDA
Central

Settlement
Kelso

Site area
(ha)
5.9

Indicative
capacity
95

PP Status
Excluded

Access might be possible from the road to Sprouston.

Contaminated land HSE consultation Water supply Sewerage

Adjacent to site Not applicable Yes Yes

Education provision Primary school capacity Secondary school capacity Right of way TPOs

Average No Yes Adjacent to site Not applicable

Land use allocations If yes, what? Marketability

Not applicable Average

Planning and Infrastructure summary The site is included in flood risk area. If the site was to be developed the area under flood risk would have to be excluded from any developable area. Developers would be required to pay for potential future network issues.

Overall assessment

Overall assessment Summarised conclusion

Unacceptable

The site is unacceptable. Flood risk on site would impact on developable area. Detached from the settlement because of strong boundary of Hunters Bridge. More preferable sites identified within the Central SDA to meet the housing land requirement.

Conclusions

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.

Site Ref AKELS015**Site name** South of Wallacecreek**Proposed usage**

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

11.4

Indicative capacity

180

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints on the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

The site was previously assessed for the Local Plan 2005.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located south of Kelso. Although some services like a supermarket would be within walking distance the town centre is outwith walking distance from the site. There is a moderate biodiversity risk. The Phase 1 habitat (aerial interpretation) includes arable field (J1.1), coniferous shelter belt (A1.2.2). The field boundaries are the Dismantled railway, Hedgerows and a planting belt to the north. Biological records in the area includes High wood Ancient Woodland (Ancient of Semi-natural origin) near N boundary. Mitigation measures would be:

Site Ref AKELS015**Site name** South of Wallacecreek**Proposed usage**

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

11.4

Indicative capacity

180

PP Status

Excluded

Protect and enhance boundary features – Potential protected species surveys. Enhance hedgerow network, broadleaved woodland planting-connectivity with ancient woodland. Site clearance outside breeding bird season.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Adjacent to site

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located to the south of the existing settlement and is very visible from the Jedburgh road. The old railway line acts as a strong boundary to the settlement. Development on the site would potentially open up for further development to the south which would not be desirable.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is outwith the natural boundaries of the settlement. Woodland included in the ancient woodland inventory is located to the north of the site.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site is used for agricultural purposes. There are hedgerows on two sides and planting to the north of the site. The old railway runs to the north of the site.

Landscape summary The site is very open and would be visible from the surrounding countryside. The site is constrained in the Landscape Capacity Study because of the distance from the town centre and its effects on the integrity of this predominantly rural landscape.

Planning and infrastructure assessment

Site Ref AKELS015

Site name South of Wallacenick

Proposed usage

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

11.4

Indicative capacity

180

PP Status

Excluded

Physical acces/road capacity**Near a trunk road?**

With the boundary of the former railway line, this site is rather detached from the rest of the town, even taking site AKELS008 into consideration. There is no real prospect of proper connectivity and integration. As such I would not be prepared to recommend this site for development.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Roads engineers are not able to support the site because of the lack of connectivity and integration with the existing settlement. Development of the site would also put some pressure on the Primary School. The site would be unrelated and detached from any existing residential developments.

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

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.

Conclusions

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.

Site Ref AKELS017**Site name** Adjacent to Moss Cottage**Proposed usage**
Housing**SDA**
Central**Settlement**
Kelso**Site area (ha)**
0.2**Indicative capacity**
2**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints on the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Considered during Local Plan stage (2005)**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is acceptable in terms of the distance to services and employment in Kelso and only minor biodiversity risk. The Phase 1 habitat (aerial interpretation) includes Arable field (J.1). The Field boundaries are hedgerows and farmland trees. Mitigation measures required: Protect and enhance boundary features –boundary trees, hedgerows, field margins. Site clearance outside breeding bird season.

Site Ref AKELS017

Site name Adjacent to Moss Cottage

Proposed usage
Housing

SDA
Central

Settlement
Kelso

Site area
(ha)
0.2

Indicative
capacity
2

PP Status
Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located to the north of Kelso race course and is located between Moss Bank and Moss cottages. The site is detached from the existing settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is detached from the existing settlement although there are a couple of residential buildings next to the site.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is part of a agricultural field that slopes to the south towards a hedgerow.

Landscape summary The site is constrained in the Landscape Capacity Study. There are no major landscape features on the site but the edge of the site is a hedgerow.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Roads engineers would have no objections to this site being developed. Minor improvements to the road serving the site would be required in the form of passing place provision.

Site Ref AKELS017**Site name** Adjacent to Moss Cottage**Proposed usage**

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

0.2

Indicative capacity

2

PP Status

Excluded

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Development on the site would be contrary to planning policy as it would be treated as Housing in Countryside. Any development on this site would be contrary to D2 in that there is no building group present. The site may also invite ribbon development. Future problems may be caused by housing on this site and in turn may lead to the formation of a defined building group and this may lead to further applications to add to the building group – again leading to unsympathetic ribbon development in the locality.

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

The submitted site is for two units and would need to be assessed against the Housing in the Countryside policy. The site is not seen as suitable to include to meet the strategic land requirement in the Central Borders SDA.

Conclusions

The submitted site is for two units and would need to be assessed against the Housing in the Countryside policy. The site is not seen as suitable to include to meet the strategic land requirement in the Central Borders Strategic Development Area.

Site Ref AKELS020**Site name** Springwood**Proposed usage**

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

23.3

Indicative capacity

230

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

The site is located adjacent to flood risk area/Tweed SSSI/Tweed SAC to the west but sits very high above the river on the west side.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

No planning history on the site. Previously assessed for LPA.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site very gently slopes towards northeast and Springwood Park. The site is located outside the settlement boundary of Kelso and is located between Springwood Retirement Homes and the woodlands behind Wallacenick. The site is within walking distance from Kelso and its services. Kelso is included in the Strategic Public Transport network.

Site Ref AKELS020

Site name Springwood

Proposed usage
Housing**SDA**
Central**Settlement**
Kelso**Site area (ha)**
23.3**Indicative capacity**
230**PP Status**
Excluded**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Adjacent to site

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Several archaeological findings on the site. The site is set high over the Springwood Park and might be visible from the Show ground and the town centre.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

Several archaeological finding on the site. Because of differences in height within the settlement the site may be hard to integrate to the existing settlement and to integrate connections to the town centre.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

The site is set high above the Springwood Park area and the River Tweed. The area surrounding the site is constrained in the Landscape Capacity because emphasis on woodland and distance from the town centre. The site is visible from Floors Castle.

Landscape summary The site is set high over the Springwood Park and is visible from the Show ground and floors castle.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

Site Ref **AKELS020**

Site name Springwood

Proposed usage

Housing

SDA

Central

Settlement

Kelso

**Site area
(ha)**

23.3

**Indicative
capacity**

230

PP Status

Excluded

This is a large site and the opportunities to gain access to the public road network are very limited. The only connection appears to be at the access into Teviot Park where the visibility sight line to the left for vehicles turning right from the A699, Teviot Bridge, is severely restricted. To substantially increase the use of this access would be unwise and would raise road safety concerns. The proposed pedestrian/cycle route via the monumental gates will require links to connect users to Tweed Bridge.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

No

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

On/adjacent to sit

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary Limited access to site. TPO adjacent to site. Developers would be required to pay for potential future network issues.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is unacceptable due to access constraints and also because of the relation to the existing settlement.

Conclusions

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.

Site Ref AKELS023**Site name** Nethershot East**Proposed usage**

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

7.4

Indicative capacity

120

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints that prevent undertaking further assessment of the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

13/00427/PPP - Mixed use development including housing, site for school, community facilities and associated landscaping, roads and footpaths (Pending consideration). The extent of this application covers a significantly larger area than this site - Parts of the site has been assessed for housing previously.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located on the outskirts of Kelso just north of the existing settlement boundary. The site is sloping to the south/southeast. The site has good access to facilities in Kelso and is within 800 meters of nearest existing bus stop. There is existing development across Angraflat Road. Kelso is included in the Strategic Public

Site Ref AKELS023**Site name** Nethershot East**Proposed usage**

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

7.4

Indicative capacity

120

PP Status

Excluded

Transport network. The site slopes to the south and should have a layout that maximise use of solar gain. Red-listed bird species on the site and further assessment on nature conservation might be required.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located across Angraflat Road from existing residential development to the southeast and adjacent to Queen's House. Further agricultural land to the east and north. The site is gently sloping towards the southeast and the existing settlement. Residential development should be limited to two stories to limit visual impact of development on the site.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The adjacent 'Garden and Designed Landscape' at Floors Castle should be considered at design and layout stage.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

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

Landscape summary The site is acceptable in this category due to the gentle slope and relationship to existing residential development. Care must be taken to the surrounding landscape and also to keep in line with the low existing development on the opposite site of Angraflat Road. Lack of any natural feature for the long NW boundary would indicate a need for significant boundary planting to the NW which could well be considered an inefficient use of land. Screening would also be required from the car parking for the racecourse along the eastern site boundary.

Site Ref AKELS023

Site name Nethershot East

Proposed usage

Housing

SDA

Central

Settlement

Kelso

Site area (ha)

7.4

Indicative capacity

120

PP Status

Excluded

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

Road Engineers are not opposed to this site being allocated for residential development. This site forms part of a larger area of land zoned for possible longer term housing (SKELS001) which collectively benefits from good access opportunities both from Angraflat Road (A6098) to the south east and from the minor public road (D79/4) serving Kelso Racecourse. Access from the minor road must not compromise access to the parking area associated with the racecourse and Sunday market. The minor road, which is single track with passing places at present, would require to be upgraded over any length utilised to serve this site.

Any development of this site must allow for vehicular access to, and full connectivity with, the remainder of Site (SKELS001). A challenge will be to give Angraflat Road more of a street feel by the way this site is developed and this will have the benefit of changing a drivers perception of the Angraflat Road so as to impact positively on traffic speeds. A Transport Assessment would be required for this site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

The site would require a master plan to address issues as integration with the existing settlement and development of a high quality development on the northern edge of Kelso. The masterplan needs to consider longer term development in the area. Developer contributions towards education could be required for development on the site. If the site is developed paths through the site would be required. There are no access constraints on the site although improvement works would be required. Local network issues relating to the waste water network in the area are requires to be addressed by developers in order for development to be enabled. A Water Impact Assessment would be required.

Overall assessment**Overall assessment**

Acceptable

Summarised conclusion

The relation to the race course and associated parking needs to be considered as well as the integration with the settlement.

Conclusions

A significant proportion of this site has been put forward for inclusion in the Local Development Plan as a housing allocation with an indicative capacity of 100 units (AKELS021). It is proposed that this

Site Ref AKELS023**Site name** Nethershot East**Proposed usage**

Housing

SDA

Central

Settlement

Kelso

**Site area
(ha)**

7.4

**Indicative
capacity**

120

PP Status

Excluded

would be phase 1 of development at Nethershot however it is not seen as necessary to increase the size of the housing allocation to the extent of AKELS023. The proportion of AKELS023 not allocated for housing within the LDP is identified as part of a new High School site (DKELS001). 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. 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 Ref AKELS016**Site name** Nethershot (east)**Proposed usage**
Long Term Housing**SDA**
Central**Settlement**
Kelso**Site area (ha)**
12.0**Indicative capacity**
100**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints that prevent undertaking further assessment of the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference The site was assessed as part of a larger site during the LPA.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located on the outskirts of Kelso just north of the existig settlement boundary. The site is sloping to the south/southeast. The site has good access to facilities in Kelso and is with in 800 meters of nearest existing bus stop. There is existing development across Angrafat Road. Kelso is included in the Strategic Public Transport network. The site slopes to the south and should have a layout that maximise use of solar gain. Red-listed bird species on the site and further assessment on nature conservation might be required.

Site Ref AKELS016

Site name Nethershot (east)

Proposed usage

Long Term Housing

SDA

Central

Settlement

Kelso

Site area (ha)

12.0

Indicative capacity

100

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located across Angraflat Road from existing residential development to the southeast, agricultural land to the east and north. The site is gently sloping towards the southeast and the existing settlement. Limit residential development to two stories to limit visual impact of development on the site.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The adjacent 'garden and designed landscape' at Floors Castle should be considered at design and layout stage.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

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

Landscape summary The site is acceptable in this category due to the gentle slope and relationship to existing residential development. Care must be taken to the surrounding landscape and also to keep in line with the low existing development on the opposite site of Angraflat Road.

Planning and infrastructure assessment

Site Ref AKELS016

Site name Nethershot (east)

Proposed usage

Long Term Housing

SDA

Central

Settlement

Kelso

Site area (ha)

12.0

Indicative capacity

100

PP Status

Excluded

Physical acces/road capacity

Near a trunk road?

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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

The site is part of the longer term development in the Consolidated Local Plan. Parts of the site is included in AKELS018 which is taken forward as phase 1 of the longer term site in the MIR. This part of the site would require a master plan to address issues such as the relation to the racecourse and the racecourse parking, integration with the existing settlement and development of a high quality development on the northern edge of Kelso. Developer contributions towards education could be required for development on the site. If the site is developed paths through the site would be required. There are no access constraints on the site although improvement works would be required. Local network issues relating to the waste water network in the area are requires to be addressed by developers in order for development to be enabled. Local network investigations are required in order to assess the impact of this development on the wider water network.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The relation to the race course and associated parking needs to be considered as well as the integration with the settlement. The site is being taken forward for a variety of uses under site codes AKELS021, SKELS003 & DKELS001

Conclusions

This site overlaps various sites being taken forward in the LDP. A proportion of this site will be taken forward as phase 1 of development at Nethersho (AKELS021), part for longer term housing development (SKELS004) and a proportion for a High School site (DKELS001). 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. 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.

Site Ref AKELS018**Site name** Nethershot**Proposed usage**
Long Term Housing**SDA**
Central**Settlement**
Kelso**Site area (ha)**
17.0**Indicative capacity**
150**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints that prevent undertaking further assessment of the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

98/00395/OUT Lothian and Borders Cooperative Society Erection of superstore, filling station and car wash - Application refused (part of site). Parts of the site has been assessed for housing previously.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located on the outskirts of Kelso just north of the existing development boundary. The site is sloping to the south/southeast. The site has good access to facilities in Kelso and is within 800 meters of nearest existing bus stop. There is existing development across Angraflat Road. Kelso is included in the Strategic Public Transport network. The site slopes to the south and should have a layout that maximise use of solar gain. Red-listed bird species on the site and further assessment

Site Ref AKELS018**Site name** Nethershot**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Kelso

Site area (ha)

17.0

Indicative capacity

150

PP Status

Excluded

on nature conservation might be required.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located across Angraflat Road from existing residential development to the southeast and adjacent to Queen's House to the south. Further agricultural land to the east and north. The site is gently sloping towards the southeast and the existing settlement. Limit residential development to two stories to limit visual impact of development on the site. The site is made up by fields adjacent to Queen's House and further east, that are gently sloping towards the town.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

Consideration must be taken to the Angraflat Plantation adjacent to Queen's House and southwest of the site. The adjacent 'garden and designed landscape' at Floors Castle should also be considered at design and layout stage. 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. 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 should be implemented. A buffer area is required for additional woodland on southern and western boundary after archaeological valuation is carried out.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

The site slopes gently towards south/ southeast towards existing residential development. Angraflat Plantation terraces are located at the south western part of the site. There are existing hedgerows within the site. Woodland to the southwest.

Site Ref AKELS018

Site name Nethershot

Proposed usage

Long Term Housing

SDA

Central

Settlement

Kelso

Site area (ha)

17.0

Indicative capacity

150

PP Status

Excluded

Landscape summary The site is acceptable in this category due to the gentle slope and relationship to existing residential development. Care must be taken to the surrounding landscape and also to keep in line with the low existing development on the opposite site of Angraflat Road. Buffer area needed for woodland on south boundary (Angraflat plantation) 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 and included in a management scheme.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

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 lie of the land has no vertical constraints. I am not opposed to this land being allocated for residential development.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

If yes, what?

Marketability

Planning and Infrastructure summary The site is part of the longer term development in the Consolidated Local Plan. Parts of the site is included in AKELS016. Developer contributions towards education could be required for development on the site. If the site is developed paths through the site would be required. There are no access constraints on the site although improvement works would be required. Local network issues relating to the waste water network in the area are requires to be addressed by developers in order for development to be enabled. Local network investigations are required in order to assess the impact of this development on the wider water network.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The relation to the race course and associated parking needs to be considered as well as the integration with the settlement.

Site Ref AKELS018**Site name** Nethershot**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Kelso

**Site area
(ha)**

17.0

**Indicative
capacity**

150

PP Status

Excluded

Conclusions

Parts of the site will be taken forward in the Proposed Plan 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 Ref AKELS019**Site name** Hendersyde**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Kelso

Site area (ha)

15.0

Indicative capacity

250

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no initial constraints on the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

The site has previously been considered for housing.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is on the outskirts of Kelso and only limited services available within short walking distance, but a wide range of services and employment opportunities are available within Kelso. Structural planting indicated in Development and Landscape capacity study has been included in the site. Kelso is included in the Strategic Public Transport network. Semi-improved neutral grassland on the site.

Site Ref AKELS019

Site name Hendersyde

Proposed usage

Long Term Housing

SDA

Central

Settlement

Kelso

Site area (ha)

15.0

Indicative capacity

250

PP Status

Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a greenfield site to the north of the development boundary. The site is visible from the north but there is a stone wall along the B6461 and some existing residential buildings to the west that can help minimise impact. The race course is to the west of the site and to the south is a treebelt which includes the entrance to Hendersyde Estate. The tree belt might create a sense of exclusion from the existing settlement. There is further agricultural land to the north of the site. Consideration must be taken to the lodge to the south west of the site that also includes an archaeological record.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

The site is within walking distance to the primary school and residential areas. A woodland link to the existing Eildon site and the school would be requested as and condition on any application. An archaeological evaluation would be required on the middle part of the site since there is a medieval hospital in the area. Associated mitigation measures should be implemented. Consideration would be required on how to connect the site with the existing settlement and an overall approach on how to connect the development to the existing settlement would be required. Stonewalls need to be retained and improved and appropriate visibility and access to be provided in agreement with the Council.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

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 and within the site.

Landscape summary It is required to retain and improve the existing stonewalls and to improve structure planting within the site. The site needs to reflect the surrounding area of wooded and walled areas.

Site Ref AKELS019

Site name Hendersyde

Proposed usage

Long Term Housing

SDA

Central

Settlement

Kelso

Site area (ha)

15.0

Indicative capacity

250

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

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.

Contaminated land

Not applicable

HSE consultation

On site

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

Contributions towards education (Broomlands Primary School) would be required. In relation to the pipelines within the site, initial consultation has taken place with HSE. Further consultation with the Health and Safety Executive is required if a development proposal is developed. Local network issues relating to the waste water network in the area are requires to be addressed by developers in order for development to be enabled. Local network investigations are required in order to assess the impact of this development on the wider water network.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Archaeological valuation required and retention and improvement of stonewall. Planting required to integrate existng wooded and walled area.Pipelines running through the site. The southern part of this site is included in LDP for housing, AKELS022. The remainder of the site is identified as longer term housing, SKELS005.

Conclusions

This is site identified as a potential longer term housing site within the Consolidated Local Plan under site code SKELS002. Part of this site will be taken forward in the Proposed Plan as phase 1 of development at Hendersyde, AKELS022. The remainder of AKELS019 will be taken forward as longer term development, SKELS005. A masterplan would be required for development of the site and

Site Ref AKELS019**Site name** Hendersyde**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Kelso

**Site area
(ha)**

15.0

**Indicative
capacity**

250

PP Status

Excluded

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.

Site Ref SKELS003**Site name** Nethershot West (Longer Term)**Proposed usage**
Long Term Housing**SDA**
Central**Settlement**
Kelso**Site area (ha)**
16.9**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

13/00427/PPP - Mixed use development including housing, site for school, community facilities and associated landscaping, roads and footpaths. The extent of this application covers a significantly larger area than this site - Pending consideration. Parts of the site has been assessed for housing previously.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located on the outskirts of Kelso just north of the existing development boundary. The site is sloping to the south/southeast. The site has good access to facilities in Kelso and is within 800 meters of nearest existing bus stop. There is existing development across Angraflat Road. Kelso is included in the Strategic Public

Site Ref SKELS003**Site name** Nethershot West (Longer Term)**Proposed usage**
Long Term Housing**SDA**
Central**Settlement**
Kelso**Site area (ha)**
16.9**Indicative capacity**
0**PP Status**
Excluded

Transport network. The site slopes to the south and should have a layout that maximise use of solar gain. Red-listed bird species on the site and further assessment on nature conservation might be required.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located across Angraflat Road from existing residential development to the southeast and adjacent to Queen's House to the south. Further agricultural land to the east and north. The site is gently sloping towards the southeast and the existing settlement. Limit residential development to two stories to limit visual impact of development on the site. The site is made up by fields adjacent to Queen's House and further east, that are gently sloping towards the town.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

Consideration must be taken to the Angraflat Plantation adjacent to Queen's House and southwest of the site. The adjacent 'garden and designed landscape' at Floors Castle should also be considered at design and layout stage. 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. 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 should be implemented. A buffer area is required for additional woodland on southern and western boundary after archaeological valuation is carried out.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?
Height constraint
Minor**Slope >12 degrees?**
Slope constraint
Minor**Constrained in Landscape Capacity Study** **Landscape features**

The site slopes gently towards south/ southeast towards existing residential development. Angraflat Plantation terraces are located at the south western part of the site. There are existing hedgerows within the site. Woodland to the southwest.

Site Ref SKELS003**Site name** Nethershot West (Longer Term)**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Kelso

Site area (ha)

16.9

Indicative capacity

0

PP Status

Excluded

Landscape summary The site is acceptable in this category due to the gentle slope and relationship to existing residential development. Care must be taken to the surrounding landscape and also to keep in line with the low existing development on the opposite site of Angraflat Road. Buffer area needed for woodland on south boundary (Angraflat plantation) 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 and included in a management scheme.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Road Engineers are not opposed to this site being allocated for possible longer term residential development, but not in isolation from the adjacent land to the south east. The site forms part of a larger area of land already zoned for possible longer term housing (SKELS001) which collectively benefits from good access opportunities both from Angraflat Road (A6098) to the south east and from the minor public road (D79/4) serving Kelso Racecourse. The minor public road, which is single track with passing places at present, would require to be upgraded over any length utilised to serve this site. Furthermore the junction of this minor road with the A6089 to the west of the site is poor and not suited to serving an increase in traffic without significant upgrading work affecting the land to the north of the site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

This site is part of a site identified as a potential longer term housing site in the Consolidated Local Plan (SKELS001). Part of the site extents into the proposed new High School site (DKELS001). Developer contributions towards education could be required for development on the site. If the site is developed paths through the site would be required. There are no access constraints on the site although improvement works would be required. Local network issues relating to the waste water network in the area are requires to be addressed by developers in order for development to be enabled. Local network investigations are required in order to assess the impact of this development on the wider water network. The site has no risk of fluvial flooding and surface water run-off will be minimal due to the slight gradient the site is on. The site has good access oportunities off Angraflat Road.

Overall assessment

Overall assessment**Summarised conclusion**

Site Ref SKELS003**Site name** Nethershot West (Longer Term)**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Kelso

**Site area
(ha)**

16.9

**Indicative
capacity**

0

PP Status

Excluded

Acceptable

The site is assessed as acceptable for development however the site incorporates the proposed High School site (DKELS001). The remainder of the site will be included in the Proposed Plan as a longer term housing site under site code SKELS004.

Conclusions

This site is part of a site identified as a potential longer term housing site in the Consolidated Local Plan (SKELS001). Part of the site extents into the proposed new High School site (DKELS001) the remainder of the site will be included in the Proposed Plan as a longer term housing site (SKELS004). Developer contributions towards education could be required for development on the site. If the site is developed paths through the site would be required. There are no access constraints on the site although improvement works would be required. Local network issues relating to the waste water network in the area are requires to be addressed by developers in order for development to be enabled. Local network investigations are required in order to assess the impact of this development on the wider water network. The site has no risk of fluvial flooding and surface water run-off will be minimal due to the slight gradient the site is on. The site has good access opportunities off Angraflat Road.

Site Ref ALANT002**Site name** Land east of Lanton village**Proposed usage**

Housing

SDA

Central

Settlement

Lanton

Site area (ha)

1.0

Indicative capacity

5

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Adjacent to site

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Poor

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Lanton has no public services or facilities other than a village hall.
 Biodiversity Risk: Moderate
 Phase 1 habitat (aerial interpretation) improved pasture (B4)
 Field boundaries: Garden ground, mature trees

Site Ref ALANT002**Site name** Land east of Lanton village**Proposed usage**

Housing

SDA

Central

Settlement

Lanton

Site area (ha)

1.0

Indicative capacity

5

PP Status

Excluded

Biological records: amphibian, breeding birds, protected species

Mitigation:

Protect and enhance boundary features .Potential protected species surveys (badger). Enhance hedgerow network,

Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site is located on the eastern part of the village and is seperated from the village predominately by landscaping on perimeter gardens.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

There is some archaeological potential for this LDP. The site sits between two known sites: the site of a pele or bastle to the west, and the site of an enclosure of unknown date to the west. Some archaeological assessment of this site would likely be necessary.

Landscape assessment**NSA**

Not applicable

AGLV

On site

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** The site is part of an open field and there are no noteworthy features on the site.**Landscape summary** The site is part of an open field and there are no noteworthy features on the site.

Site Ref ALANT002**Site name** Land east of Lanton village**Proposed usage**

Housing

SDA

Central

Settlement

Lanton

Site area (ha)

1.0

Indicative capacity

5

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Road Engineers would not be prepared to recommend this site for development. It would not be in keeping with the existing linear nature of the village and could only be served by a single access where visibility is not ideal.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary There are access issues in terms of ensuring an acceptable visibility splay.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

There are access issues associated with the site as well as archaeological and biodiversity issues to be addressed. There are more appropriate sites available within the Central Strategic Development Area.

Conclusions

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.

Site Ref AMELR006**Site name** Land at Quarry Hill**Proposed usage**

Housing

SDA

Central

Settlement

Melrose

Site area (ha)

5.8

Indicative capacity

53

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial stage

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area**Planning history reference**

The land in question has been considered previously as part of the LP and LPA process

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

The site has good access to local services and facilities in the settlement. It has good access to employment particularly in Galashiels, 4 miles or less than 15 minutes drive away. This is because the settlement is on the A6091(T) which is also part of the strategic public transport network. The following should be taken into consideration at planning application stage: the burn to the north west and trees on western boundary.

Site Ref AMELR006

Site name Land at Quarry Hill

Proposed usage
HousingSDA
CentralSettlement
MelroseSite area
(ha)
5.8Indicative
capacity
53PP Status
Excluded**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The lower lying site to the south of Chiefswood Road is physically separated from Melrose by woodland. The site on the north east side of Chiefswood Road does not relate to Melrose when viewed from the public road.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The lower lying site to the south of Chiefswood Road is physically separated from Melrose by woodland. The site on the north east side of Chiefswood Road does not relate to Melrose when viewed from the public road.

Landscape assessment**NSA**

On/adjacent to site

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint****Slope >12 degrees?****Slope constraint****Constrained in Landscape Capacity Study**

Landscape features The land in question is steep and prominent from Chiefswood Road

Landscape summary The land in question is steep and prominent from Chiefswood Road and is in the NSA. The land north east of Chiefswood Road is constrained within the Landscape Capacity Steading

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

Site Ref AMELR006**Site name** Land at Quarry Hill**Proposed usage**

Housing

SDA

Central

Settlement

Melrose

Site area (ha)

5.8

Indicative capacity

53

PP Status

Excluded

The steepness of the hill on the site to the south west of Chiefswood Road is an access constraint. Issues to be addressed regarding congestion on the approach roads and the ability to accommodate further traffic

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary

The steepness of the hill on the site to the south west of Chiefswood Road is an access constraint. Issues to be addressed regarding congestion on the approach roads and the ability to accommodate further traffic

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

Land has been considered previously and is not appropriate due to its impact on this sensitive landscape.

Conclusions

This land in question was the subject of an objection at the 2006 Local Plan Inquiry and was considered as part of the Local Plan Amendment 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.

Site Ref AMELR007**Site name** South Croft (Larger)**Proposed usage**
Housing**SDA**
Central**Settlement**
Melrose**Site area (ha)**
1.2**Indicative capacity**
25**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Adjacent to site

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference The site has been considered previously as part of the LP and LPA processes.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site has good access to local services and facilities in the settlement. It has good access to employment particularly in Galashiels, 4 miles or less than 15 minutes drive away. This is because the settlement is on the A6091(T) which is also part of the strategic public transport network. The following should be taken into consideration at planning application stage: the burn to the north west and trees on western boundary.

Site Ref AMELR007

Site name South Croft (Larger)

Proposed usage

Housing

SDA

Central

Settlement

Melrose

Site area (ha)

1.2

Indicative capacity

25

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This site was part of a larger site that was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters assessment was that one reason why the larger site should not be developed was the adverse impact on the setting of the settlement. In addition the Local Plan Settlement Profile identifies the sensitivity of this area of the settlement and that no further development is anticipated there.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

This site was part of a larger site that was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters assessment was that one reason why the larger site should not be developed was the adverse impact on the setting of the settlement. In addition the Local Plan Settlement Profile identifies the sensitivity of this area of the settlement and that no further development is anticipated there.

Landscape assessment**NSA**

On/adjacent to site

AGLV

Not applicable

Landscape designation

Major

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site is located immediately to the east of Dingleton road and is currently part of a field which slopes upwards towards the south east

Landscape summary This site was submitted as part of the LPA process and is part of a larger site which was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters assessment was that the larger site should not be developed because of the adverse impact on the National Scenic Area. The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site. These include structural tree planting along the south eastern boundary to contain the site. The study notes that development of this small site offers the opportunity to establish extensive woodland to create a robust woodland edge to the settlement.

Site Ref AMELR007

Site name South Croft (Larger)

Proposed usage

Housing

SDA

Central

Settlement

Melrose

Site area (ha)

1.2

Indicative capacity

25

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacityNear a trunk road?

There is no suitable means of access to serve any significant level of residential development on this site. That said it may be possible to upgrade the private access serving Eildon Burn Cottage off Dingleton Road to an extent that it could possibly serve a maximum of two new dwellinghouses.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary There are access issues to the site to be addressed

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Site has been considered previously and is not appropriate due to its impact on this sensitive landscape.

Conclusions

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. The sensitivity of the landscape was debated at the Local Plan Public Inquiry in 2006 and via the Local Plan Amendment and it is considered development on this land is inappropriate due to its adverse affect on the landscape.

Site Ref AMELR008**Site name** Land at Dingleton Mains**Proposed usage**

Housing

SDA

Central

Settlement

Melrose

Site area (ha)

3.7

Indicative capacity

65

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues to be addressed at this stage

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

The site has good access to local services and facilities in the settlement. It has good access to employment particularly in Galashiels, 4 miles or less than 15 minutes drive away. This is because the settlement is on the A6091(T) which is also part of the strategic public transport network. The following should be taken into consideration at planning application stage: the burn to the north west and trees on western boundary.

Site Ref AMELR008

Site name Land at Dingleton Mains

Proposed usage
HousingSDA
CentralSettlement
MelroseSite area
(ha)
3.7Indicative
capacity
65PP Status
Excluded**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters assessment was that one reason why the site should not be developed was the adverse impact on the setting of the settlement. In addition the Settlement Profile identifies the sensitivity of this area of the settlement and that no further development is anticipated there.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters assessment was that one reason why the site should not be developed was the adverse impact on the setting of the settlement. In addition the Settlement Profile identifies the sensitivity of this area of the settlement and that no further development is anticipated there.

Landscape assessment**NSA**

On/adjacent to site

AGLV

Not applicable

Landscape designation

Major

General amenity

Good

Altitude >200m?**Height constraint****Slope >12 degrees?****Slope constraint****Constrained in Landscape Capacity Study**

Landscape features The site is part of a sloping open field which is located on the lower parts of the Eildon Hills.

Landscape summary This site was the subject of an objection at the 2006 Local Plan Inquiry and was considered again as part of the LPA. At the LPA the Reporters assessment was that one reason why the site should not be developed was the adverse impact on the National Scenic Area. Development is severely constrained by the visual impact which development would have on the lower slopes of the Eildon Hills, which are a focal point for the National Scenic Area and already appear to be slightly "hemmed in" by encroaching development. In addition, development is further constrained by steeper slopes and the general robustness of the settlement edge, which is largely supplemented by woodland.

Site Ref AMELR008

Site name Land at Dingleton Mains

Proposed usage
HousingSDA
CentralSettlement
MelroseSite area
(ha)
3.7Indicative
capacity
65PP Status
Excluded

Planning and infrastructure assessment

Physical acces/road capacityNear a trunk road?

There is no suitable means of access to serve any significant level of residential development on this site. That said it may be possible to upgrade the private access serving Eildon Burn Cottage off Dingleton Road to an extent that it could possibly serve a maximum of two new dwellinghouses.

Contaminated land**HSE consultation****Water supply****Sewerage**

Not applicable

Not applicable

Limited

Limited

Education provision**Primary school capacity****Secondary school capacity****Right of way****TPOs**

Average

Limited

Limited

Adjacent to site

Not applicable

Land use allocations**If yes, what?****Marketability**

Not applicable

Planning and Infrastructure summary There are access issues to be addressed

Overall assessment

Overall assessment**Summarised conclusion**

Unacceptable

Site has been considered previously and is not appropriate due to its impact on this sensitive landscape.

Conclusions

This site was the subject of an objection at the 2006 Local Plan Inquiry and was considered as part of the Local Plan Amendment 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.

Site Ref AMELR009**Site name** Quarry Hill / Chiefswood Road**Proposed usage**
Housing**SDA**
Central**Settlement**
Melrose**Site area (ha)**
12.3**Indicative capacity**
180**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

The settlement is in the Primary Hub. The site has no constraints of this type.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

The site has good access to local services and facilities in the settlement. It has good access to employment particularly in Galashiels, 4 miles or less than 15 minutes drive away. This is because the settlement is on the A6091(T) which is also part of the strategic public transport network.

Site Ref AMELR009**Site name** Quarry Hill / Chiefswood Road**Proposed usage**

Housing

SDA

Central

Settlement

Melrose

Site area (ha)

12.3

Indicative capacity

180

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters assessment was that one reason why the site should not be developed was the adverse impact on the setting of the settlement. In addition the Local Plan Settlement Profile identifies that due to the sensitivity of the settlement no areas for longer term expansion were identified.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

This site was the subject of an objection at the 2006 Local Plan Inquiry and was considered as part of the LPA. The Reporters assessment at the Inquiry was that one reason why the site should not be developed was the adverse impact on the setting of the settlement. In addition the Local Plan Settlement Profile identifies that due to the sensitivity of the settlement no areas for longer term expansion were identified.

Landscape assessment**NSA**

On/adjacent to site

AGLV

Not applicable

Landscape designation

Major

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

This site was the subject of an objection at the 2006 Local Plan Inquiry and the LPA. The Reporters assessment at the Inquiry was that one reason why the site should not be developed was the adverse impact on the National Scenic Area and the Abbotsford Garden and Designed Landscape. The site was identified as constrained in the Landscape Capacity Study for the following reasons: the high visibility and general prominence of the Quarry Hill, which contributes to the visual composition of views to the Eildon Hills; It would breach the containing ridges which provide visual containment, reinforce the settlement edge and shelter the settlement from westerly winds. In addition the upper slopes of this hill are particularly open and exposed, limiting its attractiveness for settlement.

Landscape summary

This site was the subject of an objection at the 2006 Local Plan Inquiry and via the LPA process. The Reporters assessment at the Inquiry was that one reason why the site should not be developed was the adverse impact on the National Scenic Area and the Abbotsford Garden and Designed Landscape. The site was identified as constrained in the Landscape Capacity Study for the following reasons: the high visibility and general prominence of the Quarry Hill which contributes to the visual composition of views to the Eildon Hills; it would breach the containing ridges which provide visual containment, reinforce the settlement edge and shelter the settlement from westerly winds. In addition the upper slopes of this hill are particularly open and exposed, limiting its attractiveness for settlement.

Site Ref AMELR009

Site name Quarry Hill / Chiefswood Road

Proposed usage

Housing

SDA

Central

Settlement

Melrose

Site area (ha)

12.3

Indicative capacity

180

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacityNear a trunk road?

Vehicular and pedestrian access to the site is likely to be from the B6359 via a side road or from the A6091 via the narrow, winding streets of Darnick. However it unlikely that additional traffic on the B6359 from the site would be supported as the B road is congested as it approaches Melrose Square and Darnick is congested.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary

Vehicular and pedestrian access to the site is likely to be from the B6359 via a side road or from the A6091 via the narrow, winding streets of Darnick. However it unlikely that additional traffic on the B6359 from the site would be supported as the B road is congested as it approaches Melrose Square and Darnick is congested. The forecasts for Earlston High school and Melrose Grammar School are for their rolls to rise above capacity. The Melrose sewerage capacity at 25.4.07 was 348 units. However current Local Plan housing allocations and planning permissions in Melrose and Darnick are likely to use much of this capacity. Therefore the sewerage works could need to be upgraded to accommodate this site. The site has good access to local services and facilities in the settlement. It has good access to employment particularly in Galashiels, 4 miles or less than 15 minutes drive away. This is because the settlement is on the A6091(T) which is also part of the strategic public transport network.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

This site was the subject of an objection at the 2006 Local Plan Inquiry and the LPA process. 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.

Conclusions

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

Site Ref AMELR009

Site name Quarry Hill / Chiefswood Road

Proposed usage

Housing

SDA

Central

Settlement

Melrose

**Site area
(ha)**

12.3

**Indicative
capacity**

180

PP Status

Excluded

landscape of the National Scenic Area and the setting of the settlement.

Site Ref AMELR010**Site name** Waverley Road**Proposed usage**
Housing**SDA**
Central**Settlement**
Melrose**Site area (ha)**
0.6**Indicative capacity**
6**PP Status**
Excluded**Initial assessment****Floodrisk**

1:100

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Major**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

The site is within a 1:100 flood risk area. The site is also adjacent to the River Tweed SAC and SSSI. It should also be noted that the site is located within an area subject to Local Plan Policy EP3 Countryside Around Towns which aims to ensure that the high quality living environment is protected and enhanced and that this area is not subject to piecemeal development that detracts from the area's outstanding biodiversity, landscape, historical and recreational context.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference N/A**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

South

Waverley line contribution required?

Site Ref AMELR010**Site name** Waverley Road**Proposed usage**

Housing

SDA

Central

Settlement

Melrose

Site area (ha)

0.6

Indicative capacity

6

PP Status

Excluded

Accessibility and sustainability summary

The site has major biodiversity risk due to potential impacts upon SAC. The site has Phase 1 habitat, improved grassland (B4), broadleaved parkland/scattered trees (A3.1) (possibly semi-improved neutral grassland). In respect of biodiversity, there should be no adverse effects on River Tweed SAC/SSSI and the hydrological floodplain should be avoided. Potential protected species interest - badger, breeding birds. Site clearance outside breeding bird season.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This site forms part of a larger site which was rejected allocation during the process of the Scottish Borders Local Plan 2006. The site is located on land subject to Countryside Around Towns policy, which aims to prevent piecemeal development, which would detract from the area's environment, and to avoid coalescence of settlements, thereby retaining their individual identity.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

This site forms part of a larger site which was rejected allocation during the process of the Scottish Borders Local Plan 2006. The site is located on land subject to Countryside Around Towns policy, which aims to prevent piecemeal development, which would detract from the area's environment, and to avoid coalescence of settlements, thereby retaining their individual identity.

Landscape assessment**NSA**

On/adjacent to site

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

Eildon and Leaderfoot National Scenic Area. There are two relatively mature trees within the site and the northern and southern boundaries are defined by existing vegetation.

Landscape summary

The site is subject to the Countryside Around Towns policy which in essence prevents residential development on the land. The area is constrained by the need to maintain space between the settlements of Darnick and Melrose, if their individual identity is to be retained. Settlement is generally associated with higher ground, with a very distinct pattern of undeveloped low lying land separating villages located on slightly elevated land on this south side of the Tweed which creates a distinctive

Site Ref AMELR010**Site name** Waverley Road**Proposed usage**

Housing

SDA

Central

Settlement

Melrose

Site area (ha)

0.6

Indicative capacity

6

PP Status

Excluded

character. The site in question contributes to this overall space. The character of the setting of the River Tweed is enhanced by the fine parkland north of Waverley Road (including the site in question) and the integrity of its secluded context would be lost if development extended into this parkland. The site is also located within the National Scenic Area. The space between the settlements also allows views out to the Eildons which emphasises the wider setting and rural character of the area.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Vehicular access would have to be via the side road, i.e. the minor public road known as 'Laundry Corner'. The junction off the side road with the B6374 (Waverley Road) is somewhat constrained and so would limit the development of the site to two or three houses served by private accesses directly onto the side road. Ideally the public road junction would be slightly improved, to facilitate the ability of two cars to pass, as part of any development of this site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

On site

If yes, what?

EP3 - Prevention of Settlement

Marketability

Good

Planning and Infrastructure summary

The site has access constraints which would limit the level of development to two or three houses. A Right of Way runs along the northern boundary of the site and passes over the eastern tip of the site. Although not protected by TPO, there are existing trees along the northern and southern boundaries of the site as well as two relatively mature trees within the site. The site is subject to the Countryside Around Towns policy which would preclude any development on this site. The site has good access to local services and facilities in the settlement. It has good access to employment particularly in Galashiels, 4 miles or less than 15 minutes drive away. This is because the settlement is on the A6091(T) which is also part of the strategic public transport network.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is subject to flooding, biodiversity and landscape constraints. Site subject to Countryside Around Towns Policy which resists development.

Conclusions

Site Ref AMELR010**Site name** Waverley Road**Proposed usage**

Housing

SDA

Central

Settlement

Melrose

**Site area
(ha)**

0.6

**Indicative
capacity**

6

PP Status

Excluded

Whilst the site has some positive sustainability attributes, in particular it's proximity to key services in the town, the site is subject to flooding, biodiversity and landscape constraints. The site is located on land subject to Countryside Around Towns policy, which aims to prevent piecemeal development, which would detract from the area's environment, and to avoid coalescence of settlements, thereby retaining their individual identity. The area is constrained by the need to maintain space between the settlements of Darnick and Melrose, if their individual identity is to be retained.

Site Ref SBMID001**Site name** Settlement Boundary Amendment**Proposed usage**
Development Boundary**SDA**
Central**Settlement**
Midlem**Site area (ha)**
0.0**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

00/00807/OUT - Outline planning application for erection of dwellinghouse refused in February 2001 for the following reason: In the interests of road safety in that visibility from the proposed access is inadequate and is not capable of being improved to the appropriate standard. It should be noted that since this site assessment was undertaken, a PPP application has been submitted (28 October 2013) for the erection of a dwellinghouse on this site, this is currently pending consideration (13/01208/PPP).

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref SBMID001

Site name Settlement Boundary Amendment

Proposed usage
Development Boundary

SDA
Central

Settlement
Midlem

Site area
(ha)
0.0

Indicative
capacity
0

PP Status
Excluded

Accessibility and sustainability summary

The site is a south facing site, but has limited access to services and employment.

Local impact and integration assessment

Conservation area

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Although the site adjoins the existing settlement boundary, the proposed boundary does not follow any distinct physical or natural features on the ground and is not therefore regarded as a logical extension of the settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site would potentially accommodate a single dwellinghouse, however, a dwellinghouse on the site would not relate well to the generally linear form of the village.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

A medieval boundary path forms the western boundary of the site with mature tree cover on the western edge of the path. The southern boundary is a large agricultural shed with further sheds adjoining to the south.

Landscape summary

The small site has little landscape feature and to some extent is semi-derelict in nature due to the redundant farm buildings to the south.

Planning and infrastructure assessment

Site Ref SBMID001**Site name** Settlement Boundary Amendment**Proposed usage**
Development Boundary**SDA**
Central**Settlement**
Midlem**Site area (ha)**
0.0**Indicative capacity**
0**PP Status**
Excluded**Physical acces/road capacity****Near a trunk road?**

There have been no objections to this proposed amendment from the Roads Planning Team.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary Investigation of water supply and sewerage treatment would be required.**Overall assessment****Overall assessment**

Doubtful

Summarised conclusion

The proposed boundary would not follow any natural boundary features on the ground.

Conclusions

The owners contend that the amended settlement boundary would follow a more natural and coherent line and that it would allow for the erection of a dwellinghouse on this gap site. There is, however, no natural boundary definition along the northern boundary. It is not therefore considered appropriate to amend the settlement boundary at this location.

Site Ref SNENT001**Site name** Land north west of Primary School**Proposed usage**
Long Term Housing**SDA**
Central**Settlement**
Nenthorn**Site area (ha)**
1.4**Indicative capacity**
6**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference 06/01397/OUT - Erection of four dwellinghouses - Refused**Accessibility and sustainability assessment****Access to public transport**

Poor

Access to employment

Limited

Access to services

Poor

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Nenthorn is a small hamlet in a remote location with poor public services.

Biodiversity Risk: Minor

Phase 1 habitat (aerial interpretation) arable field J1.1

Site Ref SNENT001**Site name** Land north west of Primary School**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Nenthorn

Site area (ha)

1.4

Indicative capacity

6

PP Status

Excluded

Field boundaries: Grass margins
 Biological records: amphibian, breeding birds, protected species
 Mitigation:
 Protect and enhance boundary features . Enhance hedgerow network,
 Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site located to the extreme northern part of Nenthorn and is bounded from the built up area by existing post and wire fencing and a hedgerow along the perimeter of adjoining garden ground. It is bounded to the east by the A6089.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The site is an open field which is quite prominent from the A6089 which is located to the eastern part of the site. It is bounded from the built up area by existing post and wire fencing and a hedgerow along the perimeter of adjoining garden ground. There are potential archaeological implications for this proposal. The site is near the Scheduled Monument enclosing much of the medieval village of Nenthorn. To what extent this village extended beyond the Scheduled area is unknown. Some archaeological assessment may be necessary.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** The site is an open field with boundary hedging and post and wire fencing.**Landscape summary** There are no significant landscape features on the site which is bounded by hedging and post and wire fencing.

Site Ref SNENT001**Site name** Land north west of Primary School**Proposed usage**

Long Term Housing

SDA

Central

Settlement

Nenthorn

Site area (ha)

1.4

Indicative capacity

6

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

I would not be prepared to support this site if it resulted in another access onto the A6089. Any development of the site should be accessed via the access approved for the adjoining site. Due to the number of dwellings already approved, any further development would require a public road and this may not be desirable at this location due to the urbanisation associated with a public road.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

There are considerable roads issues in terms of access regarding this proposal which may be problematic to resolve. Earlston High School attracts contributions.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

It is not considered appropriate to create a development boundary around the small hamlet of Nenthorn & proposals should be tested by the Housing in the Countryside policy.

Conclusions

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.

Site Ref SBNEWS00**Site name** Land at Rothesay Cottage**Proposed usage**
Development Boundary**SDA**
Central**Settlement**
Newstead**Site area (ha)**
0.3**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Moderate**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no main issues at this initial assessment stage

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site has good access to local services and facilities in Melrose, one mile or less than 15 minutes drive away. It has good access to employment particularly in Galashiels, 6 miles or less than 15 minutes drive away. This is because the settlement is on the A6091(T) which is also part of the strategic public transport network.

Site Ref SBNEWS00**Site name** Land at Rothestay Cottage**Proposed usage**
Development Boundary**SDA**
Central**Settlement**
Newstead**Site area (ha)**
0.3**Indicative capacity**
0**PP Status**
Excluded**Local impact and integration assessment****Conservation area**

On/adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape**Ancient woodland inventory**

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is currently within the village development boundary and is an appropriate and logical inclusion within it.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The site is currently within the village development boundary and is an appropriate and logical inclusion within it.

Landscape assessment**NSA**

On/adjacent to site

AGLV

Not applicable

Landscape designation

Major

General amenity

Good

Altitude >200m?**Height constraint****Slope >12 degrees?****Slope constraint****Constrained in Landscape Capacity Study** **Landscape features** No issues**Landscape summary** No issues**Planning and infrastructure assessment****Physical acces/road capacity**

Means of access could be resolved, albeit possibly via third party land owners

Near a trunk road?

Site Ref SBNEWS00**Site name** Land at Rothesay Cottage**Proposed usage**
Development Boundary**SDA**
Central**Settlement**
Newstead**Site area (ha)**
0.3**Indicative capacity**
0**PP Status**
Excluded**Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary There are not considered to be insurmountable issues. Means of access could be resolved, albeit possibly via third party land owners**Overall assessment****Overall assessment**

Acceptable

Summarised conclusion

The site should remain within the development boundary.

Conclusions

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.

Site Ref ANEWS004**Site name** Land east of Newstead**Proposed usage**

Housing

SDA

Central

Settlement

Newstead

Site area (ha)

0.5

Indicative capacity

10

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Site located within the Central Strategic Development Area.

Initial assessment summary

No initial constraints although it should be noted that the site is located within an area subject to Local Plan Policy EP3 Countryside Around Towns which aims to ensure that the high quality living environment is protected and enhanced and that this area is not subject to piecemeal development that detracts from the area's outstanding biodiversity, landscape, historical and recreational context.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

The land in question has been considered previously as part of the Local Plan process (site code ENS2).

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref ANEWS004**Site name** Land east of Newstead**Proposed usage**

Housing

SDA

Central

Settlement

Newstead

Site area (ha)

0.5

Indicative capacity

10

PP Status

Excluded

Accessibility and sustainability summary

The site has good access to local services and facilities in Melrose, one mile or less than 15 minutes drive away. It has good access to employment particularly in Galashiels, 6 miles or less than 15 minutes drive away. This is because the settlement is on the A6091(T) which is also part of the strategic public transport network.

Local impact and integration assessment**Conservation area**

Adjacent to site

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This is an area of gently sloping land located adjacent to Schedule Ancient Monuments to the east at Trimontium. In order to retain a visual link between the village and the historic land at Trimontium, it is considered that development on this site should be resisted. The site is located on land subject to Countryside Around Towns policy, which aims to prevent piecemeal development, which would detract from the environment of the area, and to avoid coalescence of settlements, thereby retaining their individual identity.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is on gently sloping land which provides an open visual link between the village and the surrounding Trimontium Fort. The site is considered to form part of the character of the village, where development should be resisted.

Landscape assessment**NSA**

On/adjacent to site

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site is gently sloping. The northern and southern boundaries are defined by a well established hedge. The eastern boundary is undefined.

Landscape summary The area is gently sloping land should remain undeveloped in order to maintain good visual links between the existing village of Newstead and the sites of Roman historic interest to the east.

Site Ref ANEWS004

Site name Land east of Newstead

Proposed usage
Housing

SDA
Central

Settlement
Newstead

Site area (ha)
0.5

Indicative capacity
10

PP Status
Excluded

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

The site benefits from easy access to the trunk road network, has good public transport provision and affords ample opportunity for pedestrian/cyclist connectivity and so performs well from a transport perspective.

Direct vehicular access to the B6361 would be a concern, due to the speed of traffic approaching the village from the A68, unless a more urban feel to that road could be created so as to impact positively on traffic speeds. Vehicular access is achievable from the public road bounding the site on the north west side though the issue of parked cars on that road in association with the health service offices would have to be addressed.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

On site

If yes, what?

EP3 - Prevention of Settlement

Marketability

Good

Planning and Infrastructure summary No major constraints.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Development of the site would have an adverse impact upon character of village and would result in loss of visual link between village and fort.

Conclusions

The site is on gently sloping land which provides an open visual link between the village and the surrounding Trimontium Fort. The site is considered to form part of the character of the village, where development should be resisted. It is considered that there are more appropriate and less contentious sites options within the Central area.

Site Ref MNEWT002**Site name** Proposed expansion NSB West**Proposed usage**
Mixed Use**SDA**
Central**Settlement**
Newtown St Boswells**Site area (ha)**
52.7**Indicative capacity**
900**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located in the Central Borders Strategic Development Area and adjacent to the planned expansion of Newtown St Boswells.

Initial assessment summary

There are no initial constraints on this site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference There is no planning history on the site.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

There is a moderate risk in terms of biodiversity. The key issues are that any impacts on River Tweed SAC/SSSI needs to be mitigated, protect boundary features. The Glenburnie burn on northern boundary drains into River Tweed SAC and there are breeding birds. Bowden Glen Local Wildlife Site is located 160m to south. The site is arable field with boundary mixed plantation on west and north boundaries, hedgerows and hedgeline trees. TWIC records- stock pigeon, common whitethroat in site. Core Path 209 passes through the site. Right of Way BE181 passes to the east of the site. This site would impact upon these routes as there would be a loss of

Site Ref MNEWT002**Site name** Proposed expansion NSB West**Proposed usage**

Mixed Use

SDA

Central

Settlement

Newtown St Boswells

Site area (ha)

52.7

Indicative capacity

900

PP Status

Excluded

amenity and recreational value. Should any development take place public off road pathways should be developed to access the wider path network and the existing route(s) should be safeguarded from development by maintaining and enhancing green corridors along these routes to the satisfaction of the Access Team. In addition developer contribution would be requested for the development, maintenance and promotion of the local path network.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located to the west of Newtown St Boswells and directly to the west of the planned expansion of Newtown St Boswells. Development of the site would be stretching into the field dividing Bowden and Newtown St Boswells expansion.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

There are cropmarks listed by the RCAHMS adjacent to this site. It is likely that they extend into the site. These are of unknown date and function and would require further evaluation prior to development.

Landscape assessment**NSA**

On site

AGLV

Not applicable

Landscape designation

Major

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** There are field boundaries within the site.**Landscape summary** The suggested site is included in the NSA. The site would have unnecessary and adverse impact on the NSA.**Planning and infrastructure assessment**

Site Ref MNEWT002

Site name Proposed expansion NSB West

Proposed usage

Mixed Use

SDA

Central

Settlement

Newtown St Boswells

Site area (ha)

52.7

Indicative capacity

900

PP Status

Excluded

Physical acces/road capacity**Near a trunk road?**

The expansion of Newtown St Boswells, as identified in the Finalised version of the Local Plan Amendment, is logical, realistic and workable in terms of how it can merge with the existing road infrastructure and in terms of how it relates to the existing village core. This proposal fails on both accounts and the land should not be zoned for housing.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

No

Sewerage

No

Education provision

Poor

Primary school capacity

No

Secondary school capacity

No

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations**If yes, what?****Marketability**

Average

Planning and Infrastructure summary

A 58 hectare site has already been allocated for 900 houses in Newtown and an outline application has been approved (subject to conditions and legal agreement) for the expansion site. The proposed local plan site is a similar size with the potential for a similar number of units which would vastly increase the size of the town. The proposed site does not relate well to the existing or expanded settlement, with the boundary defined by roads rather than land contours or the existing settlement. Lengthy discussions have taken place with the developers of the Newtown expansion to create a landscape framework for the development and a considerable amount of structure planting in relation to the expansion area will be contained within this proposed local plan site. The site is also in the National Scenic Area and highly visible from the Eildons. If any development took place it may require review of size of primary school and impact on secondary school provision. Contributions will be sought to primary and highly likely to trigger request for secondary provision. There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints. Economic Development: The scale of this is inappropriate to the incremental development of Newtown and is extremely premature. This would appear to take the village development in the wrong direction to where other development is proposed.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

Unnecessary impact on NSA. The site would mean that the area around Newtown St Boswells would be overdeveloped.

Conclusions

The site is seen as unacceptable for development as the site is putting unnecessary pressure on the 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.

Site Ref ANISB001**Site name** Land to the south of Nisbet**Proposed usage**

Housing

SDA

Central

Settlement

Nisbet

Site area (ha)

1.1

Indicative capacity

8

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

The extreme northern edge of the site is within 1 in 200yr flood envelope of unnamed burn running through the settlement but this burn is culverted most of way in village. Topographical survey recommended to assess flood risk from River Teviot and extent of developable ground. Assessment of flooding from road runoff, blocked culverts or overland flow also recommended. No major issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

There is no planning history on this site.

Accessibility and sustainability assessment**Access to public transport**

Poor

Access to employment

Limited

Access to services

Poor

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref ANISB001**Site name** Land to the south of Nisbet**Proposed usage**

Housing

SDA

Central

Settlement

Nisbet

Site area (ha)

1.1

Indicative capacity

8

PP Status

Excluded

Accessibility and sustainability summary

Nisbet is located in a fairly remote, rural location with no public facilities and limited services.

Biodiversity Risk: Minor

River Tweed SAC/SSSI (River Teviot) 200m to south (south of dismantled railway-unlikely to be drainage connection)).

Phase 1 habitat (aerial interpretation) Improved pasture (B4)

Field boundaries: Garden ground, mature trees

Biological records: breeding birds, protected species

Mitigation:

Protect and enhance boundary features. Retain mature trees. Enhance hedgerow network,

Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment**Conservation area**

On site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located on the southern side of the village's development boundary and is currently an open field. Land to the south-west has been granted planning consent for 17 units which is now complete. Land to the south and east is open farmland. The site partially lies in the Conservation Area.

Care will be need to establish boundaries for any development.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The site is located on the southern site of the village's development boundary and is currently an open field. Land to the south-west has been granted planning consent for 17 units which is now complete. Land to the south and east is open farmland. There are no particularly strong or definitive landscaping features on the mutual boundary with the current built up area as these boundaries are predominantly post and wire fencing and newly formed garden hedgerows. The LDP site is within an area where medieval archaeology associated with the village of Nisbet should be expected. Archaeological evaluation will be necessary. The site partially lies in the proposed Conservation Area.

Care will be need to establish boundaries for any development.

Site Ref ANISB001**Site name** Land to the south of Nisbet**Proposed usage**
Housing**SDA**
Central**Settlement**
Nisbet**Site area (ha)**
1.1**Indicative capacity**
8**PP Status**
Excluded**Landscape assessment****NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** The site is an open field with predominantly post and wire fencing on the boundary.**Landscape summary** The site is an open field with predominantly post and wire fencing on the boundary.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

Road Engineers have road safety concerns regarding the suitability of the junction of the minor public road and the B6400 to the west of this site. This is due to the restricted visibility available to drivers wishing to turn right off the B6400 into the minor road.

The site could cater for a level of development which would require a public road but this may not be desirable at this location due to the urbanisation this would bring with it. A more suitable level of development would be road side dwellings in keeping with the existing form of the village.

Contaminated land

On/adjacent to site

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary There are considerable issues in terms of road safety in the vicinity of the site which the proposal will exacerbate. Two quarries were previously recorded on site. Both of which appear to have been infilled.

Site Ref ANISB001**Site name** Land to the south of Nisbet**Proposed usage**

Housing

SDA

Central

Settlement

Nisbet

**Site area
(ha)**

1.1

**Indicative
capacity**

8

PP Status

Excluded

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

The hamlet has recently had a considerable housing development built within it in relation to its size. It is not considered desirable to allocate further housing land in Nisbet at this point in time.

Conclusions

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.

Site Ref ANISB002**Site name** East of Nisbet**Proposed usage**
Housing**SDA**
Central**Settlement**
Nisbet**Site area (ha)**
0.3**Indicative capacity**
5**PP Status**
Excluded**Initial assessment****Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

The extreme northern edge of the site is within 1 in 200 year flood envelope of unnamed burn running through the settlement but this burn is culverted most of way in village. Topographical survey recommended to assess flood risk from River Teviot and extent of developable ground. Assessment of flooding from road runoff, blocked culverts or overland flow also recommended. No major issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference There is no planning history on this site.**Accessibility and sustainability assessment****Access to public transport**

Poor

Access to employment

Limited

Access to services

Poor

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref ANISB002

Site name East of Nisbet

Proposed usage

Housing

SDA

Central

Settlement

Nisbet

Site area (ha)

0.3

Indicative capacity

5

PP Status

Excluded

Accessibility and sustainability summary

Nisbet is located in a fairly remote, rural location with no public facilities and limited services.

Biodiversity Risk: Minor

River Tweed SAC/SSSI (River Teviot) 200m to south (south of dismantled railway-unlikely to be drainage connection)).

Phase 1 habitat (aerial interpretation) Improved pasture (B4)

Field boundaries: Garden ground, mature trees

Biological records: breeding birds, protected species

Mitigation:

Protect and enhance boundary features. Retain mature trees. Enhance hedgerow network,

Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment**Conservation area**

On site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located outwith the development boundary and is currently grassland used for horses. The site lies within the Conservation Area. To the south of the site there has been a recent housing development of 17 units at West Nesbit Farm which is now complete. The main village road runs along the northern site boundary, there are existing residential properties to the east and west of the site. The site is partially contained by a small landscape ridge to the south, beyond this land to the south and east is open farmland.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The site is located outwith the development boundary of Nisbet and is currently grassland used for horses, the site lies within the Conservation Area. To the south of the site there has been a recent housing development of 17 units at West Nesbit Farm which is now complete. Land to the south and east is open farmland. There are no particularly strong or definitive landscaping features, there is a small landscape ridge to the south and existing boundaries consist of post and rail/wire fencing with some existing trees to the west. The site is within an area where medieval archaeology associated with the village of Nisbet should be expected. Archaeological evaluation will be necessary. The site also lies within the Conservation Area. Care will be need to establish boundaries for any development.

Site Ref ANISB002**Site name** East of Nisbet**Proposed usage**
Housing**SDA**
Central**Settlement**
Nisbet**Site area (ha)**
0.3**Indicative capacity**
5**PP Status**
Excluded**Landscape assessment****NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** The site is an open field with predominantly post and wire/rail fencing along the boundary.**Landscape summary** The site is an open field with predominantly post and wire/rail fencing along the boundary.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

Road Engineers have road safety concerns regarding the suitability of the junction of the minor public road and the B6400 to the west of this site. This is due to the restricted visibility available to drivers wishing to turn right off the B6400 into the minor road.

The site could cater for a level of development which would require a public road but this may not be desirable at this location due to the urbanisation this would bring with it. A more suitable level of development would be road side dwellings in keeping with the existing form of the village.

Contaminated land

On/adjacent to site

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary There are considerable issues in terms of road safety in the vicinity of the site which the proposal will exacerbate. Two quarries were previously recorded on site. Both of which appear to have been infilled. An assessment of the Burn to the north of the site would determine if there is any risk from this watercourse.

Site Ref ANISB002**Site name** East of Nisbet**Proposed usage**

Housing

SDA

Central

Settlement

Nisbet

**Site area
(ha)**

0.3

**Indicative
capacity**

5

PP Status

Excluded

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

The hamlet has recently had a considerable housing development built within it in relation to its size. It is not considered desirable to allocate further housing land in Nisbet at this point in time.

Conclusions

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 approval 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. It is also noted there is no established boundary on the south side of what is an open field which could give some justification for including the site within the Plan. 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.

Site Ref AROXB001**Site name** Land north west of Roxburgh**Proposed usage**
Housing**SDA**
Central**Settlement**
Roxburgh**Site area (ha)**
3.8**Indicative capacity**
60**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Poor

Access to employment

Poor

Access to services

Poor

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

There are no key facilities or public services within this remote village.

Biodiversity Risk: Minor

Phase 1 habitat (aerial interpretation) Improved pasture (B4)

Site Ref AROXB001**Site name** Land north west of Roxburgh**Proposed usage**

Housing

SDA

Central

Settlement

Roxburgh

Site area (ha)

3.8

Indicative capacity

60

PP Status

Excluded

Field boundaries: Hedgerows, garden ground
 Biological records: moth, bird, protected species
 Mitigation:
 Protect and enhance boundary features –hedgerows, field margins. Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located on farmland to the north west of the village and would more than double the size of Roxburgh.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is located on farmland to the north west of the village and would more than double the size of Roxburgh. It is considered this would be out of scale and character with the existing built form.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

The site undulates and falls to towards the burn to the north of the site. There are no physical features on the site and the site is bounded by a mix of predominantly stone walls, hedgerows and mature trees. The site is prominent when entering Roxburgh from the north from Over Roxburgh. The site has a right of way running through the eastern third of the site which would need to be retained or re-routed.

Landscape summary

The site undulates and falls to towards the burn to the north of the site. There are no physical features on the site and the site is bounded by a mix of predominantly stone walls, hedgerows and mature trees. The site is prominent when entering Roxburgh from the north from Over Roxburgh. The site has a right of way running through the

Site Ref AROXB001**Site name** Land north west of Roxburgh**Proposed usage**

Housing

SDA

Central

Settlement

Roxburgh

Site area (ha)

3.8

Indicative capacity

60

PP Status

Excluded

eastern third of the site which would need to be retained or re-routed.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Road Engineers would only recommend that this site be supported for limited development of a linear nature taking frontage access off the existing public road. This would be in keeping with the existing nature of the village and would be a more realistic level of development bearing in mind the limited infrastructure in the village. However there are visibility issues to be addressed and mitigated.

ROW BR30 to be maintained open and free from obstruction in perpetuity. The department will expect the surface treated with an unbound material in its entirety unless adoptable standard is sought by Roads Authority.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

On site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

The development of the whole site would cause considerable issues from a traffic generation point of view and even a reduced linear development from the extreme western part of the site would raise visibility issues.

ROW BR30 is to be maintained open and free from obstruction in perpetuity. The department will expect the surface treated with an unbound material in its entirety unless adoptable standard is sought by Roads Authority. Edenside Primary School is already under pressure and requiring extension which may be difficult to accommodate.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

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.

Site Ref AROXB001**Site name** Land north west of Roxburgh**Proposed usage**

Housing

SDA

Central

Settlement

Roxburgh

**Site area
(ha)**

3.8

**Indicative
capacity**

60

PP Status

Excluded

Conclusions

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 Ref AROXB002**Site name** Land at former Roxburgh Station**Proposed usage**
Housing**SDA**
Central**Settlement**
Roxburgh**Site area (ha)**
0.8**Indicative capacity**
5**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Poor

Access to employment

Poor

Access to services

Poor

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

There are no key facilities or public services within this remote village.

Biodiversity Risk: Moderate
River Tweed SAC/SSSI 450m to east (no obvious drainage connection).

Site Ref AROXB002

Site name Land at former Roxburgh Station

Proposed usage

Housing

SDA

Central

Settlement

Roxburgh

Site area
(ha)

0.8

Indicative
capacity

5

PP Status

Excluded

Phase 1 habitat (aerial interpretation) Mixed woodland plantation A1.3.2 Garden ground.

Field boundaries: Broad-leaved trees, arable field.

Biological records: bird (yellowhammer)

Mitigation:

Protect and enhance boundary features. Potential requirement for EPS survey and other protected species survey. Retain mature trees. Enhance hedgerow network,

Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site forms part of the old railway line and is bounded by mature trees on the western and eastern sides. The land immediately to the south is part of the existing development boundary and includes the applicants property.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The site forms part of the old railway line and is bounded by mature trees on the western and eastern sides. The land immediately to the south is part of the existing development boundary and includes the applicants property. The LDP site is within the area of the former Roxburgh Station, and was formerly comprised of rail sidings and sheds. Archaeological features pertaining to this may exist, and there is also some potential of contaminated ground. Archaeological assessment may be necessary.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude
>200m?

Height
constraint

Moderate

Slope >12
degrees?

Slope
constraint

Moderate

Constrained in Landscape Capacity Study

Landscape features

The former railway line is flat and largely overgrown but is the only part of the site which could likely be developed. The embankments either side of it are steep which incorporate mature trees.

Site Ref AROXB002**Site name** Land at former Roxburgh Station**Proposed usage**

Housing

SDA

Central

Settlement

Roxburgh

Site area (ha)

0.8

Indicative capacity

5

PP Status

Excluded

Landscape summary The former railway line is flat and largely overgrown but is the only part of the site which could likely be developed. The embankments either side of it are steep which incorporate mature trees. The site is bounded by the public road to the north and east.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Road Engineers would only recommend that this site be supported for limited development taking frontage access off the existing public road. There are visibility issues to be addressed and mitigated.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Road Engineers would only recommend that this site be supported for limited development taking frontage access off the existing public road. There are visibility issues to be addressed and mitigated. There is no safeguarding of this land regarding the reintroduction of the railway. Policy wishes to seek protection of former railway use for recreation/walking purposes, although there are no such plans for this stretch of the line.

The site is brownfield land and its historic uses may present development constraints.

Edenside Primary School is already under pressure and requiring extension which may be difficult to accommodate.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

There are practical issues involved in terms of physically developing the site including access and removal of trees.

Conclusions

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

Site Ref AROXB002

Site name	Proposed usage	SDA	Settlement	Site area (ha)	Indicative capacity	PP Status
Land at former Roxburgh Station	Housing	Central	Roxburgh	0.8	5	Excluded

access and visibility issues which would need to be addressed as well as contamination issues and archeological matters to be addressed. Although SDP policy 8 seeks to protect former railway routes, there are no plans for reusing 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.

It is considered there are more appropriate sites to meet the housing land requirement within the Central Strategic Development Area.

Site Ref MSELK001

Site name Clarilaw

Proposed usage

Mixed Use

SDA

Central

Settlement

Selkirk

Site area (ha)

16.0

Indicative capacity

150

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is within the Central Strategic Development Area.

Initial assessment summary

There are no major issues at this initial stage

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Biodiversity Risk: Moderate Phase 1 habitat (aerial interpretation) Coniferous plantation (A1.2.2) Field boundaries: Plantation on site of basin mire (Curdyhaugh moss), areas of broadleaved woodland within site. Likely to be significant areas of modified peat within the site. Biological records: scarce plant (Juncus alpinoarticulatus-old record), birds, protected mammals. Mitigation: Protected species survey. Protect and enhance boundary features –Restore areas of fen/moss. Site clearance outside breeding bird season. Flood Risk (Fluvial 1in 200): No

Site Ref MSELK001

Site name Clarilaw

Proposed usage

Mixed Use

SDA

Central

Settlement

Selkirk

Site area (ha)

16.0

Indicative capacity

150

PP Status

Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is remote from any settlements and is currently part of a dense wooded area

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is remote from any settlements and is currently part of a dense wooded area

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Site is part of a dense woodland area

Landscape summary Site is doubtful as it would require considering felling to allow development

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref MSELK001

Site name Clarilaw

Proposed usage

Mixed Use

SDA

Central

Settlement

Selkirk

Site area (ha)

16.0

Indicative capacity

150

PP Status

Excluded

Site is located on A class road between St Boswells and Selkirk

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability****Planning and Infrastructure summary**

Access is possible but the site is very remote from settlements and it is not the desire nor need of the LDP to allocate any new development boundaries, especially in remote areas.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

The LDP does not seek to allocate new settlements and any rural proposals such as this should be tested via the Housing in the Countryside policy.

Conclusions

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.

Site Ref RSELK005**Site name** Heather Mill**Proposed usage**

Redevelopment

SDA

Central

Settlement

Selkirk

Site area (ha)

1.7

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

1:100

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Major

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area. Policy 2 of the SDP requires LDPs to maintain a supply of employment land allocations to meet changing demand. A move towards mixed use sites is promoted by SPP.

Initial assessment summary

The site is currently at significant flood risk. A Flood Protection Scheme for the area would address this flood risk. It is expected that this Scheme would be implemented in 2015, subject to funding.

Policy 2 of the SDP requires LDPs to maintain a supply of employment land allocations to meet changing demand. LDPs should respond to the diverse needs and locational requirements of different sectors by ensuring that there is a generous range and choice of employment sites which are highly accessible to communities across the SESPlan area. SPP promotes a move towards mixed use areas.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

97/00205/FUL - Full planning consent for demolitions, repairs to tannery building and formation of access road and car parking with landscaping;
96/150/G - Full consent for replacement roof covering. Part of the site is currently allocated within the Scottish Borders Consolidated Local Plan 2011 for employment land safeguarding with the remainder being employment land.

Site Ref RSELK005

Site name Heather Mill

Proposed usage

Redevelopment

SDA

Central

Settlement

Selkirk

Site area (ha)

1.7

Indicative capacity

0

PP Status

Excluded

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Biodiversity Risk: Major (SAC impacts). On floodplain of Ettrick water (River Tweed SAC/SSSI). Existing buildings. Phase 1 habitat (aerial interpretation) Built development. Field boundaries: Riverbank.

Mitigation: Ensure no significant adverse effects on River Tweed SAC, avoid hydrological floodplain. Compensate for loss of floodplain. EPS survey (bats) and breeding bird survey required. Site clearance outside breeding bird season. Protect and enhance boundary features. Flood Risk (Fluvial 1in 200): Yes. Whilst the reallocation of the site for redevelopment purposes would result in the loss of employment and employment land safeguarding land, it is considered that this site is located within what has become a more mixed use area. Following this site assessment and a review of the Riverside Area of Selkirk it is considered that this site is appropriate for use as a local safeguarded Business and Industrial Land allocation. This local designation means that alternative uses on this site are likely to be supported. This is due to the current mix of uses, connection to the town and residential and recreational areas. The move towards mixed use sites are promoted in SPP.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located within the Riverside area of Selkirk, it is visible from Riverside walks but is not visually prominent in the settlements. The site is located within what has become a more mixed use area and it is considered that mixed use development would integrate well with this part of the settlement.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

This is the former site of two mills, the Cheviot Mill (eventually called the Heather Mill) and the Ettrickvale Mill (demolished). There will be buried archaeology associated with the Ettrickvale Mill and perhaps mill leads that will need assessment. The Heather Mill is of historical interest and will require an archaeological appraisal and historic building survey prior to redevelopment. The site integrates well with the existing built form and could be redeveloped successfully for mixed use purposes.

Site Ref RSELK005**Site name** Heather Mill**Proposed usage**

Redevelopment

SDA

Central

Settlement

Selkirk

Site area (ha)

1.7

Indicative capacity

0

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

Adjacent to site

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site is flat with no particular landscape features. There are some trees along the northern boundary of the western site. The eastern part of the site is enclosed by a high stone wall and the land within this is overgrown.

Landscape summary There are no significant landscape constraints. The Landscape Capacity Study states that the site could be redeveloped.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

There are multiple acceptable permutations in terms of accessing the site, however best use of the existing road infrastructure should be employed. An opportunity will exist for street connectivity between Whinfield Road and Riverside Road at the east end of the site.

Contaminated land

On/adjacent to site

HSE consultation**Water supply**

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

On site

If yes, what?

ED1 - Protection of Employme

Marketability

Average

Planning and Infrastructure summary Access route runs adjacent site along Riverside Road. The existing Philiphaugh Community School has significant capacity issues once the future site at Lingle Road has been developed. The site is located within what has become a more mixed use area and whilst it is proposed that the site is reallocated for redevelopment purposes, it is considered that the retention of the site as a local industrial and business land site would enable mixed use development.

Site Ref RSELK005

Site name Heather Mill

Proposed usage

Redevelopment

SDA

Central

Settlement

Selkirk

**Site area
(ha)**

1.7

**Indicative
capacity**

0

PP Status

Excluded

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Exclude as redevelopment site but designate as 'local' business and industrial site which would enable mixed use development.

Conclusions

Whilst the assessment has found that the redevelopment of the site would be acceptable it is considered that a 'local' industrial and business land designation would enable a more mixed use development, in line with the findings of this site assessment and a review of the Selkirk Riverside area. Contamination, archaeology and education issues would require to be addressed. Flooding is a currently a major constraint but it is expected that this would be addressed by the forthcoming Flood Protection Scheme.

Site Ref RSELK006**Site name** Whitfield Mill**Proposed usage**

Redevelopment

SDA

Central

Settlement

Selkirk

Site area (ha)

1.3

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Major

Strategic Development Plan Policy

The site located within the Central Strategic Development Area and also sits in the Central Borders Housing Market Area. Policy 2 of the SDP requires LDPs to maintain a supply of employment land allocations to meet changing demand.

Initial assessment summary

Part of the site is currently allocated for employment (zEL11) whilst the the remainder forms part of the safeguarded employment site zEL54.

The entire site is taken in by the 1:100 and 1:200 year floodrisk.

Policy 2 of the SDP requires LDPs to maintain a supply of employment land allocations to meet changing demand. LDPs should respond to the diverse needs and locational requirements of different sectors by ensuring that there is a generous range and choice of employment sites which are highly accessible to communities across the SESPlan area.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

No recent planning application history. Part of the site is currently allocated for employment (zEL11) whilst the the remainder forms part of the safeguarded employment site zEL54.

Site Ref RSELK006

Site name Whitfield Mill

Proposed usage

Redevelopment

SDA

Central

Settlement

Selkirk

Site area (ha)

1.3

Indicative capacity

0

PP Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?



Accessibility and sustainability summary

Site is located within 1:100 and 1:200 year flood risk area. The Council is currently progressing a Flood Protection Scheme which would completely alleviate this. There are existing buildings on the western half of the site with the remainder being used as a paddock. Development at this location would result in loss of employment land and the site is located within a predominantly industrial area. Biodiversity Risk: Major (SAC impacts). On floodplain of Ettrick water (River Tweed SAC/SSSI). Existing buildings. Phase 1 habitat (aerial interpretation) Built development. Field boundaries: Riverbank. Mitigation: Ensure no significant adverse effects on River Tweed SAC, avoid hydrological floodplain. Compensate for loss of floodplain. EPS survey (bats) and breeding bird survey required. Site clearance outside breeding bird season. Protect and enhance boundary features.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site sits within the Riverside employment area and fronts directly onto Riverside Road. The site is not particularly prominent within the settlement. The site is currently allocated within the Consolidated Local Plan 2011 as employment land and employment land safeguarding. The allocation of this site for redevelopment purposes would result in the loss of employment/industrial land. The site is located immediately adjacent to employment land to the south and east and is considered to be within a predominantly industrial area.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

Potential for archaeology onsite. Flooding issues would be addressed by Flood Protection Scheme. The site is located within a predominantly employment/industrial area and the reallocation of the site for redevelopment purposes would result in the loss of employment land, contrary to the requirements of Policy 2 of the SDP.

Site Ref RSELK006

Site name Whitfield Mill

Proposed usage

Redevelopment

SDA

Central

Settlement

Selkirk

Site area (ha)

1.3

Indicative capacity

0

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

Adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Industrial buildings onsite with areas of open space currently used as horse paddock.**Landscape summary** Site sits within the 1:100 and 1:200 year floodrisk.

Site sits adjacent to the Tweed, Etrick and Yarrow Confluence SLA.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

There are multiple acceptable permutations in terms of accessing the site, however best use of the existing road infrastructure should be employed. An opportunity will exist for street connectivity between Rodgers Road and Riverside Road.

Contaminated land

On/adjacent to site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

On site

If yes, what?

ED1 - Protection of Employme

Marketability

Average

Planning and Infrastructure summary Access route runs adjacent site along Riverside Road. The existing Philiphaugh Community School has significant capacity issues once the future site at Linglie Road has been developed. The site is located within a predominantly employment/industrial area and the reallocation of the site for redevelopment purposes would result in the loss of employment land, contrary to the requirements of Policy 2 of the SDP.

Site Ref RSELK006**Site name** Whitfield Mill**Proposed usage**

Redevelopment

SDA

Central

Settlement

Selkirk

**Site area
(ha)**

1.3

**Indicative
capacity**

0

PP Status

Excluded

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

Allocation of site for redevelopment would potentially result in loss of employment land contrary to SDP.

Conclusions

Potential for archaeology onsite. Flooding issues would be addressed by Flood Protection Scheme. The site is located within a predominantly employment/industrial area and the reallocation of the site for redevelopment purposes would result in the loss of employment land, contrary to the requirements of Policy 2 of the SDP. The existing Philiphaugh Community School has significant capacity issues once the future site at Linglie Road has been developed.

Site Ref GSELK001**Site name** Triangle Field**Proposed usage**

Retail

SDA

Central

Settlement

Selkirk

Site area (ha)

2.1

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Major

Strategic Development Plan Policy

Selkirk is located within the Central Strategic Development Area. Out of town shopping will only be supported if there is no town centre or edge of town centre retail options.

Initial assessment summary

The whole of the site is identified in the Halcrow, Selkirk Flood Study as a flood risk area. Site is adjacent to the Long Philipburn (Tweed SAC) and linked by it to the Etrick (Tweed SAC).

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Site may have a moderate impact on biodiversity due to its proximity to the SAC. Biodiversity Risk: Major Adjacent to River Tweed SAC (Long Philip burn) and within functional floodplain. Site is identified for inclusion for flood protection measures in the Selkirk Flood Protection scheme. Phase 1 habitat (aerial interpretation) Arable field (J1.1)- Improved pasture (B4). Field boundaries: Hedgerows, line of trees.

Site Ref GSELK001**Site name** Triangle Field**Proposed usage**

Retail

SDA

Central

Settlement

Selkirk

Site area (ha)

2.1

Indicative capacity

0

PP Status

Excluded

Biological records: Mitigation: Mitigation to ensure that no significant adverse effect on the integrity of the River Tweed SAC- site lies in functional floodplain of Long Philip burn. Protect and enhance boundary features. Enhance hedgerow network, Site clearance outside breeding bird season. Flood Risk (Fluvial 1in 200)

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site is located with Selkirk' s development boundary.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

This site is within the battlefield of Philiphaugh and in an area where there is increasing evidence for Roman and early historic activity. Some survey within this site has taken place. While accepting that substantial development has occurred to the north and east, there is sense that further encroachment into the battlefield would impact on the setting. The southern part of this field is also being designed as a component of the Selkirk Flood Prevention Scheme, and some interpretation of the battlefield has been proposed as part of this. Archaeology officer does not feel he can support this site. However were the site to go forward careful consideration of mitigation measures (including further survey, excavation, treatment of potential human remains and interpretation) would be necessary.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Site is flat and within the flood plain. It has mature trees and hedges bounding it.

Landscape summary Site is doubtful because it contributes to the rural setting of the area.

Site Ref GSELK001

Site name Triangle Field

Proposed usage

Retail

SDA

Central

Settlement

Selkirk

Site area (ha)

2.1

Indicative capacity

0

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Even with the implementation of the proposed flood protection scheme this site will still be prone to flooding.

I note the area is proposed as retail and in this regard I find it rather remote and so it would be somewhat unsustainable in transport terms. I would have thought it would be more suited to residential development or mixed use.

In terms of access there are several options available for both vehicular access and pedestrian linkage and so the site can connect and integrate well with its surroundings. Also, in its favour, it is well served by public transport.

Contaminated land

Adjacent to site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Site is acceptable because it would be accessible but might need some work to make a safe junction onto the road. Pedestrian links to town, safe links to Philiphaugh paths required. (Should not be developed, it sits on a flood plain). From a contamination point of view the site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

This site is unacceptable because the site is at flood risk area and allocating out of town shopping on this site would be undesirable.

Conclusions

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.

Site Ref GSELK002

Site name Dunsdalehaugh

Proposed usage

Retail

SDA

Central

Settlement

Selkirk

Site area (ha)

1.4

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Selkirk is located within the Central Strategic Development Area. Out of town centre shopping should only be considered if there are no appropriate alternative sites within the town centre or at the edge of the town centre.

Initial assessment summary

Almost all of site within 1 in 100yr and 1 in 200yr flood envelope of Ettrick Water. Site is also within Halcrow flood map of area. Selkirk Flood Protection Scheme is still at consultation stage but includes this area and may be part of flood defences.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Buildings

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area**Planning history reference****Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Biodiversity Risk: MinorPhase 1 habitat (aerial interpretation) Built development. Field boundaries: None. Landscape planting on industrial estate. Mitigation: Site clearance outside of breeding bird season. Enhancement opportunities riparian/broad-leaved woodland Flood Risk (Fluvial 1in 200): Yes (Ettrick water, River Tweed)

Site Ref GSELK002

Site name Dunsdalehaugh

Proposed usage

Retail

SDA

Central

Settlement

Selkirk

Site area (ha)

1.4

Indicative capacity

0

PP Status

Excluded

SAC)

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is currently within the development boundary of Selkirk

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is currently within the development boundary of Selkirk

Landscape assessment**NSA**

Not applicable

AGLV

Adjacent to site

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint****Slope >12 degrees?****Slope constraint****Constrained in Landscape Capacity Study** **Landscape features** The site is a flat with current retailers operating from the site with some perimeter trees.**Landscape summary** The site currently contains two operating retail developments, with associated parking. The site front onto the A7 and as such is a highly visible site on the northern outskirts of Selkirk. Access to the site is from the minor access road that serves the bigger retail unit to the north. There is a well established tree belt along the southern boundary with the B7014 which significantly reduces the impact of the current use of the site. In landscape terms there would be no objection to the site being redeveloped. There should, however, be an presumption to retain the established tree and shrub planting along the southern boundary and for an appropriate landscape containment scheme (not necessarily entirely screening the site from the road) to be established along the northern boundary to create a degree of separation from the adjacent retail unit immediately to the north, and along the eastern boundary with the A7 to better anchor the development into the landscape (see sketch)

Site Ref GSELK002

Site name Dunsdalehaugh

Proposed usage

Retail

SDA

Central

Settlement

Selkirk

Site area (ha)

1.4

Indicative capacity

0

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Although the site is remote from the town centre, the principle of retail in this area has already been established and I have no objections in principle to this site being zoned for retail development too.

The site already has good vehicular and pedestrian access, from the B7014 (Dunsdale Haugh), and the adjacent A7 Trunk Road benefits from a high standard right turn lane type junction with the B7014. The site benefits from good public transport links with the A7 being so close.

There is substantial land within the site to provide adequate parking for both staff and customers together with sufficient space for deliveries. It should be noted that the existing service road is private at present, and that work to bring it up to an adoptable standard is likely to be required. Furthermore, there is currently a lot of on-street parking by workers and customers of the Belmont Garage directly opposite the site, which does restrict the service road width on a daily basis. Consideration should be given to properly formalising this parking, by creating a lay-by or by other suitable means

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Link to CP29 and pedestrian/horse/cycle links to town required. The site is brownfield land and its historic uses may present development constraints

A railway cutting was noted to cross the site, this cutting appears to have been infilled.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

There are flooding issues on the site and a retail allocation is undesirable as other uses from exsiting buildngs may be acceptable.

Conclusions

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

Site Ref GSELK002

Site name Dunsdalehaugh

Proposed usage

Retail

SDA

Central

Settlement

Selkirk

**Site area
(ha)**

1.4

**Indicative
capacity**

0

PP Status

Excluded

issue. Future flood mitigation measures programmed to be carried out may aid this issue

Site Ref RSELK003

Site name Land at Kilncroft/Mill Street

Proposed usage
Redevelopment

SDA
Central

Settlement
Selkirk

Site area (ha)
0.0

Indicative capacity
0

PP Status

Initial assessment

Floodrisk

SAC

SPA

SSSI

Ramsar

Adjacent to River Tweed?

International/national designation constraint

Strategic Development Plan Policy

Initial assessment summary

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Information relating to planning applications

Minerals and coal

NNR

Prime Quality Agricultural Land

Current use/s

Common Good Land

MOD safeguarded area

Civil Aviation Authority Safeguarded Area

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Accessibility and sustainability summary

Site Ref RSELK003

Site name Land at Kilncroft/Mill Street

Proposed usage
Redevelopment

SDA
Central

Settlement
Selkirk

Site area (ha)
0.0

Indicative capacity
0

PP Status

Local impact and integration assessment

Conservation area

Scheduled Ancient Monument

Garden and designed landscape

Ancient woodland inventory

Open space

Archaeology

Listed buildings

Visual relationship/integration with existing settlement

Impact on open space

Impact on archaeology

Impact on listed buildings

Local impact and integration summary

Landscape assessment

NSA

AGLV

Landscape designation

General amenity

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Landscape features

Landscape summary

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref RSELK003**Site name** Land at Kilncroft/Mill Street**Proposed usage**

Redevelopment

SDA

Central

Settlement

Selkirk

Site area (ha)

0.0

Indicative capacity

0

PP Status**Contaminated land** **HSE consultation** **Water supply** **Sewerage****Education provision** **Primary school capacity** **Secondary school capacity** **Right of way** **TPOs****Land use allocations** **If yes, what?** **Marketability****Planning and Infrastructure summary**

Overall assessment**Overall assessment****Summarised conclusion**

Acceptable

Conclusions

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Site Ref RSELK004

Site name Souter Court

Proposed usage
Redevelopment

SDA
Central

Settlement
Selkirk

Site area (ha)
0.0

Indicative capacity
0

PP Status

Initial assessment

Floodrisk

SAC

SPA

SSSI

Ramsar

Adjacent to River Tweed?

International/national designation constraint

Strategic Development Plan Policy

Initial assessment summary

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Information relating to planning applications

Minerals and coal

NNR

Prime Quality Agricultural Land

Current use/s

Common Good Land

MOD safeguarded area

Civil Aviation Authority Safeguarded Area

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Accessibility and sustainability summary

Site Ref RSELK004

Site name Souter Court

Proposed usage
Redevelopment

SDA
Central

Settlement
Selkirk

Site area (ha)
0.0

Indicative capacity
0

PP Status

Local impact and integration assessment

Conservation area

Scheduled Ancient Monument

Garden and designed landscape

Ancient woodland inventory

Open space

Archaeology

Listed buildings

Visual relationship/integration with existing settlement

Impact on open space

Impact on archaeology

Impact on listed buildings

Local impact and integration summary

Landscape assessment

NSA

AGLV

Landscape designation

General amenity

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Landscape features

Landscape summary

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref RSELK004**Site name** Souter Court**Proposed usage**

Redevelopment

SDA

Central

Settlement

Selkirk

Site area (ha)

0.0

Indicative capacity

0

PP Status**Contaminated land****HSE consultation****Water supply****Sewerage****Education provision****Primary school capacity****Secondary school capacity****Right of way****TPOs****Land use allocations****If yes, what?****Marketability****Planning and Infrastructure summary**

Overall assessment**Overall assessment****Summarised conclusion**

Acceptable

Conclusions

This site is not known to be at flood risk and is previously developed. There is therefore no requirement for a site assessment to be undertaken.

Site Ref ASPRO001**Site name** Hall Field**Proposed usage**
Housing**SDA**
Central**Settlement**
Sprouston**Site area (ha)**
1.3**Indicative capacity**
15**PP Status**
Excluded**Initial assessment****Floodrisk**
1:200**SAC**
Not applicable**SPA**
Not applicable**SSSI**
Not applicable**Ramsar**
Not applicable**Adjacent to River Tweed?**
International/national designation constraint Minor**Strategic Development Plan Policy** The site is located within the Central Strategic Development Area.**Initial assessment summary** The extreme north west corner of the site is within the 1 in 200 year flood risk area.**Information relating to planning applications****Minerals and coal**
Not applicable**NNR**
Not applicable**Prime Quality Agricultural Land**
On/Adjacent to site**Current use/s**
Greenfield**Common Good Land**
Not applicable**MOD safeguarded area**
Not applicable**Civil Aviation Authority Safeguarded Area**
Not applicable**Planning history reference****Accessibility and sustainability assessment****Access to public transport**
Limited**Access to employment**
Limited**Access to services**
Limited**Wider biodiversity impacts**
Minor**Site aspect**
South**Waverley line contribution required?**
Accessibility and sustainability summary Sprouston has limited facilities although it is in close proximity to Kelso.

Site Ref ASPRO001

Site name Hall Field

Proposed usage
Housing

SDA
Central

Settlement
Sprouston

Site area
(ha)
1.3

Indicative
capacity
15

PP Status
Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is an area of open flat agricultural land located between the public road to the north, the school to the east and the village to the south. The site is prominent from the public road.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The site is an area of open flat agricultural land located between the public road to the north, the school to the east and the village to the south. The site is highly prominent from the public road and development of this site would alter the open character of Sprouston from the western site. Archeological issue needs to be addressed on extreme northern part of site. There are mitigation measures required in respect of flooding and archeology to the northern part of the site.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features There are no physical features on this flat site.

Landscape summary There are no physical features on this flat site.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

If this site is to be developed, an opportunity should be taken to create a strong building presence onto the B6350. Such a street scene will have a positive influence on traffic speeds through the

Site Ref ASPRO001

Site name Hall Field

Proposed usage

Housing

SDA

Central

Settlement

Sprouston

Site area
(ha)

1.3

Indicative
capacity

15

PP Status

Excluded

village.

Safe vehicular access is possible via Dean Road as well as from the main road and so I am able to offer my support for this site being allocated for housing.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary No major issues identified.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Sprouston has recently had considerable housing development within it and further development is not appropriate 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. Development of this land may be considered for a future Local Plan although there are some issues to be addressed.

Conclusions

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.

Site Ref MCHAR001**Site name** Charlesfield**Proposed usage**

Mixed Use

SDA

Central

Settlement

St Boswells

Site area (ha)

88.0

Indicative capacity

750

PP Status

Excluded

Initial assessment**Floodrisk**

1:100

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

This general area was included in discussions regarding alternatives to the expansion of Newtown St Boswells at the Local Plan Inquiry September 2006-January 2007. The Reporters concluded that the Charlesfield site was not the preferred option. Therefore, the site will not be allocated in the Local Plan

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site has good access to the trunk road A68 and access to some employment at Charlesfield . Other services and wider employment opportunities are available in St Boswells, Newtown St Boswells and Selkirk.Biodiversity Risk: Moderate

Site Ref MCHAR001

Site name Charlesfield

Proposed usage

Mixed Use

SDA

Central

Settlement

St Boswells

Site area (ha)

88.0

Indicative capacity

750

PP Status

Excluded

Phase 1 habitat: (aerial interpretation) Predominantly arable fields (J1.1), small coniferous plantation (A1.2), improved grassland (B4), Built development.
 Field boundaries: Woodland, trees and hedgerow, old railway line embankment and cutting. 3 waterbodies- West burn and St Boswells burn, pond at Charlesfield.
 Area of MG1 grassland (old railway line SNH Grassland and Mires survey)
 Biological records: Purple ramping fumitory, marsh valerian within site.
 Mitigation:
 Demolition of existing buildings outside of breeding bird season. Possible need for EPS survey and mitigation.
 Protect and enhance boundary features and waterbodies including grassland interest..
 Flood Risk (Fluvial 1in 200):

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

On site

Visual relationship/integration with existing settlement

The site is not connected to an existing settlement. There are a few residential properties within the site. The industrial area at Charlesfield are located across the road from the proposed site.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

High

Local impact and integration summary

The site is not connected to any existing settlements. There are potential archaeological implications. The proximity of the LDP to the known extent of Roman Dere Street suggests that unknown prehistoric or Roman period archaeology could exist within the site. As late as the 18th century, a Roman marching camp had been visible in a field somewhere in the vicinity of Wellrig, just to the south of Charlesfield. In other areas of the Borders where these occur, there is a trend towards several Roman camps either laying on top of each other, or in close proximity. There is also a tendency for them to be placed near to the locations of native Iron Age settlements. Evaluation would therefore be necessary prior to development. Given the size of the LDP, geophysical survey would provide some resolution of buried archaeology. Evaluation trenches may also be necessary prior to development. There are a number of listed buildings at Mainhill but this would not in itself preclude the allocation of this larger site.

Landscape assessment**NSA**

Not applicable

AGLV

Adjacent to site

Landscape designation

Moderate

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Site Ref MCHAR001

Site name Charlesfield

Proposed usage

Mixed Use

SDA

Central

Settlement

St Boswells

Site area (ha)

88.0

Indicative capacity

750

PP Status

Excluded

Landscape features There are existing hedges and some mature trees along the field boundaries.

Landscape summary The site is currently used for agricultural purposes. Existing mature trees and hedges along field boundaries. Undulating hills on the site.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

To support this extremely large mixed use development site, several extensive road improvements will be required on both the local road and Trunk Road network outwith the site.

On the A68 Trunk Road the staggered crossroads junction with the A699 to the north at the Cricket pitch would need to be replaced with a roundabout. The junction which serves Charlesfield Industrial Estate would also need to be upgraded from a standard T-Junction to a simple Right Hand Turning Lane layout. Pedestrian footways and Street Lighting from both of these junctions need to be provided to link into the village of St Boswells. It should be noted that all these improvements would require Transport Scotlands approval. With regards to public transport, Bus Stops will have to be provided on both sides of the A68 at suitable locations.

The road improvements required on the local road network are:

On the A699 from the new roundabout a pedestrian footway is required along its entire southern side linking into the two new junctions required for the development site. At least part, or likely all of this length will require to be street lit. The existing 30mph speed limit may require to be re-located and it is likely a section of 40mph will also have to be introduced along this route.

The Charlesfield road will require a footway along its entire length, and it too should be street lit. The latter part of this road towards the site would need to be widened as required for HGV, mixed use and residential traffic. A further road link from the Industrial Estate Road into the adjoining land to the south of the Estate must also be provided.

Consideration must be given to the provision of public transport accessing the site from both roads, and through the development.

Internally, a well connected street layout is required.

Contaminated land

Adjacent to site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

ED1 - Protection of Employme

Marketability

Average

Site Ref MCHAR001**Site name** Charlesfield**Proposed usage**

Mixed Use

SDA

Central

Settlement

St Boswells

**Site area
(ha)**

88.0

**Indicative
capacity**

750

PP Status

Excluded

Planning and Infrastructure summary

The site is located adjacent to the Charlesfield industrial estate and proposed expansion area for the industrial estate. There are no major planning issues on the site. ROW BR182 to be maintained open and free from obstruction in perpetuity. Site on and adjacent to BR182 on narrow road. Pedestrian access route sought for this route. The department will expect the surface treated with an unbound material in its entirety unless adoptable standard is sought by Roads Authority.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

A similar site was discussed at the LPI for the adopted Local Plan. Charlesfield was not the preferred option for expansion in the Newtown St Boswells area.

Conclusions

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.

Site Ref MTWEE001**Site name** Site east of railway terminal**Proposed usage**
Mixed Use**SDA**
Central**Settlement**
Tweedbank**Site area (ha)**
1.0**Indicative capacity**
0**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Moderate**Strategic Development Plan Policy**

The site is located within the Central Strategic Development Area where a range and quality of employment sites is required.

Initial assessment summary

There are no major issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Site is next to forthcoming railway terminal and has good accessibility

Site Ref **MTWEE001**

Site name Site east of railway terminal

Proposed usage

Mixed Use

SDA

Central

Settlement

Tweedbank

Site area
(ha)

1.0

Indicative
capacity

0

PP Status

Included

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site will be located between new railway terminal and allocated employment land site.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

Archaeological issues relating to the black path / former railway route must be addressed. Existing trees and bushes on site are likely to be removed in order to accommodate a construction compound, working space and access for construction related to the railway terminal on the adjoining land.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

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

Landscape summary The site currently has a number of trees and bushes within it. However, these are likely to be removed in order to accommodate a construction compound, working space and access for construction related to the railway terminal on the adjoining land.

Planning and infrastructure assessment

Physical acces/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

Site Ref MTWEE001**Site name** Site east of railway terminal**Proposed usage**

Mixed Use

SDA

Central

Settlement

Tweedbank

Site area (ha)

1.0

Indicative capacity

0

PP Status

Included

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.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability****Planning and Infrastructure summary**

Potential route for an access through this site must be considered, although at this point there are no definitive studies which confirm the likelihood and suitability of this route, although it is appreciated options for a new access route over the River Tweed are limited. The site has previously been part of a quarry but this is not envisaged to be a major issue.

Overall assessment**Overall assessment**

Acceptable

Summarised conclusion

The site appears a logical mixed use opportunity next to the forthcoming railway terminal.

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

Site Ref ATWEE001**Site name** Site east of Railway Terminal**Proposed usage**
Housing**SDA**
Central**Settlement**
Tweedbank**Site area (ha)**
1.0**Indicative capacity**
15**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Site located within the Central Strategic Development Area and also sits in the Central Borders Housing Market Area.

Initial assessment summary

The site is currently allocated in the Local Plan for a Railway Station - zRS1.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference 00/01382/OUT Erection of dwellinghouse - Refused**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Galashiels is 5 minutes drivetime. Access to employment is also available in the adjacent industrial estate with good links to the new railway terminal.

Site Ref **ATWEE001**

Site name Site east of Railway Terminal

Proposed usage
Housing

SDA
Central

Settlement
Tweedbank

Site area (ha)
1.0

Indicative capacity
15

PP Status
Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site relates comfortably to the existing Tweedbank Industrial Estate and is located adjacent to the future railway terminal.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Potential for archaeology in relation to the route of the railway.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

Complex landform - ground gently rises and falls.

Mature trees to the south and east of site. Along the northern boundary is a mature hedgerow with spaced trees along roadside. The site has previously been part of a quarry but this is not envisaged to be a major issue.

Landscape summary

The site currently has a number of trees and bushes within it. However, these are likely to be removed in order to accommodate a construction compound, working space and access for construction related to the railway terminal on the adjoining land.

Planning and infrastructure assessment

Site Ref **ATWEE001**

Site name Site east of Railway Terminal

Proposed usage

Housing

SDA

Central

Settlement

Tweedbank

Site area (ha)

1.0

Indicative capacity

15

PP Status

Excluded

Physical acces/road capacity

Near a trunk road?

This site is ideally located in terms of sustainable transport being located adjacent to employment land, the proposed railway station and a bus corridor. Furthermore there is ample opportunity for pedestrian/cycle connectivity and there is a good choice of vehicular access options with access possible via Tweedside Park, the future railway station access road and via Tweedbank Drive direct. This will afford the opportunity for good vehicular connectivity. The development of the site will have to take cognisance of the possible future extension of the railway line as well as any possible upgrade/realignment of the B6374 between Galashiels and Melrose roundabout.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Adjacent to site

Land use allocations

On site

If yes, what?

H3 - Land Use Allocations

Marketability

Average

Planning and Infrastructure summary

Whilst the principle of development on this site is regarded as acceptable, it is not considered that housing would be an appropriate use, due to the proximity of the site to the future railway terminal and the existing industrial estate. Whilst proximity is beneficial in respect of sustainable transport, there is an issue with the potential conflict of uses. Furthermore, it is intended that this site be brought forward for commercial mixed use development which would exclude housing. There are opportunities for this site being used for commercial mixed use purposes, utilising its proximity to the Railway Station (zRS1) and the employment land to the east (zEL59).

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Site is unacceptable for residential development due to its proximity to future railway terminal and existing industrial estate.

Conclusions

Whilst the site is considered to be acceptable in principle for development, the site will be taken forward for mixed use development rather than residential. Residential development would not be acceptable adjacent to the future railway terminal and existing industrial estate, due to the potential conflict of uses.

Site Ref MAYTO001**Site name** Peelswalls**Proposed usage**

Mixed Use

SDA

Eastern

Settlement

Ayton

Site area (ha)

2.3

Indicative capacity

25

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

It is not considered that the initial assessment findings would preclude development.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference97/00143/FUL- Erection of 36 retirement/care dwellinghouses;
03/02278/FUL- Same as above
06/02051/FUL- Erection of dwellinghouse on Plot 6 (Change of house type)
09/00308/OUT- Retirement village**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref MAYTO001

Site name Peelswalls

Proposed usage

Mixed Use

SDA

Eastern

Settlement

Ayton

Site area (ha)

2.3

Indicative capacity

25

PP Status

Excluded

Accessibility and sustainability summary

The site is located close to the settlement of Ayton, where there are limited local services, and Eyemouth, where there are more major services including access to employment opportunities. However to access the local services by sustainable means would involve walking along a minor road which may present safety issues. There is a bus service which connects Ayton with surrounding settlements, Berwick and Edinburgh

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

On site

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Development at this location would have to be treated as a new settlement as the site is a kilometer from Ayton and has no relationship or integration with the settlement.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Medium

Local impact and integration summary

There is no relationship with Ayton, which is the nearest settlement, and as a result this would need to be treated as standalone settlement which is not the purpose of allocating land for development in the Local Development Plan. There would be possible impacts on ancient woodland, Listed Buildings and Archaeology.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

The site is located within the grounds of Peels Walls house, a B-Listed building. There is a significant belt of ancient woodland planting to the west of the site, as well as mature planting to the east, bounding the road, which screens the site.

Landscape summary

Potential development of the site is not considered to bring significant landscape impacts

Site Ref MAYTO001

Site name Peelswalls

Proposed usage

Mixed Use

SDA

Eastern

Settlement

Ayton

Site area (ha)

2.3

Indicative capacity

25

PP Status

Excluded

Planning and infrastructure assessment**Physical acces/road capacity**

There is an existing access that has been developed as part of a previous consent

Near a trunk road? **Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Poor

Planning and Infrastructure summary

There are issues with marketability of the site due to the existing planning permission. However there are no other issues raised in the assessment criteria.

Overall assessment**Overall assessment**

Acceptable

Summarised conclusion

There are more sustainable mixed use and housing options within the Eastern SDA. Redevelopment could be tested under relevant Local Plan policy

Conclusions

It was agreed at Council that this site would not be proposed for inclusion within the Proposed Plan. This was because it was felt that there were better mixed use and housing options within the Eastern SDA, either allocated or proposed for allocation. The assessment findings show that the site is remote from the village and that access by sustainable means is problematic.

In addition, any proposed redevelopment or new build of the site could be tested under Housing in the Countryside Policy and the Business, Tourism and Leisure Development in the Countryside Policy within the future Local Plan. It is considered this is a more appropriate avenue for exploring development at this site.

Site Ref ACHIR001**Site name** East of North Lodge**Proposed usage**

Housing

SDA

Eastern

Settlement

Chirnside

Site area (ha)

10.0

Indicative capacity

80

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

Site is located within the Eastern SDA

Initial assessment summary

Site complies with Structure Plan policy. There is some risk of flooding in an area adjacent to the site. The site slopes down towards the River Tweed and any construction on this site could have an impact on this SAC although there is a substantial treebelt along the edge of the river.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Site BCH4 at the Local Plan Inquiry proposing 91 units & business park - rejected by Reporter. Local Plan Inquiry Reporters' Report, BCH4 - page 11-9.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?

Site Ref ACHIR001

Site name East of North Lodge

Proposed usage

Housing

SDA

Eastern

Settlement

Chirnside

Site area (ha)

10.0

Indicative capacity

80

PP Status

Excluded

Accessibility and sustainability summary

The Reporters at the 2006 Local Plan Inquiry recommended against allocating a larger field containing this site and their reasons included that this site is not located close the village centre and is a steep climb from it. Chirnside has a small centre that provides some key services such as a bank, shop and post office. It also has a regular bus service going to Duns and Eyemouth that both provide a wider range of services. There are limited opportunities for employment within Chirnside with greater choice in the larger settlements locally. The A1 is relatively close which connects the settlement to Edinburgh and Newcastle upon Tyne and the Berwick upon Tweed train station is also accessible by car. This would potentially encourage car usage and could create parking issues in the centre. The bus stop is also relatively difficult to access from the bottom of this site. Ancient Woodland in SW corner along Whiteadder - need for a protective buffer.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

On/adjacent to site

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

There is a small area of woodland on and adjacent to the site that is in the ancient woodland inventory. This will need to be protected from any damage during construction and the habitats that it provides for species should be retained and enhanced. The site is a large area to the south of the settlement. It extends the settlement considerably away from the existing central area that provides services. The site would be very noticeable from the south as the development slopes upwards from the River Tweed. Archaeological evidence of building foundations - possible settlement or burial mound. Also evidence of designed landscape according to historical mapping.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Medium

Local impact and integration summary

This is a large extension to the settlement and does not integrate well to the linear form of historic settlement centre, as it is remote from it, downhill & separated by an A class road. There is the possibility of substantial archaeology on this site that would be damaged by development.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Site Ref ACHIR001**Site name** East of North Lodge**Proposed usage**

Housing

SDA

Eastern

Settlement

Chirnside

Site area (ha)

10.0

Indicative capacity

80

PP Status

Excluded

Constrained in Landscape Capacity Study **Landscape features** There is an ancient treebelt that lies adjacent to the site. The site slopes downwards towards the River Tweed and is currently planted with turnips.**Landscape summary** The Reporters at the 2006 Local Plan Inquiry recommended against allocating this site and their reasons included this site would be visually prominent from the south. However the Landscape Capacity study identifies the site as a landscape opportunity for development. It would need careful landscaping and design to integrate it with the policies of Ninewells House to the west, on steeper slopes and ensure that it did not dominate the view towards Chirnside from the south. Its lower slopes are contained by gently undulating landform and woodland to the west. There might be drainage issues towards the bottom of the site.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

This site is on the wrong side of the A6105 which effectively acts as a by-pass for the village. Furthermore, in terms of connectivity it would need a vehicular link with the B6437 and there are implications in this regard in that there are issues with junction visibility at the crossroads next to the Waterloo Arms Hotel.

Contaminated land

Adjacent to site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

No

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary 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. Site separated from settlement by an A road to north and road to east has visibility problems at its junction. A Small section of site used as a public right of way that would need to be maintained. Developer Contributions are required towards Berwickshire High School, this school has some inbuilt capacity, and may be required for primary school.**Overall assessment****Overall assessment**

Unacceptable

Summarised conclusion

Site is doubtful because it is separated from the settlement by a road, downhill from existing services, access limited by junction visibility. There are other more suitable housing sites.

Site Ref ACHIR001**Site name** East of North Lodge**Proposed usage**

Housing

SDA

Eastern

Settlement

Chirnside

**Site area
(ha)**

10.0

**Indicative
capacity**

80

PP Status

Excluded

Conclusions

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 requirement for housing can be better met by other more suitable 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. Potential impact on Tweed SAC and adjacent ancient woodland would require to 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.

Site Ref ACHIR002

Site name Waterloo Park South

Proposed usage

Housing

SDA

Eastern

Settlement

Chirside

Site area (ha)

4.8

Indicative capacity

40

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Site is within the Eastern SDA

Initial assessment summary

No initial constraints identified on this site and the settlement is within the Structure Plan Eastern Development Hub.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Chirside has a small centre that provides some key services such as a bank, shop and post office, a steep walk away. It also has a regular bus service going to Duns and Eyemouth that both provide a wider range of services. There are limited opportunities for employment within Chirside with greater choice in the larger settlements locally. The A1 is relatively close which connects the settlement to Edinburgh and Newcastle upon Tyne and the Berwick upon Tweed train station is also accessible by car. This site is not located close the village centre and would be a challenging walk from the bottom of the hill. This would potentially encourage car usage and

Site Ref ACHIR002

Site name Waterloo Park South

Proposed usage

Housing

SDA

Eastern

Settlement

Chirnside

Site area (ha)

4.8

Indicative capacity

40

PP Status

Excluded

could create parking issues in the centre. The bus stop is also relatively difficult to access from the bottom of this site.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

This site is slightly disconnected from the settlement although it is adjacent to the boundary. The sewerage works are located in one corner of the field. There is no evidence of archaeology on the site.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Medium

Local impact and integration summary

Site is remote from settlement core, is downhill from it and separated by an A road. It is therefore disconnected from the settlement but would have minimal impact on the majority of the village. Site is adjacent to the sewage works, therefore potential smell.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Field sloping down to south. Burn at bottom of field. Field is currently planted. Hedging along the west side with a treebelt along the east side of the site.

Landscape summary Site is identified as a landscape opportunity for development in the landscape capacity study. Lower slopes of site is contained by landform and woodland, landscaping required on steeper slopes. This site would be relatively visible from the south but could be attractively contained with a substantial treebelt.

Planning and infrastructure assessment

Site Ref ACHIR002

Site name Waterloo Park South

Proposed usage

Housing

SDA

Eastern

Settlement

Chirnside

Site area (ha)

4.8

Indicative capacity

40

PP Status

Excluded

Physical acces/road capacity**Near a trunk road?**

The site is on the wrong side of the A6105 which effectively acts as a by-pass for the village. Furthermore, there are issues with junction visibility at the crossroads next to the Waterloo Arms Hotel.

Contaminated land**HSE consultation****Water supply****Sewerage**

Adjacent to site

Not applicable

Yes

No

Education provision**Primary school capacity****Secondary school capacity****Right of way****TPOs**

Average

No

Yes

Adjacent to site

Not applicable

Land use allocations**If yes, what?****Marketability**

Not applicable

Average

Planning and Infrastructure summary

Development of housing on this site would create a precedent for futher residential development in the area. Site is separated from settlement by A road & road to east has visibility problems at junction. Site adjacent to sewerage works. Developer Contributions are required towards Berwickshire High School, this school has some inbuilt capacity and may be required for primary school. Sewerage is also limited. The potential for future employment uses on the site could be looked at in future Development Plan reviews.

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

There are other more suitable housing sites. The site is separated from the settlement by a road, downhill from existing services, access limited by junction visibility.

Conclusions

This site is doubtful for development as there are other more suitable housing 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.

Site Ref SCHIR003**Site name** South East Chirside**Proposed usage**
Long Term Housing**SDA**
Eastern**Settlement**
Chirside**Site area (ha)**
20.0**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

The initial assessment criteria would not preclude development of the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

Chirside is located on the A6105 and is roughly equidistant between Berwick-Upon-Tweed, Duns and Eyemouth. There are good links to Duns but limited links to Eyemouth and Berwick. Chirside has 2 Business and Industrial land allocations and a large Mixed Use allocation, therefore there is good potential for employment services. The site would not bring a wider biodiversity impact, and faces south west which could bring solar gain benefits due to orientation of buildings.

Site Ref SCHIR003

Site name South East Chirnside

Proposed usage

Long Term Housing

SDA

Eastern

Settlement

Chirnside

Site area (ha)

20.0

Indicative capacity

0

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site sits on a south facing field and is reasonably prominent on views from the south. There would be a lack of shared frontage with Crosshill or Main street but there is potential for good sustainable access to the village centre and shops, recreation areas and the primary school

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The majority of the criteria assessed present no obstacle to identification of this land for longer-term housing. Some consideration may need to be made of the listed buildings at the Kirkgate and the Primary School to the south west of the site boundary. There is evidence of archaeological features on the site and archaeological investigation would be necessary.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features There is an area of young woodland around 50m wide running along the southern boundary of the western field. Hedgerows along most other field edges.

Landscape summary Moderately sloping south facing land rising from 85m AOD at south side to 120m AOD on north side. Located south and east of village of Chirnside. Area is prime quality agricultural land. The site has an elevated position and commands good views towards the Cheviots to the south; correspondingly visible from the south at some distance. Structure planting would be required to protect the amenity of housing on the northern boundary.

Planning and infrastructure assessment

Site Ref SCHIR003

Site name South East Chirside

Proposed usage

Long Term Housing

SDA

Eastern

Settlement

Chirside

Site area (ha)

20.0

Indicative capacity

0

PP Status

Excluded

Physical acces/road capacity**Near a trunk road?**

The westerly part of this site benefits from a fine central location with good pedestrian linkage to the school, recreation ground and village centre/shops and so would deliver reasonably well from a sustainable transport point of view. Unfortunately, the limited extent of frontage with Crosshill and absence of frontage with Main Street/East End make it difficult for proper integration of the whole site with the rest of the village.

There is an obvious vehicular access point off Crosshill, but this is off a part of the road which is tortuous in nature with a particularly steep gradient and would appear to affect third party land. While an access here could serve as a 'secondary' minor access point it could not be the sole means of access or a main site access. Vehicular access is achievable directly from the A6105 and the B6437 and this will require the extension of the village infrastructure and careful planning to soften the character of these roads to give them more of a village street feel.

In conclusion not opposed to this land being zoned as possible longer term housing land, but clearly the further east the extent of the allocation the more challenging it becomes for integration with the village

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

The Roads Planning team state that the western part of the site is more suitable for development than the eastern part, due to its central location, and good pedestrian linkage to the school, recreation ground and village centre shops. However, the site is stated to be limited in potential to integrate with the rest of the village due to a lack of frontage with Crosshill or Main Street. The main vehicular access would require to be located to the west, north of the A6105/B6437 junction, and this means that village infrastructure would have to be extended to this location. Despite these concerns the site is appropriate from the perspective of Roads Planning.

No problems are raised through the assessment of education provision, contaminated land, or TPOs. However, there is limited water and waste water treatment capacity and this would require further investigation.

Overall assessment**Overall assessment**

Acceptable

Summarised conclusion

No further allocations are necessary given undeveloped existing allocations.

Conclusions

Site Ref SCHIR003**Site name** South East Chirnside**Proposed usage**

Long Term Housing

SDA

Eastern

Settlement

Chirnside

**Site area
(ha)**

20.0

**Indicative
capacity**

0

PP Status

Excluded

The assessment for the four classifications show the site is acceptable, although for Planning and infrastructure there are concerns regarding integration with the settlement and the limited water and waste water treatment capacity.

It is considered that Chirnside has been subject to a large amount of development recently and that the existing housing allocations are not developed. In addition to this there is a large mixed-use site to the north of the village which is also undeveloped. It is therefore judged that the existing supply of allocated land is more than adequate to service Chirnside over the period of the LDP and beyond.

Site Ref ACOLH002**Site name** Land south west of Coldingham**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Coldingham**Site area (ha)**
2.3**Indicative capacity**
24**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Located in Eastern Strategic Development Area.

Initial assessment summary

No flood risk 1:100, 1:200 and 1:1000. Buskin Burn is less than 3 sq km although there is no flood envelope; there may be flood issues along the edge of the burn and a flood risk assessment may be required. Assessment of flooding from road runoff, blocked culverts or overland flow is recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference A smaller site at the same location was rejected at the Local Plan stage (West of Beechknowe)**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

Coldingham has a limited range of services including shops, café, primary school and hotels. Eyemouth is 3.2 miles or a 7 minute drive to the south east; Eyemouth offers a wider range of services. There are no identified employment land sites in Coldingham but again Eyemouth has employment opportunities. Coldingham is

Site Ref **ACOLH002**

Site name Land south west of Coldingham

Proposed usage

Housing

SDA

Eastern

Settlement

Coldingham

Site area (ha)

2.3

Indicative capacity

24

PP Status

Excluded

located relatively close to the A1 running to Edinburgh in the north and Newcastle in the south.

Biodiversity Risk: Moderate

Adjacent to Dean plantation (Dean plantation)

(Ancient Woodland Inventory – Ancient Of Semi-natural Origin)

Phase 1 habitat (aerial interpretation) Arable J.1

Species-rich hedgerow (SNH inventory) along roadside/eastern boundary.

Field boundaries: Mature trees, hedgerows

Rock stonecrop (*Sedum forsterianum*) (Nationally scarce) on old wall (boundary), Coldingham road west

Mitigation:

Protect and enhance boundary features and associated species interest. Site clearance outside breeding bird season

Flood Risk (Fluvial 1 in 200): No

Proximity of paths more than 15 metres.

Local impact and integration assessment

Conservation area

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

On/adjacent to site

Open space

On site/adjacent to site

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site has no topographical issues although development would almost certainly mean removal of mature trees. There are concerns that the development of the site could allow for backland development which could affect the overall status of the conservation area of the town.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Medium

Local impact and integration summary

The status of listed buildings would not be affected although development would be preferable set further back from the C listed Law House. There are archaeological sites in the vicinity that would require careful consideration although it is not thought that they would preclude development. There are no issues regarding scheduled monuments or designed landscapes. It is considered that there would be a need to remove mature trees for visibility splays, this is stated to bring unacceptable change to the setting of one of the main routes into Coldingham. Conservation Area bounds the majority of the site and could be adversely affected.

Site Ref ACOLH002**Site name** Land south west of Coldingham**Proposed usage**

Housing

SDA

Eastern

Settlement

Coldingham

Site area (ha)

2.3

Indicative capacity

24

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

The site is the north eastern section of a much larger arable field which lies immediately to the south of St Andrew's Burn and its wooded valley. It is bounded on the eastern side by some detached houses and the B6438 from A1 and Reston which is dropping steeply down as it enters the village. The site slopes down in a north easterly direction and there is a number of mature trees along the road boundary which is defined by a stone (retaining) wall. While the site in topographical terms would be suitable for development, albeit there is only a single way of connection to the village, with the only realistic access to the site being from B6438 there would almost certainly be a requirement to remove a high proportion of the mature trees and retaining wall/hedging along the road to accommodate visibility splays and I would consider this an unacceptable level of impact on one of the main routes into Coldingham. Therefore on landscape and visual impact grounds I recommend this site is rejected as a potential LDP site.

Landscape summary

It is considered that the likely necessity to remove trees on the eastern boundary would result in unacceptable change to the setting of one of the main routes into Coldingham.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

Opposed to development at this location due to the limitations of the site. The retaining wall and the level difference between the road and the field would result in significant engineering works to achieve the necessary gradients and visibility splays. In addition, the absence of a footway in Bridge Street (A1107), and inability to provide one, make it difficult to integrate the proposed site into the hub of the community and raises the question of pedestrian safety.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Site Ref ACOLH002**Site name** Land south west of Coldingham**Proposed usage**

Housing

SDA

Eastern

Settlement

Coldingham

**Site area
(ha)**

2.3

**Indicative
capacity**

24

PP Status

Excluded

Planning and Infrastructure summary

The difference between the road and the field would mean significant engineering work to achieve necessary gradients and visibility splays, in addition the absence of a footway and inability to provide one raises questions of pedestrian safety.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

Better sites to fulfil identified housing need requirement. Landscape setting of town and Conservation Area adversely affected. Roads access a significant problem.

Conclusions

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 housing requirement.

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.

Site Ref ACOLH003**Site name** Land south-west of Coldingham**Proposed usage**

Housing

SDA

Eastern

Settlement

Coldingham

Site area (ha)

4.7

Indicative capacity

36

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Located in Eastern Strategic Development Area.

Initial assessment summary

There are no initial constraints to prevent development.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Part of the site was designated for housing in the Local Plan (BCL12B)**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

Coldingham has a limited range of services including shops, café, primary school and hotels. Eyemouth is 3.2 miles or a 7 minute drive to the south east; Eyemouth offers a wider range of services. There are no identified employment land sites in Coldingham but again Eyemouth has employment opportunities. Coldingham is located relatively close to the A1 running to Edinburgh in the north and Newcastle in the south.

Biodiversity Risk: Moderate

Site Ref **ACOLH003**

Site name Land south-west of Coldingham

Proposed usage

Housing

SDA

Eastern

Settlement

Coldingham

**Site area
(ha)**

4.7

**Indicative
capacity**

36

PP Status

Excluded

Phase 1 habitat (aerial interpretation) Arable J.1
Species-rich hedgerow (SNH inventory) along roadside/eastern boundary.
Field boundaries: Mature trees, hedgerows
Rock stonecrop (*Sedum forsterianum*) (Nationally scarce) on old wall (boundary), Coldingham road west
Mitigation:
Protect and enhance boundary features and associated species interest. Site clearance outside breeding bird season
Flood Risk (Fluvial 1in 200): No

Proximity of paths is more than 15 metres

Local impact and integration assessment

Conservation area

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is the northern section of two large fields on the south eastern edge of Coldingham. It is bounded on the north western boundary by the B6438 (with a mature hedge over the whole length) and on the south eastern edge by minor road that accesses several farms to the south east and eventually connects to the A1. The north eastern boundary is bounded by a number of detached properties and the A1107. The site is only very gently sloping to the north east

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

It is noted that any development may impact upon the Conservation Area which runs adjacently north of the site. It is not considered that the amenity planting would be affected by development, although a belt of structure woodland planting in the south western boundary would be required to contain the development, to maintain the integrity of the hedge to the west of the site, only pedestrian access to the B6438 would be recommended. Further archaeological evaluation would be required before development could proceed. There are no concerns regarding ancient woodland, listed buildings, scheduled monuments or garden and designed landscapes.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Site Ref **ACOLH003**

Site name Land south-west of Coldingham

Proposed usage

Housing

SDA

Eastern

Settlement

Coldingham

**Site area
(ha)**

4.7

**Indicative
capacity**

36

PP Status

Excluded

Constrained in Landscape Capacity Study

Landscape features Integrity of hedge to west of site would mean only pedestrian access to B6438

Landscape summary The site is only very gently sloping to the north east and is suitable for a development of a similar density to that across the road. Should the site be zoned for development it will be necessary to contain the development with a belt of structure woodland planting along the south western boundary. To maintain the integrity of the hedged western boundary only pedestrian access would be allowed onto the B6438.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

An opportunity exists to create a well connected layout which complies with 'Designing Streets'. The main access should be located along the frontage facing onto the A1107, with opportunities for minor vehicular/pedestrian links with the B6438 and the minor public road to the south-east of the site. The pedestrian footway should be extended to encompass the main site entrance. Although the A1107 has a short length of road without footways, there are alternative routes for pedestrians to the amenities within the village, as such a contribution maybe sought to maintain/upgrade these links

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

On site

If yes, what?

H3 - Land Use Allocations

Marketability

Average

Planning and Infrastructure summary There is opportunity for the site to be developed in-line with 'Designing Streets', with a main frontage on to the A1107, in line with the landscape comments a pedestrian link to the B6438 would be more desirable. The footway would need to be extended to serve any entrances. There are no educational or water issues

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Coldingham has adequate existing land supply. There are better sites to meet housing need in the LDP. Backland development and poor junction at western edge are issues.

Site Ref ACOLH003**Site name** Land south-west of Coldingham**Proposed usage**

Housing

SDA

Eastern

Settlement

Coldingham

**Site area
(ha)**

4.7

**Indicative
capacity**

36

PP Status

Excluded

Conclusions

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 any housing requirement in the LDP. 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.

Site Ref MCOLH001**Site name** Land adjacent to Col Bog**Proposed usage**

Mixed Use

SDA

Eastern

Settlement

Coldingham

Site area (ha)

1.5

Indicative capacity

10

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located in the Eastern Strategic Development Area.

Initial assessment summary

Site put forward for mixed use predominantly as retirement homes. The initial assessment does not suggest any impediment to development

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

The owner states that the site has been considered for housing previously, associated with the adjoining estate. However there are no applications on the GIS system, nor any evidence of previous consideration in the Local Plan or Local Plan Amendment

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Coldingham has a limited range of services including shops, café, primary school and hotels. Eyemouth is 3.2 miles or a 7 minute drive to the south east; Eyemouth offers a wider range of services. There are no identified employment land sites in Coldingham but again Eyemouth has employment opportunities. Coldingham is located relatively close to the A1 running to Edinburgh in the north and Newcastle in the south.

Site Ref MCOLH001

Site name Land adjacent to Col Bog

Proposed usage

Mixed Use

SDA

Eastern

Settlement

Coldingham

Site area (ha)

1.5

Indicative capacity

10

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is bounded to the north by St Andrew's Burn and it is raised above the adjoining housing on the southern side.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

As per my comments for ACOLH003, this area is archaeologically sensitive in that it was formerly part of an extensive enclosure surrounding the policies of Coldingham Priory. In addition to this, this area is suspected to be where Oliver Cromwell's troops camped when they sacked Coldingham Priory. Cannonballs and shot have been found at the Priory itself, and given what survives of the original church (the north wall) it is very likely that the canon fire originated from Coldingham law or the area in front. Some form of evaluation combining methods of standard trenching and battlefield survey may be necessary.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

The site is the north western section of a larger field that borders St Andrew's Burn along its North West boundary. St Andrew's Burn runs in a steeply sided valley and there is only pedestrian access across the burn from The Bow. A path runs along the south Western boundary.

Landscape summary

The site is the north western section of a larger field that borders St Andrew's Burn along its North West boundary. St Andrew's Burn runs in a steeply sided valley and there is only pedestrian access across the burn from The Bow. A path runs along the south Western boundary. It is hard to see where vehicular access might be gained into this site. On landscape grounds I do not object to the site being developed per se but not confident that a mixed use site is compatible with the adjacent residential use. Any development in this area would have to resolve the access issue and there would need to be a substantial buffer zone between the wooded St Andrew's Burn valley and any development.

Site Ref MCOLH001

Site name Land adjacent to Col Bog

Proposed usage

Mixed Use

SDA

Eastern

Settlement

Coldingham

Site area (ha)

1.5

Indicative capacity

10

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Opposed to development of any nature on this site. No safe access can be taken from 'The Bow' due to the torturous alignment of the single track road and the gradients into the site. The only means of access would therefore be via Lawfield, a residential street at the east end of the settlement. If access can be achieved via Lawfield, I would still be against development on this site due to the topography. The steep nature of the site would mean that acceptable gradients would be unachievable.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Poor

Planning and Infrastructure summary

There is a path running along the south western boundary of the site that would have to be taken into consideration. there are no educational constraints. Access to the site would be very difficult, access from 'The Bow' would not be safe due to the alignment of the single track road and the gradients into the site. If access could be gained from Lawfield (there is no comment on potential ownership) then topography would still remain a significant issue, this is particularly the case due to the inability to achieve acceptable gradients.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

No identified need for mixed use development, other sites available in Eastern SDA and elsewhere in the Borders. Roads access not possible

Conclusions

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.

Site Ref MCOLH002**Site name** Land beside Law House**Proposed usage**
Mixed Use**SDA**
Eastern**Settlement**
Coldingham**Site area (ha)**
0.7**Indicative capacity**
10**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located in the Eastern Strategic Development Area.

Initial assessment summary

Site put forward for mixed use predominantly as retirement homes. The initial assessment does not suggest any impediment to development

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference No evidence of any planning history**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Coldingham has a limited range of services including shops, café, primary school and hotels. Eyemouth is 3.2 miles or a 7 minute drive to the south east; Eyemouth offers a wider range of services. There are no identified employment land sites in Coldingham but again Eyemouth has employment opportunities. Coldingham is located relatively close to the A1 running to Edinburgh in the north and Newcastle in the south.

Site Ref MCOLH002

Site name Land beside Law House

Proposed usage

Mixed Use

SDA

Eastern

Settlement

Coldingham

Site area (ha)

0.7

Indicative capacity

10

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a field on the eastern edge of Coldingham. The land rises to the north east from the boundary with A1107. The south eastern boundary is lined with a mature hedgerow, the western boundary is defined by a fence. There are a number of trees along the north eastern boundary

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

No significant impact on any of the factors considered above.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

The site is a field on the eastern edge of Coldingham. The land rises to the north east from the boundary with A1107. The south eastern boundary is lined with a mature hedgerow, the western boundary is defined by a fence. There are a number of trees along the north eastern boundary.

Landscape summary

A mixed use development here would change the character of this edge to the village but with a substantial screen planting along all the boundaries it should be possible it should be possible to create adequate containment. An adequate buffer zone will be required between the existing treelined hedgerow along the south eastern boundary and any development to ensure their long term survival.

Planning and infrastructure assessment

Site Ref MCOLH002

Site name Land beside Law House

Proposed usage

Mixed Use

SDA

Eastern

Settlement

Coldingham

Site area (ha)

0.7

Indicative capacity

10

PP Status

Excluded

Physical acces/road capacity**Near a trunk road?**

Opposed to the development of this site as it is too divorced from the settlement, outwith the village speed limit, and with inadequate provision for pedestrians.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Development of the site would be too divorced from the settlement due to being outwith the village speed limit, and with inadequate provision for pedestrians. There would be no issues from the rest of the assessment criteria.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

No identified need for mixed use development, other sites available in the Eastern SDA and the rest of the Borders. Roads issues would preclude development.

Conclusions

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 the Eastern SDA and the rest of the Borders.

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.

Site Ref ADUNS023**Site name** South of Earlsmeadow (Phase 1)**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Duns**Site area (ha)**
2.7**Indicative capacity**
40**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is within the Eastern Strategic Development Area.

Initial assessment summary

Site is marked as a wetland on OS.

A basic FRA (topographic information in the first instance) with development layout plan will be required at a planning application stage to assess the risk of flooding. However the vast majority, if not all of the site is developable.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref ADUNS023

Site name South of Earlsmeadow (Phase 1)

Proposed usage

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

2.7

Indicative capacity

40

PP Status

Included

Accessibility and sustainability summary

The site is located less than a kilometre from the centre of Duns and therefore has walkable access to the amenities and services of the town.

Phase 1 habitat (aerial interpretation) Poor semi-improved grassland B6.
Field boundaries: post & wire fence.
Biological records: Protected species Old Berwickshire High School.
Mitigation:
Site clearance outside breeding bird season (breeding birds reed bunting pers comm.)
Flood Risk (Fluvial 1in 200): No

Core Path 51 bounding eastern edge of development site will be expected to be treated with an unbound surface in its entirety. It will be expected that this will link with the unbound surface of the path which bounds the southern edge of the school grounds. A contribution will be expected to be made to assist with the further development of the boardwalk/ wetland vision connecting Duns Park and the school site.
It may be that the Roads Authority will seek for these paths to be brought to adoptable standard as part of any development.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located in the northernmost field of the Longer term mixed use site SDUNS001. It is located behind detached housing which face onto the A6105.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

None of the assessment criteria raise any issues that would preclude development.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Site Ref ADUNS023

Site name South of Earlsmeadow (Phase 1)

Proposed usage

Housing

SDA

Eastern

Settlement

Duns

Site area
(ha)

2.7

Indicative
capacity

40

PP Status

Included

Constrained in Landscape Capacity Study

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

Landscape summary The assessment criteria does not raise any issues that would preclude development.

Planning and infrastructure assessment

Physical acces/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.

Contaminated land

HSE consultation

Water supply

Sewerage

Not applicable

Not applicable

Yes

Yes

Education provision

Primary school capacity

Secondary school capacity

Right of way

TPOs

Average

Limited

Yes

Adjacent to site

Not applicable

Land use allocations

If yes, what?

Marketability

On site

BE11 - H1A Land Safeguardin

Good

Planning and Infrastructure summary The assessment criteria does not raise any issues that would preclude development. 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. Scottish Water state that in terms of sewage treatment there is a requirement for an upgrade to Langtongate SPS, and for water supply there would need to be a network assessment if more units than 60 are proposed.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Site performs well against the assessment criteria. Suitable for inclusion in the Local Development Plan.

Conclusions

Site Ref ADUNS023**Site name** South of Earlsmeadow (Phase 1)**Proposed usage**

Housing

SDA

Eastern

Settlement

Duns

**Site area
(ha)**

2.7

**Indicative
capacity**

40

PP Status

Included

The site performs well against the assessment criteria. It is considered that the site would be suitable for inclusion in the Local Development Plan to help meet identified housing targets in the Eastern SDA.

Site Ref RDUNS003**Site name** Disused Chicken Hatchery, Clockmill**Proposed usage**

Redevelopment

SDA

Eastern

Settlement

Duns

Site area (ha)

1.8

Indicative capacity

20

PP Status

Included

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

SEPA have stated that if this site was allocated in the Local Development Plan then there would be a requirement for a flood risk assessment to be provided alongside any prospective planning application. This is stated to be the case because the Bluidy Burn flows along the western and southern perimeters of the site and a FRA would inform the type of development and finished floor levels.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference03/02042/OUT (erection of 5 dwellings-not taken forward)
06/00136/OUT (erection of 14 dwellings-not taken forward)
06/02387/FUL (erection of 19 dwelling- not taken forward)
09/01660/FUL (erection of 19 dwellings- valid until January 2014)**Accessibility and sustainability assessment****Access to public transport****Access to employment****Access to services****Wider biodiversity impacts****Site aspect****Waverley line contribution required?**

Site Ref RDUNS003

Site name Disused Chicken Hatchery, Clockmill

Proposed usage

Redevelopment

SDA

Eastern

Settlement

Duns

Site area (ha)

1.8

Indicative capacity

20

PP Status

Included

Good

Good

Good

Moderate

South



Accessibility and sustainability summary

The site is located around 1km from the centre of Duns and as all services are relatively close by. The site is adjacent to the school and very close to the golf course. It is therefore judged that there are good sustainable transport options to and from the site.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is located within the settlement boundary of Duns. It is in a relatively inconspicuous location, with the woodland to the west screening it from the A6105. Redevelopment would relate well to this part of Duns as the new high school is next door and the former high school, over the road, is already allocated for redevelopment

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is inconspicuous and already within the Duns settlement boundary, none of the criteria assessed prevent any obstacles to redevelopment. This part of Duns has the new high school and a significant redevelopment allocation over the road.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?



Height constraint

Minor

Slope >12 degrees?



Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is relatively flat and is contained by existing mature belt of trees to the west.

Landscape summary The site is relatively flat and is contained by existing mature belt of trees to the west.

Site Ref RDUNS003**Site name** Disused Chicken Hatchery, Clockmill**Proposed usage**
Redevelopment**SDA**
Eastern**Settlement**
Duns**Site area (ha)**
1.8**Indicative capacity**
20**PP Status**
Included

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

The site has approval for housing, therefore the principle of development with suitable access means has already been established and so support in principle for regeneration can be offered.

Localised road widening is required as is the upgrading of the footpath/footway network in the locale.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Yes

Education provision

Good

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Considered appropriate to allocate to formalise the opportunity of redevelopment of derelict land in this part of Duns.

Conclusions

It is judged that identifying this land formally brings forward the opportunity to improve a derelict part of Duns which, in turn, will help to contribute to the setting of the town in an area where there has been recent development and which is allocated for further development in the future.

The existing planning application covers the majority of the site and helps deal with the constraints identified related to Planning and Infrastructure issues. However, opportunity remains for further development or alternative development.

In addition any further planning application will have to undertake a flood risk assessment, in line with comments received from SEPA at the initial assessment.

Site Ref ADUNS009**Site name** Land at Duns Law, Preston Road**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Duns**Site area (ha)**
1.4**Indicative capacity**
10**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is within the Eastern Strategic Development Area.

Initial assessment summary

There are no initial constraints on the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Local Plan Inquiry Reporters' Report, BD15 page 11-40**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

Site would be doubtful because it is quite a distance out the settlement and therefore might encourage people to drive into the centre.

Site Ref ADUNS009**Site name** Land at Duns Law, Preston Road**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Duns**Site area (ha)**
1.4**Indicative capacity**
10**PP Status**
Excluded**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

On/adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Site is on edge of settlement and is adjacent to an existing row of houses. The bank rises up quite steeply and therefore any development would be quite a prominent addition to the settlement in terms of visual impact.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Medium

Local impact and integration summary

This site would be opposite existing housing but would be in quite a prominent position and therefore it would be doubtful as to how well it could be integrated.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site is set back from the road by a slope and would therefore dominate the landscape quite significantly.

Landscape summary This would have a prominent position on the landscape and therefore is doubtful as a site.

Planning and infrastructure assessment**Physical access/road capacity**

Access to this site would be ok.

Near a trunk road?

Site Ref ADUNS009**Site name** Land at Duns Law, Preston Road**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Duns**Site area (ha)**
1.4**Indicative capacity**
10**PP Status**
Excluded**Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations**If yes, what?****Marketability**

Average

Planning and Infrastructure summary Site would be acceptable in terms of infrastructure.**Overall assessment****Overall assessment**

Doubtful

Summarised conclusion

Site is prominent and identified as constrained in the Landscape Capacity Study. Better sites to meet identified need.

Conclusions

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.

It is also the case that there is an adequate existing land supply in Duns and the site ADUNS023 is better suited to meet any identified housing need.

Site Ref ADUNS016**Site name** South of Earlsmeadow**Proposed usage**

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

11.5

Indicative capacity

270

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is within the Eastern Strategic Development Area.

Initial assessment summary

No constraints on site that would prevent it from having full assessment undertaken. Duns is part of Eastern SDA and is served by a number of buses.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Local Plan Inquiry Reporters' Report, BD2B, page 11-38 (small eastern part)

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is acceptable in terms of access to services and public transport. It is relatively close to the centre of Duns and also is good in terms of employment potential. There are regular buses to Berwick upon Tweed where there is a main train line to Edinburgh and Newcastle upon Tyne. There are employment opportunities within Duns and at Eyemouth. The site might provide habitats for biodiversity. area of marshy grassland/ wet meadow that runs from park across towards the new high school. This should be protected as it is identified as the green link to the new school (as promised under 3HS), is a valuable habitat in eastern Borders, and the

Site Ref ADUNS016**Site name** South of Earlsmeadow**Proposed usage**

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

11.5

Indicative capacity

270

PP Status

Excluded

drainage of the new high school is currently dependent on their being poor drainage off this site. There is also a field used by protected species, next to the playing field- mitigation/compensation measures will be required.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Minimal visual impact from entrances to Duns. Parkland and playing field adjacent to site. Used for dog walking from local housing estate. There is no evidence of archaeological remains.

Impact on open space

Medium

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site relates quite well to the settlement with 1960s & 1970s housing adjacent to it. There is good pedestrian access to the centre and it is adjacent to a park that would provide good open space. It also is in close proximity to the new high school and could provide a good walking to school route.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Scrub land with large, central marshy area, rising gently out. Mature trees and hedgerows on parts of the boundary.

Landscape summary This site would be low visibility with enhancements to the boundaries. There is a drainage problem in the centre that might provide a good opportunity for SUDS depending on the biodiversity impact.

Planning and infrastructure assessment

Site Ref ADUNS016

Site name South of Earlsmeadow

Proposed usage

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

11.5

Indicative capacity

270

PP Status

Excluded

Physical acces/road capacity

Near a trunk road?

There would need to be a main vehicular access via the A6105 from a point just east of the new High School building (just outwith the site). A minor access link is possible via the A6112 and Station Avenue though junction visibility where Station Avenue joins the A6112 is not too clever. Good pedestrian and cycle linkage is critical in terms of sustainable transport. An opportunity should not be missed for longer term expansion of the town which would entail a distributor/relief road linking the A6105 and the A6112 south of Cheeklaw.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

On site

If yes, what?

H3 - Land Use Allocations

Marketability

Average

Planning and Infrastructure summary

There is a new high school in Duns that has forecast capacity in the coming years. Investigations are under way to build a new primary school, this would alleviate current forecasts which show limited capacity. The Flooding Officer has reported that this site might have some risk of flooding due to a watercourse in close proximity.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Site to remain as land identified for longer term development. Initial land to meet identified housing need allocated further north/north east.

Conclusions

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.

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)

It is the case that the allocations described above will form a substantial part of identified housing need.

Site Ref ADUNS017**Site name** Land adjacent to fire station**Proposed usage**

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

0.1

Indicative capacity

1

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is within the Eastern Strategic Development Area.

Initial assessment summary

Assessment of flooding from road runoff, blocked culverts or overland flow recommended

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Adjacent to site

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located in the centre of Duns and therefore is within walking distance of the amenities and services the town provides.

Biodiversity Risk: Moderate
Phase 1 habitat (aerial interpretation) Arable J.1

Site Ref ADUNS017**Site name** Land adjacent to fire station**Proposed usage**

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

0.1

Indicative capacity

1

PP Status

Excluded

Species-rich hedgerow (SNH inventory) along roadside/eastern boundary.
 Field boundaries: Mature trees, hedgerows
 Rock stonecrop (Sedum forsterianum) (Nationally scarce) on old wall (boundary), Coldingham road west
 Mitigation:
 Protect and enhance boundary features and associated species interest. Site clearance outside breeding bird season
 Flood Risk (Fluvial 1in 200): No

Proximity of paths more than 15 metres

Local impact and integration assessment**Conservation area**

On site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

On site

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Structure woodland associated with Duns Castle Designed Landscape.

Impact on open space

Medium

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Located on Duns Castle Garden and Designed landscape and within Duns Conservation Areas

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Major

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Duns Castle Designed Landscape and Duns Conservation Area

Site Ref ADUNS017**Site name** Land adjacent to fire station**Proposed usage**

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

0.1

Indicative capacity

1

PP Status

Excluded

Landscape summary Recommended that this site is rejected due to the possible impact it would bring on Duns Castle Designed Landscape and Duns Conservation Area.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

No objections to a single plot development so long as parking and turning within the curtilage of the plot is provided and satisfactory visibility splays will be required.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Poor

Primary school capacity

No

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary There is capacity at the high school and investigations are under way regarding a new primary school, although at the current time there is limited capacity. A single plot development would be acceptable so long as parking and turning curtilage and satisfactory visibility splays will be required.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Would result in adverse change to the Designed Landscape and the Conservation Area. Better sites are identified.

Conclusions

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.

It is the case that better sites are identified to meet identified housing need.

Site Ref ADUNS018**Site name** Land North of the Clouds**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Duns**Site area (ha)**
0.8**Indicative capacity**
8**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is within the Eastern Strategic Development Area.

Initial assessment summary

Assessment of flooding from road runoff, blocked culverts or overland flow recommended

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference None**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located in the centre of Duns and is therefore within walking distance of the amenities and services the town provides.

Within Duns Castle Historic Gardens Designed Landscape
Phase 1 habitat (aerial interpretation) Mixed woodland plantation (A1.3.2)

Site Ref ADUNS018**Site name** Land North of the Clouds**Proposed usage**

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

0.8

Indicative capacity

8

PP Status

Excluded

Mitigation:

Potential need for EPS survey (protected species). Site clearance outside breeding bird season
Flood Risk (Fluvial 1in 200): No

Proximity of paths more than 15 metres

Local impact and integration assessment**Conservation area**

On site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

On site

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

On site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Structure woodland associated with Duns Castle Designed Landscape

Impact on open space

Medium

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

There are no archaeological implications.

This site lies within the Conservation Area and also within Duns Castle planned landscape. It also is currently planted with trees. The site has always been outwith the built up area of Duns and development would also inevitably involve the lost of the current screen planting

Site is located on Duns Castle Garden and Designed landscape.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Major

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Structure woodland associated with Duns Castle Garden and Designed Landscape and within Duns Conservation Area.

Site Ref ADUNS018

Site name Land North of the Clouds

Proposed usage

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

0.8

Indicative capacity

8

PP Status

Excluded

Landscape summary The site should be rejected due to the possibility of adverse impacts on Duns Castle Garden and Designed Landscape and Duns Conservation Area**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

Due to the limitations of the street network in this location, I would only be able to support a limited amount of development at this location. A row of housing fronting onto the 'Clouds' with parking to the rear and a footway along the frontage, could be considered.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Poor

Planning and Infrastructure summary In terms of access only a limited amount of development would be supported. There are no other issues associated with the assessment criteria for planning and infrastructure.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

Would likely result in adverse change to the Designed Landscape and the Conservation Area. Better sites are identified.

Conclusions

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.

It is the case that better sites are identified to meet identified housing need.

Site Ref ADUNS019**Site name** Land south of the Geans**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Duns**Site area (ha)**
0.8**Indicative capacity**
8**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is within the Eastern Strategic Development Area.

Initial assessment summary

Assessment of flooding from road runoff, blocked culverts or overland flow recommended

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located less than a kilometre from the centre of Duns and therefore has walkable access to the amenities and services of the town.

Phase 1 habitat (aerial interpretation) Improved grassland B4.
Field boundaries: Mature trees and line of trees/hedgerow. Garden ground.

Site Ref ADUNS019**Site name** Land south of the Geans**Proposed usage**

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

0.8

Indicative capacity

8

PP Status

Excluded

Biological records: Protected species Old Berwickshire High School.
 Mitigation:
 Protect and enhance boundary features and trees.
 Flood Risk (Fluvial 1in 200): No

Core Path 50 bounding eastern edge of development site to remain open and unobstructed in perpetuity.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

A field immediately to the west of the old High School.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

High

Local impact and integration summary

Site is directly in front of Category C(S) listed building (The Geans) which originally formed part of Duns Castle Estate. The house was clearly designed to be seen from the main road and development of the land in front of this will impact adversely on the setting of the listed building

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features A field immediately to the west of the old High School.

Landscape summary The landscape is constrained in the Landscape Capacity Study as it has previous association with Duns Castle.

On landscape grounds, we would not have objections to this site being developed, but consider it should be low density with size limited to one or one and a half storey (at

Site Ref ADUNS019**Site name** Land south of the Geans**Proposed usage**

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

0.8

Indicative capacity

8

PP Status

Excluded

least at the south edge) to compliment the adjacent housing. Structure planting along the north west boundary would have the benefit of linking two blocks of existing woodland planting and providing containment to the site. (see sketch) An adequate buffer zone between the mature trees immediately to the north and any development will be required to ensure their long term survival.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

A new access can be created from the A6105 to serve the proposed site with minor alterations to the boundary wall, thus allowing adequate visibility in either direction. The existing footway and street lighting infrastructure should be extended into the site if developed. Alternatively, if the landowner is also in control of the minor private access along the eastern boundary of the site, then this could possibly be upgraded over the initial section to accommodate the proposed site and the existing properties to the north.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Access could be created from the A6105 with minor alterations to the boundary wall, thus allowing adequate visibility in either direction or if the minor private access is owned by the applicant this could be upgraded. There would need to be footway and street lighting infrastructure improvements. There are no issues from the rest of the assessment criteria.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Likely to adversely affect the C (s) listed Geans building & constrained in Landscape Capacity Study. Already adequate existing land supply and better sites any further housing need.

Conclusions

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.

Site Ref ADUNS019**Site name** Land south of the Geans**Proposed usage**

Housing

SDA

Eastern

Settlement

Duns

**Site area
(ha)**

0.8

**Indicative
capacity**

8

PP Status

Excluded

It is the case that there is already an adequate existing land supply for housing in Duns and better sites are identified to fulfil any further housing need in the Eastern SDA.

Site Ref ADUNS020**Site name** Land north and south of the Geans**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Duns**Site area (ha)**
1.3**Indicative capacity**
10**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is within the Eastern Strategic Development Area.

Initial assessment summary

Burn < 3 Sq Km no flood envelope. May be flood issues along edge of burn, FRA may be needed ment of flooding from road runoff, blocked culverts or overland flow recommended low lying area ground water may be issue

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located less than a kilometre from the centre of Duns and therefore has walkable access to the amenities and services of the town.

Phase 1 habitat (aerial interpretation) Improved grassland B4.

Site Ref ADUNS020

Site name Land north and south of the Geans

Proposed usage

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

1.3

Indicative capacity

10

PP Status

Excluded

Field boundaries: Mature trees.
Biological records: Protected species Old Berwickshire High School.
Mitigation:
Protect and enhance boundary features and trees
Flood Risk (Fluvial 1 in 200): No

Core Path 50 bounding eastern edge of development site to remain open and unobstructed in perpetuity.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Sits directly north of a mature woodland buffer

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Medium

Local impact and integration summary

There are potential archaeological implications. The proposed LDP site will be within 100m of a known Iron Age enclosure seen in 2007 aerial photos. This increases the archaeological potential of the area, and further assessment may be needed prior to or during development.

Site is to the rear of Category C(S) listed building (The Geans) which originally formed part of Duns Castle Estate. There may be scope for some limited development – which could be designed as “subservient” buildings to the Geans.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Sits directly north of a mature woodland buffer

Site Ref ADUNS020

Site name Land north and south of the Geans

Proposed usage

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

1.3

Indicative capacity

10

PP Status

Excluded

Landscape summary The landscape is constrained in the Landscape Capacity Study as it has previous association with Duns Castle.

An adequate buffer zone to these trees may preclude the development of the southern finger of the site but a low density development on the northern section of the site could be accommodated with a stripe of structural planting along the western boundary to provide containment on a site which is immediately adjacent to Duns Castle
Designed Landscape

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Residential development at this location is undesirable. The minor private access road is narrow in nature and with little scope for upgrading to the required standard.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary The access road to the site is narrow with little scope for upgrading to the required standard. The site is a short walk to the new high school and the existing primary school. There are no further issues arising from the assessment criteria

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Constrained in Landscape Capacity Study, road access is too narrow. Existing land supply adequate and better sites to meet further identified housing need.

Conclusions

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.

It is the case that there is already an adequate existing land supply for housing in Duns and the site ADUNS023 is better suited to fulfil further housing need identified.

Site Ref ADUNS021**Site name** Land north east of new high school**Proposed usage**

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

1.7

Indicative capacity

20

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is within the Eastern Strategic Development Area.

Initial assessment summary

Assessment of flooding from road runoff, blocked culverts or overland flow recommended. Low lying area ground water may be issue

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located less than a kilometre from the centre of Duns and therefore has walkable access to the amenities and services of the town.

Phase 1 habitat (aerial interpretation) Poor semi-improved grassland B6.
Field boundaries: post & wire fence.

Site Ref ADUNS021

Site name Land north east of new high school

Proposed usage

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

1.7

Indicative capacity

20

PP Status

Excluded

Biological records: Protected species Old Berwickshire High School.

Mitigation:

Site clearance outside breeding bird season (breeding birds)

Flood Risk (Fluvial 1in 200): No

Core Path 51 bounding eastern edge of development site will be expected to be treated with an unbound surface in its entirety. It will be expected that this will link with the unbound surface of the path which bounds the southern edge of the school grounds. A contribution will be expected to be made to assist with the further development of the boardwalk/ wetland vision connecting Duns Park and the school site.

It may be that the Roads Authority will seek for these paths to be brought to adoptable standard as part of any development

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

Not applicable

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Site is field immediately to the east of the new high school (currently zoned for the high school but this part not used)

Impact on open space

Medium

Impact on archaeology

Low

Impact on listed buildings

Medium

Local impact and integration summary

Opposite the category B listed former Berwickshire High School – the school having been designed to look over the Merse to the south. Development on this site will impact on the setting of the listed building (albeit already affected by the new High School). Development of this site for housing will also fragment the boundary of the town – at present the school is surrounded by open fields.

There would need to be consideration of open space provision.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Site Ref ADUNS021

Site name Land north east of new high school

Proposed usage

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

1.7

Indicative capacity

20

PP Status

Excluded

Landscape features Site is field immediately to the east of the new high school (currently zoned for the high school but this part not used). The drainage on this site is poor as indicated by the rushes evident on the middle section of the site.

Landscape summary If the drainage does not preclude this site for development a structural planting stripe will be required to provide containment to the southern boundary. A direct pedestrian link from the right of way (and proposed greenway from Duns Park) at the south eastern corner of the site to a point on the A6105 opposite the pedestrian gate into the old High School, to accommodate pupils at the relocated primary school should be part of the development of this site.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Not opposed in principle to residential development on this site. Main vehicular access to be taken from the A6105 with good pedestrian/cycling links provided to promote sustainable transport. The new access and associated road should be designed to a high standard and allow for links to future longer term expansion of Duns to the south east of the site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

On site

If yes, what?

BE9 - Education safeguarding

Marketability

Good

Planning and Infrastructure summary Subject to the status of the land related to the education safeguarding, this site would appear to be suitable for development. Access would need to be taken from the A6105 with good sustainable transport links; consideration should also be made for long term expansion to the south east of the site.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Land no longer required for education, relates well to long term vision of development in Duns. Drainage would be investigated as part of masterplan. An enlarged site at this location being taken forward.

Conclusions

Site Ref ADUNS021

Site name	Proposed usage	SDA	Settlement	Site area (ha)	Indicative capacity	PP Status
Land north east of new high school	Housing	Eastern	Duns	1.7	20	Excluded

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.

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.

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 to help meet identified housing numbers.

Site Ref ADUNS022**Site name** Land to the west of Town Harden/Pourterlynie area**Proposed usage**

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

3.2

Indicative capacity

60

PP Status

Excluded

Initial assessment**Floodrisk**

1:100

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is within the Eastern Strategic Development Area.

Initial assessment summary

Floodrisk on part of the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Good

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is some distance from the settlement and therefore might be more limited in terms of access to services although Duns does have a good range of services.

Site Ref ADUNS022

Site name Land to the west of Town Harden/Pourterlynie area

Proposed usage

Housing

SDA

Eastern

Settlement

Duns

Site area (ha)

3.2

Indicative capacity

60

PP Status

Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This site would have a considerable visual impact on the entry into Duns and would continue the string of ribbon development within this area. There is a site adjacent to this one in the Local Plan that intends to Masterplan the area following the problems this ribbon development has had. It would therefore be better not to extend this area of development.

Impact on open space

Medium

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

This site is doubtful as there is development already taking place in there area and the site could potentially have a negative impact on the entry into Duns.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features This is a flat site with hedge boundaries. It would sit quite prominently within the landscape as it is relatively exposed.

Landscape summary Although site is prominent it is recognised in LCS as a development opportunity.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref **ADUNS022**

Site name	Land to the west of Town Harden/Pourterlynie area	Proposed usage	Housing	SDA	Eastern	Settlement	Duns	Site area (ha)	3.2	Indicative capacity	60	PP Status	Excluded
------------------	---	-----------------------	---------	------------	---------	-------------------	------	-----------------------	-----	----------------------------	----	------------------	----------

There is potential access to the site.

Contaminated land	HSE consultation	Water supply	Sewerage
--------------------------	-------------------------	---------------------	-----------------

Not applicable	Not applicable	Yes	Yes
----------------	----------------	-----	-----

Education provision	Primary school capacity	Secondary school capacity	Right of way	TPOs
Average	Limited	Yes	Not applicable	Not applicable

Land use allocations	If yes, what?	Marketability
Adjacent to site	H3 - Land Use Allocations	Average

Planning and Infrastructure summary The primary school is constrained at present.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

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 put in the plan as there is no short term housing needs in Duns

Conclusions

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 identified housing need.

Site Ref REYEM005

Site name Whale Hotel

Proposed usage

Redevelopment

SDA

Eastern

Settlement

Eyemouth

Site area
(ha)

0.6

Indicative
capacity

0

PP Status

Included

Initial assessment

Floodrisk

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint

Minor

Strategic
Development
Plan Policy

The site is located within the Eastern Strategic Development Area.

Initial assessment
summary

The site is located within the 1:200 coastal flood risk but given it is located within the settlement boundary and the built up area of Eyemouth it is considered redevelopment is still possible. Some uses may not be appropriate.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Buildings

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line
contribution
required?

Accessibility and
sustainability summary

The site is located at the centre of Eyemouth and is within walking distance of the employment, public and other services that are provided in the town. There are no biodiversity impacts identified.

Site Ref REYEM005

Site name Whale Hotel

Proposed usage

Redevelopment

SDA

Eastern

Settlement

Eyemouth

Site area (ha)

0.6

Indicative capacity

0

PP Status

Included

Local impact and integration assessment**Conservation area**

On site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

On site

Visual relationship/integration with existing settlement

The Whale Hotel is a prominent building on the seafront associated with the town centre of Eyemouth, as a result its sympathetic redevelopment would be of benefit to the Eyemouth townscape and Conservation Area

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Medium

Local impact and integration summary

Dependant on the nature of the redevelopment archaeological investigation and or consideration of the C-listed building will be necessary

Landscape assessment**NSA**

Not applicable

AGLV

Adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** The site is a prominent building on the Eyemouth waterfront associated with the town centre**Landscape summary** There are no landscape issues associated with redevelopment of the hotel building.**Planning and infrastructure assessment****Physical acces/road capacity**

No objections in principle

Near a trunk road?

Site Ref REYEM005

Site name Whale Hotel	Proposed usage Redevelopment	SDA Eastern	Settlement Eyemouth	Site area (ha) 0.6	Indicative capacity 0	PP Status Included
------------------------------	--	-----------------------	-------------------------------	------------------------------	---------------------------------	------------------------------

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary The criteria assessed raise no issues regarding redevelopment of the hotel building.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Sympathetic redevelopment will bring benefits to the town centre and Conservation Area of Eyemouth

Conclusions

The criteria assessed under the classifications raise no obstacles to redevelopment of the Whale Hotel. There will need to be consideration of coastal flood risk, and this may preclude some uses. Also dependant on the type of redevelopment there may need to be archaeological investigation. Considering the C-listed status of the building Council Local Plan policy will require to be adhered to.

Redevelopment brings the potential to bring a prominent building within Eyemouth town centre and Conservation Area back into productive use.

Site Ref BEYEM002**Site name** Land west of Eyemouth**Proposed usage**
Employment**SDA**
Eastern**Settlement**
Eyemouth**Site area (ha)**
1.5**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located in the Eastern Strategic Development Area.

Initial assessment summary

Assessment of flooding from road runoff, blocked culverts or overland flow recommended. Low lying area ground water may be issue

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located in the western edge of Eyemouth it has good access to the B6355 and the A1107. In addition it is also sited adjacent to employment land allocation zEL47 and zEL63, and is walking distance to the services and amenities of Eyemouth.

Phase 1 habitat (aerial interpretation) Arable J1.1, semi-improved neutral grassland (B2.2)

Site Ref BEYEM002**Site name** Land west of Eyemouth**Proposed usage**

Employment

SDA

Eastern

Settlement

Eyemouth

Site area (ha)

1.5

Indicative capacity

0

PP Status

Excluded

Field boundaries: Mixed woodland plantation (A1.3.2), Hedgerow/fragmented hedgerow

Mitigation:

Protect and enhance boundary features.

Site clearance outside breeding bird season

Flood Risk (Fluvial 1in 200): No

Proximity of path > 15mts

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site lies on the south west edge of Eyemouth and is the most northerly section of a larger field which is bounded on the north west by the minor road between Alemill and Eyemouth. The north boundary is separated from Acredale Industrial Estate by a strip of woodland and a pedestrian right of way through to the Ayton Road. To the south east is the wooded policies associated with Highlaws House. The ground rises to the south.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

There are no impact and integration constraints.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study **Landscape features** The site lies on the south west edge of Eyemouth and is the most northerly section of a larger field which is bounded on the north west by the minor road between Alemill

Site Ref BEYEM002

Site name Land west of Eyemouth

Proposed usage

Employment

SDA

Eastern

Settlement

Eyemouth

Site area
(ha)

1.5

Indicative
capacity

0

PP Status

Excluded

and Eyemouth. The north boundary is separated from Acredale Industrial Estate by a strip of woodland and a pedestrian right of way through to the Ayton Road. To the south east is the wooded policies associated with Highlaws House. The ground rises to the south.

Landscape summary In landscape terms the tree belt is an important element of the wider landscape and it should not be breached for access into the site. The footpath immediately to the north of the tree belt provides an important link between the south west and south east parts of the town as well as offering an attractive walking route that is largely separate from vehicles and should be retained as such. Development of the site is further constrained by the presence of two high voltage power lines serving the industrial site immediately to the north. The viability of the site is dependant on achieving an acceptable degree of site containment, with screening of the north west and southern boundaries. The screen planting should be in the order of 15m in width along the north western boundary and a minimum of 10m along the southern boundary, in or outside the site boundary, depending on ownership.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

The site is located outwith the current settlement boundary and the existing Industrial Estate. The 6m wide road, suitable for industrial traffic, narrows down to a single lane rural road, shortly after the junction with the Industrial Estate, along with the termination of the footway and street lighting. The following improvements to the infrastructure are critical to gaining support: Existing road to be widened to 6 metres and include a 2 metre footway and associated street lighting. The 30 mph speed restriction should also be extended to encompass the proposed site access.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

If yes, what?

Marketability

Planning and Infrastructure summary Development would have to fulfil the improvements to infrastructure of widening the existing road to 6 meters with a 2 metre footway and associated street lighting. The 30mph speed restriction should also be extended.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Site is outwith the settlement boundary and on the wrong side of a strong landscape edge. There is an adequate existing supply of employment land.

Site Ref BEYEM002**Site name** Land west of Eyemouth**Proposed usage**

Employment

SDA

Eastern

Settlement

Eyemouth

**Site area
(ha)**

1.5

**Indicative
capacity**

0

PP Status

Excluded

Conclusions

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 Gungreenhill should be developed in advance of any other allocation.

Site Ref AEYEM009**Site name** Land west of Eyemouth**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Eyemouth**Site area (ha)**
10.0**Indicative capacity**
300**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

Burn < 3 Sq Km no flood envelope. May be flood issues along edge of burn, FRA may be needed. Assessment of flooding from road runoff, blocked culverts or overland flow recommended

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located on the western edge of the settlement, it would have good access to two employment sites (zEL47 and zEL63) and the High School and Primary School. Other services and amenities are slightly further away and may result in car journeys.

Site Ref AEYEM009**Site name** Land west of Eyemouth**Proposed usage**

Housing

SDA

Eastern

Settlement

Eyemouth

Site area (ha)

10.0

Indicative capacity

300

PP Status

Excluded

Council will be seeking integration to path network on southern boundaries of site and connectivity to right of way BB21, leading to Pocklaw Slap.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a large field which lies to the west of the Eyemouth development boundary with the area to the east zoned for housing and partially developed to date. A drystone dyke runs along the boundary with the A1107 to Coldingham. The field slopes down to the east

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

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. A watching brief during the Berwickshire Outfalls Project was conducted in the north-west corner of the LDP by Headland Archaeology in 2003. A circular enclosure and field system was visible in aerial photos of this part of the field. This evaluation suggested the features were consistent with prehistoric activity. The cropmark evidence and evaluation confirm that regionally, and possibly nationally, significant archaeology will be found within the LDP. As such, I do not feel I can support this LDP site as development would run contrary to Structure Plan Policy N15.

However, if the Council is minded to approve this site, further archaeological evaluation (including geophysical survey) and excavation will be necessary prior to development. The developer will also need to show that the development clearly outweighs the significance of the archaeology.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site is a large field which lies to the west of the Eyemouth development boundary with the area to the east zoned for housing and partially developed to date. A drystone dyke runs along the boundary with the A1107 to Coldingham. The field slopes down to the east.

Site Ref AEYEM009**Site name** Land west of Eyemouth**Proposed usage**

Housing

SDA

Eastern

Settlement

Eyemouth

Site area (ha)

10.0

Indicative capacity

300

PP Status

Excluded

Landscape summary Because the site is rising ground, any development on this site will be visible from elevated part of the town to the east and it is important that a degree of containment is created on what is the western skyline when viewed from key locations to the east. I would therefore recommend that structure screen planting of at least 15m is a requirement along the north eastern boundary and a 12m wide woodland stripe along the southern boundary, including a pedestrian path linking to the minor road and the existing pedestrian path south of Acredale Ind. Estate. As this site may be the western edge of Eyemouth, the density should reflect this and there should be a landscape zone along the road frontage, retaining the drystone wall as a element of the landscape and setting the plots back by at least 5-7m to avoid boundary fences dominating the views entering the town from the west, as they do in the development immediately to the east.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Concerns about extending development westwards out of Eyemouth as there appears to be no defensible boundary to limit the extent of development in this direction. Also concerns about the speed of traffic approaching Eyemouth along the A1107 due to the horizontal and vertical alignment. However, on balance it may be possible to support residential development on this site if the footway/street lighting/30mph restriction is extended to encompass site access from the A1107. The site should not be developed until Phase 2 of BEY2B is built out, therefore not isolating the development from the rest of the settlement.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary Development would be subject to extending the footway, lighting and 30mph restriction is extended to encompass site access from the A1107. In addition there would need to be full development of BEY2B so as not to isolate the further development.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Considered there is adequate existing housing land supply & there are better sites to meet further identified housing need in the Eastern SDA. Significant archaeological and roads constraints

Conclusions

Site Ref AEYEM009**Site name** Land west of Eyemouth**Proposed usage**

Housing

SDA

Eastern

Settlement

Eyemouth

**Site area
(ha)**

10.0

**Indicative
capacity**

300

PP Status

Excluded

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 further identified housing need in the Eastern SDA.

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.

Site Ref AEYEM010**Site name** North East of Biglawburn**Proposed usage**

Housing

SDA

Eastern

Settlement

Eyemouth

Site area (ha)

13.1

Indicative capacity

390

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

Site is close to a strategic transport route. Biglaw Burn < 3 Sq Km no flood envelope. May be flood issues along edge of burn, FRA may be needed. Assessment of flooding from road runoff, blocked culverts or overland flow recommended. There are no initial constraints to prevent further assessment.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Local Plan Inquiry Reporters' Report, BEY8D, page 11-48

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Site is located on the southern fringe of the settlement. Site does not have good pedestrian access to the town centre and public transport due to lack of footways. Pedestrian access would have to be improved to ensure safe walks. It would have good access to two employment sites within Eyemouth and the high school. The

Site Ref AEYEM010**Site name** North East of Biglawburn**Proposed usage**

Housing

SDA

Eastern

Settlement

Eyemouth

Site area (ha)

13.1

Indicative capacity

390

PP Status

Excluded

site could potentially encourage car use due to its distance from the town centre.

Core Path 59 bounding eastern edge of development site will be expected to be treated with an unbound surface in its entirety unless adoptable standard is sought by Roads Authority.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is two fields which slope in a south easterly direction towards the Eye Water. It is bounded to the north west by policy woodland associated with Highlaws House, to the south west by the track leading up to Highlaws House, to the south east by detached houses which front onto the Ayton Road and to the north east by the Gillisland housing development

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

It would create new development at the entrance into the settlement from Ayton.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study

Landscape features The site gently slopes up towards the north west and there is a treebelt at the top of the ridge. There are hedgerows that mark the boundaries of the field and it is currently used for arable.

Landscape summary In landscape terms the site has a good degree of containment but this would have to be reinforced, with a requirement of a 20m woodland stripe along the south western boundary, a 15m woodland stripe along the lower third of the north eastern boundary. Any development next to existing mature tree belts should be set back an

Site Ref AEYEM010

Site name North East of Biglawburn

Proposed usage

Housing

SDA

Eastern

Settlement

Eyemouth

Site area (ha)

13.1

Indicative capacity

390

PP Status

Excluded

appropriate distance to ensure their long term survival. Maintaining the pedestrian route along the north east side of the site and providing access to it should be a consideration.

It was unclear where access to a site this large might be formed; this is surely the key consideration as to whether development of this site is feasible.

A significant part of the site is stated to be constrained in the Landscape Capacity Assessment, due to a steep slope which would require earthworks and being of a height which would negatively effect the relationship with the rest of the settlement.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

There appears to be no suitable point of access to this site and so wouldn't be appropriate for housing at this stage. The housing layout for Gillsland did not allow for integration with possible future development and the house under construction adjacent to Eyemouth Mill House (06/00741/FUL) appears to prejudice the obvious point of access for the site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Poor

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

The Reporters at the 2006 Local Plan Inquiry recommended against allocating a site at this location and their reasons included: the potential associated road improvement is not in itself sufficient justification for the inclusion of the site in the Local Plan. There is poor access onto the site as the southern part of the site opens onto a bend in the B road. There is adequate capacity for water/sewerage. Developer Contributions are required towards Eyemouth High School, this school has some inbuilt capacity.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Considered there is adequate existing housing land supply & there are better sites to further identified housing need in the Eastern SDA. No roads access.

Conclusions

Site Ref AEYEM010**Site name** North East of Biglawburn**Proposed usage**

Housing

SDA

Eastern

Settlement

Eyemouth

**Site area
(ha)**

13.1

**Indicative
capacity**

390

PP Status

Excluded

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 identified housing need in the Eastern SDA

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.

Site Ref AFOUL001**Site name** West of Foulden Church**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Foulden**Site area (ha)**
1.6**Indicative capacity**
20**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

There are no constraints of this type. In Eastern SDA

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Brownfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Site considered during previous Local Plan Review.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site has few services in the settlement but services and employment a 10 minute drive away in Chirnside & Berwick Upon Tweed. It is a 15 minute drive away from the Primary School in Ayton. It is on the strategic public transport network. It is south facing which is good for energy efficiency.

Site Ref AFOUL001**Site name** West of Foulden Church**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Foulden**Site area (ha)**
1.6**Indicative capacity**
20**PP Status**
Excluded

Local impact and integration assessment

Conservation area

On/adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The settlement is split into two distinct parts each with their own development boundary: a nineteenth century terrace to the west and clusters of mainly modern houses to the east. The western part is the core of the Conservation area and is characterised by the terrace of houses to the north of the road, of architectural interest, and open countryside to the south allowing wide views, enjoyed from the viewpoint. This open countryside also provides a setting for the category A listed Tythe Barn, and also the church and former manse to the east, also part of the Conservation Area. The eastern part of the settlement is largely screened from this area by mature trees.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

High

Local impact and integration summary

This site is not acceptable for development because 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 Tythe Barn to the east. The modern residential areas in the eastern part of the settlement are separated & screened from this area by mature trees. It would also be contrary to the form of the settlement which is split into two areas with no development south of the road, which is also important to the character and setting of the western area. The archaeological site to the east should be further evaluated.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** The stone wall along the road, hedge to the west and trees along the eastern boundary.**Landscape summary** The site is part of a larger field and open countryside south of the road and east of the grounds of the former manse. Development is not appropriate here as it would break into this. These fields are also widely visible from the south. In addition the site is part of open countryside that can be seen from a formal viewpoint south of the settlement.

Site Ref AFOUL001

Site name West of Foulden Church

Proposed usage

Housing

SDA

Eastern

Settlement

Foulden

Site area (ha)

1.6

Indicative capacity

20

PP Status

Excluded

Planning and infrastructure assessment**Physical access/road capacity**

Access from A6105 to north.

Near a trunk road? **Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

On/adjacent to sit

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

The site can be accessed from the A road to the north. However the TPO in the north east of the site and in the east and west of the site are a constraint that would need further evaluation. Developer Contributions are required towards Eyemouth High School, this school has some inbuilt capacity. The primary school is at Ayton.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

Site is unacceptable for development because it is open countryside south of the road, in view of a formal viewpoint, important to form, character and setting of settlement and listed building. Services are also a drive away.

Conclusions

It is considered that there are better sites to fulfil housing requirements in the Eastern Strategic Development Area

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.

Site Ref AGAVI001**Site name** Crimson Hill**Proposed usage**

Housing

SDA

Eastern

Settlement

Gavinton

Site area (ha)

12.8

Indicative capacity

360

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

May be flood issues along edge of burn to North & East of site. Topographical survey and FRA may be needed to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts or overland flow recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located near to Duns but not within a practical walking distance, therefore the site would likely generate additional private car travel. Duns would serve all amenity and services needs.

Site Ref AGAVI001

Site name Crimson Hill

Proposed usage

Housing

SDA

Eastern

Settlement

Gavinton

Site area (ha)

12.8

Indicative capacity

360

PP Status

Excluded

Phase 1 habitat (aerial interpretation) Arable field (J.1), Built development, adjacent to Mixed woodland plantation (A1.3.2), riparian woodland and Leet water (drains into River Tweed SAC/SSSI).

Field boundaries: Woodland/semi-natural riparian woodland on boundary. Garden ground on S boundary.

Hedgerow network. Margins of waterbody (Langton burn)

Biological records: amphibian (smooth newt, common frog), sun spurge, reflexed stonecrop records in buffer area

Potential need for EPS impact assessment

Mitigation:

Protect and enhance boundary features – semi-natural woodland, plantation woodland. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Council will be seeking a pathway, bound or unbound surface, providing connectivity around the northern boundary of the site between the Langton Bridge path and the eastern fringe of the development site. Contribution will be sought towards development of unmade path between Clockmill and Gavinton, providing sustainable transport link to school and town.

Local impact and integration assessment**Conservation area**

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is a large field on the north side of Gavinton village which was laid out in the 1760s and is a linear layout associated with a 'designed' village and is dominated by the church on Crimson Hill at the west end. Encompassing the field to the north is the woodland associated with the Langton Burn and offers a high degree of enclosure to the village

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

There are archaeological implications. Finds of human burials and artefacts dating from the Neolithic and Bronze Age have been discovered in the vicinity of the LDP site, though the exact location of the find-spots is unknown. Archaeological investigation would be needed to determine the probability of encountering further prehistoric assets.

Although there is no impact on listed buildings, it is noted that the site is adjacent to the Conservation Area and it is likely development of the site would dominate the existing settlement pattern.

Site Ref AGAVI001

Site name Crimson Hill

Proposed usage

Housing

SDA

Eastern

Settlement

Gavinton

Site area (ha)

12.8

Indicative capacity

360

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

The site is a large field on the north side of Gavinton village which was laid out in the 1760s and is a linear layout associated with a 'designed' village and is dominated by the church on Crimson Hill at the west end. Encompassing the field to the north is the woodland associated with the Langton Burn and offers a high degree of enclosure to the village

Landscape summary

In landscape terms, a linear development along the southern half of the site would relate to the existing layout of the village, creating a layout of similar proportions to the existing village layout to the south. It would require a suitably prescriptive development brief to ensure a layout of a similar style and quality as that already existing. Only if strict parameters were established for the development of this site is it envisaged that an increase of this magnitude (a doubling in the size of the village) could be sustainable.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

The existing infrastructure in Gavinton is inadequate for the significant increase in vehicular movements that a development of this size would generate. Prepared to support a lesser scale of development at the eastern end of the site with some improvements to the public road network. A new access at the eastern end of the village could satisfactorily be created to serve the development, providing the 30mph speed limit and street lighting is extended. A footway link from the development to the existing footway network will be required. Given the lack of suitable verge width in parts, the existing field access should be utilised as a shared surface lane to minimise the length of footway to be constructed adjacent to the existing public road and help disperse traffic flows.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Poor

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Site Ref AGAVI001**Site name** Crimson Hill**Proposed usage**

Housing

SDA

Eastern

Settlement

Gavinton

**Site area
(ha)**

12.8

**Indicative
capacity**

360

PP Status

Excluded

Planning and Infrastructure summary

The existing infrastructure is inadequate for the increase in vehicular movements that a development this size would generate. A lesser scale of development at the eastern end of the site with improvements to the public road network, new access, extension of street lighting, 30mph zone and footway could be supported in access terms. The other assessment criteria do not preclude development

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

Adequate existing land supply & better sites to meet housing land requirement. Development would be out of scale and significant work required on site.

Conclusions

It is considered that there is adequate existing housing land in Gavinton (BGA1) and that there are better sites to fulfil housing requirement in the Eastern Strategic Development Area

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.

Site Ref AGAVI002**Site name** Land at Langton Glebe**Proposed usage**

Housing

SDA

Eastern

Settlement

Gavinton

Site area (ha)

3.1

Indicative capacity

45

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

The initial assessment does not preclude development.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is in close proximity to Duns (town centre is 3.5km away) and two bus services travel to Duns. It is a 5 minute drive. Gavinton only has a limited opening hours post office but Duns caters for most services as well as providing potential employment options. There would be no biodiversity impact from development at this site.

Site Ref **AGAVI002**

Site name Land at Langton Glebe

Proposed usage

Housing

SDA

Eastern

Settlement

Gavinton

Site area (ha)

3.1

Indicative capacity

45

PP Status

Excluded

Local impact and integration assessment

Conservation area

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site does not conform with the linear planned layout of Gavinton and there is potential for damage to both the Conservation area of the village and the overall character. In addition, development at this location may make Gavinton visible from the east along the Crimson Hill road, again significantly altering the character.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The criteria assessed would not preclude development. However it is judged that the development would significantly alter the character of the village and potentially damage the Conservation Area. This is because the scale and layout would be incongruous with the 'planned' layout of the village.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is a relatively flat, open greenfield site with existing intermittent planting in the form of hedges and trees along all boundaries.

Landscape summary The scale of the site may make Gavinton visible on approach from the Crimson Hill road to the east.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref **AGAVI002**

Site name Land at Langton Glebe

Proposed usage

Housing

SDA

Eastern

Settlement

Gavinton

**Site area
(ha)**

3.1

**Indicative
capacity**

45

PP Status

Excluded

There are two possible means of access to serve this site though both are constrained in nature. Access via The Glebe is difficult due to the lack of off-street parking, thus meaning traffic movements are hindered by on-street parking. The other means of access via South Street entails an awkward site access off the 90 degrees bend in the street. Using both of these access routes will provide good street connectivity though the extent of site to be developed should be limited to reflect the constraints.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

There are roads access issues which are significant constraints to any allocation at this location, although they are not insurmountable. In addition to this there is also limited water and waste water treatment capacity in Gavinton. Primary School capacity may be constrained dependant on the progress of relocating the existing Primary School to the former Berwickshire High School site.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

There are better sites to allocate within the Eastern SDA. In addition the site has significant issues which would require to be resolved, particularly achieving suitable roads access

Conclusions

Gavinton is a small planned village and it is considered that the site in question is incongruous to the character and size of Gavinton due to its scale and location. In addition to this it would be difficult to gain adequate vehicular access to the site and there are capacity issues regarding water, waste water and primary education.

Gavinton already has a sizeable housing allocation which is not yet developed and it is considered the needs of the village are more than met by this allocation. From a strategic viewpoint, although Gavinton is within the Eastern SDA as identified by the Strategic Development Plan, there are better housing sites within the Eastern SDA that have been put forward.

Site Ref AGAVI003**Site name** Crimson Hill**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Gavinton**Site area (ha)**
4.3**Indicative capacity**
50**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

The initial assessment findings would not preclude development.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Gavinton is served by two bus routes to Duns but there are limited other options to access public services other than by car. Duns also provides employment options and access to other services through a short drive or by bus.

Site Ref **AGAVI003**

Site name **Crimson Hill**

Proposed usage
Housing

SDA
Eastern

Settlement
Gavinton

Site area (ha)
4.3

Indicative capacity
50

PP Status
Excluded

Local impact and integration assessment

Conservation area

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site would have potential to fit visually and/or integrate with the existing settlement, particularly if a linear or row type development that respected the existing settlement pattern was developed. The site would not be visible from the approach to Gavinton from the west but would be from the east.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The criteria do not present any insurmountable obstacles to development, there may need to be some investigation of archaeological interest in the western part of the site. It is considered that integration could be achieved with the existing settlement as the site is not prominent due to the development at the top of a east-west slope in the village. Where the site is visible, at the eastern end, there is already new detached bungalow style housing built

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is an open field with a slight east-west slope. It is not visible on approach from the west but is on approach from the east, planting could soften the impact of this.

Landscape summary No landscape issues.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref **AGAVI003**

Site name Crimson Hill

Proposed usage

Housing

SDA

Eastern

Settlement

Gavinton

Site area (ha)

4.3

Indicative capacity

50

PP Status

Excluded

On the assumption means of access would be via the existing filed access adjacent to the eastern part of the site, though this land is not included in the hatched area forming the site, I would be prepared to support a small scale development on an easterly portion of the site with some improvements to the main street through the village to facilitate pedestrian movement.

Access means is possible via the church lane, which is outwith and to the west of the site, though the lane would have to be upgraded to an adoptable standard. This would allow all of the site to be developed and would provide good street connectivity. Due to the limitations of access via this means, the site would have to be developed in such a fashion that this access did not become the main site access i.e. the bulk of development would have to be at the east end of the site where the easterly access would be the most attractive route for most of the houses.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

Roads access could be achieved, although the main access would require to be located outwith the site put forward. Gavinton has limited water and waste water treatment capacity and there are also issues with primary school capacity at Duns.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

It is considered that the existing allocated site in Gavinton, and other housing site options best meet housing needs demand in the Eastern SDA.

Conclusions

The criteria do not raise any insurmountable issues, although roads access would require to be clarified as it is recommended that the access be taken off site.

Gavinton already has a housing allocation that is not yet developed and it is considered that this site meets the demand for housing in Gavinton for the LDP period and likely beyond. Gavinton is located within the Eastern SDA as identified by the Strategic Development Plan, however it is considered that other options are better suited to housing development.

Site Ref AHUTT001**Site name** Land south of Hutton Church**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Hutton**Site area (ha)**
2.7**Indicative capacity**
25**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

Assessment of flooding from road runoff, blocked culverts or overland flow recommended

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference 03/01975/OUT (Erection of village hall- refused)**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Hutton does not contain any amenities or services that are assessed, it is therefore likely that Berwick would be used this would mean a 15 minute drive. Public transport links are poor and therefore increased private car use is likely. Employment would also be likely to be located in Berwick given the distance of 7 miles it is also likely that car use would be necessary.

Site Ref AHUTT001

Site name Land south of Hutton Church

Proposed usage

Housing

SDA

Eastern

Settlement

Hutton

Site area (ha)

2.7

Indicative capacity

25

PP Status

Excluded

Phase 1 habitat (aerial interpretation) Improved pasture B4
Field boundaries: Hedge line trees and Hedgerow
Mitigation:
Protect and enhance boundary features.
Site clearance outside breeding bird season
Flood Risk (Fluvial 1 in 200): No

Proximity of path > 15mts

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site/adjacent to site

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Site is made up of two fields that lie 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

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Medium

Local impact and integration summary

Will impact on the setting of the category B listed church and category C(S) former smithy.
Development brief needed if allocation of site progresses further, to identify extent of potential development and crucially the vision for the site.

There are archaeological implications. The north-east corner of the LDP is within 20m of Hutton Parish Church. The church is the third structure to have occupied this location, and there has been a church on this site since at least the medieval period. The modern churchyard probably reflects a later expansion to the north as medieval churchyards tended to have the church at the centre. Given this, there is an increased likelihood that medieval and later burials will exist within the LDP. Archaeological evaluation of this possibility will be necessary prior to development.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Site Ref AHUTT001

Site name Land south of Hutton Church

Proposed usage

Housing

SDA

Eastern

Settlement

Hutton

Site area (ha)

2.7

Indicative capacity

25

PP Status

Excluded

Landscape features Site is made up of two fields that lie 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

Landscape summary There is an important view from this junction to Hutton Kirk and to maintain the landscape setting of the Kirk any development on this site should be kept back at least 30m from the eastern boundary (at the church end) and 60m (at the southern boundary). It is considered that a village green may fulfil this requirement. On landscape grounds the westernmost field should not be developed but a part of it should be used to create a robust woodland belt to help set any development into the wider landscape.

Planning and infrastructure assessment

Physical acces/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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

On site

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary There are plans in development to extend the primary school at Chirnside when funds are available which would enable further development. There are no obstacles to development providing it is appropriate to the services and infrastructure of Hutton, there is potential to upgrade services to integrate the proposed sites with its surroundings. It is thought the TPO would not be affected due to the proposal for a village green. Scottish Water state that the WWTW is at capacity and will need to be expanded, this will only occur when the 5 house criteria is met. There is no issue with water supply.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Is acceptable towards housing land requirement. However the size of the site and the relationship with the village are significant issues

Site Ref AHUTT001**Site name** Land south of Hutton Church**Proposed usage**

Housing

SDA

Eastern

Settlement

Hutton

**Site area
(ha)**

2.7

**Indicative
capacity**

25

PP Status

Excluded

Conclusions

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 in the Eastern Strategic Development Area. 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.

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.

Site Ref AHUTT002**Site name** Land south of Hutton Church**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Hutton**Site area (ha)**
1.7**Indicative capacity**
10**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

Assessment of flooding from road runoff, blocked culverts or overland flow recommended

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference 03/01975/OUT (Erection of village hall- refused)**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Hutton does not contain any amenities or services that are assessed, it is therefore likely that Berwick would be used this would mean a 15 minute drive. Public transport links are poor and therefore increased private car use is likely. Employment would also be likely to be located in Berwick given the distance of 7 miles it is also likely that car use would be necessary.

Site Ref AHUTT002

Site name Land south of Hutton Church

Proposed usage

Housing

SDA

Eastern

Settlement

Hutton

Site area
(ha)

1.7

Indicative
capacity

10

PP Status

Excluded

Phase 1 habitat (aerial interpretation) Improved pasture B4
Field boundaries: Hedge line trees and Hedgerow
Mitigation:
Protect and enhance boundary features.
Site clearance outside breeding bird season
Flood Risk (Fluvial 1 in 200): No

Proximity of path > 15mts

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site/adjacent to site

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

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.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Medium

Local impact and integration summary

Will impact on the setting of the category B listed church and category C(S) former smithy.

Development brief needed if allocation of site progresses further, to identify extent of potential development and crucially the vision for the site.

There are archaeological implications. The north-east corner of the LDP is within 20m of Hutton Parish Church. The church is the third structure to have occupied this location, and there has been a church on this site since at least the medieval period. The modern churchyard probably reflects a later expansion to the north as medieval churchyards tended to have the church at the centre. Given this, there is an increased likelihood that medieval and later burials will exist within the LDP. Archaeological evaluation of this possibility will be necessary prior to development.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Site Ref AHUTT002

Site name Land south of Hutton Church

Proposed usage

Housing

SDA

Eastern

Settlement

Hutton

Site area (ha)

1.7

Indicative capacity

10

PP Status

Excluded

Constrained in Landscape Capacity Study

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.

Landscape summary The site, amended from the MIR proposed site AHUTT001, removes the western field which means the site has a better relationship with the existing settlement. Any development would need to consider the setting of the church, although it is likely that any proposal would incorporate a village green thus maintaining the character and views within the settlement. It is also considered that screen planting would be required on the western edge of the field to give a sense of enclosure to the development.

Planning and infrastructure assessment

Physical acces/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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

On site

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary There are plans in development to extend the primary school at Chirnside when funds are available which would enable further development. There are no obstacles to development providing it is appropriate to the services and infrastructure of Hutton, there is potential to upgrade services to integrate the proposed sites with its surroundings. It is thought the TPO would not be affected due to the proposal for a village green. Scottish Water state that the WWTW is at capacity and will need to be expanded, this will only occur when the 5 house criteria is met. There is no issue with water supply.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The criteria do not raise any issues that preclude development. WWTW and primary school capacity would be issues that would need to be tackled. A village

Site Ref AHUTT002**Site name** Land south of Hutton Church**Proposed usage**

Housing

SDA

Eastern

Settlement

Hutton

**Site area
(ha)**

1.7

**Indicative
capacity**

10

PP Status

Excluded

green would be provided to protect church setting. Site may be more effective than existing allocation in Hutton.

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 was considered appropriate as an alternative option in the MIR but is not being taken forward into the LDP.

Site Ref SBPAX001**Site name** West of Thorn Cottage**Proposed usage**
Development Boundary**SDA**
Eastern**Settlement**
Paxton**Site area (ha)**
0.1**Indicative capacity**
1**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

The initial assessment criteria do not preclude the possibility of extending the settlement boundary

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Paxton is located just under 5 miles from Berwick, where there are good employment and services options. There is a limited bus service which serves Berwick but it is likely the majority of trips would be by car.

Site Ref SBPAX001

Site name West of Thorn Cottage

Proposed usage
Development Boundary**SDA**
Eastern**Settlement**
Paxton**Site area (ha)**
0.1**Indicative capacity**
1**PP Status**
Excluded**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Extension of the settlement boundary would allow for the potential of development into an open field to the west of the main part of the settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Extension of the settlement boundary would allow for the potential of development into an open field to the west, away from the main part of the settlement.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Open field with a hedge boundary, located to the west of the existing settlement.**Landscape summary** There is a settlement edge provided by the open field and its hedge boundary.**Planning and infrastructure assessment****Physical acces/road capacity**

A housing proposal in a similar area did not result in any roads objection

Near a trunk road?

Site Ref SBPAX001**Site name** West of Thorn Cottage**Proposed usage**
Development Boundary**SDA**
Eastern**Settlement**
Paxton**Site area (ha)**
0.1**Indicative capacity**
1**PP Status**
Excluded**Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary No infrastructure problems that would prevent development. There is limited capacity at the primary school.**Overall assessment****Overall assessment**

Unacceptable

Summarised conclusion

Suggested boundary change to include the site is unacceptable. This is because it is too small to be a land use allocation and can be considered at planning application stage under policy G8 - Development Outwith Development Boundaries.

Conclusions

Any development proposals on the site should be considered at planning application stage under Policy G8 - Development Outwith Development Boundaries.

Site Ref APAXT003**Site name** Land to the west of the village**Proposed usage**

Housing

SDA

Eastern

Settlement

Paxton

Site area (ha)

0.8

Indicative capacity

6

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The majority of the site is located within the Eastern Strategic Development Area.

Initial assessment summary

Assessment of flooding from road runoff, blocked culverts or overland flow recommended

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

The north east corner of the site was assessed and excluded for the Consolidated Local Plan.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

There are limited amenities and services in Paxton and therefore it is likely Berwick will be visited, this requires a 10 minute drive. There is a bus service however increased private car journeys are likely.

Phase 1 habitat (aerial interpretation) Arable field (J.1), arable field margin

Site Ref APAXT003

Site name Land to the west of the village

Proposed usage

Housing

SDA

Eastern

Settlement

Paxton

Site area
(ha)

0.8

Indicative
capacity

6

PP Status

Excluded

Field boundaries: Hedgerows and hedge line trees
(Hedgerow network)
Biological records: None
Mitigation:
Protect and enhance boundary features –hedgerows, field margins. Site clearance outside breeding bird season.
Flood Risk (Fluvial 1in 200): No

Proximity of path > 15mts

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site/adjacent to site

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is a stripe of a larger field approximately 24m wide that runs along the eastern side of the access road from the B6460, to the south, into the village and round the corner along a portion of the Paxton to Hutton road

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Medium

Local impact and integration summary

There are no archaeological implications. No conservation area issues, there are a number of listed buildings to the north of the site which may be affected by the strip development indicated.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is a stripe of a larger field approximately 24m wide that runs along the eastern side of the access road from the B6460, to the south, into the village and round the corner along a portion of the Paxton to Hutton road

Site Ref APAXT003

Site name Land to the west of the village

Proposed usage

Housing

SDA

Eastern

Settlement

Paxton

Site area (ha)

0.8

Indicative capacity

6

PP Status

Excluded

Landscape summary The configuration of the site suggests a single line of houses along the roadside accessed by individual driveways. There is a hedge with hedgerow trees at intervals along the whole length of the road boundary, except at the junction with B6460, which would require to be punctured at regular intervals if access into the properties is to be from the road (ideally any access to plots should avoid the hedgerow trees). A small block of woodland separates the village hall from the development stripe and this should be retained for its amenity value and access into the remainder of the field at this point should also be preserved. At the junction with the B6460 a block of planting should be utilised to ensure the integrity of the entrance into Paxton is maintained and not marred by private boundary fences. There will be an issue about the view across the remainder of the field from the B6460 approaching from the west as, if the houses are orientated onto the road, there could be an unsightly array of rear fences unless a hedge along the long, western edge of the site is a requirement

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Not opposed to residential development on this site. A mixture of direct access and on-street parking, combined with a strong building presence, will help give this section of road, more of a street feel and this will have a positive impact on traffic speeds. Parking/access to the rear may assist with creating a strong street presence, but this will require additional land over and above that shown in the site boundary. A footway will be required adjacent to the site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary The assessment does not preclude development it is thought that development would enhance the street feel and give a positive impact on traffic speeds. There would need to be work to assist parking/access to the rear, a footway would also be required adjacent to the site. Access to education would involve a relatively long drive or bus ride.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

It is considered that there are better sites to meet identified housing need. Proposed development contrary to general pattern of village.

Site Ref APAXT003**Site name** Land to the west of the village**Proposed usage**

Housing

SDA

Eastern

Settlement

Paxton

**Site area
(ha)**

0.8

**Indicative
capacity**

6

PP Status

Excluded

Conclusions

It is considered that there are better sites to meet identified housing need in the Eastern SDA.

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 north and east of this site and provides a strong edge to the settlement.

Site Ref APRES003**Site name** Land west of village adjacent to Knowetap**Proposed usage**

Housing

SDA

Eastern

Settlement

Preston

Site area (ha)

0.8

Indicative capacity

12

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

The initial assessment does not preclude development.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

A larger site was assessed and excluded for the Consolidated Local Plan

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Preston does not have any of the services/employment opportunities assessed however Duns is only a 5 minute drive. Preston has a bus service although it is likely private car use would increase.

Site Ref APRES003**Site name** Land west of village adjacent to Knowetap**Proposed usage**
Housing**SDA**
Eastern**Settlement**
Preston**Site area (ha)**
0.8**Indicative capacity**
12**PP Status**
Excluded**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a relatively flat field with detached housing on the eastern boundary and on the other side of the B6355. There is a field boundary on the western edge.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The assessment findings do not preclude development.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features****Landscape summary** The assessment findings do not preclude development**Planning and infrastructure assessment****Physical acces/road capacity**

Further consultation would be required with road engineers

Near a trunk road?

Site Ref APRES003

Site name	Land west of village adjacent to Knowetap	Proposed usage	Housing	SDA	Eastern	Settlement	Preston	Site area (ha)	0.8	Indicative capacity	12	PP Status	Excluded
------------------	---	-----------------------	---------	------------	---------	-------------------	---------	-----------------------	-----	----------------------------	----	------------------	----------

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Poor

Planning and Infrastructure summary

Issue over primary school capacity at Duns, although a new school is proposed. There are no other issues under Planning and Infrastructure which would preclude development.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

It is considered there are better sites available to meet identified housing need in the Eastern SDA.

Conclusions

It is considered that there are better sites available to help fulfil identified housing need in the Eastern SDA.

Site Ref MREST001**Site name** Auction Mart**Proposed usage**
Mixed Use**SDA**
Eastern**Settlement**
Reston**Site area (ha)**
3.9**Indicative capacity**
100**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

There is a small watercourse running along the southern edge of the site. As such, there is a chance that part of this site may be at flood risk. To mitigate this risk SEPA suggest that a basic FRA (topographic information in the first instance) with development layout plan will be required at a planning application stage to assess the risk of flooding. The vast majority, if not all the site is developable.

SEPA also state that the same watercourse should be safeguarded and opportunity taken to enhance it as a feature of the development, and any engineering works such as culverting prohibited. In addition to this a buffer strip of min 6m and up to 12m on either side of the watercourse(s) that flows through the site should be retained (to be measured from the top of the bank).

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference 08/01531/FUL (110 houses)

Site Ref MREST001

Site name Auction Mart

Proposed usage

Mixed Use

SDA

Eastern

Settlement

Reston

Site area
(ha)

3.9

Indicative
capacity

100

PP Status

Included

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line
contribution
required?

Accessibility and sustainability summary

Reston has limited services (2 hotels, a shop and a pub), however Eyemouth is a 10 minute drive (5 miles) away and Berwick a 15 minute drive (10.5 miles). In addition to this Reston is very close to the A1. There is adequate public transport links to both. However an increase in car traffic is likely.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

On site

Visual relationship/integration with
existing settlement

The site has a planning permission for 111 units which is a large increase in the size of the settlement. The development will 'infill' the old Auction Mart site which covers a 4 ha site in the centre of Reston. The proposed development refers to a 2nd phase which would integrate a proposed new rail station at Reston. It is therefore the case that landscaping of the southern boundary to contain the site is not proposed.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The planning application on the site puts forward a large number of houses that would significantly increase the size of the village, however this is considered within the context of a new rail station to the south of the site. The housing proposed within the application would provide for vehicular and pedestrian access off main street, a village green and limited housing which would front on to Main Street.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Site Ref MREST001

Site name Auction Mart

Proposed usage

Mixed Use

SDA

Eastern

Settlement

Reston

Site area (ha)

3.9

Indicative capacity

100

PP Status

Included

Constrained in Landscape Capacity Study

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.

Landscape summary The site covers the old Auction Mart site in Reston, which fronts onto Main Street on the western side. 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.

Contaminated land

Adjacent to site

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

On site

If yes, what?

H3 - Land Use Allocations

Marketability

Good

Planning and Infrastructure summary Reston is in need of a new primary school either adjacent to the site or further to the west; in any case it is possible that developer contributions would be required. It is the case that the planning application gives considerable detail as to the roads/access plan and that this detail has been discussed with the Council's roads department and other relevant parties.

Scottish Water state that an assessment would need to be done to determine the affects on the network to Eyemouth (particularly during peak flows to the pea processing plant). In addition to this the WWTW is at capacity and will be expanded once the 5 house criteria is met.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Site has detailed planning application on it. Water, sewage and primary school capacity would need to be investigated. Preferred option.

Site Ref MREST001**Site name** Auction Mart**Proposed usage**

Mixed Use

SDA

Eastern

Settlement

Reston

**Site area
(ha)**

3.9

**Indicative
capacity**

100

PP Status

Included

Conclusions

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 to help meet identified housing need. However it has also been considered that a mixed use allocation may be more appropriate given the potential for development a rail station may bring, the need for consideration of a new primary school, and also the possibility of sympathetic reuse of the listed Auction Mart building.

Site Ref ABIRG003**Site name** Land at East Birgham**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Birgham

Site area (ha)

0.7

Indicative capacity

6

PP Status

Included

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Located outwith Eastern SDA.

Initial assessment summary

The initial assessment does not preclude development.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

No planning applications on site last 10 years. Large sites to north of Birgham and along main street were considered during the Local Plan, neither were taken forward.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Site is located in Birgham which is located 5.9 miles, or a 9 minute drive along the A698, from Kelso; and 3.8 miles, or a 7 minute drive on the A698 and A697 to Coldstream. Kelso has: banks, cafes, a dental practice, a firestation, hospital and other health services, hotels, a library, petrol stations, schools, pubs and shops. There is no library. Kelso also has employment land allocated. Coldstream has a bank, a café, a fire station, hospital, hotels, a library, a petrol station, a police station,

Site Ref ABIRG003**Site name** Land at East Birgham**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Birgham

Site area (ha)

0.7

Indicative capacity

6

PP Status

Included

a post office, a primary school, pubs and a shop. There is no dentist, high school or other health services aside from the hospital.

Biodiversity Risk: Moderate

Approximately 250m to River Tweed SAC/SSSI. No obvious connection to site.

200m to Birgham Haugh Woods (Ancient Woodland Inventory – Ancient Of Semi-natural Origin)

Phase 1 habitat (aerial interpretation) Arable J.1

Part of site appears to be semi-natural neutral grassland

Field boundaries: Mature trees, hedgerows, stone dyke

Mitigation:

Protect and enhance boundary features and trees. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1 in 200): No

It is likely houses would face north (so as to give a sense of place onto the street) and therefore would not benefit from southerly solar orientation.

Any paths are more than 15 metres from the site.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located on the eastern edge of Birgham, south of the main road. It faces detached single row housing on the road on the opposite side. There is a field boundary wall and hedgerow with trees running along the eastern boundary heading south-east.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The assessment does not raise any issues that would preclude development.

Site Ref ABIRG003

Site name Land at East Birgham

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Birgham

Site area (ha)

0.7

Indicative capacity

6

PP Status

Included

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** The site is bounded by a field boundary wall and hedge planting with additional mature trees on the eastern boundary running south.**Landscape summary** This relatively level site could be developed for low density housing (see one and one and a half storey housing opposite and adjacent.) Boundary treatments require to utilise vernacular materials (i.e. stone walls, hedges etc) and NE boundary should be reinforced with a woodland belt in the region of 10-12m wide.**Planning and infrastructure assessment****Physical acces/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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary There are no capacity issues at Eccles/Leitholm or Coldstream Primary Schools. Berwickshire High School is forecast to be at 90-95% capacity in the years 2012-2015. The site reference questionnaire states that there is no mains electricity, water supply, means of foul drainage disposal, means of surface water disposal or means of access. Scottish Water state new waste water works need to be built to meet all demand at Birgham. There is the opportunity for two main access points with internal connections or direct access 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

Site Ref ABIRG003**Site name** Land at East Birgham**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Birgham

**Site area
(ha)**

0.7

**Indicative
capacity**

6

PP Status

Included

on traffic speeds.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The amendment removes the possibility of adverse archaeological impacts. Site can be included in the Local Development Plan

Conclusions

It is considered that the site, as amended from ABIRG002, would be acceptable as a site within the Local Development Plan. 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 can be included as a housing option to help meet identified housing targets in the LDP.

Site Ref ABIRG002**Site name** Land at Birgham**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Birgham

Site area (ha)

1.4

Indicative capacity

25

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Located outwith the Eastern SDA.

Initial assessment summary

No 100, 200, 1000 year floodrisk, however assessment of flooding from road runoff, blocked culverts or overland flow recommended.

Approximately 250m to River Tweed SAC/SSSI. No obvious connection to site. 200m to Birgham Haugh Woods (Ancient Woodland Inventory – Ancient Of Semi-natural Origin)

Phase 1 habitat (aerial interpretation) Arable J.1

Part of site appears to be semi-natural neutral grassland

Field boundaries: Mature trees, hedgerows, stone dyke

Mitigation:

Protect and enhance boundary features and trees. Site clearance outside breeding bird season.

Sustainable development here is unlikely to compromise WFD objectives.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

No planning applications on site last 10 years. Large sites to north of Birgham and along main street were considered during the Local Plan, neither taken forward.

Site Ref ABIRG002

Site name Land at Birgham

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Birgham

Site area (ha)

1.4

Indicative capacity

25

PP Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

Site is located in Birgham which is 5.9 miles, or a 9 minute drive along the A698, from Kelso; and 3.8 miles, or a 7 minute drive on the A698 and A697 to Coldstream. Kelso has: banks, cafes, a dental practice, a firestation, hospital and other health services, hotels, a library, petrol stations, schools, pubs and shops. There is no library. Kelso also has employment land allocated. Coldstream has a bank, a café, a fire station, hospital, hotels, a library, a petrol station, a police station, a post office, a primary school, pubs and a shop. There is no dentist, high school or other health services aside from the hospital.

Biodiversity Risk: Moderate

Approximately 250m to River Tweed SAC/SSSI. No obvious connection to site.

200m to Birgham Haugh Woods (Ancient Woodland Inventory – Ancient Of Semi-natural Origin)

Phase 1 habitat (aerial interpretation) Arable J.1

Part of site appears to be semi-natural neutral grassland

Field boundaries: Mature trees, hedgerows, stone dyke

Mitigation:

Protect and enhance boundary features and trees. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

It is likely houses would face north (so as to give a sense of place onto the street) and therefore would not benefit from southerly solar orientation.

Any paths are more than 15 metres from the site.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located on the eastern edge of Birgham, south of the main road. It faces detached single row housing which faces the road on the opposite side. There is a field boundary wall and hedgerow with trees running along the eastern boundary heading south-east.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Site Ref ABIRG002

Site name Land at Birgham

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Birgham

Site area (ha)

1.4

Indicative capacity

25

PP Status

Excluded

Local impact and integration summary

There are archaeological implications for this site. Development has a very high likelihood of encountering archaeological remains dating from the medieval period, and probably the earlier Anglo-Saxon period.

The LDP site encompasses the former site of Ayton House (or Hall). The house dated from at least the early 18th century, but may have originated as a medieval manor. The house was demolished between 1858 and 1898. The site of the house is within the enclosed rough-grazing field in the NE section of the LDP. A 2008 evaluation of Birgham Haugh identified earthworks in this field indicating potentially substantial buried features associated with Ayton House. It will be important for any development of this site to clearly state how the benefits of development outweigh the regional significance of the site of Ayton House as per Structure Plan Policy N15. Given the possible time and expense of properly excavating Ayton House this LDP site cannot be supported.

However, if it goes forward archaeological evaluation will be necessary prior to development throughout the whole of the LDP.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is bounded by hedge planting with additional mature trees on the eastern boundary running south.

Landscape summary This relatively level site could be developed for low density housing (see one and one and a half storey housing opposite and adjacent.) Boundary treatments require to utilise vernacular materials (i.e. stone walls, hedges etc) and NE boundary should be reinforced with a woodland belt in the region of 10-12m wide.

Planning and infrastructure assessment

Physical acces/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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Site Ref **ABIRG002**

Site name	Land at Birgham	Proposed usage	Housing	SDA	Rest of Borders	Settlement	Birgham	Site area (ha)	1.4	Indicative capacity	25	PP Status	Excluded
------------------	-----------------	-----------------------	---------	------------	-----------------	-------------------	---------	-----------------------	-----	----------------------------	----	------------------	----------

Education provision	Primary school capacity	Secondary school capacity	Right of way	TPOs
Average	Yes	Yes	Adjacent to site	Not applicable

Land use allocations	If yes, what?	Marketability
Not applicable		Average

Planning and Infrastructure summary There are no capacity issues at Eccles/Leitholm or Coldstream Primary Schools. Berwickshire High School is forecast to be at 90-95% capacity in the years 2012-2015. The site reference questionnaire states that there is no mains electricity, water supply, means of foul drainage disposal, means of surface water disposal or means of access. Scottish Water state new waste water works need to be built to meet all demand at Birgham. There is the opportunity for two main access points with internal connections or direct access 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.

Overall assessment

Overall assessment	Summarised conclusion
Unacceptable	Not suitable due to likelihood of adverse archaeological implications on a regionally significant site.

Conclusions

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.

Site Ref ABIRG004**Site name** Tweed Haugh**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Birgham

Site area (ha)

3.2

Indicative capacity

40

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is outwith any SDA in the SESplan area

Initial assessment summary

The findings of the initial assessment would not preclude the development of the site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

A very similar site was rejected in the preparation of the Local Plan Amendment where the Reporter agreed with the Council's assessment with regards to traffic generation and incongruous scale.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Birgham does not have any local services but Coldstream is located 4 miles/8 minute drive away and there are good shops, employment and other services located in the town.

Site Ref ABIRG004

Site name Tweed Haugh

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Birgham

Site area (ha)

3.2

Indicative capacity

40

PP Status

Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Considered that a site of the size proposed (3.2ha) would be out of scale with the rest of the settlement and would relate poorly to the settlement's linear nature.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

The site is considered to be out of scale with the rest of the settlement and relates poorly to the existing urban fabric. It is considered that there is the possibility of a probable prehistoric enclosure laying within the site and depending on the nature of below-ground impacts, this may preclude the site for development.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is relatively flat, greenfield land, with hedge planting associated with neighbouring properties on certain boundaries.

Landscape summary The site is not constrained by the landscape capacity assessment criteria. However this does not hide the fact that the site is out of scale with the existing settlement and relates poorly to the urban fabric.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref ABIRG004

Site name Tweed Haugh

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Birgham

Site area
(ha)

3.2

Indicative
capacity

40

PP Status

Excluded

Unable to support this site being allocated for housing due to the absence of suitable vehicular access from the A698. The two locations where the site abuts the A698 would fail to provide appropriate junction visibility requirements due to a combination of factors such as the geometry of the road and the position of adjacent buildings. As such, unable to see how residential development can be accessed safely.

The site could be satisfactorily accessed from Main Street via the area of ground immediately to the west of the car park serving the Fisherman's Arms Public House, but this land is outwith the site boundary. If this issue can be resolved then I would only be able to support an extent of development which reflects the limitations of the road infrastructure in the village. Pedestrian connectivity would be required with the main street at the east end and, ideally, with Treaty Park though this would require agreement with a third party owner.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Land use allocations

Not applicable

If yes, what?

Marketability

Poor

Planning and Infrastructure summary

Suitable roads access for the site in question cannot be achieved. In addition, there is a lack of water and waste water infrastructure for the area and a site of this size would require infrastructure development work.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Principles of rejection at LPA Inquiry by the Reporter remain valid. Safe vehicular access cannot be achieved

Conclusions

This site has been previously rejected by the Reporter at the Local Plan Amendment Inquiry where the Reporter agreed with the Council's assessment that the site proposed would generate considerable vehicular traffic which would not be sustainable and that it was of a scale that was incongruous with the scale of the existing village. Although the boundary is marginally different this time it is considered that the issues remain the same.

In addition, the Roads Planning team state that they cannot support allocation of the site because safe vehicular access cannot be achieved. Finally there is potential that archaeological features, namely a prehistoric enclosure may preclude development at the site.

Site Ref ABONC003**Site name** Site opposite Memorial Hall**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Bonchester Bridge

Site area (ha)

1.2

Indicative capacity

8

PP Status

Included

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Bonchester Bridge is outwith the Strategic Development Area for the Central Borders.

Initial assessment summary

There is a small area in the north western corner of the site that is included in the 1:200 flood risk. No built development should take place on the functional flood plain or over existing culverts. A flood risk assessment is required to inform the site layout, design and potential mitigation.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

On site

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

No planning applications on the site. Previously assessed for the 2005 Local Plan.

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?

Site Ref ABONC003

Site name Site opposite Memorial Hall

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Bonchester Bridge

Site area (ha)

1.2

Indicative capacity

8

PP Status

Included

Accessibility and sustainability summary

The field bounds onto the public road to Hobkirk at a point where it bends on the entrance into the village. This road serves the school and the church. There are no direct footpaths back into the village from the site. Bonchester Bridge is 8 miles from Jedburgh and 7 miles from Hawick and bus services in Bonchester Bridge are very limited. The site is doubtful since the village has limited service and employment opportunities.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located on the edge of the settlement but only a short distance away from the central parts of the village. The lower parts of the site is not visible from the countryside as the site slopes from the west to east and there are trees to the south making the site less visible.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is located on the southern edge of Bonchester Bridge but still within easy walking distance from the centre of the village. The site would integrate well with the existing village if only developed on the lower part of the site and with low density.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Moderate

Constrained in Landscape Capacity Study

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.

Landscape summary

There are no trees on the site and the site boundaries are defined by post and wire fencing. The steep slope on the site would restrict development to the lower parts of the site. Development would only be acceptable on the lower parts of the site not have a detrimental impact on the surrounding countryside.

Site Ref ABONC003**Site name** Site opposite Memorial Hall**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Bonchester Bridge

Site area (ha)

1.2

Indicative capacity

8

PP Status

Included

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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Poor

Planning and Infrastructure summary

Development of the site would help sustain school roll. WWTW has capacity but any development will have to upgrade sewerage pumping station. No capacity at wtw at present however this area is due to be 'mained out' in the next 1-2 years, this will free up capacity and allow this to connect.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Development on the lower parts of the site is considered to be acceptable. There are capacity issues with waste water and water supply.

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 Ref SBBRO002

Site name Extension to Settlement Boundary

Proposed usage
Development Boundary

SDA
Rest of Borders

Settlement
Broughton

Site area (ha)
0.0

Indicative capacity
0

PP Status
Excluded

Initial assessment

Floodrisk

SAC

SPA

SSSI

Ramsar

Adjacent to River Tweed?

International/national designation constraint

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

Information relating to planning applications

Minerals and coal

NNR

Prime Quality Agricultural Land

Current use/s

Common Good Land

MOD safeguarded area

Civil Aviation Authority Safeguarded Area

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Accessibility and sustainability summary

Site Ref SBBRO002

Site name Extension to Settlement Boundary

Proposed usage
Development Boundary

SDA
Rest of Borders

Settlement
Broughton

Site area (ha)
0.0

Indicative capacity
0

PP Status
Excluded

Local impact and integration assessment

Conservation area

Scheduled Ancient Monument

Garden and designed landscape

Ancient woodland inventory

Open space

Archaeology

Listed buildings

Visual relationship/integration with existing settlement

Impact on open space

Impact on archaeology

Impact on listed buildings

Local impact and integration summary

Landscape assessment

NSA

AGLV

Landscape designation

General amenity

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Landscape features

Landscape summary

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref SBBRO002**Site name** Extension to Settlement Boundary**Proposed usage**
Development Boundary**SDA**
Rest of Borders**Settlement**
Broughton**Site area (ha)**
0.0**Indicative capacity**
0**PP Status**
Excluded**Contaminated land** **HSE consultation** **Water supply** **Sewerage****Education provision** **Primary school capacity** **Secondary school capacity** **Right of way** **TPOs****Land use allocations** **If yes, what?** **Marketability****Planning and Infrastructure summary**

Overall assessment**Overall assessment** **Summarised conclusion**

Unacceptable

Conclusions

It is not considered appropriate to extend the Development Boundary at this location. A Reporter at the Inquiry into the Finalised Local Plan 2005 recommended the removal of this site from the Local Plan. However he acknowledged that as there was an extant planning permission on the site, its removal from the Plan would not prevent its development should it come forward in the future.

Site Ref ABROU002**Site name** South West of Dreva Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Broughton

Site area (ha)

3.2

Indicative capacity

40

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

Broughton is located outwith the SDA's and within the Northern HMA.

Initial assessment summary

FLOOD PROTECTION: Site is at risk of flooding from the Broughton Burn and also unnamed watercourse flowing through site. Culverts on Dreva Road have previously blocked also causing flooding to Dreva Road and into site. Ditches on south side of Dreva Road can also flood site due to silting up. Mitigation measures against flood risk would be required to be put in place to properly develop site.

The eastern part of the site falls within an areas subject to 1:200 flood risk. There is also potential for overland flow on the site.

It is noted that there is currently a planning application on the site and that SEPA have requested further information. (12/01068/PPP). In response to that further information and in an email dated 16/11/12 SEPA state that they maintain their objection to the application and seek further work. SEPA have since provided another response on 28/01/13 and state that they are now in a position to remove their objection if the Planning Authority are minded to approve the application provided that a number of planning conditions are imposed. These are:

- * Any development is avoided within the 1:200 year floodplain as per the flood design level table in the letter dated the 9 January 2013.
- * Any proposed footbridge or road bridges proposed are designed to convey a 1:200 year flow and not increase the risk of flooding to existing properties. Any approach embankments should not encroach into the 1:200 year floodplain. If the bridge can not be designed to show it will not increase the risk of flooding to existing properties it should be omitted from detailed planning application.
- * The detailed layout of the housing within the site include appropriately sized overland flow relief channels to mitigate against for water spilling over Dreva road

Site Ref ABROU002**Site name** South West of Dreva Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Broughton

Site area (ha)

3.2

Indicative capacity

40

PP Status

Excluded

(including the Ratchill and Unnamed Burn) into the site. It is recommended that these channels avoid including garden grounds of the proposed properties.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

12/01068/PPP - Residential development including affordable housing and associated infrastructure -Application Refused.

A site at this location was included in the Finalised Local Plan 2005 and was recommended for removal by Inquiry Reporter.

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Major

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY OFFICER: Biodiversity Risk: Major (SAC impacts- but note mitigation likely see 12/01068/PPP)
 Adjacent to Broughton burn (River Tweed SAC). Identified in biological records as Flood Plain fen (Borders wetland inventory) Emma Lamb's meadow NT113363
 Phase 1 habitat (aerial interpretation) semi-improved acid grassland (B1.1)
 Field boundaries: Mature trees, garden ground, scrub, burn.
 Mitigation:
 Ensure no significant adverse effects on Broughton burn (River Tweed SAC), avoid hydrological floodplain. Compensate for loss of wetland habitat and provide habitat buffer to existing sites. Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1in 200): Yes (part)

Site Ref ABROU002**Site name** South West of Dreva Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Broughton

Site area (ha)

3.2

Indicative capacity

40

PP Status

Excluded

Broughton is located 30 mins drive time to Peebles and approximately 15 mins drive time to Biggar. The site is located adjacent to a SAC and is partially within an area of floodrisk.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is roughly a triangular shaped site and is considered if developed would integrate well into the settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are no records for archaeology within the site. There is a low to moderate potential for unknown archaeology to exist.

URBAN DESIGNER: This site needs to be considered in conjunction with TB200 across the road to create a coherent frontage to the street.

Landscape assessment**NSA**

On/adjacent to site

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Site is partly within an area of flood risk and gently slopes down towards the south.

Landscape summary To the north east of the site is allocated housing site TB200 which once developed along side this site ABROU002 will result in a more cohesive settlement.

Planning and infrastructure assessment

Site Ref ABROU002

Site name South West of Dreva Road

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Broughton

Site area (ha)

3.2

Indicative capacity

40

PP Status

Excluded

Physical acces/road capacity

Near a trunk road?

Vehicular access to this site is physically possible from Hawdene, Smithy Croft and Dreva Road and should ideally be taken from at least two of these points. Pedestrian linkage to Smithy Croft and the playing fields/school will also be required. Significant upgrades to Dreva Road and improvements to the junction of Dreva Road and the A701 will also be required.

The design of any street connectivity through the site between Dreva Road and the A701 will have to be such that a 'rat run' is not created and the development of the site needs to incorporate a street frontage on Dreva Road.

KP/DJI

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Average

Planning and Infrastructure summary

ENVIRONMENTAL HEALTH: The site is understood to have remained undeveloped. There is no evidence to indicate the site uses may present development constraints.

The site has an extant planning permission dating back from the 1970s and was at one time within the settlement Boundary however was recommended for removal by Reporter. The site a low flat site on the edge of the SEPA flood envelope. Careful consideration of floor levels and drainage provision needs to be investigated.

There are currently two allocated housing sites within the settlement.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Site previously considered and rejected by LP Inquiry Reporter. 1:200 floodrisk on site, major biodiversity risk. Two allocated sites in settlement already awaiting development.

Conclusions

A site at this location - TB9 Elmsfield was included in the Finalised Local Plan 2005 and was recommended for removal by Inquiry Reporter. The Reporter stated that the site "is obviously very boggy, and appears to lie partly in the little flood plain of the Broughton Burn. This burn serves a significant hill catchment area, so it easy to envisage spate conditions affecting the site. This may explain the

Site Ref ABROU002**Site name** South West of Dreva Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Broughton

**Site area
(ha)**

3.2

**Indicative
capacity**

40

PP Status

Excluded

lack of development despite the stated existence of a planning permission for many years. It is not clear what extent of flood prevention works would be required; what knock on effects they might have elsewhere; and whether development here would comply with the more stringent planning policies relating to floodrisk that have been introduced in recent years, especially with regard to land raising". It is noted that a planning application has been submitted on the site and that that application is pending consideration.

This site is Doubtful as it has had an extant planning permission for some years but has remained undeveloped. It is acknowledged that a planning application has been submitted and is pending consideration. 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. Development should not take place within the flood plain 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.

Site Ref ACOPA003**Site name** Kinegar site**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Cockburnspath

Site area (ha)

13.0

Indicative capacity

224

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Site is outwith the Eastern Strategic Development Area.

Initial assessment summary

No floodrisk 1:100, 1:200 or 1:1000. Cockburnspath Burn is less than 3 sq km and there may be flood issues along the edge of the burn to the north of the site. Topographical survey and flood risk assessment may be needed to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts or overland flow recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Brownfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

BCO100 site considered for LP. Some of the site a sandpit area. Local Plan Inquiry Reporters' Report, BCO100 - page 11-16.

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?

Site Ref ACOPA003

Site name Kinegar site

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Cockburnspath

Site area (ha)

13.0

Indicative capacity

224

PP Status

Excluded

Accessibility and sustainability summary

This site is located near Cockburnspath which has limited services in the settlement and limited public transport locally. However it is a drive away from services in Dunbar and would encourage car use to larger settlements.

The right of way BB3 bounding the south western boundary of the site should remain open and unobstructed in perpetuity.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This site is adjacent to a sand pit. It is also separated from the settlement by a field.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

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. It would integrate poorly with the settlement at present due to its current usage & proximity to a sand pit. It is also separated from it by a field. Potential archaeology would need to be evaluated.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Currently used as a sand quarry with out-houses.

Landscape summary Current landscape would not seem appropriate for development.

Site Ref ACOPA003

Site name Kinegar site

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Cockburnspath

Site area (ha)

13.0

Indicative capacity

224

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Opposed to development at this location given its remote setting from Cockburnspath. In addition, the presence of Cockburnspath Burn and associated deep ravine, make it very difficult/expensive to integrate the proposed development into the existing settlement by way of vehicular or pedestrian/cycle links. As a result this would render the site a separate entity from the settlement of Cockburnspath.

Contaminated land

On/adjacent to site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Poor

Planning and Infrastructure summary

The presence of Cockburnspath Burn and associated deep ravine would make it very difficult/expensive to integrate the proposed development, as a result it would render the site as a separate entity. Dependent on the number of units/timing of development there may be issues regarding education capacity. The site is brownfield land and its historic use as a quarry may present development constraints

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Reporters have previously concluded the site is inappropriate for development. Does not relate well to the settlement & difficult access. Better options are available

Conclusions

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 housing requirement in the LDP

Site Ref FCOLD002**Site name** Lennel Cemetery Expansion**Proposed usage**
Cemetery**SDA**
Rest of Borders**Settlement**
Coldstream**Site area (ha)**
0.5**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Major**Strategic Development Plan Policy**

The site is not located within any of the Strategic Development Areas.

Initial assessment summary

The site is adjacent to the River Tweed SAC and SSSI and brings the potential for likely significant effects. Although the site is not at risk of flooding from the River Tweed, there is historical evidence of overland flow flooding associated with sewage overflow, which has travelled through the site and cause landslips on the southern bank. As a result the Floods team feel that only the portion of the site nearest the road would be acceptable.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment**Access to services**

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?

Site Ref FCOLD002

Site name Lennel Cemetery Expansion

Proposed usage

Cemetery

SDA

Rest of Borders

Settlement

Coldstream

Site area (ha)

0.5

Indicative capacity

0

PP Status

Excluded

Accessibility and sustainability summary

The site is located about 3.5km from Coldstream town centre and therefore the services the town provides are a short drive away. However, in terms of access to public services such as bus stops, the site is limited. There is a public right of way from the site to Coldstream but it is likely most visitors would require to drive to the cemetery and parking would likely have to be provided.

The site is located adjacent to the River Tweed SAC and SSSI (located about 40m to the south). Any work would have to avoid likely significant effects on the SAC designation, compensate for loss of the functional flood plain and ensure clearance outside of the bird breeding season.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

On site

Open space

Adjacent to site

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is remote from the nearest settlement as it is 3.5km from Coldstream. There is an existing cemetery located next door to the site.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site would require clearance of existing semi-natural woodland. In addition the site is remote from Coldstream.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Major

Constrained in Landscape Capacity Study

Landscape features The dominant feature is the eroding steep embankment and the River Tweed immediately to the south.

Landscape summary It is technically feasible to extend the cemetery into this site if concern about future erosion is disregarded. However such a development would weaken the existing landscape structure by removing a prominent section of woodland. Development is therefore not supported.

Site Ref FCOLD002

Site name Lennel Cemetery Expansion

Proposed usage

Cemetery

SDA

Rest of Borders

Settlement

Coldstream

Site area
(ha)

0.5

Indicative
capacity

0

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Cemetery is adjacent to the main road between Coldstream and Duns (A6112). Parking provision is almost completely non existent (other than availability of minimal parking provision for the Scottish Water plant) and there is no provision for pedestrians either internally or externally. All in all this cannot be in the best interest of road safety.

For support, would require:

- Associated parking provision within the site
- Provision of junction sightlines for exiting the site
- Provision to be made for pedestrians safely accessing all parts of the cemetery, both proposed and existing

Contaminated land

Not applicable

HSE consultation

Adjacent to site

Water supply

Yes

Sewerage

Yes

Education provision

Primary school capacity

Secondary school capacity

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

As it stands the site is not safe from a road safety perspective, changes would have to be made to provide parking provision within the site, as well as sightlines for junctions, and safe provision of pedestrian access. Given the tight nature of the sight these constraints may be too difficult to overcome. In terms of the other constraints under the Planning and Infrastructure Issues there are no obstacles that would prevent development.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Not appropriate as an alternative to allocated site over the road. Erosion of riverbank and associated impacts, as well as road safety issues will preclude development at this location

Conclusions

It is considered this site is not appropriate as an alternative to the already allocated cemetery expansion site located over the road.

The site is located on the edge of a river bank which has a history of erosion associated with overland flow flooding and any development would have the potential to bring further flooding issues, as well

Site Ref FCOLD002**Site name** Lennel Cemetery Expansion**Proposed usage**

Cemetery

SDA

Rest of Borders

Settlement

Coldstream

**Site area
(ha)**

0.5

**Indicative
capacity**

0

PP Status

Excluded

as significant biodiversity impact. Notwithstanding these issues, it is also judged that the road safety issues (lack of parking, junction sightlines and safe pedestrian access) may be insurmountable due to the tight nature of the sight to the Tweed riverbank

Site Ref ACOLD002

Site name Ladies Field

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Coldstream

Site area (ha)

6.4

Indicative capacity

100

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Coldstream is outwith any SDA detailed in the SESplan

Initial assessment summary

Although the lowest part of the site is at flood risk the vast majority of the site is not at risk, being in an elevated position in relation to the river. The site slopes southerly towards the River Tweed and further investigation to prove there were no adverse impacts on the River Tweed SAC would be necessary before development could be allowed. The site can be taken forward for further assessment.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

An application (ref 06/00111/OUT) for a Nursing Home in the extreme northern corner of the site was refused consent as it was outwith the settlement boundary and no overriding local need for the proposal had been identified or substantiated.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?

Site Ref ACOLD002

Site name Ladies Field

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Coldstream

Site area
(ha)

6.4

Indicative
capacity

100

PP Status

Excluded

Accessibility and sustainability summary

Coldstream has good service and employment opportunities and the site is within walking distance of the town's High Street. It is therefore considered the site is acceptable from an accessibility and sustainability point of view.

In terms of biodiversity Interim Phase 1 habitat data includes Improved grassland B4, mixed woodland-plantation A.1.3.2 within site and on the boundary. Field boundaries comprise of mature broadleaved woodland trees within site at west and south, most of boundary is mature woodland (Scottish Semi-natural woodland inventory: Farm & Parkland, Planted 80-90% broadleaf). River Tweed SAC/SSSI is 30m to south and the southern boundary is just within 1 in 200 year flood risk area. Mitigation measures would include the protection of woodland and mature trees within site and on boundaries. Timing of work should not conflict with breeding birds. Appropriate mitigation should avoid significant impacts on River Tweed SAC/SSSI.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Although it is well screened from main road and boundary hedging and tree belts give the site a feeling of containment, there is an existing strong tree belt on the eastern side of the site which gives a natural finish to the development boundary of Coldstream.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Medium

Local impact and integration summary

The site is outwith a natural finish to the development boundary of this part of Coldstream. This site formed part of the policy grounds of The Lees as parkland; the "cusped" boundary of planting to the south appears on the first OS map and the landscape also included a summerhouse to the W. The house itself has been reduced and reformed in recent years but the policy lands still remain which includes some structures as an ice house and the temple down by the banks of the Tweed. Whilst the current conservation area includes this adjacent policy land, the proposed changes move the boundary back to the Lees. This is a prominent site directly opposite the Hirsell policy grounds and within the former policy grounds of The Lees. There are no immediate archaeological implications, although given the cropmark data from adjacent fields, there would very likely need to be archaeological investigation ahead of development.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Site Ref ACOLD002

Site name Ladies Field

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Coldstream

Site area (ha)

6.4

Indicative capacity

100

PP Status

Excluded

Landscape features

The site is within an open field which slopes downtowards the River Tweed in the southern corner. The site has prominent mature trees on the perimeter, particularly on the south and eastern boundaries and has some trees within the site which should all be protected.

Landscape summary

The Landscape Capacity Study confirmed the site to be constrained in terms of the elevated location of the open field, its detachment from the settlement and the role which the rising ground and substantial woodlands play in creating a sense of containment for the settlement edge. These policy woodlands also contribute to the wider setting of the town, and the River Tweed, as well as for The Lees, and provide a well used recreational resource for the settlement. In addition it complements the policies associated with Belmont House on the eastern side of the town, as together they frame the town and its distinctive topographical location.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Technical standards for a road junction onto the A698 can be met and as such I am not opposed to this land being zoned for residential development.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

No

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

There do not appear to be any insurmountable infrastructure issues. Core path 44 appears to traverse the eastern boundary of the site and if any development is proposed a link should be developed to integrate the core path to an adoptable standard.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Site is not appropriate for development as it extends beyond mature woodland which finishes boundary of settlement and site has biodiversity issues, it affects woodland policy setting and is constrained within LCS.

Conclusions

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

Site Ref ACOLD002

Site name Ladies Field

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Coldstream

**Site area
(ha)**

6.4

**Indicative
capacity**

100

PP Status

Excluded

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.

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.

Site Ref ACOLD006**Site name** Left Haugh/ West Paddock**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Coldstream

Site area (ha)

8.0

Indicative capacity

175

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Coldstream is outwith any SDA detailed in the SESplan

Initial assessment summary

The initial assessment would not preclude development

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Site was considered and rejected for Local Plan Amendment (ACOLD003)**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Coldstream has good service and employment opportunities and the site is within walking distance of the town's High Street, this would be subject to appropriate access being arranged from the site to the town centre. It is therefore considered the site is acceptable from an accessibility and sustainability point of view.

Site Ref ACOLD006

Site name Left Haugh/ West Paddock

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Coldstream

Site area (ha)

8.0

Indicative capacity

175

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

On site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site is located on extreme western side of Coldstream and is bounded by existing housing and allocated housing site BCS5B on the northern and eastern boundaries. There is a strong woodland belt which defines the site on the western boundary. To the south is another woodland belt which separates the site from the golf course. It is in a low lying area in relation to Duns Road which is the main road located to the north and will therefore be relatively inconspicuous from it. The site relates well to the existing settlement and allocated site BCS5B.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

There are no immediate archaeological implications, although given the cropmark data from adjacent fields (to the south), there would very likely need to be archaeological investigation ahead of development. Furthermore, the site may impact the setting of the Scheduled Monument known as the Hirsell and Historic Scotland would need to be consulted. The site has been envisaged as screen planting by the Reporter in the Local Plan Amendment inquiry.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Major

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

Site slopes downwards towards south. No features on site which is an open field. Woodland area to south and west. Largely garden hedging and fencing to east. Site adjoins allocated site ACOLD004 to north east.

Landscape summary

The Landscape Capacity Study stated that the site was within the Hirsell Designed Landscape and consequently was severely constrained by the national importance of the designated landscape and its role in providing a high quality setting to both the mansion house at the Hirsell and to Coldstream, although it must be recognised that so do sites ACOLD004 and BCS5B which are included within the adopted local plan.

Site Ref ACOLD006

Site name Left Haugh/ West Paddock

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Coldstream

Site area (ha)

8.0

Indicative capacity

175

PP Status

Excluded

Planning and infrastructure assessment**Physical acces/road capacity**Near a trunk road?

This site can be accessed via allocated Site BCS5B (West Paddock) and as such I am not opposed to it being zoned for residential development.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

There may be future educational capacity issues dependent on the number of units and timing of development. In addition there is a similar scenario in terms of water and waste water treatment. There are no other infrastructure issues.

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

Coldstream already has adequate housing land supply, better sites for further identified needt. Considered and rejected at LPA and subsequent Inquiry.

Conclusions

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 support any further identified housing need.

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.

Site Ref ACOLD007**Site name** Leet Haugh/West Paddock, Duns Road**Proposed usage**
Housing**SDA**
Rest of Borders**Settlement**
Coldstream**Site area (ha)**
1.2**Indicative capacity**
12**PP Status**
Excluded**Initial assessment****Floodrisk**
1:200**SAC**
Not applicable**SPA**
Not applicable**SSSI**
Not applicable**Ramsar**
Not applicable**Adjacent to River Tweed?**
International/national designation constraint Minor**Strategic Development Plan Policy** Coldstream is outwith any SDA detailed in the SESplan**Initial assessment summary**

Flood risk on site. North East 60% of site within 1 in 200yr flood envelope Leet Water -FRA required to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts or overland flow recommended. Low lying area ground water may be issue. Has existing buildings on it.

Information relating to planning applications**Minerals and coal**
Not applicable**NNR**
Not applicable**Prime Quality Agricultural Land**
Not applicable**Current use/s**
Combination**Common Good Land**
Not applicable**MOD safeguarded area**
Not applicable**Civil Aviation Authority Safeguarded Area**
Not applicable**Planning history reference** The site is allocated for redevelopment in the Consolidated Local Plan (zRO18).**Accessibility and sustainability assessment****Access to public transport**
Good**Access to employment**
Good**Access to services**
Limited**Wider biodiversity impacts**
Moderate**Site aspect**
South**Waverley line contribution required?**
Accessibility and sustainability summary There are a range of public services available in Coldstream.

Site Ref ACOLD007**Site name** Leet Haugh/West Paddock, Duns Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Coldstream

Site area (ha)

1.2

Indicative capacity

12

PP Status

Excluded

In terms of biodiversity it is found that there would be a moderate impact from residential development
 Phase 1 habitat (aerial interpretation) Built development, adjacent to Mixed woodland plantation (A1.3.2), riparian woodland and Leet water(drains into River Tweed SAC/SSSI).
 Existing buildings- residential properties, steadings and agricultural sheds- potential European Protected Species and also breeding birds.
 Field boundaries: Fragmented hedgerow boundary and network. Margins of waterbody.
 Biological records: Nebrioporus elegans- a water beetle
 Mitigation:
 Protect and enhance boundary features – semi-natural woodland, plantation woodland. Potential impact on EPSand breeding birds. Assessment of impacts on EPS required. Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1in 200): Yes
 Proximity of paths more than 15 metres.

Local impact and integration assessment**Conservation area**

On site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

On site

Listed buildings

On site

Visual relationship/integration with existing settlement

The site comprises a farm steading, together with a number of detached and semi detached properties immediately to the south west, and it is wholly within the conservation area. The south western half of the site sits at a higher level than the steading buildings with retaining walls between the two halves of the site and between the steading and the road. The site is enclosed to the north-east and north-west by woodland associated with the Leet Water which runs to the outside of the eastern boundary

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Medium

Local impact and integration summary

There are a number of listed buildings within the site, including the Main Steading (Cat B) and the (reduced) East Range and Cottages (Cat C(S)). There is scope to look at a sensitive development that retains and reuses the significant listed buildings as part of a redevelopment of the site.

Site Ref ACOLD007**Site name** Leet Haugh/West Paddock, Duns Road**Proposed usage**
Housing**SDA**
Rest of Borders**Settlement**
Coldstream**Site area (ha)**
1.2**Indicative capacity**
12**PP Status**
Excluded**Landscape assessment**

NSA	AGLV	Landscape designation	General amenity	Altitude >200m?	Height constraint	Slope >12 degrees?	Slope constraint
Not applicable	Not applicable	Minor	Good	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Minor

Constrained in Landscape Capacity Study **Landscape features** The south western half of the site sits at a higher level than the steading buildings with retaining walls between the two halves of the site and between the steading and the road. The site is enclosed to the north-east and north-west by woodland associated with the Leet Water which runs to the outside of the eastern boundary**Landscape summary** The steading buildings and the adjacent single storey semi-detached farm cottages are of a fine quality and with the removal of modern infill sheds could offer the opportunity for a quality conversion and should be retained together with the contemporary retaining and boundary walls. Any development would have to have an appropriate buffer zone between the mature trees and proposed development along the north east and north west boundaries.**Planning and infrastructure assessment****Physical acces/road capacity** **Near a trunk road?**

I am not opposed to residential development at this location. It is close to the towns amenities, with good pedestrian links. The existing access will have to be altered to provide suitable visibility and gradients.

Contaminated land	HSE consultation	Water supply	Sewerage
Not applicable	Not applicable	Yes	Yes

Education provision	Primary school capacity	Secondary school capacity	Right of way	TPOs
Average	Yes	Yes	Adjacent to site	Not applicable

Land use allocations	If yes, what?	Marketability
Not applicable		Average

Planning and Infrastructure summary There are no access objections. It is considered that there may be issues over educational capacity dependent on the timing/volume of units put forward. In addition there may also be water capacity and waste water treatment issues dependent on the timing/volume of units put forward.

Site Ref ACOLD007**Site name** Leet Haugh/West Paddock, Duns Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Coldstream

**Site area
(ha)**

1.2

**Indicative
capacity**

12

PP Status

Excluded

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

Coldstream already has adequate existing land supply. Site is allocated and a housing application would be determined on its merits.

Conclusions

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 any further housing need identified.

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.

Site Ref RCOLD001**Site name** Land at Duns Road**Proposed usage**

Redevelopment

SDA

Rest of Borders

Settlement

Coldstream

Site area (ha)

1.5

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

The site is located outwith the Eastern Strategic Development Area.

Initial assessment summary

The site's eastern boundary is 32m from the River Tweed SAC and SSSI at the closest point dependant on the nature of any redevelopment there could be impacts on the conservation objectives which the SAC/SSSI is designated for.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

98/00124/FUL (extension to workshop; majority of the area relates to neighbouring land)

97/05126/FUL (workshop extension to existing factory; majority of the area relates to neighbouring land)

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

South

Waverley line contribution required?

Site Ref RCOLD001

Site name Land at Duns Road

Proposed usage

Redevelopment

SDA

Rest of Borders

Settlement

Coldstream

Site area (ha)

1.5

Indicative capacity

0

PP Status

Excluded

Accessibility and sustainability summary

The site is located off the Duns road at the eastern edge of Coldstream, as a result the access to public services, employment and other services is good, with the centre of Coldstream a 500m walk.

The site is adjacent to the River Tweed SAC & SSSI & there is potential for significant impacts dependant on what redevelopment was proposed.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The tennis courts have frontage onto Duns Road (A6112), and there is limited frontage further to the north east where the out-houses are located. The remainder of the site is located between two mature woodland belts and relates less well with the settlement. The site is within walking distance of the Main Street and there is a housing estate located over the road, both of these factors help with the integration of the site with Coldstream.

Impact on open space

High

Impact on archaeology

Low

Impact on listed buildings

Low

Part of the site (tennis courts and outhouses/sheds) are within the settlement boundary but the rest is outwith and question must be raised over the merits of extending the boundary.

Local impact and integration summary

Dependent on the redevelopment proposed there could be loss of the tennis courts which would have a significant adverse impact on the open space and recreational amenity of Coldstream and this could not be supported. On the other hand a scheme incorporating the tennis courts could bring the opposite effect. It is considered none of the other criteria prevent redevelopment.

Part of the site is within the settlement boundary and could be subject to a planning application. However, the rest of the site is outwith the settlement boundary and question must be asked of the merits to extend the settlement boundary.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Site Ref RCOLD001

Site name Land at Duns Road

Proposed usage

Redevelopment

SDA

Rest of Borders

Settlement

Coldstream

Site area (ha)

1.5

Indicative capacity

0

PP Status

Excluded

Constrained in Landscape Capacity Study

Landscape features The site is relatively flat with part of it fronting onto the road and the north eastern part screened by mature woodland on either side. It sits above the river bank of the River Tweed, although there would be no effect on the riverbank from development

Landscape summary The assessment of the constraints shows that none of them would preclude development.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

Redevelopment of the site could be supported as there are two acceptable access points from the A6112 and the site location relates well to the town services.

There is an issue with pedestrian flow as a result of steps in the footway at the rear of the Police Station and it is difficult for pedestrians crossing the A6112 and the A698 in the vicinity of the Police Station. I am confident there are solutions to these concerns which may have to be associated with the regeneration of this site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

On site

If yes, what?

H3 - Land Use Allocations

Marketability

Good

Planning and Infrastructure summary None of the criteria assessed present any constraints that would preclude development. The issue surrounding pedestrian flow would require to be solved as a part of any regeneration.

Overall assessment**Overall assessment**

Acceptable

Summarised conclusion

Considered that part of the site should be key greenspace, part of the site is outwith the settlement boundary and does not give benefits that outweigh the need to protect the boundary.

Site Ref RCOLD001**Site name** Land at Duns Road**Proposed usage**

Redevelopment

SDA

Rest of Borders

Settlement

Coldstream

**Site area
(ha)**

1.5

**Indicative
capacity**

0

PP Status

Excluded

Conclusions

It is considered that an alternative proposal to safeguard the tennis courts, located to the south of the site, as a key greenspace is preferred to allocating this part of the site as redevelopment land. By doing this the open space and amenity of the tennis courts is protected from development.

This leaves the remainder of the site to be assessed further. The portion of the site to the north of the building adjacent to RCOLD001 (where the outhouses/sheds are located) is within the settlement boundary and an application could be permissible under existing Local Plan policy. The remainder of the site is outwith the settlement boundary and is not as well related to Coldstream because it is located without a frontage to either the A6112 or A698, as it is either behind the adjacent building or between two mature woodland belts. In addition Coldstream has a number of existing redevelopment options allocated in the Local Plan (zR017, zR018 and zR019) and it is not considered that allocating RCOLD001 in any form brings benefits that outweigh the protection of the settlement boundary.

Site Ref ADOLP003**Site name** South of Sandy Hill**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Dolphinton

Site area (ha)

0.5

Indicative capacity

5

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located outwith any of the Strategic Development Areas.

Initial assessment summary

Initially there are no constraints on the site.

FLOOD PROTECTION: Site is suitable for development, and is outwith 1 in 200 year flood envelope from nearby watercourses. Site is located at the bottom of slopes particularly to the North East and it is also located below road level, cut-off ditches maybe required to catch surface water run-off from surrounding area.

SEPA COMMENTS: No flood risk issues identified. Foul drainage may be problematic as the area is unlikely to be served by a Scottish Water asset and there do not appear to be any nearby watercourses into which to discharge any privately treated sewage effluent.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Planning application 04/01122/FUL Erection of 12 houses - refused; 07/01379/FUL - Erection of 14 houses - refused.

Site Ref ADOLP003

Site name South of Sandy Hill

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Dolphinton

Site area
(ha)

0.5

Indicative
capacity

5

PP Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Minor
Approximately 25m north of Dolphinton-West Linton SSSI (Fens and Grassland) (across A701). No obvious connectivity.
Phase 1 habitat (aerial interpretation) Built development.
Existing shed within site.
Field boundaries: Mature trees, route of old road, hedgerows and grass margins.
Mitigation: Protect and enhance boundary features, enhance hedgerow network and trees. Site clearance outside breeding bird season.
Flood Risk (Fluvial 1in 200): No

No services or facilities within settlement. Nearest other settlement is West Linton for Primary School and CoOp.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Derelict ground consisting of former roadway, former railway and some associated embankments and planting.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: The site coincides with the former site of Dolphinton Station. Remains of the station and railway infrastructure may still remain. This would not preclude development, but could lead to mitigation.

URBAN DESIGNER: Awkward site, comprising planting/track/some greenfield. May be capacity for 1 or 2 houses however constrained access and augmentation of landscape buffer to A702/northeastern edge may limit this. No objection in principle.

Site Ref ADOLP003

Site name South of Sandy Hill

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Dolphinton

Site area (ha)

0.5

Indicative capacity

5

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

Remains of railway platform and sections of old roadway in parts of the site.
Planted areas form effective screen between A72 road and residential properties to the North.
Very distinct tree / shrub belt around all perimeters except NE boundary. These would require to be retained to provide screening from A702.

Landscape summary

LANDSCAPE: Need to protect existing perimeter vegetation – propose 3m buffer around entire site for protection of existing and planting of new tree / shrub screen. A simple site development plan would help define the areas of planting that should be protected.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

This land is somewhat remote from the main body of the settlement of Dolphinton, which is already excessively stretched along the A702 Trunk Route. That said, this is a fairly modest 'brown field' site, having been the former station yard, and so I am inclined to support this allocation.

Access would be off the side road via the existing junction and Transport Scotland would have an interest in development here in terms of it being adjacent to the trunk road as well as the impact of the increased traffic flow using the junction with the trunk road.

KP/DJI

Contaminated land

On/adjacent to site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Site Ref ADOLP003**Site name** South of Sandy Hill**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Dolphinton

Site area (ha)

0.5

Indicative capacity

5

PP Status

Excluded

Planning and Infrastructure summary

ENVIRONMENTAL HEALTH: The site is understood to have operated as Dolphinton Station and Railway Siding. The site is brownfield land and its historic use may present development constraints.

The site is located outwith any of the Strategic Development Areas.

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

This site is doubtful because of its location within the Scottish Borders and lack of facilities within the settlement. If the site was to be taken forward additional landscaping would be required resulting in minimal land for development. SDP requirement can be met elsewhere by other more appropriate sites.

Conclusions

This site is doubtful because of its location within the Scottish Borders and lack of facilities within the settlement. If the site was to be taken forward additional landscaping would be required resulting in minimal land for development. SDP requirement can be met elsewhere by other more appropriate sites.

Site Ref AEDDL002**Site name** North of Bellfield**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Eddleston

Site area (ha)

4.1

Indicative capacity

35

PP Status

Included

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Eddleston is located outwith the western SDA and within the Northern HMA.

Initial assessment summary

There are no initial constraints that prevent undertaking further assessment of the site. The site is a field to the north of Eddleston. The field is sloping towards the road to the west of the site. This site was considered during the last local plan process and the Local Plan Amendment Process.

SEPA RESPONSE: Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. The Tweed Forum is leading a project on Eddleston improvements. We recommend that they are contacted, as they may have considered options for improvement and natural flood management throughout the catchment. If so, we recommend that potential links to the development of this site are investigated. The Eddleston STW has capacity issues, so a growth project is likely to be required to enable development in this area.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Advertisement consent on part of western boundary. Also, 11/00950/FUL - Erection of dwellinghouse and detached garage. This site was considered during the last local plan process and the Local Plan Amendment Process. Identified in Plan for Longterm.

Site Ref AEDDL002

Site name North of Bellfield

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Eddleston

Site area (ha)

4.1

Indicative capacity

35

PP Status

Included

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

Settlement runs along the A703. Good bus route to Edinburgh and Peebles with connecting linkages. The site slopes down towards the A703 but sits higher than the centre of the village. The village has a restaurant, hotel, village hall and a primary school.

ECOLOGY: Minor

Trees on boundary- buffer areas

R Tweed SAC 200m W (Eddleston water)

SSNWI- Planted Conifer and Mixed Broad/leaf conifer woodland

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located on the edge of the existing village. It is a greenfield site that sits above the centre of the village.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site would be a large extension on the northern side of Eddleston and careful design would be needed to ensure that it was integrated into the rest of the settlement. It is unlikely that the entire site would be appropriate for development, especially on the higher ground.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Moderate

Site Ref AEDDL002

Site name North of Bellfield

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Eddleston

Site area (ha)

4.1

Indicative capacity

35

PP Status

Included

Constrained in Landscape Capacity Study

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. The site appears relatively enclosed as a result of the rising land to the east and the trees along the west boundary.

Landscape summary The site is acceptable in terms of landscape if consideration is taken in terms of height, scale, design and density in any proposed development. It is important to consider the impact potential development might have on the village particularly when approaching from the north.
 LANDSCAPE: All above 200m AOD but moderated by favourable gently to moderately sloping W facing aspect. Some visual containment provided by mature trees on W side. Also off the flood plain.

Planning and infrastructure assessment**Physical acces/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.

Contaminated land**HSE consultation****Water supply****Sewerage**

Not applicable

Not applicable

Yes

Yes

Education provision**Primary school capacity****Secondary school capacity****Right of way****TPOs**

Average

Yes

Limited

Adjacent to site

Not applicable

Land use allocations**If yes, what?****Marketability**

Not applicable

Good

Planning and Infrastructure summary Information on water and waste water capacity is needed. Consultation with Roads needed regarding access.

The current Local Plan identifies this area for future development.

ACCESS: Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists).

EDUCATION:

Eddleston primary school – no issues. Development would sustain this school.

Peebles – This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward.

Site Ref AEDDL002**Site name** North of Bellfield**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Eddleston

**Site area
(ha)**

4.1

**Indicative
capacity**

35

PP Status

Included

Scottish Water: The existing treatment works at Eddleston is at or very close to capacity. Additional housing would likely require the treatment works to be upgraded to accommodate this development.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

This site is an Acceptable site as it is located near to services, integrates well into the village but can benefit from landscape enhancement.

Conclusions

This site is an acceptable site for development and is recommended for allocation within the Proposed Plan. It is noted that the settlement already has an allocated housing site awaiting development. 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 Ref AEDDL004

Site name West of A703

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Eddleston

Site area (ha)

2.6

Indicative capacity

40

PP Status

Excluded

Initial assessment

Floodrisk

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?



International/national designation constraint

Major

Strategic Development Plan Policy

Eddleston is located outwith the western SDA and within the Northern HMA.

Initial assessment summary

The site is completely within the 1:200 flood risk area. The site is also adjacent a designated SAC.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Similar site considered in previous Local Plan Inquiry and rejected.

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?



Accessibility and sustainability summary

Settlement runs along the A703. Good bus route to Edinburgh and Peebles with connecting linkages. The village has a restaurant, hotel, village hall and a primary school. The site sits within an area at risk of flooding.

Site Ref AEDDL004

Site name West of A703

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Eddleston

Site area (ha)

2.6

Indicative capacity

40

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site plays an important role in the character and setting of Eddleston. Development at this location would significantly detract from the settlement and its conservation area. The site sits at a lower level than the main road adjacent.

Impact on open space

Medium

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

Whilst not a formal area of open space, the sites contributes significantly to the character and setting of Eddleston. Conservation Area setting and archaeology issues with the site.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Major

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Mature trees on site along western boundary. New trees have been recently planted along the northern and eastern boundaries.

Landscape summary The undeveloped site plays an important role in the character and setting of Eddleston. The site sits at a low level within a flood plain.

Planning and infrastructure assessment**Physical acces/road capacity**Near a trunk road?

Site Ref **AEDDL004**

Site name West of A703

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Eddleston

Site area (ha)

2.6

Indicative capacity

40

PP Status

Excluded

Consultation with Roads required.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

Consultation with Roads needed regarding access.

The current Local Plan identifies an area for future development and this site does not fall within that area.

ACCESS: Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists).

EDUCATION:

Eddleston primary school – no issues. Development would sustain this school.

Peebles – This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Site is an unacceptable due to flooding, loss of character and setting of Eddleston, conservation and archaeology issues. Requirement has been met elsewhere.

Conclusions

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 SESplan requirement has been met elsewhere through more appropriate sites. A allocated site is currently awaiting construction in the settlement. This site is not within the area identified for future development within the current Local Plan.

Site Ref AETTB005

Site name Woodend Extension II

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Ettrickbridge

Site area (ha)

1.3

Indicative capacity

20

PP Status

Excluded

Initial assessment

Floodrisk

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint

Moderate

Strategic Development Plan Policy

Ettrickbridge is located outwith the Central SDA and within the Central HMA.

Initial assessment summary

The southern part of the site is constrained by flooding.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Accessibility and sustainability summary

There are limited services in Ettrickbridge although enough to sustain a small development.

Site Ref AETTB005

Site name Woodend Extension II

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Ettrickbridge

Site area (ha)

1.3

Indicative capacity

20

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This is a very open site which extends outwith the development boundary to the north and is considered to be out of scale with the built form of the immediate area.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

This is a very open site which extends outwith the development boundary to the north and is considered to be out of scale with the built form of the immediate area.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Site slopes away from village. Uneven ground on site.

Landscape summary Site slopes away from village and could be quite visible.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

Access is constrained by limited capacity. Too many constraints restrict the capacity of Woodend Road to accommodate additional traffic. There are issues with school drop-off and pick-up and the road beyond the school is narrow in parts with limited opportunity for vehicles passing combined with restricted driver visibility and absence of proper provision for pedestrians. While it would be

Site Ref AETTB005**Site name** Woodend Extension II**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Ettrickbridge

Site area (ha)

1.3

Indicative capacity

20

PP Status

Excluded

physically possible to address some of these concerns, this would affect third party land and so is unlikely to be easily achievable. The possibility of direct access from the main street could be explored, but again this is unlikely to be achievable due to land constraints.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply**Sewerage**

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary Access to site is constrained.**Overall assessment****Overall assessment**

Doubtful

Summarised conclusion

Flooding and access constraints. Site relates poorly to existing built form of village.

Conclusions

The southern part of the site is at flood risk. Development of the site would relate poorly to the existing settlement. This is a very open site which extends outwith the development boundary to the north and is considered to be out of scale with the built form of the immediate area. The site slopes away from the settlement which would exacerbate this issue further. The access constraints would be difficult to mitigate. It is considered there are more appropriate sites in the Central area to meet the housing requirement.

Site Ref AGATT003**Site name** Gattonside Mains extension**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Gattonside

Site area (ha)
22.9**Indicative capacity**
220**PP Status**

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

Settlement is in the Primary Hub. There are no other constraints of this type.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site has good access to local services and facilities in Melrose, two miles or within 15 minutes drive. It has good access to employment particularly in Galashiels, 3 miles or less than 15 minutes drive away.

Site Ref AGATT003

Site name Gattonside Mains extension

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Gattonside

Site area (ha)

22.9

Indicative capacity

220

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters' assessment noted that one of the reasons why the site should not be developed was the adverse impact on the setting of the settlement. In addition the Local Plan Settlement Profile identifies that due to the sensitivity of the character and setting of the settlement no areas for longer term expansion were identified.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters' assessment noted that one of the reasons why the site should not be developed was the adverse impact on the setting of the settlement. In addition the Local Plan Settlement Profile identifies that due to the sensitivity of the character and setting of the settlement no areas for longer term expansion were identified.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Moderate

General amenity

Good

Altitude >200m?**Height constraint**

Moderate

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters' assessment noted that one of the reasons why the site should not be developed was the adverse impact 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.

Landscape summary

This site was the subject of an objection at the 2006 Local Plan Inquiry. The Reporters' assessment noted that one of the reasons why the site should not be developed was the adverse impact 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

Site Ref AGATT003**Site name** Gattonside Mains extension**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Gattonside

Site area (ha)

22.9

Indicative capacity

220

PP Status

Excluded

the scenic quality of the National Scenic Area; the fields are a valuable agricultural resource.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

The vehicular and main pedestrian access to the site would be from the B6360 via site EGT10B. The right of way to the south east of the site should be retained. Pedestrian links to the settlement through the right of way and roads to the south of the site would be desirable.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary

The vehicular and main pedestrian access to the site would be from the B6360 via site EGT10B. The right of way to the south east of the site should be retained. Pedestrian links to the settlement through the right of way and roads to the south of the site would be desirable. The forecasts for Earlston High school and Melrose Grammar School are for their rolls to rise above capacity. The Gattonside sewerage is pumped to Melrose which had a capacity at 25.4.07 of 348 units. However current Local Plan housing allocations and planning permissions in Melrose and Darnick are likely to use much of this capacity. Therefore the sewerage works could need to be upgraded to accommodate this site.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

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.

Conclusions

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.

Site Ref SBGLE001

Site name Proposed DB at the Glen

Proposed usage
Development Boundary

SDA
Rest of Borders

Settlement
Glen Estate

Site area (ha)
0.0

Indicative capacity
0

PP Status
Excluded

Initial assessment

Floodrisk

SAC

SPA

SSSI

Ramsar

Adjacent to River Tweed?

International/national designation constraint

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

Information relating to planning applications

Minerals and coal

NNR

Prime Quality Agricultural Land

Current use/s

Common Good Land

MOD safeguarded area

Civil Aviation Authority Safeguarded Area

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Accessibility and sustainability summary

Site Ref **SBGLE001**

Site name Proposed DB at the Glen

Proposed usage
Development Boundary

SDA
Rest of Borders

Settlement
Glen Estate

Site area (ha)
0.0

Indicative capacity
0

PP Status
Excluded

Local impact and integration assessment

Conservation area

Scheduled Ancient Monument

Garden and designed landscape

Ancient woodland inventory

Open space

Archaeology

Listed buildings

Visual relationship/integration with existing settlement

Impact on open space

Impact on archaeology

Impact on listed buildings

Local impact and integration summary

Landscape assessment

NSA

AGLV

Landscape designation

General amenity

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Landscape features

Landscape summary

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

ROADS PLANNING: I am not in favour of a settlement being created at this location. There is no appropriate associated infrastructure in this location to support a settlement and an allocation here would not be in the best interests of sustainable transport.

Site Ref SBGLE001**Site name** Proposed DB at the Glen**Proposed usage**
Development Boundary**SDA**
Rest of Borders**Settlement**
Glen Estate**Site area (ha)**
0.0**Indicative capacity**
0**PP Status**
Excluded**Contaminated land** **HSE consultation** **Water supply** **Sewerage****Education provision** **Primary school capacity** **Secondary school capacity** **Right of way** **TPOs****Land use allocations** **If yes, what?** **Marketability****Planning and Infrastructure summary****Overall assessment****Overall assessment****Summarised conclusion**

Unacceptable

Conclusions

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.

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 a Special Landscape Area.

Site Ref AGRAN001**Site name** Land to the north of the village**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Grantshouse

Site area (ha)

0.6

Indicative capacity

10

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Site is not located within the Eastern Strategic Development Area.

Initial assessment summary

Assessment of flooding from road runoff, blocked culverts or overland flow recommended Low lying area ground water may be issue

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Poor

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Although Grantshouse has a shop, a pub, petrol station and hotel other services are at least a 15 minute drive away. It is also the case that public transport links are poor in the area therefore increased car use is likely.

Phase 1 habitat (aerial interpretation) Arable J1.1

Site Ref AGRAN001

Site name Land to the north of the village

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Grantshouse

Site area
(ha)

0.6

Indicative
capacity

10

PP Status

Excluded

Field boundaries: Hedge line trees and Hedgerow
Mitigation:
Protect and enhance boundary features.
Site clearance outside breeding bird season
Flood Risk (Fluvial 1in 200): No

Proximity of path > 15mts

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a linear stripe of a larger field running along the north side of the disused school building, associated school ground and Mansfield. There are a number of trees planted on the sloping bank that runs along the north side of Mansfield.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

There are possible archaeological implications. The field in which the LDP is proposed contains records pertaining to a number of prehistoric features that were ploughed through in the 19th centuries. These included burial cairns and settlements. The precise location for these is not known, but 19th century records suggest they centred on the slope of the hill approximately 400m above Grantshouse. This would place the archaeology at the opposite end of the field. However, given the vague nature of the references, it would be important for any development to be monitored by an archaeologist as mitigation against the loss of unknown buried features.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is a linear stripe of a larger field running along the north side of the disused school building, associated school ground and Mansfield. There are a number of trees planted on the sloping bank that runs along the north side of Mansfield.

Site Ref AGRAN001**Site name** Land to the north of the village**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Grantshouse

Site area (ha)

0.6

Indicative capacity

10

PP Status

Excluded

Landscape summary In landscape terms the site would be suitable for development in the context of development of both the school grounds and the stripe of the field immediately to the east of the proposed site. It is envisaged that there could be a single line of houses accessed from Mansfield and an extension road into the school site. Structural woodland planting of at least 15m width to the rear of the site would provide containment to the development(s) when viewed from high ground on the other side of the A1 e.g. when viewed approaching Grantshouse on the A6112 as well as providing shelter from the north

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

Grantshouse has no notable services/amenities to justify supporting any significant new development. The public road along Mansfield is a cul-de-sac with no obvious means of additional connections. Therefore I would be opposed to development at this location, which would effectively extend the cul-de-sac and so would result in poor internal and external connectivity without proper integration.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Yes

Education provision

Poor

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary Grantshouse does not have the services/amenities to justify extension of the cul-de-sac. Any extension would also lead to poor internal and external connectivity without proper integration. There are no other significant issues from the planning and infrastructure assessment criteria.

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

Better sites to meet identified housing needt. Little justification to extend infrastructure due to lack of/distance to facilities.

Conclusions

It is considered that there are better sites to fulfil the identified housing need.

Site Ref AGRAN001**Site name** Land to the north of the village**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Grantshouse

**Site area
(ha)**

0.6

**Indicative
capacity**

10

PP Status

Excluded

It is felt that there is little justification to allocate this site in Grantshouse 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.

Site Ref AGRAN002**Site name** Land to the east of the village**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Grantshouse

Site area (ha)

0.3

Indicative capacity

1

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Site is not located within the Eastern Strategic Development Area.

Initial assessment summary

Cast Burn < 3 Sq Km no flood envelope. May be flood issues along edge of burn, FRA may be needed. Assessment of flooding from road runoff, blocked culverts or overland flow recommended

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Although Grantshouse has a shop, a pub, petrol station and hotel other services are at least a 15 minute drive away. It is also the case that public transport links are poor in the area therefore increased car use is likely.

Site Ref **AGRAN002**

Site name Land to the east of the village

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Grantshouse

**Site area
(ha)**

0.3

**Indicative
capacity**

1

PP Status

Excluded

Mature trees/ garden ground

Field boundaries:

Mitigation: Potential need for EPS survey. Protect and enhance boundary features. Site clearance outside breeding bird season

Flood Risk (Fluvial 1in 200): No

Proximity of path > 15mts

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site separates into three distinct areas, the access into the site to the rear of the semi-detached houses, the round to the front of these houses which is garden ground, sparsely dotted with mature shrubs and trees and the stripe of woodland that covers the eastern part of the site.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

It is not likely development would cause any adverse impacts on the criteria assessed

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Moderate

Constrained in Landscape Capacity Study

Landscape features The site separates into three distinct areas, the access into the site to the rear of the semi-detached houses, the round to the front of these houses which is garden ground, sparsely dotted with mature shrubs and trees and the stripe of woodland that covers the eastern part of the site.

Landscape summary The 'garden ground' in the south eastern corner is highly visible from the A1 elevated as it is at the top of the banking and would be difficult to access except through the

Site Ref AGRAN002**Site name** Land to the east of the village**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Grantshouse

Site area (ha)

0.3

Indicative capacity

1

PP Status

Excluded

rest of the site and on both these counts I suggest is not suitable for development. The woodland, while in a degraded condition, fulfils an important function in providing an eastern extent to the village and as such is deemed unsuitable for development. Recommend rejection for the reasons above.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

I am opposed to development at this location due to issues relating to the level difference from the site to the existing public road network. The point where the existing access meets the public road is far steeper than I would accept for a new road serving a residential development. In addition, the access lane to the north of the proposed site is narrow and unsuitable for upgrading to the required standard. The level difference to the south of the site prohibits any access to the local infrastructure.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Poor

Planning and Infrastructure summary

Access to the site is unacceptable due to issues relating to the level difference from the site to the existing public road network, and the fact that the access lane is too narrow and unsuitable for upgrading to the required standard. There are no other significant issues from the planning and infrastructure assessment criteria.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Better sites to meet identified housing need. Little justification with lack of/distance to facilities. Landscape setting & access are major constraints

Conclusions

It is considered that there are better sites to fulfil identified housing need.

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

Site Ref AGRAN002**Site name** Land to the east of the village**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Grantshouse

**Site area
(ha)**

0.3

**Indicative
capacity**

1

PP Status

Excluded

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.

Site Ref MGREE001**Site name** South of Edinburgh Road**Proposed usage**

Mixed Use

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

1.2

Indicative capacity

6

PP Status

Included

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Located outwith the Eastern Strategic Development Area.

Initial assessment summary

The initial assessment does not preclude development

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Greenlaw has good transport links for an employment site and is located on the A697. In terms of biodiversity Interim Phase 1 habitat data includes Arable J1.1 Field boundaries comprise of hedgerows and trees. Mitigation measures include the protection of hedgerow boundaries and hedge line trees, and extended hedges should be included in design. Timing of works should not interfere with breeding birds

Site Ref MGREE001**Site name** South of Edinburgh Road**Proposed usage**

Mixed Use

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

1.2

Indicative capacity

6

PP Status

Included

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a relatively flat field just outside the settlement boundary, it has an open aspect to the south. It is bounded to the north by hedge planting and there is a brick wall which contains the housing on Edinburgh Road on the eastern edge. There are mature trees on the western boundary.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is located outwith the settlement boundary and would be a continuation of development along Edinburgh Road.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

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

Landscape summary The site is prominent on the entrance into Greenlaw and there is limited screening. It is considered that increased planting on the western/north-western edge would screen development from the entrance into Greenlaw on the Edinburgh Road.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Site Ref MGREE001**Site name** South of Edinburgh Road**Proposed usage**

Mixed Use

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

1.2

Indicative capacity

6

PP Status

Included

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

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary Scottish water state there are no water or sewerage issues.

Overall assessment**Overall assessment**

Acceptable

Summarised conclusion

The assessment criteria do not raise any issues that would preclude development. As a smaller site it could fulfil a need for employment land.

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 Ref MGREE003**Site name** Former extension to Duns Road Industrial Estate**Proposed usage**

Mixed Use

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

0.4

Indicative capacity

5

PP Status

Included

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Located outwith the Eastern Strategic Development Area.

Initial assessment summary

The initial assessment findings would not preclude development

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference 05/02004/OUT Residential development (Refused)**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

No issues arise from the assessment findings.

Site Ref MGREE003**Site name** Former extension to Duns Road Industrial Estate**Proposed usage**

Mixed Use

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

0.4

Indicative capacity

5

PP Status

Included

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located to the north of Greenlaw adjacent to the existing embroidery business and north of modern housing development.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The assessment criteria raise no issues

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Hedgerow on eastern boundary, located above slight slope to houses below**Landscape summary** No landscape issues**Planning and infrastructure assessment****Physical acces/road capacity**

Access can be taken from the Duns Road.

Near a trunk road?

Site Ref MGREE003

Site name	Former extension to Duns Road Industrial Estate	Proposed usage	Mixed Use	SDA	Rest of Borders	Settlement	Greenlaw	Site area (ha)	0.4	Indicative capacity	5	PP Status	Included
------------------	---	-----------------------	-----------	------------	-----------------	-------------------	----------	-----------------------	-----	----------------------------	---	------------------	----------

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

On site

If yes, what?

ED1 - Protection of Employme

Marketability

Good

Planning and Infrastructure summary

The site has previously been allocated as employment land and the proposal is to change the use to mixed use. This does not present any issues under the planning and infrastructure criteria.

Overall assessment**Overall assessment**

Acceptable

Summarised conclusion

Proposal is for a change of use from employment to mixed use. This does not raise any issues across the respective classifications.

Conclusions

Proposal is for a change of use from employment to mixed use. This does not raise any issues across the respective classifications.

Site Ref SBGRE001**Site name** Wester Row**Proposed usage**
Development Boundary**SDA**
Rest of Borders**Settlement**
Greenlaw**Site area (ha)**
0.1**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**
1:200**SAC**
Adjacent to site**SPA**
Not applicable**SSSI**
Adjacent to site**Ramsar**
Not applicable**Adjacent to River Tweed?**
International/national designation constraint Major**Strategic Development Plan Policy** The site is located outwith any of the Strategic Development Areas.**Initial assessment summary** If the settlement boundary was extended at this location it would incorporate land identified as being at risk of flooding. Investigation of biodiversity impacts would be required.**Information relating to planning applications****Minerals and coal**
Not applicable**NNR**
Not applicable**Prime Quality Agricultural Land**
Not applicable**Current use/s**
Greenfield**Common Good Land**
Not applicable**MOD safeguarded area**
Not applicable**Civil Aviation Authority Safeguarded Area**
Not applicable**Planning history reference** 06/01955/OUT (erection of dwellinghouse: refused)**Accessibility and sustainability assessment****Access to public transport**
Good**Access to employment**
Good**Access to services**
Good**Wider biodiversity impacts**
Major**Site aspect**
South**Waverley line contribution required?**
Accessibility and sustainability summary The accessibility assessment does not present any obstacles. However, there would be a major biodiversity impact due to the location on the functional floodplain and its association with the River Tweed SAC.

Site Ref SBGRE001

Site name Wester Row

Proposed usage
Development Boundary**SDA**
Rest of Borders**Settlement**
Greenlaw**Site area (ha)**
0.1**Indicative capacity**
0**PP Status**
Excluded**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Development in this location would continue ribbon development to the south onto land that is at flood risk.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Development in this location would continue ribbon development to the south onto land that is at flood risk. None of the assessment criteria raise any other issues.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Rough pasture with open aspect to the south, the burn also runs to the south**Landscape summary** Extension of the settlement boundary would result in extension of ribbon development to the south and would open up the potential of development of land at risk of flooding.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

Site Ref **SBGRE001**

Site name Wester Row

Proposed usage
Development Boundary

SDA
Rest of Borders

Settlement
Greenlaw

Site area (ha)
0.1

Indicative capacity
0

PP Status
Excluded

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Poor

Planning and Infrastructure summary There would require to be a growth program to deal with limited waste water infrastructure capacity. No other evident issues.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

The site is on the functional floodplain and it is not appropriate to extend the boundary to allow development for this reason. There are also biodiversity issues

Conclusions

The site is located on the functional floodplain as shown on the strategic 1:200 flood map, aside from the flood risk, there is the potential for impacts on the River Tweed SAC as flood water may drain to this site. It is also considered that extension of the settlement boundary would contribute to 'ribbon development' on the south side of Greenlaw/

Greenlaw already has ample housing provision and there is no further need for additional housing land in the town.

Site Ref SBGRE002**Site name** Paddock, Greenlaw Mill Farm**Proposed usage**
Development Boundary**SDA**
Rest of Borders**Settlement**
Greenlaw**Site area (ha)**
0.2**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Moderate**Strategic Development Plan Policy**

The site is located outwith any of the Strategic Development Areas.

Initial assessment summary

It is considered that any possible extension would need to consider investigation of possible impacts on the River Tweed SAC and SSSI but the proximity does not preclude the possibility of extending the settlement boundary

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference 05/00481/OUT (Erection of dwellinghouse: refused)

06/01954/OUT (Erection of dwellinghouse: refused)

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?

Site Ref SBGRE002**Site name** Paddock, Greenlaw Mill Farm**Proposed usage**
Development Boundary**SDA**
Rest of Borders**Settlement**
Greenlaw**Site area (ha)**
0.2**Indicative capacity**
0**PP Status**
Excluded**Accessibility and sustainability summary**

There are services and employment options available in Greenlaw. In addition there are buses to Duns which is a 10 minute drive and where there are additional services and employment available.

Local impact and integration assessment**Conservation area**

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is essentially an infill between the Mill Farm and the High Street, located down a tight wynd. However it is on an open area of agricultural land and relates poorly to the nearby wynd and the rest of the town.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

No issues against the assessment criteria, however the site is backland and relates poorly to the wynd and the rest of the town.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Site is agricultural land. There is a slight slope to the south

Landscape summary There is a slight slope but aside from that the land is an open field

Planning and infrastructure assessment

Site Ref SBGRE002**Site name** Paddock, Greenlaw Mill Farm**Proposed usage**
Development Boundary**SDA**
Rest of Borders**Settlement**
Greenlaw**Site area (ha)**
0.2**Indicative capacity**
0**PP Status**
Excluded**Physical acces/road capacity****Near a trunk road?**

Access to any extension would be tight, down the wynd which also serves farm traffic.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Poor

Planning and Infrastructure summary There may be access issues given the nature of the wynd. A growth project would be required to serve waste water treatment.**Overall assessment****Overall assessment****Summarised conclusion**

Boundary change would not follow any logical boundary and Greenlaw already has ample housing land allocated.

Conclusions

The boundary change would not follow any logical boundary to the south and Greenlaw already has ample housing land identified for development.

Site Ref BGREE003**Site name** Edinburgh Road Employment**Proposed usage**
Employment**SDA**
Rest of Borders**Settlement**
Greenlaw**Site area (ha)**
1.0**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located outwith any of the Strategic Development Areas.

Initial assessment summary

There are no initial constraints on this site and although not within a development hub it is located on a strategic transport route. There are no flooding issues on this part of the site, although overland flow should be considered.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Site was considered at Local Plan Amendment**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Greenlaw has good transport links for an employment site and is located on the A697. In terms of biodiversity Interim Phase 1 habitat data includes Arable J1.1 Field boundaries comprise of hedgerows and trees. Mitigation measures include the protection of hedgerow boundaries and hedge line trees, and extended hedges should

Site Ref BGREE003**Site name** Edinburgh Road Employment**Proposed usage**

Employment

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

1.0

Indicative capacity

0

PP Status

Excluded

be included in design. Timing of works should not interfere with breeding birds

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This proposed employment site is on the western part of the village and although it is detached from the development boundary, the intervening land is proposed as inclusion for residential development as part of the LDP. If that site is incorporated, this employment site could be considered in a more favourable way. Certainly it could not be supported as a stand alone site due to its poor relationship with the existing development boundary of the settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Concerns if this prevented the development of zEL22 and zEL23 by offering a substitute site. These two sites have a history of business use and should be developed as such. This new allocation will also be very visible as there appears to be a minimum landscape edge to screen the site and soften the edge of the settlement. This site may be costly to develop and further utility information should be considered.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site is within the topmost part of a prominent and open field. The land is flat and is bounded to the north and west by trees and hedgerows.

Landscape summary The site is very open and exposed to view on the western approaches to Greenlaw. It lacks any physical definition and is highly visible and is perhaps not an appropriate site for any less attractive uses such as employment land.

Site Ref BGREE003

Site name Edinburgh Road Employment

Proposed usage

Employment

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

1.0

Indicative capacity

0

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

Access wise, Sites BGREE003 and AGREE005 should be considered jointly as follows: No objections in principle to this land being zoned for development. Vehicular access will be required from the A6105 to the east and from the A697 to the north to help integrate the development with the rest of the village. For the A6105 access it will be strongly desirable for a new junction to incorporate the closure of the existing sub-standard junction serving the scrap yard. For the A697 access, a junction, incorporating a right turn lane, will be required on the BGREE003 frontage or, alternatively, a roundabout type junction on the AGREE005 frontage incorporating access to Site AGREE002 could be considered and would act as a traffic calming feature for traffic entering the village from the west. The existing street lighting, footway and 30 mph speed limit will have to be extended out from the village as appropriate. The development of this land could incorporate a realignment of the A6105 away from Wester Row to minimise the use of the sub-standard A697/A6105 junction, but this is unlikely to be practical and a more realistic solution to the problem would be to investigate the possibility of replacing the existing bridge parapet to afford improved junction visibility for drivers joining the A697 from the A6105.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Considerable road works would be required to develop this site and the proposed adjoining site AGREE005. However, it would appear satisfactory measures can be carried out.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Site is prominent and would be highly visible to vehicles entering Greenlaw from the west.

Conclusions

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.

Site Ref BGREE004

Site name South east Greenlaw

Proposed usage

Employment

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

3.5

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

On site

SPA

Not applicable

SSSI

On site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Major

Strategic Development Plan Policy

The site is located outwith any of the Strategic Development Areas.

Initial assessment summary

The site is substantially located on land identified as flood risk (1:200 strategic map). In addition the River Tweed SAC and SSSI flows through the site to the north and via the Rumbleton Burn.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Although the accessibility assessment presents no obstacles to development. The biodiversity impact would be major with impacts possible on the River Tweed SSSI and SAC as well as the loss of the functional floodplain

Site Ref **BGREE004**

Site name South east Greenlaw

Proposed usage

Employment

SDA

Rest of Borders

Settlement

Greenlaw

Site area
(ha)

3.5

Indicative
capacity

0

PP Status

Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site would be prominent on approach to Greenlaw from the south, along the A697, although there is precedent for development south of the High Street.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

No issues are raised by the assessment findings.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is greenfield, with existing scattered hedgerow and tree planting along the boundaries. The site is dissected by the Rumbleton Burn, with the southern portion having distinctly rougher planting possibly as it appears to not be in agricultural use, which may be linked to flooding.

Landscape summary No issues are raised by the landscape assessment

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref BGREE004

Site name South east Greenlaw

Proposed usage

Employment

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

3.5

Indicative capacity

0

PP Status

Excluded

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Poor

Planning and Infrastructure summary

Greenlaw has issues regarding water and waste water treatment capacity. It is considered that the site is poor regarding marketability due to the flood risk, biodiversity features and water infrastructure issues.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

As a part of the LDP, a mixed use allocation is being put forward to meet a perceived demand for business and industrial use. It is therefore considered that there is no need for this allocation to be pursued.

Conclusions

The site is unacceptable due to the flood risk identified on the site.

In addition there are also other constraints such as the biodiversity impact and limitations on the water and waste water infrastructure capacity.

As a part of the LDP, a mixed use allocation is being put forward to meet a perceived demand for business and industrial use. It is therefore considered that there is no need for this allocation to be pursued.

Site Ref AGREE005**Site name** South of Edinburgh Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

11.1

Indicative capacity

120

PP Status

Excluded

Initial assessment**Floodrisk**

1:100

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is not located within any Strategic Development Area.

Initial assessment summary

Although lower southern part of site is at flood risk the plans propose development on the upper part of the site out with the flood risk area.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

On/adjacent to site

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

06/01866/OUT- southern edge is on the site but the majority is adjacent

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Although Greenlaw has limited services and employment opportunities it is in proximity to Duns. In terms of biodiversity Interim Phase 1 habitat data includes Arable J1.1. Field boundaries include hedgerows and trees. Connectivity issues include adjacent to semi-improved neutral grassland to south and poor semi-improved grassland to west. There is site drainage to Blackadder water (River Tweed SAC/SSSI). Mitigation measures include ensuring appropriate measures adopted to minimise drainage impacts on River Tweed SAC/SSSI to non-significant level and protection of hedgerow boundaries and hedge line trees, include extended hedges

Site Ref AGREE005**Site name** South of Edinburgh Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

11.1

Indicative capacity

120

PP Status

Excluded

in design. Timing of works should not interfere with breeding birds.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Even although the indicative plans suggest development would only take place on the northern part of the site which is the part out with the flood risk area, the proposal is large in relation to the existing development form in the area.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Although the plans propose only the top half of the site for development as the lower southern part is at flood risk, the overall site site allocation proposed is very large in relation to the village, proposing 120no houses. The lower part will be used for recreation and amenity use. Consideration must be given to separation and screening between the proposed employment site in the adjoining north west corner.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site is an open field and there are no features within it. It is bounded by hedgerows and trees and to the south is the Rumbleton Burn.

Landscape summary The site is very open and exposed to view on the western approaches to Greenlaw. It is visible from the A697, A6105 and B6346 and the minor from Old Greenlaw. The site is large and there is little existing vegetation framework with which to create a new setting. Development would transform the appearance of the settlement from its western and southern approaches.

Planning and infrastructure assessment

Site Ref **AGREE005**

Site name South of Edinburgh Road

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

11.1

Indicative capacity

120

PP Status

Excluded

Physical acces/road capacity

Near a trunk road?

Access wise, Sites BGREE003 and AGREE005 should be considered jointly as follows: No objections in principle to this land being zoned for development. Vehicular access will be required from the A6105 to the east and from the A697 to the north to help integrate the development with the rest of the village. For the A6105 access it will be strongly desirable for a new junction to incorporate the closure of the existing sub-standard junction serving the scrap yard. For the A697 access, a junction, incorporating a right turn lane, will be required on the BGREE003 frontage or, alternatively, a roundabout type junction on the AGREE005 frontage incorporating access to Site AGREE002 could be considered and would act as a traffic calming feature for traffic entering the village from the west. The existing street lighting, footway and 30 mph speed limit will have to be extended out from the village as appropriate. The development of this land could incorporate a realignment of the A6105 away from Wester Row to minimise the use of the sub-standard A697/A6105 junction, but this is unlikely to be practical and a more realistic solution to the problem would be to investigate the possibility of replacing the existing bridge parapet to afford improved junction visibility for drivers joining the A697 from the A6105.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

Although substantial road works are required to allow this site and adjoining employment site BGREE003, these works appear to be able to be carried out. Water and sewerage issues to be addressed.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Site proposes 120no houses and is large and proiment in relation to the existing settlement. The site should not be included in the Plan.

Conclusions

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 site to meet identified housing need. 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.

Site Ref MGREE002**Site name** Halliburton Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

3.4

Indicative capacity

40

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Located outwith the Eastern Strategic Development Area.

Initial assessment summary

The initial assessment criteria would not preclude development

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The assessment criteria raise no obstacles to development

Site Ref **MGREE002**

Site name Halliburton Road

Proposed usage
Housing

SDA
Rest of Borders

Settlement
Greenlaw

Site area
(ha)
3.4

Indicative
capacity
40

PP Status
Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is currently identified in the Consolidated Local Plan for longer-term housing. It is considered that the site is enclosed and provides a viable option to the future growth of Greenlaw. It relates well to the allocated site AGREE004, as well as the proposed allocation MGREE001 over the road.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The criteria raise no obstacles to development.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is an open field with a south facing slope; there is planting on the western boundary which would help screen any development from the approach from the west along Edinburgh Road

Landscape summary There are no landscape issues.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref **MGREE002**

Site name Halliburton Road

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Greenlaw

Site area (ha)

3.4

Indicative capacity

40

PP Status

Excluded

The site is already allocated in the Consolidated Local Plan for longer-term housing. It is stated that vehicular access should be "from the A697 (Edinburgh Road) to the south via the approved affordable housing site AGREE004. Pedestrian/cycle link to Halliburton Road is required and vehicular access via Halliburton Road should not be ruled out, but will require junction improvements at the A697

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

On site

If yes, what?

H3 - Land Use Allocations

Marketability

Good

Planning and Infrastructure summary There is limited water and waste water treatment capacity. The rest of the criteria do not raise any obstacles.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Greenlaw has extensive housing and mixed use allocations already and it is therefore unnecessary to make a change contrary to the approved Local Plan

Conclusions

The site performs well in the respective assessment classifications.

However it is not considered appropriate at this juncture to re-allocate the site for mixed use development due to the fact that there is already significant housing land identified within Greenlaw, as well as two alternative mixed use allocations. It is therefore considered unnecessary to make a change that is contrary to the approved Local Plan.

Site Ref AHASS001

Site name Hassington

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Hassington

Site area (ha)

0.5

Indicative capacity

10

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is not located within any Strategic Development Area.

Initial assessment summary

The initial assessment does not preclude development.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

It is likely that development would generate car journeys as there are no services located in Hassington and the settlement is a 15 minute car journey to Kelso

Phase 1 habitat (aerial interpretation) Arable field (J.1)
Field boundaries: Hedgerows

Site Ref AHASS001**Site name** Hassington**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Hassington

Site area (ha)

0.5

Indicative capacity

10

PP Status

Excluded

Biological records: None

Mitigation:

Protect and enhance boundary features –hedgerows, field margins. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Proximity of path > 15mts

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site is level part of larger fields, located behind existing mature and well established hedges, with hedge bisecting site. The existing building group is located on a minor road and has little cohesion, largely dominated by the garage

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

There are archaeological implications. Hassington has it's origins in the medieval or early historic periods (c. 500-1600 AD). Archaeology from these periods could exist within the LDP and a pre-development or pre-determination evaluation would be necessary. No listed building or conservation area issues.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

Site is level part of larger fields, located behind existing mature and well established hedges, with hedge bisecting site. The existing building group is located on a minor road and has little cohesion, largely dominated by the garage

Landscape summary

The existing boundary hedge along the NW of the road would create a formidable physical separation and could mean that no real sense of place would develop.

Site Ref AHASS001

Site name Hassington

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Hassington

Site area (ha)

0.5

Indicative capacity

10

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacityNear a trunk road?

I am opposed to development at this remote and rural location as it is not a recognised settlement. Supporting development at this location would not be in the best interests of sustainable transport, due to the lack of appropriate infrastructure.

Contaminated land

Not applicable

HSE consultation

Adjacent to site

Water supply

No

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Poor

Planning and Infrastructure summary

The site is not in a recognised settlement and supporting development would not be in the interests of sustainable transport due to a lack of infrastructure.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Site is not located in/adjoining a settlement boundary consequently it is not desirable as part of the LDP process. Can be tested via Housing in the Countryside policy.

Conclusions

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 (HIC) policy.

Site Ref AFALA001**Site name** North of Falahill Cottages**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Heriot

Site area (ha)

0.4

Indicative capacity

1

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Fala is located outwith the SDA's and within the Northern HMA.

Initial assessment summary

FLOODING: Not within 1 in 200yr flood envelope - Assessment of flooding from road runoff, blocked culverts or overland flow recommended. Condition of disused railway drainage system should be assessed.

No initial constraints onsite.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Site boundary has been formed/influenced by the re-instatement of the railway. Application on part of site - 10/01544/FUL Re-instatement of railway along former corridor and diversion of A7 road to accommodate re-instated railway.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?

Site Ref AFALA001

Site name North of Falahill Cottages

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Heriot

Site area
(ha)

0.4

Indicative
capacity

1

PP Status

Excluded

Accessibility and sustainability summary

Site has relatively good access to the public transport network. There is the Primary School at Fountainhall. However, Stow is the nearest settlement with a number of services and then Galashiels both of which are a drive away. The site has limited access to employment and main towns.

The site is however situated approximately 6 miles from Gorebridge, Midlothian which has a range of services.

ECOLOGY OFFICER: Biodiversity Risk: Minor

Phase 1 habitat (aerial interpretation) Improved grassland B4.

Field boundaries: Old railway embankment, scrub. Garden ground.

Mitigation:

Site clearance outside of breeding bird season. Possible protected species survey. Enhancement opportunities broad-leaved woodland/scrub

Flood Risk (Fluvial 1 in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Buildings adjacent sit on a height above the road. The site in question sits at a prominent location on the northern approach (from Edinburgh) to the building group. Currently the site boundaries submitted do not exist.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are no archaeological implications.

HERITAGE & DESIGN: No built heritage issues. Appears in principle to be some scope for development – but relationship with existing cottages and adjacent building will be a material consideration in design terms.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Site Ref AFALA001

Site name North of Falahill Cottages

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Heriot

Site area (ha)

0.4

Indicative capacity

1

PP Status

Excluded

Landscape features Limited features on site. Site very visible in landscape particularly from northern approach due to its elevated position.

Landscape summary LANDSCAPE: The site is the most southerly section of a field that runs along the eastern side of the A7 with the disused railway line forming the eastern boundary. The site is ground which rises up from a lower field level to the more elevated position of the existing houses immediately to the south. This has the effect of making the site very visible, while offering a high degree of containment to the Falahill Cottages settlement when viewed approaching from the north along the A7. 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. On landscape grounds I therefore would recommend this site is rejected as a potential LDP site.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING: Safe access to this site is only achievable once the road realignment and roundabout scheme proposed as part of the Waverly Railway line has been constructed, before this happens I would not be in a position to support any development at this location.

Contaminated land

Not applicable

HSE consultation

Adjacent to site

Water supply

Yes

Sewerage

No

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary The site is located partially on the middle and mostly on the outer zone of the hazardous pipeline buffer. Falahill currently sits outwith any Development Boundary and therefore is considered to be within the Countryside. The proposed realignment of the A7 to accommodate the Borders Railway will isolate this portion of land.

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

EDUCATION: Welcomed to help support primary school.

Overall assessment

Site Ref AFALA001**Site name** North of Falahill Cottages**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Heriot

**Site area
(ha)**

0.4

**Indicative
capacity**

1

PP Status

Excluded

Overall assessment

Unacceptable

Summarised conclusion

Site boundary has been formed/influenced by the re-instatement of the railway. Site would have high visual impact and is not supported by either Landscape or Roads Planning.

Conclusions

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.

Site Ref AHORN001**Site name** Land adjacent to Birkdale and Ashfield**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Hordean

Site area (ha)
0.5**Indicative capacity**
1**PP Status**

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Site is not located in the Eastern Strategic Development Area.

Initial assessment summary

The initial assessment does not preclude development

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Poor

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Of the amenities and services assessed none are located in Hordean; Berwick is the closest major settlement and it is a 17 minute drive. Public transport options are limited.

Site Ref AHORN001

Site name Land adjacent to Birkdale and Ashfield

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Horndean

Site area (ha)

0.5

Indicative capacity

1

PP Status

Excluded

Phase 1 habitat (aerial interpretation) Arable field (J.1)

Field boundaries: Mature trees, garden ground

Biological records: None

Mitigation:

Protect and enhance boundary features –protect trees enhance hedgerows, field margins. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Right of way BB184 bounding southern edge of development site to remain open and unobstructed in perpetuity.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site is the most easterly section of a much larger field on the west side of the Horndean settlement. Horndean has a dispersed settlement pattern, the houses tucked away within the structural landscape.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

There is likely to be no impact on the assessment criteria if development went ahead.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Site is the most easterly section of a much larger field on the west side of the Horndean settlement. Horndean has a dispersed settlement pattern, the houses tucked away within the structural landscape.

Site Ref AHORN001**Site name** Land adjacent to Birkdale and Ashfield**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Horndean

Site area (ha)

0.5

Indicative capacity

1

PP Status

Excluded

Landscape summary The access into the site is presumed to be along the small track between Birkdale and Westfield which is overhung with trees and mature hedgerows and as such is considered as inappropriate for more than a single dwelling. Development would not be supported with the access detailed as above.

Planning and infrastructure assessment

Physical access/road capacity**Near a trunk road?**

Due to the limitations of the single track public road through Horndean, averse to supporting any development other than that immediately adjacent to the existing public road.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

No

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary Due to the limitations of the single track public road through Horndean, averse to supporting any development other than that immediately adjacent to the existing public road.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Site is in a remote rural location & is not desirable as part of the LDP process. Can be tested against Housing in the Countryside policy.

Conclusions

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 LDP process and any development on it would need to be tested against the Council's Housing in the Countryside policy.

Site Ref **BLAMA001**

Site name Whim Moss

Proposed usage

Employment

SDA

Rest of Borders

Settlement

Lamancha

Site area (ha)

7.9

Indicative capacity

0

PP Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint

Minor

Strategic Development Plan Policy

The site is located outwith any of the Strategic Development Areas.

Initial assessment summary

FLOOD PROTECTION: This site has a number of open drains in its Western Section as well as an elaborate drainage system in the land to the North; a FRA would be required to properly assess the risk from these. It should be noted that this area is a bogland known as Auchencorth Moss.

The site is not situated within or on the edge of a settlement and is located outwith the Strategic Development Areas. A SSSI is located adjacent to the site.

The site is been brought forward for horticultural industrial development relating to an existing business within the vicinity.

It should be noted that a planning application could be submitted at any time and assessed against the local Plan Policy D1 Business, Leisure and Tourism in the Countryside.

SEPA COMMENTS: Part of this site may be at risk from the small watercourses which flow through and adjacent to the site. Consideration should be given to whether there are any culverted watercourses within the site. As part of the site may be constrained due to flood risk if you intend to take this site forward a FRA should be included as a site requirement. Foul drainage likely to be problematic as no Scottish Water foul sewer and no high dilution watercourses in the vicinity for any discharge. Also a number of drains/issues either within or near to the site boundary which would require to be protected as part of any development. If you intend to take this site forward recommend suitable buffer strip as site requirement.

Information relating to planning applications

Minerals and coal

On/Adjacent to site

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Site Ref **BLAMA001**

Site name Whim Moss

Proposed usage

Employment

SDA

Rest of Borders

Settlement

Lamancha

Site area (ha)

7.9

Indicative capacity

0

PP Status

Excluded

Common Good Land MOD safeguarded area Civil Aviation Authority Safeguarded Area

Not applicable

Not applicable

Not applicable

Planning history reference 01/00543/MINCON - Determination of mineral conditions.

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate
Adjacent to Whim Bog SSSI and site partly within Whim bog Ancient Woodland site (Ancient of semi-natural origin) although few trees appear to be within site. Site on peat workings.
Phase 1 habitat (aerial interpretation) Dry modified bog (E1.8), dense scrub (A2.1), poor semi-improved grassland (B6).
Field boundaries: Ditches, drains.
Mitigation:
Ensure no significant adverse effects on Lyne water (River Tweed SAC), Protect and enhance boundary features. Site clearance outside breeding bird season.
Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

On/adjacent to site

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a flat and elongated site and is accessed directly from the A701, an access track already runs through the site and peat operations also already take place at this location. As the site has been brought forward for horticultural industrial development it is considered that the proposed use would integrate relatively well however caution would be required in relation to the neighbouring

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Site Ref **BLAMA001**

Site name Whim Moss

Proposed usage

Employment

SDA

Rest of Borders

Settlement

Lamancha

Site area (ha)

7.9

Indicative capacity

0

PP Status

Excluded

residents adjacent to the site and the ancient woodlands on site.

Local impact and integration summary

ARCHAEOLOGY: There are no records for archaeology within the site. There is a moderate potential for unknown archaeology to exist given the site's location relative to the nearby drained bog.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Ancient Woodland on part of site and adjacent to site. Relatively flat site.

Landscape summary Relatively flat site with minimal planting on site with the exception of the the Ancient Woodland. Additional panting in the form of screening would be required.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

I would not be in favour of this site being allocated as employment land. It does not relate to any established settlement and any so development here will place a heavy reliance upon private car use. I must therefore recommend against the site on sustainable transport grounds.

KP/DJI

Contaminated land

Not applicable

HSE consultation **Water supply** **Sewerage**

Not applicable

Education provision

Primary school capacity

Secondary school capacity

Right of way

Adjacent to site

TPOs

Not applicable

Site Ref BLAMA001

Site name Whim Moss

Proposed usage

Employment

SDA

Rest of Borders

Settlement

Lamancha

Site area (ha)

7.9

Indicative capacity

0

PP Status

Excluded

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

ENVIRONMENTAL HEALTH: A gravel pit is understood to have previously been worked on site, this gravel pit may have subsequently been infilled.

The site is brownfield land and its historic use may present development constraints.

ECONOMIC DEVELOPMENT: This is too remote as an allocated employment site. If the owner wishes to test it as an employment site we would recommend submitting a planning application. We would suggest it is uneconomic to develop unless the owners have a specific use in mind as a single user.

No support from either Roads Planning or from Economic Development. However, minimal detail has been submitted. Given an established use in the vicinity, it may be possible for some development associated with the existing use onsite to take place. It is therefore considered that such a proposal would be best dealt with through the planning application process in order to ascertain the precise detail and assessed against the Development in the Countryside Policies.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is Unacceptable as it is located adjacent SSSI, Moderate impact on biodiversity, it is partly located within Ancient Woodland however it is noted that an existing business operating onsite. Caution would be required due to nearby residents, and potential for archaeology onsite. Landscape enhancement would be required. There is no support from either Roads Planning or from Economic Development. However, minimal detail has been submitted. Given an established use in the vicinity, it may be possible for some development associated with the existing use onsite to take place.

Conclusions

The site is unacceptable as it is located adjacent SSSI, Moderate impact on biodiversity, it is partly located within Ancient Woodland however it is noted that an existing business operating onsite. Caution would be required due to nearby residents, and potential for archaeology onsite. Landscape enhancement would be required. There is no support from either Roads Planning or from Economic Development. However, minimal detail has been submitted. Given an established use in the vicinity, it may be possible for some development associated with the existing use onsite could take place. It is therefore considered that such a proposal would be best dealt with through the planning application process in order to ascertain the precise detail and assessed under the development in the countryside policies.

Site Ref ALEIT001

Site name Land at Main Street

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Leitholm

Site area (ha)

1.5

Indicative capacity

6

PP Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint

Minor

Strategic Development Plan Policy

The site is not located within any Strategic Development Area.

Initial assessment summary

The initial assessment does not preclude development

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Accessibility and sustainability summary

Of the services assessed Leitholm only has a hotel, therefore it is likely that Coldstream (5.6 miles) or Kelso (8.2 miles) will be visited. There is a bus service that runs between the settlements although it is also likely that private car use would be required.

The majority of the site is already allocated in the Consolidated Local Plan and the addition covers old garages that were burnt down, it is therefore considered that

Site Ref ALEIT001**Site name** Land at Main Street**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Leitholm

Site area (ha)

1.5

Indicative capacity

6

PP Status

Excluded

there will not be moderate or major biodiversity impacts.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The majority of the site is already allocated, the addition covers a brownfield area which used to contain garages (which burnt down). It is likely this addition would form access to any development to the south (in similar fashion to the other side of the road).

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The majority of the site is already allocated in the Consolidated Local Plan, the addition covers a cleared area where garages, which burnt down, used to stand. It is likely this additional area would form access to the majority of the site to the south of Main Street.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The majority of the site forms part of a large field to the south of the settlement (allocated for housing in the Consolidated Local Plan; BLE2B), an additional part is cleared land which used to be garages.

Landscape summary As stated the majority of the site is already allocated for housing (BLE2B), the additional bit of land would likely be used for access to the wider site to the south of Main Street.

Planning and infrastructure assessment

Site Ref **ALEIT001**

Site name Land at Main Street

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Leitholm

Site area (ha)

1.5

Indicative capacity

6

PP Status

Excluded

Physical acces/road capacity

Near a trunk road?

The larger housing site to the south (BLE2B) was allocated in the Local Plan. Consideration of this site stated that "a suitable access can be achieved to this development through the garage site". There were concerns over the impact of potential volume of traffic on the junction with the B6461 and on the village.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

It is likely that this additional allocation would primarily be used for access to the large housing allocation of BLE2B which sits to the south.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

A planning application under the Consolidated Local Plan/LDP policy 'infill development' could test whether access/housing could be achieved. There are more appropriate sites to meet housing need.

Conclusions

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 LDP, 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.

It is considered that there are more appropriate sites to meet identified housing need in the Local Development Plan.

Site Ref ALEIT002**Site name** North east quadrant**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Leitholm

Site area (ha)

5.5

Indicative capacity

120

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is not located within any Strategic Development Area.

Initial assessment summary

The initial assessment does not raise any issues that would preclude development

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is 7 miles from Coldstream, or 8 miles from Kelso, where the nearest services are located. There are 4 bus services that travel to Kelso, Duns and Greenlaw.

Biodiversity impact is minor.

Site Ref ALEIT002

Site name North east quadrant

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Leitholm

Site area (ha)

5.5

Indicative capacity

120

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a large rectangular field to the north east of the existing settlement. Development of the full site would be out of character with the existing linear layout and would almost double the size of the village.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The constraints that are assessed do not present any obstacles. However the impact on the visual relationship/integration would be significant due to the departure from the traditional linear layout and the significant increase in size of the village.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Mature woodland structure on boundaries as described above.

No adjoining water course but there is a spring at the E corner.

Landscape summary Potentially this could be a good development site with a large capacity. It is enclosed, south facing, free of flooding and slope issues and has good access and connectivity to an existing settlement.

Potential loss of prime agricultural land is a consideration.

Planning and infrastructure assessment

Site Ref ALEIT002**Site name** North east quadrant**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Leitholm

Site area (ha)

5.5

Indicative capacity

120

PP Status

Excluded

Physical acces/road capacity**Near a trunk road?**

Two vehicular access points are readily available to serve this site, but the easterly route (Ramsey Crescent) suffers from sub-standard junction visibility where the side road joins Main Street. As such, only the westerly option (via Cotterlea) is acceptable and so only in favour of a limited extent of development on part of the site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

The site as it stands could only support limited development due to vehicular access issues. It is also the case that Leitholm has limited waste water and water capacity which would cause difficulty in development of the full site.

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

The size and layout of the site is incongruous with the existing village. Leitholm already has a significant undeveloped housing allocation.

Conclusions

The size and layout of the site is considered to be incongruous with the existing size and character of the village. In addition the size of the site would mean that adequate vehicular access could not be achieved.

It is considered that Leitholm already has a significant allocation which remains undeveloped and another allocation in the village is unnecessary.

Site Ref ANETH001

Site name Nether Blainsie South

Proposed usage
Housing

SDA
Rest of Borders

Settlement
Nether Blainslie

Site area (ha)
4.9

Indicative capacity
5

PP Status
Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint Minor

Strategic Development Plan Policy

Nether Blainsie is located outwith the Central SDA and within the Northern HMA.

Initial assessment summary

FLOODING: Kitty Burn < 3 Sq Km no flood envelope. May be flood issues along edge of Kitty Burn to South of site and un named burn to north of site. Topographical survey and FRA may be needed to assess extent of developable ground.- Assessment of flooding from road runoff, blocked culverts and overland flow recommended. Well in vicinity may indicate high water table which should be checked out.

No initial constraints.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference N/A

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Site Ref ANETH001**Site name** Nether Blainsie South**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Nether Blainslie

Site area (ha)

4.9

Indicative capacity

5

PP Status

Excluded

Limited

Good

Good

Minor

South

**Accessibility and sustainability summary**

Biodiversity Risk: Minor
 River Tweed SAC (Leader water) 700m to east (no obvious drainage connection).
 Phase 1 habitat (aerial interpretation) Arable field (J1.1)
 Field boundaries: Grass margin, mature trees, garden ground, stone dykes
 Biological records:
 Mitigation:
 Protect and enhance boundary features. Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Extensive site located to the south of settlement and separated by track. Site feels disconnected from rest of settlement.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

An extensive site to the south of the settlement that appears disconnected.

ARCHAEOLOGY: There is evidence for an old road extending through the centre of the LDP. Some archaeological assessment may be necessary.

HERITAGE & DESIGN: No listed building or conservation areas issues.

Concern about the scale of the potential development relative to the current settlement.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Site Ref ANETH001**Site name** Nether Blainsie South**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Nether Blainslie

Site area (ha)

4.9

Indicative capacity

5

PP Status

Excluded

Constrained in Landscape Capacity Study **Landscape features** Site used for crops. Stone boundary wall to site.**Landscape summary** The site contributes to the setting of the settlement. The site is also considerable in size and is located to the south of the settlement and separated by track. Site slopes towards the east.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

ROADS PLANNING: I recommend against the allocation of this site for development. There are access constraints between the A68 Trunk Road and the village due to the public roads being narrow and generally single lane with limited passing opportunities.

There is no real village infrastructure to justify this scale of extension and the site is detached from the rest of the village with no real opportunity for proper integration and connectivity.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary Roads Planning are unable to support the allocation of this site.

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

EDUCATION: Should be ok but requires contributions towards space built into new primary school until paid for. Earlston HS attracts contributions.

Overall assessment

Site Ref ANETH001

Site name Nether Blainsie South

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Nether Blainslie

**Site area
(ha)**

4.9

**Indicative
capacity**

5

PP Status

Excluded

Overall assessment

Unacceptable

Summarised conclusion

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.

Conclusions

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.

Site Ref ANETH002

Site name Nether Blainsie East

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Nether Blainslie

Site area (ha)

2.4

Indicative capacity

5

PP Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint Minor

Strategic Development Plan Policy

Nether Blainsie is located outwith the central SDA and within the Northern HMA.

Initial assessment summary No initial constraints.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference N/A

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Accessibility and sustainability summary

Limited access to public transport.

Site Ref **ANETH002**

Site name Nether Blainsie East

Proposed usage
Housing

SDA
Rest of Borders

Settlement
Nether Blainslie

Site area
(ha)
2.4

Indicative
capacity
5

PP Status
Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Extensive site located to the east of settlement and separated by road.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

An extensive site to the east of the settlement that appears disconnected.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Site slopes gently to south. Post and post and wire fence to south of site and stone boundary wall to north.

Landscape summary 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.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING: There are access constraints between the A68 Trunk Road and the village due to the public roads being narrow and generally single lane with limited passing opportunities.

Site Ref ANETH002**Site name** Nether Blainsie East**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Nether Blainslie

Site area (ha)

2.4

Indicative capacity

5

PP Status

Excluded

There is no real village infrastructure to justify this scale of extension and while the site can easily be served by the adjacent minor public road, it would not relate to or connect at all well with the existing development opposite.

I have to recommend against this site being allocated for housing.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary Roads Planning are unable to support the allocation of this site.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

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.

Conclusions

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.

Site Ref ANEWC001**Site name** Boosie**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Newcastleton

Site area (ha)

1.2

Indicative capacity

20

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Newcastleton is outwith any Strategic Development Areas in the Borders, but it is a key settlement within the Southern HMA.

Initial assessment summary

There is a flooding constraint on the site, 1:200 flood risk, on the majority of the site. The site can be reassessed for development after further work to alleviate flood risk has been undertaken in the future.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land MOD safeguarded area

Not applicable

On/Adjacent to site

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference There is no planning history on this site.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is within walking distance from the services in the village centre. There is bus services to Hawick, Carlisle and Langholm. Buses are more frequent during the week than at weekends. Due to the proximity to Hawick, Carlisle and Langholm, employment opportunities are more limited. The wider biodiversity impact is considered to be major, given the flood risk constraint. However, the site is considered to be unacceptable for development, given the flood constraints and

Site Ref **ANEWC001**

Site name Boosie

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Newcastleton

Site area (ha)

1.2

Indicative capacity

20

PP Status

Excluded

biodiversity impact.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This is a flat site on the southern edge of the village. It is currently used for agricultural purposes. The old railway ran just to the west of the site (raised above the site). Existing hedgerows to the north and east. Some minor trees within the site. Overhead powerlines on the southern edge of the site. There are archaeological interests close to this site.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Although the site is on the southern edge of the village it is within walking distance of the village centre. The site is flat and there are residential properties to the north. There are archaeological interests on and adjacent to the site.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The site is a flat field with hedgerows to the east and north. The old railway is raised on land to the west of the site. Some minor trees within the site.

Landscape summary The site is in an area of flat land on the southern edge of Newcastleton. The old railway to the west creates a boundary of the settlement. The B6357 creates a boundary to the east of the site.

Planning and infrastructure assessment

Site Ref ANEWC001

Site name Boosie

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Newcastleton

Site area (ha)

1.2

Indicative capacity

20

PP Status

Excluded

Physical acces/road capacity

Site located to the west of B6357.

Near a trunk road? **Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Notification to MOD is required for development over 15.2 meters in height. A possible problem exists in terms of the availability of raw water to Newcastleton WTW. Investment will take place at this works over the next 12 months which will provide capacity for new development. Capacity will be confirmed post completion of investment. Flood Risk from Liddel Water- East. Overland flow should be considered -West. Appropriately designed SUDS required for all new development.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

The site is unacceptable because of flood risk.

Conclusions

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.

Site Ref ANEWC011**Site name** Saw mill**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Newcastleton

Site area (ha)

1.4

Indicative capacity

25

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Newcastleton is outwith any Strategic Development Area in the Borders, but it is a key settlement within the Southern HMA.

Initial assessment summary

There is a flooding constraint on the site, 1:200 flood risk, on the majority of the site. The site can be reassessed for development after further work to alleviate flood risk has been undertaken in the future.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

On/Adjacent to site

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

There is no planing history on the site.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is within walking distance from the services in the village centre. There is bus services to Hawick, Carlisle and Langholm. Buses are more frequent during the week than at weekends. Due to the proximity to Hawick, Carlisle and Langholm, employment opportunities are more limited. The wider biodiversity impact is considered to be major, given the flood risk constraint. However, the site is considered to be unacceptable for development, given the flood constraints and

Site Ref ANEWC011**Site name** Saw mill**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Newcastleton

Site area (ha)

1.4

Indicative capacity

25

PP Status

Excluded

biodiversity impact.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This is a flat site on the southern edge of the village. It is currently used for agricultural purposes. There are overhead powerlines on the site and cable or pipe that run across the northern part of the site. Fence and some hedges to the west. Fence and riverside walk to the east of the site. Residential property to the north. Fence following field boundary to the south. There are archaeological interests to the north of the site. The site is located in a prominent position on the edge of the settlement

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Although the site is on the southern edge of the village it is within walking distance of the village centre. The site is flat and there are residential properties to the north. There are archaeological interests close to the site.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The site is flat and there are some hedges on the western boundary. Trees along the riverwalk to the east of the site.

Landscape summary The site is in an area of flat land on the southern edge of Newcastleton. The B6357 create a boundary to the west of the site. The landscape is open to the south and east of the site.

Site Ref ANEWC011**Site name** Saw mill**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Newcastleton

Site area (ha)

1.4

Indicative capacity

25

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity

Site located to the east of B6357.

Near a trunk road? **Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Notification to MOD is required for development over 15.2 meters in height. A possible problem exists in terms of the availability of raw water to Newcastleton WTW. Investment will take place at this works over the next 12 months which will provide capacity for new development. Flood Risk from Liddel Water. Appropriately designed SUDS required for all new development.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is unacceptable because of flood risk and landscape constraints.

Conclusions

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.

Site Ref MNEWS001

Site name Back Road

Proposed usage

Mixed Use

SDA

Rest of Borders

Settlement

Newstead

Site area (ha)

0.9

Indicative capacity

10

PP Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint

Minor

Strategic Development Plan Policy

The site is located in the Central Strategic Development Area.

Initial assessment summary

The settlement is in the Central Strategic Development Area. The site has no constraints of this type.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

No planning history on the site.

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

The site has good access to local services and facilities in Melrose, one mile or less than 15 minutes drive away. It has good access to employment particularly in Galashiels, 6 miles or less than 15 minutes drive away. This is because the settlement is on the A6091(T) which is also part of the strategic public transport network.

Site Ref **MNEWS001**

Site name Back Road

Proposed usage

Mixed Use

SDA

Rest of Borders

Settlement

Newstead

Site area (ha)

0.9

Indicative capacity

10

PP Status

Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Development of this site would be likely to have an adverse impact on the SMR on the site. This is from the Roman period and is associated with the nearby Roman Trimontium fort Scheduled Ancient Monument. In addition development would have an adverse impact on the form of the settlement as it would elongate it and cross the existing boundaries formed by roads. Development of the site would affect the rural setting of the conservation area, west of it.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

Development of this site would be likely to have an adverse impact on the SMR on the site. This is from the Roman period and is associated with the nearby Roman Trimontium fort Scheduled Ancient Monument. In addition development would have an adverse impact on the form of the settlement as it would elongate it and cross the existing road boundaries. Development of the site would affect the rural setting of the conservation area to the west.

Landscape assessment

NSA

On site

AGLV

Not applicable

Landscape designation

Major

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site. These include single tree planting along the northern boundary to create a buffer from the road and reinforce the sense of arrival to the settlement. The retention/ enhancement/ replacement of any existing hedges, dykes and hedgerow trees on the site should be considered at planning application stage.

Landscape summary

The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site. These include single tree planting along the northern boundary to create a buffer from the road and reinforce the sense of arrival to the settlement. The retention/ enhancement/ replacement of any existing hedges, dykes and hedgerow trees on the site should be considered at planning application stage.

Site Ref MNEWS001

Site name Back Road

Proposed usage

Mixed Use

SDA

Rest of Borders

Settlement

Newstead

Site area (ha)

0.9

Indicative capacity

10

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Vehicular and pedestrian access to the site is likely to be from the B6361.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

Vehicular and pedestrian access to the site is likely to be from the B6361. The forecasts for Earlston High school and Melrose Grammar School are for their rolls to rise above capacity. Limited capacity in sewerage treatment work. Therefore the works would need to be upgraded to accommodate this site.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site would have adverse impact on an archaeological site and form and setting of the settlement.

Conclusions

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.

Site Ref AOXNA001**Site name** Land to west of Oxnam**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Oxnam

Site area (ha)

0.3

Indicative capacity

3

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Oxnam is located outwith the Central Strategic Development Areas and within the Central HMA.

Initial assessment summary

There are no major issues at this initial assessment stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference**Accessibility and sustainability assessment****Access to public transport**

Poor

Access to employment

Limited

Access to services

Poor

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Oxnam is relatively remote with no facilities and poor public services.

Biodiversity Risk: Minor

Phase 1 habitat (aerial interpretation) Arable field (J1.1)

Site Ref AOXNA001**Site name** Land to west of Oxnam**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Oxnam

Site area (ha)

0.3

Indicative capacity

3

PP Status

Excluded

Field boundaries: Hedgerows, hedgeline trees
 Biological records: None
 Mitigation:
 Protect and enhance boundary features –hedgerows, field margins boundary trees. Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is part of an open field with predominantly boundary hedgerows to the south and east, there are no physical boundaries to the site on the north and western sides. It is physically separated from existing properties in Oxnam by a public road and an agricultural access track.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is part of an open field with predominantly boundary hedgerows to the south and east, there are no physical boundaries to the site on the north and western sides. It is physically separated from existing properties in Oxnam by a public road and an agricultural access track.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study **Landscape features** There are no physical features on the site. There are hedgerow boundaries predominantly to the south and east.**Landscape summary** There are no physical features on the site. There are hedgerow boundaries predominantly to the south and east.

Site Ref AOXNA001**Site name** Land to west of Oxnam**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Oxnam

Site area (ha)

0.3

Indicative capacity

3

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity

Road Engineers have no objections to the development of this site.

Near a trunk road? **Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

Core path 192 and adjacent track to Galla Knowe to be maintained open and free from obstruction in perpetuity. The department will expect the surface treated with an unbound material in its entirety for the section adjacent to the site unless adoptable standard is sought by Roads Authority. Road Engineers have no objections to the development of this site.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

It is not considered the site is an appropriate extension to the village and could justify a development boundary being formed.

Conclusions

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. Furthermore, the site is separated 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.

Site Ref AOXT0003**Site name** Site to the West of Oxton**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Oxton

Site area (ha)

0.3

Indicative capacity

12

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Oxton is located outwith the Central Strategic Development Areas and within the Northern HMA.

Initial assessment summary

FLOODING: Clora Burn < 3 Sq Km no flood envelope. May be flood issues along edge of Clora Burn to north of site. Topographical survey and FRA may be needed to assess extent of developable ground.- Assessment of flooding from road runoff, blocked culverts and overland flow recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference N/A**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**ECOLOGY: Biodiversity Risk: Moderate
Drainage connection via Clora burn with River Tweed SAC (Leader water) 500m to east

Site Ref AOXT0003**Site name** Site to the West of Oxton**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Oxton

Site area (ha)

0.3

Indicative capacity

12

PP Status

Excluded

Phase 1 habitat (aerial interpretation) Improved field (B4)
 Field boundaries: Hedgerow, scrub, garden ground
 Biological records: salmonids associated with Clora burn
 Mitigation: Mitigate any impacts on River Tweed SAC.
 Protect and enhance boundary features. Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1in 200): No

Development will help sustain local services in the settlement such as the school, shop and village hall. Settlement is near the strategic public transport network on the A68(T). The site has other local services a 10 minutes driving distance away in Lauder.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

No established site boundaries with exception of the southern boundary adjacent to the road. The site appears to sit out with the natural settlement envelope.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

No established site boundaries. The site appears to sit out with the natural settlement envelope.

ARCHAEOLOGY: There are no archaeological implications.

HERITAGE & DESIGN: No listed building or conservation areas issues.
 Site shown does not seem to take account of current established boundaries.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Moderate

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Site Ref **AOXTO003**

Site name Site to the West of Oxton

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Oxton

**Site area
(ha)**

0.3

**Indicative
capacity**

12

PP Status

Excluded

Landscape features Limited landscape features on site, garden boundary and hedge to the south. The site slopes down towards the north.

Landscape summary Limited landscape features on site, garden boundary and hedge to the south. The site slopes down towards the north.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

ROADS PLANNING: This is a small site capable of accommodating a couple of larger properties, by means of a private access, or smaller units in a courtyard type scenario. Improvements will be required to the public road in terms of width/footway provision and street lighting, dependant on the number of units approved.

Contaminated land

Not applicable

HSE consultation

On/adjacent to site

Water supply

Yes

Sewerage

Limited

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary Site is located in the inner zone of a hazzardous pipeline.

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

EDUCATION: Modest development would be desirable for primary. Earlston High School attracts contribution requests.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Site appears to sit outwith the natural settlement envelope. Limited landscape features on site. Limited scope for development on site. Inner zone of hazzardous pipeline.

Conclusions

Site Ref AOXTO003**Site name** Site to the West of Oxton**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Oxton

**Site area
(ha)**

0.3

**Indicative
capacity**

12

PP Status

Excluded

Site has limited access to services and has a Moderate biodiversity risk. No established site boundaries. The site appears to sit outwith 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.

Site Ref AOXT0004**Site name** Site to the North of Oxton**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Oxton

Site area (ha)

0.6

Indicative capacity

14

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Oxton is located outwith the Central Strategic Development Areas and within the Northern HMA.

Initial assessment summary

FLOODING: Not within 1 in 200yr flood envelope- Assessment of flooding from road runoff, blocked culverts or overland flow recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference 07/02468/OUT - Erection of 14 Affordable dwellinghouses - Withdrawn**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY: Biodiversity Risk: Minor
 River Tweed SAC (Leader water) 320m to east
 Phase 1 habitat (aerial interpretation) Improved field (B4)
 Field boundaries: Hedgerow, coniferous trees/ garden ground

Site Ref **AOXTO004**

Site name Site to the North of Oxton

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Oxton

Site area (ha)

0.6

Indicative capacity

14

PP Status

Excluded

Biological records: none

Mitigation:

Protect and enhance boundary features. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Development will help sustain local services in the settlement such as the school, shop and village hall. Settlement is near the strategic public transport network on the A68(T). The site has other local services a 10 minutes driving distance away in Lauder.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Strong established site boundary to the east and south of site. The site appears to sit outwith the natural settlement envelope and appears distant from the settlement centre.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

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.

ARCHAEOLOGY: There are no archaeological implications.

HERITAGE & DESIGN: No listed building or conservation areas issues.

Concern about detached development remote from the current boundary to the town. Site shown does not seem to take account of current established boundaries.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Moderate

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Site Ref **AOXTO004**

Site name Site to the North of Oxton

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Oxton

Site area (ha)

0.6

Indicative capacity

14

PP Status

Excluded

Landscape features Mature beech hedge (mixed with other) along the eastern boundary. The site slopes down towards the south. Western and northern boundaries non existent.

Landscape summary Mature beech hedge (mixed with other) along the eastern boundary. The site slopes down towards the south. Western and northern boundaries non existent.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

ROADS PLANNING: I do have concerns with the initial section of public road that links the site to the village centre, due to its generally narrow width, lack of pedestrian footway and its obvious shortfall of parking provision for the existing properties. I also have concerns on adding traffic onto the minor road to the north of the site, and accessing onto/off the A68 near Mountmill, as well as adding traffic onto the main Oxton/A68 junction which has already been identified as a problematic junction, there is however a scheme currently proposed that would involve the closure of the northerly A68 junction, a minor road realignment and improve the existing southerly access onto the A68.

I would require street lighting to be extended to the site along with the 30mph speed limit and improvements to the pedestrian facilities in order for me to offer my support for this housing allocation.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

Roads Planning have concerns with the site but these issues can be overcome in due course.

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

EDUCATION: Modest development would be desirable for primary. Earlston High School attracts contribution requests.

Overall assessment

Overall assessment

Summarised conclusion

Site Ref AOXT0004**Site name** Site to the North of Oxton**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Oxton

**Site area
(ha)**

0.6

**Indicative
capacity**

14

PP Status

Excluded

Doubtful

Site appears to sit outwith the natural settlement envelope and is distant from settlement centre. Roads Planning have concerns with the site.

Conclusions

Site has limited access to services. Strong established site boundary to the east and south of site. The site appears to sit outwith 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 in due course.

Site Ref RPOWL002**Site name** Land behind old village**Proposed usage**

Redevelopment

SDA

Rest of Borders

Settlement

Polwarth

Site area (ha)

2.7

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Eastern Strategic Development Area.

Initial assessment summary

The initial assessment criteria do not raise any issues that would preclude redevelopment.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference05/00623/FUL- Road, infrastructure and plot layout for 10 houses (refused)
00/00340/FUL- Residential development (application withdrawn)
97/00110/FUL- Erection of 41 dwellinghouses (application withdrawn)**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site falls within the major biodiversity risk assessment category. Part of the site is within Blaeberry plantation - Ancient Woodland (long established of plantation origin). An ancient woodland is not a suitable site for development. There is the possibility of bats and breeding birds on the site.

Site Ref RPOWL002**Site name** Land behind old village**Proposed usage**

Redevelopment

SDA

Rest of Borders

Settlement

Polwarth

Site area (ha)

2.7

Indicative capacity

0

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

On site

Open space

Not applicable

Archaeology

On site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is located within the countryside and is isolated from any building group.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

The proposed site will encounter medieval or later remains associated with the village of Polwarth, the core of which was centred to the north and east of the site. A visit to the development to the north and east discovered the ruins of one building within the proposed LPA site. Given the definite presence of archaeology on the ground, and the destruction of archaeology and built features without proper survey in the site to the north, development of this proposed LPA would be contrary to the relevant local plan policy. Development should only be allowed if it can be clearly demonstrated that its importance outweighs that of the archaeology. If this were the case then appropriate archaeological mitigation would be necessary.

The site is located on ancient woodland and this is not considered to be a suitable site for development.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Part of the site is within an Ancient Woodland.**Landscape summary** Part of the site is within an Ancient Woodland.

Site Ref RPOWL002

Site name Land behind old village

Proposed usage

Redevelopment

SDA

Rest of Borders

Settlement

Polwarth

Site area (ha)

2.7

Indicative capacity

0

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

It is standard practice to restrict access to derestricted lengths of principal road and as such the Roads Department would be strongly opposed to a new public road junction onto the A6105 to serve this site when one already exists just to the east. Any access to the site would have to be via the minor public road (former A6105) to the east of the site and this may affect third party land. The main issue with this site is the sporadic expansion of Polwarth that would ensue and concerns on sustainable transport. In other words residents would be very car reliant. The Roads Department recommend against this site being zoned for residential development.

Contaminated land

Not applicable

HSE consultation

On site

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

On site

Land use allocations

Not applicable

If yes, what?

Marketability

Poor

Planning and Infrastructure summary The roads department are not supportive of development of the site. There is a TPO on the site.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Constraints on site and their protection outweigh the redevelopment potential. Roads are not supportive. Better sites to meet identified housing need.

Conclusions

The site is located on ancient woodland and also has archaeological features present. In addition there is a TPO on the site. The combination of these factors is that the merits of redevelopment do not outweigh the protection of the constraints.

The roads department are not supportive of the site due to the lack of sustainable transport options/likely car reliance and the possibility of a public junction onto the A6105.

It is considered that there are better sites available to help meet the identified housing need.

Site Ref AROMA002**Site name** Land South East of Fairview**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Romanobridge

Site area (ha)

0.2

Indicative capacity

2

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

The site is already located within the Development Boundary and can be considered at any time. However, it should be noted that two planning applications have already been lodged previously on this site 09/00800/OUT - Erection of dwelling house which was refused; and 11/00676/PPP - Erection of two dwellinghouses which was also refused, the second application has also been considered by the Local Review Body who upheld the Planning Officers decision. The application was primarily refused on road grounds.

In addition it should be noted that the site has been identified with a site capacity of 2 units. The Local Development Plan will only allocate sites of at least 5 units or more.

It is therefore not necessary to complete a full assessment.

Information relating to planning applications**Minerals and coal**

NNR

Prime Quality Agricultural Land**Current use/s****Common Good Land**

MOD safeguarded area

Civil Aviation Authority Safeguarded Area**Planning history reference**

09/00800/OUT - Erection of dwelling house which was refused; and 11/00676/PPP - Erection of two dwellinghouses which was also refused.

Site Ref AROMA002

Site name Land South East of Fairview

Proposed usage
Housing

SDA
Rest of Borders

Settlement
Romanobridge

Site area (ha)
0.2

Indicative capacity
2

PP Status
Excluded

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Accessibility and sustainability summary

Local impact and integration assessment

Conservation area

Scheduled Ancient Monument

Garden and designed landscape

Ancient woodland inventory

Open space

Archaeology

Listed buildings

Visual relationship/integration with existing settlement

Impact on open space

Impact on archaeology

Impact on listed buildings

Local impact and integration summary

Landscape assessment

NSA

AGLV

Landscape designation

General amenity

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Site Ref AROMA002**Site name** Land South East of Fairview**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Romanobridge

Site area (ha)

0.2

Indicative capacity

2

PP Status

Excluded

Landscape features**Landscape summary****Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

ROADS PLANNING RESPONSE FROM PLANNING APLICATION 11/000676/PPP:

I have consistently recommended against applications served by this access.

I acknowledge that since the previous applications were submitted the speed limit on the A701 has been reduced to 40mph, however sightlines at the access are below my normal requirements in both directions, being hindered by the roadside cottage and both horizontal and vertical alignment of the road, furthermore vehicles travelling north are not given enough warning of vehicles waiting to turn right due to sub standard forward visibility.

I have read the technical report submitted with the application, however as confirmed when I met the agents on site, the proposals contained within the report do not overcome the fundamental reason for objection that I have highlighted already.

Given the reasons stated above I must recommend refusal to this application in the interests of road safety.

Contaminated land**HSE consultation****Water supply****Sewerage****Education provision****Primary school capacity****Secondary school capacity****Right of way****TPOs****Land use allocations****If yes, what?****Marketability****Planning and Infrastructure summary**

It should be noted that two planning applications have already been lodged previously on this site 09/00800/OUT - Erection of dwelling house which was refused; and 11/00676/PPP - Erection of two dwellinghouses which was also refused, the second application has also been considered by the Local Review Body who upheld the Planning Officers decision. The application was primarily refused on road grounds.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

Site Ref AROMA002

Site name Land South East of Fairview

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Romanobridge

**Site area
(ha)**

0.2

**Indicative
capacity**

2

PP Status

Excluded

Conclusions

Site Ref ASTOW025**Site name** Between Craigend Road & Lauder Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Stow

Site area (ha)

4.5

Indicative capacity

5

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

FLOODING: The North West edge of the site is within 1 in 200yr flood envelope of the Cockholm Burn. Topographical survey and FRA may be needed to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts and overland flow recommended.

The settlement is outwith the SDAs. No significant issues have arose in the initial assessment.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Site overlaps with site ASTOW010 that was considered at part of the LPA process.

Accessibility and sustainability assessment**Access to public transport****Access to employment****Access to services****Wider biodiversity impacts****Site aspect****Waverley line contribution required?**

Site Ref **ASTOW025**

Site name	Proposed usage	SDA	Settlement	Site area (ha)	Indicative capacity	PP Status
Between Craigend Road & Lauder Road	Housing	Rest of Borders	Stow	4.5	5	Excluded

Good

Limited

Limited

Moderate

Not applicable



Accessibility and sustainability summary

The settlement has good access to the strategic public transport network, along the A7. It also has good access to a limited number of services in the settlement and limited access to services in Galashiels. It has limited access to employment in Galashiels. It also has good access to the proposed railway station in the settlement. Flood Risk from Cockholm Burn and overland flow should be evaluated further.

BIODIVERSITY COMMENTS: Biodiversity Risk: Moderate

Drainage connection with Gala water (River Tweed SAC) via Cockholm burn

Phase 1 habitat (aerial interpretation) poor semi-improved grassland (B6), marshy grassland (B5)

Field boundaries: Stone dykes, Mixed plantation woodland, riparian zone

Biological records: salmonids, lamprey, wood bitter vetch in buffer area

Mitigation:

Ensure no significant adverse effect on River Tweed SAC. EPS surveys required otter). Protect and enhance riparian zone, boundary features. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1 in 200): Yes, along Cockholm burn

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site is isolated from settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are no known archaeological implications. However, the site borders on an old mill lead which should be retained in any development proposal.

HERITAGE & DESIGN: No listed building or conservation areas issues.

Concern about detached development remote from the current boundary to the settlement.

Site Ref **ASTOW025**

Site name Between Craigend Road & Lauder Road

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Stow

Site area (ha)

4.5

Indicative capacity

5

PP Status

Excluded

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Moderate

Slope >12 degrees?

Slope constraint

Moderate

Constrained in Landscape Capacity Study

Landscape features

Mill lade to the north.

Landscape summary The site was identified as constrained in the 2007 Landscape Capacity Study for the following reasons: development across the steep slopes is constrained by the steep gradients, which would require earthworks; in addition this area is highly visible and forms a key element of the setting of the settlement.

LANDSCAPE: The site is part of a larger, north west facing, sloping field on the south side of Cockholm Burn, to the east of, and separated from the town by fields, the Cockholm Burn and adjacent mill lade. It would appear that access to this site is from the B6362 through the mature mixed woodland or the adjacent field to the north east of the woodland. In landscape terms the site does not fit comfortably with the Stow settlement, and would create a disjointed development located remotely from the local services. On landscape ground I would recommend that this site is rejected as a potential LDP site.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

ROADS PLANNING: It is not clear how it is intended to access this site and so I will observe on the basis of roads in the vicinity although third party land ownership will be an issue. A further concern is the steep sloping nature of the site.

Lauder Road is not of a standard suitable for serving new residential development. It has an absence of footways and is very steep so that provision for pedestrians is poor.

Craigend Road, other than its initial length, is not suited to taking additional traffic in that it has a high level of on-street parking, it has particularly narrow footways and it has a 'pinch point' in the road adjacent to the property known as 'Kirklands'.

Access would rely on either a new junction onto the A7, to the south east of the Craigend Road junction, and an access route initially generally following the line of Cockholm Burn, or, alternatively, a new access route off the very initial length of Craigend Road. Both these possibilities involve bridges and extensive engineering work.

All the above considered, I have to recommend against the inclusion of this land for housing.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Site Ref ASTOW025**Site name** Between Craigend Road & Lauder Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Stow

Site area (ha)

4.5

Indicative capacity

5

PP Status

Excluded

Education provision

Poor

Primary school capacity

No

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

There are other more suitable sites elsewhere in Stow and the Rest of this area to meet the housing allowance.

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

EDUCATION: Likely to cause issues for primary school which has limited development capacity.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

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.

Conclusions

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.

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.

Site Ref ASTOW026**Site name** Stagehall**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Stow

Site area (ha)

1.0

Indicative capacity

5

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

No significant issues have arose in the initial assessment.

Flooding to be consulted.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Site at this location previously considered during Local Plan Review.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Site is located near the proposed new train station at Stow. Site is distant away of settlement centre.

Site Ref **ASTOW026**

Site name Stagehall

Proposed usage
Housing

SDA
Rest of Borders

Settlement
Stow

Site area (ha)
1.0

Indicative capacity
5

PP Status
Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site located on edge of settlement. Recent new housing located on adjacent allocated site. Site slopes down towards the east. Spoil heap onsite.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Site located on edge of settlement. Recent new housing located on adjacent allocated site. Site slopes down towards the east. Archaeology adjacent to site.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?

Height constraint

Moderate

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Minimal features on site. Stone boundary wall to south, timber fence to north. Spoil heap and portacabins on site.

Landscape summary Site has been previously used as housing site accommodation/storage. Site in derelict state and partially used for grazing.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

ROADS PLANNING: The latter part of Station Road has sections of single lane flow due to on-street parking and also has reduced forward visibility because of its alignment (bend) combined with the

Site Ref ASTOW026**Site name** Stagehall**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Stow

Site area (ha)

1.0

Indicative capacity

5

PP Status

Excluded

parking issue. The railway bridge alignment causes further visibility and access concerns, and the footway provision here is also poor.

The railway line means that the existing housing road leading to this site (Wedale View) does not integrate or connect well with the rest of the town and the long cul-de-sac nature of the access road does not stack up well in terms of the type of connected street layouts now being promoted in 'Designing Streets' or the Council's 'Placemaking & Design' SPG.

There is no suitable means of vehicular access from the minor public road to the west of the site.

All matters considered I am unable to offer my support for this allocation.

KP/DJI

(In response to letter:

I can confirm that roads have consistently objected to residential development to the west of the railway bridge at Stagehall, due to the road constraints along Station Road and in particular at the Railway Bridge itself. I can also confirm that roads will still continue to object to further development, but acknowledge that several road improvements and proposed pedestrian improvements which have arisen since our original strong objection. These new works consist of the following :-

1. Part of the bridge parapet has been removed to improve vehicular sightlines.
2. A new footway has been created at the east corner of the bridge to improve pedestrian safety.
3. A new vehicular driveway for No 46 Station Road has taken cars off the street which has resulted in improved passing opportunities as you approach the bridge.
4. Prior to the railway opening in 2015, a new remote pedestrian footway will be built adjacent to the existing bridge, thus removing all the pedestrians concerns at this bridge.
5. The radii at the east corner of the bridge can be greatly improved when the new footbridge is installed, thus greatly improving traffic conflict and flow.
6. Certainly with regards to sustainability, this site, which will also have a railway station, seems to be worthwhile considering.

Taking all these points together, a considerable amount of previous concerns have been, and will be, addressed to some degree. However, even with the above I have to consider the increase in traffic on the existing cul-de-sac, and their impact on the road network in general. With this in mind, I feel on balance, I will still object to this development.)

In addition:

Two further improvements that have also been undertaken are:

- The 30's have been moved to beyond the farm.
- Parking on Station Rd is helped by the additional off street parking in the Health Centre and the Primary School.

However, Roads Planning objection remains.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Poor

Primary school capacity

No

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Average

Site Ref ASTOW026**Site name** Stagehall**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Stow

**Site area
(ha)**

1.0

**Indicative
capacity**

5

PP Status

Excluded

Planning and Infrastructure summary EDUCATION: Likely to cause issues for primary school which has limited development capacity.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Minor biodiversity risk. Site is located near the proposed new train station at Stow. Site is a 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.

Conclusions

Minor biodiversity risk. Site is located near the proposed new train station at Stow. Site is a 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.

Site Ref ASTOW027**Site name** Stagehall II**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Stow

Site area (ha)

1.2

Indicative capacity

16

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

FLOOD PROTECTION: This site is suitable for development and is outwith the flood envelope of the Gala Water. Any development will be required to take into consideration run-off from the road which will be located above any properties constructed.

No significant issues have arose in the initial assessment.

SEPA COMMENTS: Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. Consideration should also be given to the possibility of water ponding behind the embankment.

The site is fairly near to Stow sewage treatment works, however this is unlikely to be problematic.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Site at this location previously considered during Local Plan Review.

Site Ref ASTOW027

Site name Stagehall II

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Stow

Site area (ha)

1.2

Indicative capacity

16

PP Status

Excluded

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY OFFICER: Biodiversity Risk: Minor
 No obvious drainage connection with Gala water
 Phase 1 habitat (aerial interpretation) Improved pasture(B4)
 Field boundaries: Broad-leaved trees, hedgerow, stone dyke, Waverley railway line.
 Mitigation:
 Protect and enhance boundary features. Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1in 200): No

Site is located near the proposed new train station at Stow. Site is a distance away of settlement centre.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site located on edge of settlement. Recent new housing located on adjacent allocated site. Site slopes down towards the east. Spoil heap onsite.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Site located on edge of settlement. Recent new housing located on adjacent allocated site. Site slopes down towards the east. Archaeology adjacent to site.

ARCHAEOLOGY: There are no records for archaeology within the site. There is a low potential for unknown archaeology to exist.

URBAN DESIGNER: Depending on access, some continuation of existing housing at Wedale View may be appropriate here – not sure if through linkage is viable.

Site Ref **ASTOW027**

Site name Stagehall II

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Stow

Site area
(ha)

1.2

Indicative
capacity

16

PP Status

Excluded

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?

Height constraint

Moderate

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Minimal features on site. Stone boundary wall to south, timber fence to north. Spoil heap and portacabins on site.

Landscape summary Site has been previously used as housing site accommodation/storage. Site in derelict state and partially used for grazing.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

ROADS PLANNING: The latter part of Station Road has sections of single lane flow due to on-street parking and also has reduced forward visibility because of its alignment (bend) combined with the parking issue. The railway bridge alignment causes further visibility and access concerns, and the footway provision here is also poor.

The railway line means that the existing housing road leading to this site (Wedale View) does not integrate or connect well with the rest of the town and the long cul-de-sac nature of the access road does not stack up well in terms of the type of connected street layouts now being promoted in 'Designing Streets' or the Council's 'Placemaking & Design' SPG.

There is no suitable means of vehicular access from the minor public road to the west of the site.

All matters considered I am unable to offer my support for this allocation.

KP/DJI

(In response to letter:

I can confirm that roads have consistently objected to residential development to the west of the railway bridge at Stagehall, due to the road constraints along Station Road and in particular at the Railway Bridge itself. I can also confirm that roads will still continue to object to further development, but acknowledge that several road improvements and proposed pedestrian improvements which have arisen since our original strong objection. These new works consist of the following :-

1. Part of the bridge parapet has been removed to improve vehicular sightlines.
2. A new footway has been created at the east corner of the bridge to improve pedestrian safety.
3. A new vehicular driveway for No 46 Station Road has taken cars off the street which has resulted in improved passing opportunities as you approach the bridge.
4. Prior to the railway opening in 2015, a new remote pedestrian footway will be built adjacent to the existing bridge, thus removing all the pedestrians concerns at this bridge.
5. The radii at the east corner of the bridge can be greatly improved when the new footbridge is installed, thus greatly improving traffic conflict and flow.

Site Ref **ASTOW027**

Site name Stagehall II

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Stow

Site area (ha)

1.2

Indicative capacity

16

PP Status

Excluded

6. Certainly with regards to sustainability, this site, which will also have a railway station, seems to be worthwhile considering.

Taking all these points together, a considerable amount of previous concerns have been, and will be, addressed to some degree. However, even with the above I have to consider the increase in traffic on the existing cul-de-sac, and their impact on the road network in general. With this in mind, I feel on balance, I will still object to this development.)

In addition:

Two further improvements that have also been undertaken are:

- The 30's have been moved to beyond the farm.
- Parking on Station Rd is helped by the additional off street parking in the Health Centre and the Primary School.

However, Roads Planning objection remains.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Poor

Primary school capacity

No

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Average

Planning and Infrastructure summary

EDUCATION: Likely to cause issues for primary school which has limited development capacity.

ENVIRONMENTAL HEALTH: The site is understood to have remained undeveloped. There is no evidence to indicate the site uses may present development constraints.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Minor biodiversity risk. Site is located near the proposed new train station at Stow. Site is a 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.

Conclusions

Minor biodiversity risk. Site is located near the proposed new train station at Stow. Site is a 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.

Site Ref MSTOW003**Site name** Cathpair**Proposed usage**

Mixed Use

SDA

Rest of Borders

Settlement

Stow

Site area (ha)

19.1

Indicative capacity

2

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

FLOODING: The part of the site either side of the Cockholm Burn is within 1 in 200yr flood envelope. Topographical survey and FRA may be needed to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts and overland flow recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Although not on site, existing consents for development of existing farm buildings for self catering accommodation.

Accessibility and sustainability assessment**Access to public transport**

Poor

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Site Ref MSTOW003

Site name Cathpair

Proposed usage

Mixed Use

SDA

Rest of Borders

Settlement

Stow

Site area
(ha)

19.1

Indicative
capacity

2

PP Status

Excluded

Accessibility and sustainability summary

Drainage connection with Gala water (River Tweed SAC) via Cockholm burn
Phase 1 habitat (aerial interpretation) Improved field (B4) arable fields (J1.1), dense scrub (A2.1), mixed woodland plantation A1.3.2. Waterbody and riparian woodland.
Field boundaries: Stone dykes, broad-leaved woodland/policy woodland
Biological records: eel, salmonids
Ancient Woodland Inventory 120m to NE. Site within Borders Designed Landscape (Cathpair)
Mitigation:
Ensure no significant adverse effect on River Tweed SAC. EPS surveys required including protected species. Protect and enhance policy woodland, riparian zone, boundary features. Site clearance outside breeding bird season.
Flood Risk (Fluvial 1 in 200): Yes, along Cockholm burn

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Substantial size of a site some distance away from nearest. Attractive open and remote landscape south of Cathpair with water running through.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are no known archaeological implications.

HERITAGE & DESIGN: No listed building or conservation areas issues.
Concern about detached development remote from the current boundary to the settlement and the gradient of the site.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Moderate

Slope >12 degrees?

Slope constraint

Moderate

Constrained in Landscape Capacity Study

Landscape features The site consists of open pasture, mature mixed woodland and parkland associated with Cathpair, up the side valley associated with the Cockholm Burn.

Site Ref MSTOW003

Site name Cathpair

Proposed usage

Mixed Use

SDA

Rest of Borders

Settlement

Stow

Site area (ha)

19.1

Indicative capacity

2

PP Status

Excluded

Landscape summary LANDSCAPE: The site consists of open pasture, mature mixed woodland and parkland associated with Cathpair, up the side valley associated with the Cockholm Burn, almost ¼ kilometre away from the most northerly edge of the Stow Settlement. This valley is characterised by being on the very edge of the uplands, relatively remote with an open aspect, particularly to the south east. In landscape terms the remoteness of the site in a relatively 'unspoilt' side valley within an upland landscape makes this inappropriate as a potential LDP site.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

ROADS PLANNING: This site is very poorly located, in terms of sustainable transport, at the end of a long stretch of public road which is narrow and has poor forward visibility in locations. Furthermore Craigend Road within Stow does not lend itself to serving further development in that it suffers from a pinch point, from extensive parking in the carriageway and from the existence of particularly narrow footways.

This site should not be zoned for development in the LDP.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Poor

Primary school capacity

No

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Poor

Planning and Infrastructure summary ECONOMIC DEVELOPMENT: It is not possible to be clear on what form of mixed development is planned. From an employment perspective, the land is not ideal to develop due to the steep slopes and any form would be convoluted with extensive cut and fill and spoil, what is currently, attractive countryside. In addition the access location is difficult to determine and any option is poor as access would need to be from narrow B & C class roads. The access road would also be lengthy making the development cost unviable.

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

EDUCATION: Likely to cause issues for primary school which has limited development capacity.

Overall assessment

Site Ref MSTOW003

Site name Cathpair

Proposed usage

Mixed Use

SDA

Rest of Borders

Settlement

Stow

Site area (ha)

19.1

Indicative capacity

2

PP Status

Excluded

Overall assessment

Unacceptable

Summarised conclusion

Both Roads Planning and Landscape are unable to support this site. Large site, moderate impact on biodiversity and issue with floodrisk.

Conclusions

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.

Site Ref MSWIN002**Site name** Land adjacent to Swinton Primary School**Proposed usage**

Mixed Use

SDA

Rest of Borders

Settlement

Swinton

Site area (ha)

2.3

Indicative capacity

25

PP Status

Included

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located outwith the Eastern Strategic Development Area.

Initial assessment summary

The initial assessment does not preclude development.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Parts of site considered during previous Local Plan Review. Local Plan Inquiry Reporters' Report, BSW3D, page 11-82.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The settlement has limited services in the settlement and other services a 10 minute drive away in Duns & Coldstream. It has limited access to employment in Duns & Coldstream but poor public transport links. The south aspect is good for energy efficiency. Conserve hedgerows, trees and breeding birds on or adjacent to site.

Proximity of path over 15 metres

Site Ref MSWIN002**Site name** Land adjacent to Swinton Primary School**Proposed usage**

Mixed Use

SDA

Rest of Borders

Settlement

Swinton

Site area (ha)

2.3

Indicative capacity

25

PP Status

Included

Local impact and integration assessment**Conservation area**

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is located adjacent to the Primary School, within a large field which is located on the southern edge of the settlement. It is the case that the allocation would be divorced from the settlement, however the adjacent land to the north is allocated for housing. The eastern boundary contains hedge planting and the odd mature tree.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

The site, as amended from the MIR representation, is smaller and more appropriate to the size of the settlement. It is also envisaged that there would be playing field provision and that any development would be sympathetic with the allocated site at BS2WB.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

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.

Landscape summary It is the case that any development would be prominent from the A6112 road. The site, amended from the MSWIN001 proposal, is a lot smaller which puts it in line with the size of the settlement and the size of the allocated site to the north. It is likely that screen planting would be required on the southern and western boundary.

Planning and infrastructure assessment

Site Ref MSWIN002

Site name Land adjacent to Swinton Primary School

Proposed usage

Mixed Use

SDA

Rest of Borders

Settlement

Swinton

Site area (ha)

2.3

Indicative capacity

25

PP Status

Included

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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Average

Planning and Infrastructure summary

Scottish Water state that the WWTW will need to be upsized by the developer, water supply is fine. Access to the site from the Coldstream Road would be from the southernmost part of the site and there would be a necessity for upgrade works to the same route, adjacent to the Primary School. Pedestrian and vehicular access could be taken from the allocated site in the north if development takes place there.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Reduction in size of the site is appropriate to size and setting of village. Need to be some road and sewage treatment improvement works.

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.

Following the consideration of the local context it has been considered appropriate to consolidate the potential for provision of community facilities by allocating this site as mixed use.

Site Ref BSWIN001**Site name** Field to north of Swinton Parish Church**Proposed usage**
Employment**SDA**
Rest of Borders**Settlement**
Swinton**Site area (ha)**
0.9**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**
1:200**SAC**
Not applicable**SPA**
Not applicable**SSSI**
Not applicable**Ramsar**
Not applicable**Adjacent to River Tweed?**
International/national designation constraint Minor**Strategic Development Plan Policy** Site is not located within the Eastern Strategic Development Area.**Initial assessment summary** Northern half of site within 1 in 200yr flood envelope Leet Water -FRA required to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts or overland flow recommended. Low lying area ground water may be issue**Information relating to planning applications****Minerals and coal**
Not applicable**NNR**
Not applicable**Prime Quality Agricultural Land**
On/Adjacent to site**Current use/s**
Other**Common Good Land**
Not applicable**MOD safeguarded area**
Not applicable**Civil Aviation Authority Safeguarded Area**
Not applicable**Planning history reference** REF: 09/00117/FUL (erection of two dwelling houses and MOT workshop with office and reception)**Accessibility and sustainability assessment****Access to public transport**
Limited**Access to employment**
Limited**Access to services**
Limited**Wider biodiversity impacts**
Moderate**Site aspect**
South**Waverley line contribution required?**
Accessibility and sustainability summary It is the case that Swinton has limited amenities and services (a pub, hotel and primary school) however Duns is a 10 minute drive away. There is a bus route operated by Munro's (route 84) although it is likely that private car use would be a result of development.

Site Ref BSWIN001**Site name** Field to north of Swinton Parish Church**Proposed usage**

Employment

SDA

Rest of Borders

Settlement

Swinton

Site area (ha)

0.9

Indicative capacity

0

PP Status

Excluded

Phase 1 habitat (aerial interpretation) Improved pasture B4
 Field boundaries: Mature trees/churchyard. Hedge line trees and Hedgerow
 Mitigation:
 Protect and enhance boundary features. (tree shadow southern boundary of site) and avoid impacts on water body and flood plain.
 Flood Risk (Fluvial 1in 200): Yes

Proximity of path > 15mts

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site comprises the field directly to the north of Swinton Church, at the east end of the village. The church sits in an elevated position next to the B6461 and there is a line of mature lime trees located just inside the northern boundary which effectively is a retaining wall between the church grounds and the site. The lime trees cast a shadow almost a third of the field.

Impact on open space

Medium

Impact on archaeology

Low

Impact on listed buildings

High

Local impact and integration summary

There are no archaeological implications. This site has been archaeologically evaluated due to its proximity to the parish church and was found to be sterile. No further evaluation will be necessary.

Detached site from the current settlement which would impact on the setting of the adjacent category B listed Swinton Parish Church. Swinton is laid out as a rectangular planned village, with the latter social housing at the east end broadly following the same approach.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Site Ref BSWIN001**Site name** Field to north of Swinton Parish Church**Proposed usage**

Employment

SDA

Rest of Borders

Settlement

Swinton

Site area (ha)

0.9

Indicative capacity

0

PP Status

Excluded

Landscape features

The site comprises the field directly to the north of Swinton Church, at the east end of the village. The church sits in an elevated position next to the B6461 and there is a line of mature lime trees located just inside the northern boundary which effectively is a retaining wall between the church grounds and the site. The lime trees cast a shadow almost a third of the field.

The Leet Water runs to the north of the site.

Landscape summary

The access to the site is down a narrow lane between the church and the cemetery and this road, between the confines of walls on both sides, is wholly inadequate for industrial traffic. There isn't scope for widening this road without a negative impact on the setting of the church and the cemetery

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

Due to the single track road serving the site and the lack of appropriate infrastructure, I would only be able to support a limited extent of employment use on this land, providing certain improvement works are carried out. A footway and associated street lighting will need to be provided along the road verge and tied into the existing footway. This may involve realignment of the minor road at its junction with the B6461 due to the lack of appropriate verge width.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

The single track road serving the site will only support a limited extent of employment use on the land, providing improvement works were carried out.

Overall assessment**Overall assessment**

Doubtful

Summarised conclusion

Proposal is outwith the settlement boundary, development may affect setting of the church.

Site Ref BSWIN001**Site name** Field to north of Swinton Parish Church**Proposed usage**

Employment

SDA

Rest of Borders

Settlement

Swinton

**Site area
(ha)**

0.9

**Indicative
capacity**

0

PP Status

Excluded

Conclusions

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.

Site Ref MSWIN001

Site name Coldstream Road

Proposed usage

Mixed Use

SDA

Rest of Borders

Settlement

Swinton

Site area (ha)

8.2

Indicative capacity

25

PP Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint

Minor

Strategic Development Plan Policy

The site is located outwith the Eastern Strategic Development Area.

Initial assessment summary

No constraints on the site which would prevent it from having a full assessment. It is close to Duns which is one of the the main settlements within the Eastern Hub.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Parts of site considered during previous Local Plan Review. Local Plan Inquiry Reporters' Report, BSW3D, page 11-82.

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Accessibility and sustainability summary

The settlement has limited services in the settlement and other services a 10 minute drive away in Duns & Coldstream. It has limited access to employment in Duns & Coldstream but poor public transport links. The south aspect is good for energy efficiency. Conserve hedgerows, trees and breeding birds on or adjacent to site.

Site Ref **MSWIN001**

Site name Coldstream Road

Proposed usage

Mixed Use

SDA

Rest of Borders

Settlement

Swinton

**Site area
(ha)**

8.2

**Indicative
capacity**

25

PP Status

Excluded

Proximity of path over 15 metres

Local impact and integration assessment

Conservation area

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

This is a large site which is approximately a half the size of the existing settlement. There is a clear existing building line along the rear boundary of existing properties. Development would extend this southwards and create a new residential area.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

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 and would affect its amenity, and was highly visible which outweighed the potential for school playing field provision as part of that objection. There is demand for playing fields near Swinton Primary School but the Reporters' reasons against development still apply. This site has inappropriate siting/scale of site in context of existing settlement form/landscape setting. This is too large a site as it is approximately half the size of the existing settlement. There is a clear existing development boundary along the rear boundary of existing properties. Development would extend this southwards and create a new residential area. The bulk of Swinton village is designated as a conservation area and it represents a good example of a planned village dating from the later 18th century (by Lord Swinton) around a central green. This site, to the south of the settlement, is a significant size, almost as large as the current village. I consider that the allocation of the land indicated would impact on the character of the conservation area. The archaeological site in the north should be further evaluated. The Council Archaeologist advised: The HER lists an area of clearly defined rig and furrow in the south-eastern portion of the LPA area. Archaeology associated with the medieval market town of Swinton may exist in the northern areas of the site and in particular the north-western quarter. More work will be necessary to assess the possibilities of buried mediaeval archaeology within this area.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

**Altitude
>200m?**

**Height
constraint**

Minor

**Slope >12
degrees?**

**Slope
constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The hedges and trees to the east and west.

Site Ref **MSWIN001**

Site name Coldstream Road

Proposed usage

Mixed Use

SDA

Rest of Borders

Settlement

Swinton

**Site area
(ha)**

8.2

**Indicative
capacity**

25

PP Status

Excluded

Landscape summary The Reporters at the 2006 Local Plan Inquiry recommended against allocating a smaller field in the east of this site and their reasons included: it is highly visible, particularly when viewed from the A6112. This is part of a large field and is an important part of the countryside setting of the settlement, particularly when viewed from the Coldstream Road. Development would cause landscape 'disbenefits' in terms of loss of character and potential suburban sprawl that would not be easily integrated into the existing quite open Tweed Merse landscape.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Vehicular access can be satisfactorily achieved from the A6112 to the east of the site (Coldstream Road) and to the north from Main Street via Site BSW2B. In addition, pedestrian linkage can be made to the A6112 north of the school, to Wellfield and to The Green. As such do not object to this site being zoned for development.

In order to provide the easterly junction onto the A6112, the site needs to be extended slightly further south to take in the required junction location at the roadside tree just outside the site and the speed limit, footway and lighting need to extend out from the village. To provide the footway, a pinch point in the verge adjacent to the primary school needs to be dealt with by either narrowing the carriageway or, more preferably, by setting the school boundary wall back to increase the verge width.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Average

Planning and Infrastructure summary Better employment sites are provided in the more accessible settlements in the Eastern Development hub or the area regeneration priority of Coldstream. The site can be accessed from the A6112 to the east and a pedestrian link into the Green to the north. Sewerage capacity in the settlement is limited. Developer Contributions are required towards Berwickshire High School, this school has some inbuilt capacity. There is demand for playing fields near Swinton Primary School. Core Path 73 traverses the northern boundary therefore any development should suitably integrate this path. The Structure Plan Alteration housing requirement for Berwickshire Housing Market Area has been met. There are other more suitable sites in the Rest of this area to meet the housing allowance.

Overall assessment

Overall assessment

Summarised conclusion

Site Ref MSWIN001**Site name** Coldstream Road**Proposed usage**

Mixed Use

SDA

Rest of Borders

Settlement

Swinton

**Site area
(ha)**

8.2

**Indicative
capacity**

25

PP Status

Excluded

Unacceptable

Site is doubtful because: it would change the scale and form of the settlement, would not integrate with the wider landscape and has potential archaeological interest that should be evaluated.

Conclusions

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.

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.

Site Ref ATHOR001**Site name** Thornylee West**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Thornylee

Site area (ha)

1.5

Indicative capacity

10

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

FLOODING: Not within 1 in 200yr flood envelope of Tweed- Assessment of flooding from road runoff, blocked culverts or overland flow recommended. Proximity of pond may indicate high ground water level which may be an issue.

No significant issues have arose in the intial assessment.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Overlapping part of site - 08/01719/OUT Erection of 4 dwellinghouses - Approved (Permission expires 22 July 2013).

Accessibility and sustainability assessment**Access to public transport**

Poor

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref **ATHOR001**

Site name Thornylee West

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Thornylee

**Site area
(ha)**

1.5

**Indicative
capacity**

10

PP Status

Excluded

Accessibility and sustainability summary

No obvious drainage connection with River Tweed SAC/SSSI 165m S.
Phase 1 habitat (aerial interpretation) Improved pasture (B4) Field boundaries: Stone dykes, pond, small plantation woodland, garden ground
Biological records: none
Mitigation:
Ensure no significant adverse effect on River Tweed SAC/SSSI. Protect and enhance, boundary features. Site clearance outside breeding bird season.
Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Adjacent a building group where there has been recent housing development which appears to have stalled. Development at this location would elongate the building group.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: The LDP site is within an area where archaeology associated with the medieval settlement of Thornielee could be encountered. Some archaeological assessment may be necessary.
HERITAGE & DESIGN: No listed building or conservation areas issues.
Concern about detached development of this scale remote from settlements

Landscape assessment

NSA

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Northern part of the site is relatively flat, though site drops down relatively steeply to the south where landscaping exists. Boundary trees.

Landscape summary Small compact group of houses- expansion would have significant impact on quality of landscape. Current houses relatively well screened by trees which are now maturing on the site and should not be removed for development.

Site Ref ATHOR001**Site name** Thornylee West**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Thornylee

Site area (ha)

1.5

Indicative capacity

10

PP Status

Excluded

LANDSCAPE: The site is a field to the west of the Thornylee settlement/ building group. There is a planning consent for four further houses to the western edge of the existing building group and in this rural location, in what is a SLA , I would suggest that further development , particularly on the scale of the proposed site would be inappropriate. Therefore, on landscape ground I would recommend that this site is rejected as a potential LDP site.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

ROADS PLANNING: Access to this site should be from the existing access onto the minor public road. A number of housing units have already been approved served by this access and it is likely that any further development will require the access to be upgraded to an adoptable standard which will require street lighting etc. This may result in an over urbanisation of the rural setting. Where, a level of development outwith a recognised settlement expands to the extent that an adoptable road is required then the question of sustainability in terms of transport has to come into play.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Average

Planning and Infrastructure summary

The site is not located within or adjacent a Development Boundary.
Private water supply/septic tanks – may not have sufficient capacity
Links to path network required.

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

EDUCATION: Should be ok as new school is under construction.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Site is unrelated to an existing settlement. Development at this location would elongate the building group. Potential for archaeological issue. Landscape are

Site Ref ATHOR001

Site name Thornylee West

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Thornylee

**Site area
(ha)**

1.5

**Indicative
capacity**

10

PP Status

Excluded

unable to support the allocation of this site. Roads Planning raise issue of sustainability of site location.

Conclusions

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.

Site Ref ATHOR002**Site name** Thornylee East**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Thornylee

Site area (ha)

1.1

Indicative capacity

5

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

FLOODING: Not within 1 in 200yr flood envelope of Tweed- Assessment of flooding from road runoff, blocked culverts or overland flow recommended. Proximity of pond may indicate high ground water level which may be an issue.

No significant issues have arose in the intial assessment.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Overlapping part of site - 05/01321/OUT Erection of three dwelling houses - Application Refused.**Accessibility and sustainability assessment****Access to public transport**

Poor

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref **ATHOR002**

Site name Thornylee East

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Thornylee

Site area (ha)

1.1

Indicative capacity

5

PP Status

Excluded

Accessibility and sustainability summary

No obvious drainage connection with River Tweed SAC/SSSI 140m SE.

Phase 1 habitat (aerial interpretation) Improved pasture (B4) Field boundaries: Stone dykes, pond, small plantation woodland, garden ground

Biological records: Protected species, notable tree Thornylee plum NT413363

Mitigation:

Ensure no significant adverse effect on River Tweed SAC/SSSI. Protect and enhance, boundary features. Protect notable tree. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Adjacent a building group where there has been recent housing development which appears to have stalled. Part of site appears to be garden ground of main house. Development at this location would elongate the building group.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: The LDP site is within an area where archaeology associated with the medieval settlement of Thornielee could be encountered. Some archaeological assessment may be necessary.

HERITAGE & DESIGN: No listed building or conservation areas issues.

Landscape assessment

NSA

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Moderate

Constrained in Landscape Capacity Study

Landscape features Mature trees on site.

Landscape summary Small compact group of houses- expansion would have significant impact on quality of landscape. Current houses relatively well screened by trees which are now maturing on the site and should not be removed for development.

Site Ref **ATHOR002**

Site name Thornylee East

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Thornylee

Site area (ha)

1.1

Indicative capacity

5

PP Status

Excluded

LANDSCAPE: The site is land to the east of the mature woodland belt that provides successful containment of the Thornylee building group. The site includes a section of the A72, and land which has been planted up relatively recently with woodland and is now becoming established, albeit still very young. To breach the established eastern containment to the building group/settlement would, in landscape terms, be inappropriate. I therefore recommend that this site is rejected as a LDP site.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

ROADS PLANNING: From a road safety point of view the junction where the private access meets the public road is not ideal in that it is closer to the A72 than desirable. In this respect I would be unable to recommend in favour of any more than two houses on the site. Furthermore. It would be of great benefit if the existing house to the east could be served via the minor public road as opposed to directly from the A72.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary

The site is not located within or adjacent a Development Boundary.
Private water supply/septic tanks – may not have sufficient capacity
Links to path network required.

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

EDUCATION: Should be ok as new school is under construction.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

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 Ref ATHOR002

Site name Thornylee East

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Thornylee

**Site area
(ha)**

1.1

**Indicative
capacity**

5

PP Status

Excluded

site. Roads Planning raise issue of sustainability of site location.

Conclusions

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.

Site Ref BWEST002**Site name** Bogsbank Road**Proposed usage**

Employment

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

1.7

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

The site is located within the Northern Housing Market area outwith the Western Development Area.

Initial assessment summary

The suggested employment site is situated outwith a settlement however there are no other issues identified within the initial assessment.

FLOODING: The North East corner of the site is within 1 in 200yr flood envelope of the Lyne Water and West Water. Topographical survey and FRA may be needed to determine to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts and overland flow recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

04/01858/OUT Erection of Dwellinghouse and garage - Withdrawn

Accessibility and sustainability assessment**Access to public transport****Access to employment****Access to services****Wider biodiversity impacts****Site aspect****Waverley line contribution required?**

Site Ref **BWEST002**

Site name Bogsbank Road

Proposed usage

Employment

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

1.7

Indicative capacity

0

PP Status

Excluded

Limited

Limited

Limited

Moderate

Not applicable



Accessibility and sustainability summary

ECOLOGY: Biodiversity Risk: Moderate

Potential drainage connection with River Tweed SAC (West water 90m S and Lyne water 40m E).

Adjacent to Lyne water/ Broomlee Local Wildlife Site (wetland, grassland and woodland site)

Phase 1 habitat (aerial interpretation) Improved pasture (B4) Field boundaries: woodland, sewage works, cemetery

Biological records:

Mitigation:

Ensure no significant adverse effect on River Tweed SAC/SSSI. Protect and enhance, boundary features. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): Minor part on E boundary.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is situated 2/3 of a mile from West Linton. The site is reasonably flat with rolling hills adjacent to the west.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There is some archaeological sensitivity to this LDP site. 100m to the north, a number of burials of prehistoric or early historic date were found in the 18th century. There is a heightened risk that further burials or structures will be encountered in this field. As such an archaeological evaluation will be necessary.

HERITAGE & DESIGN: No listed building or conservation areas issues.

Concern about detached development remote from settlement.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?



Height constraint

Minor

Slope >12 degrees?



Slope constraint

Minor

Site Ref BWEST002**Site name** Bogsbank Road**Proposed usage**

Employment

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

1.7

Indicative capacity

0

PP Status

Excluded

Constrained in Landscape Capacity Study **Landscape features** Limited features onsite. Site used for grazing horses. Site sits between cemetery and sewage works.**Landscape summary** Limited potential for employment use to integrate in existing landscape.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

ROADS PLANNING: This site does not favour well from a sustainable transport perspective with poor pedestrian and cycle linkages from the settlement which will place an over reliance on car use. I am therefore unable to recommend in favour of this site being zoned for development.

It should be noted that if the site is to be utilised for agricultural type development, or a 'bad neighbour' use, then I may be able to look on it more favourably.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision**Primary school capacity**

Not applicable

Secondary school capacity

Not applicable

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Not applicable

Marketability

Poor

Planning and Infrastructure summary Potential issue of access as a result of bridge onto the Bogsbank Road at West Linton.

ECONOMIC DEVELOPMEN:The difficulty with this site for employment use is road access. We had already investigated an option when carrying out a previous site search. New employment sites along this road were rejected due to the poor quality of access, low weight limit of 17tonnes on this weak bridge and due to the standard and width of road access to the site. In addition the 1:200 year flood limit affects most of the town including the bridge which would mean access to the site from the town would be cut off. Finally it is not easy to promote development off a site next to a sewage works and also needing to protect what should be a peaceful environment next to a cemetery.

CONTAMINATED LAND: A railway line crossed the western site boundary. This line may have followed a cutting which is now infilled. The site is brownfield land and its historic uses may present development constraints.

Site Ref BWEST002**Site name** Bogsbank Road**Proposed usage**

Employment

SDA

Rest of Borders

Settlement

West Linton

**Site area
(ha)**

1.7

**Indicative
capacity**

0

PP Status

Excluded

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

Limited scope for access to services and facilities. Site would have moderate impact on the ecology. Limited scope to integrate in the rural location. Roads Planning can not support the development of this site. Requirement met elsewhere.

Conclusions

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. Roads Planning 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.

Site Ref AWEST001**Site name** Deanfoot**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

0.6

Indicative capacity

12

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

The site is a safeguarded employment site within the Consolidated Local Plan . This is the only employment land site available within West Linton.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Section 75 Agreement restricting development of site to only employment purposes.

08/00020/FUL - Erection of 10 Dwellinghouses - Refused

09/00937/FUL - Erection of childrens nurseryincluding roads, footpaths and ancillary works - Pending

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is situated within the Development Boundary and is reasonable walking distance from the settlement centre where a limited range of services exist. Development of this site for Housing would reduce the potential for employment opportunities to take place within the settlement.

Site Ref **AWEST001****Site name** Deanfoot**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

0.6

Indicative capacity

12

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is flat is already within the Development Boundary and relates well with the rest of the settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site has potential for development.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Site has limited boundary treatments but there is good scope for enhancement. Site has fits in well in landscape terms to the rest of the settlement.**Landscape summary** The site is acceptable in landscape terms.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

Site Ref **AWEST001**

Site name Deanfoot	Proposed usage Housing	SDA Rest of Borders	Settlement West Linton	Site area (ha) 0.6	Indicative capacity 12	PP Status Excluded
---------------------------	----------------------------------	-------------------------------	----------------------------------	------------------------------	----------------------------------	------------------------------

Access direct onto Deanfoot Road. Further consultation with Roads Planning required.

Contaminated land	HSE consultation	Water supply	Sewerage
--------------------------	-------------------------	---------------------	-----------------

Not applicable	Not applicable	Yes	No
----------------	----------------	-----	----

Education provision	Primary school capacity	Secondary school capacity	Right of way	TPOs
----------------------------	--------------------------------	----------------------------------	---------------------	-------------

Average	Limited	Limited	Not applicable	Not applicable
---------	---------	---------	----------------	----------------

Land use allocations	If yes, what?	Marketability
-----------------------------	----------------------	----------------------

On site	ED1 - Protection of Employme	Good
---------	------------------------------	------

Planning and Infrastructure summary EDUCATION: I haven't recalculated Roll Forecasts for size of new school yet but the scale is likely to bring additional pressure that wasn't planned for previously.

The site is and allocated employment land site.

Overall assessment

Overall assessment	Summarised conclusion
---------------------------	------------------------------

Unacceptable

The site is unacceptable for development as it would result in the loss of employment land at West Linton. SESplan requirement can be met through other more appropriate sites.

Conclusions

The site is a safeguarded employment site within the Local Plan and 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.

Site Ref AWEST010**Site name** Deanfoot Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

0.0

Indicative capacity

5

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summaryThe site is situated to the east of West Linton. No significant issues have arose in the initial assessment.
FLOODING Flood Risk from Dean Burn
Overland flow should be considered**Information relating to planning applications****Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference01/01741/OUT House - Refused. 05/00224/FUL House and guesthouse accomodation - Refused. 04/00344/AGN Farm building - Objected.
05/01548/AGN Agricultural storage shed - no objection. 08/01617/FUL Part COU of shed to 6 stable boxes - Approved.
10/01002/FUL Erection of 49 Affordable Houses - Withdrawn**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref AWEST010**Site name** Deanfoot Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

0.0

Indicative capacity

5

PP Status

Excluded

Accessibility and sustainability summary

Biodiversity Risk: Minor
 Interim Phase 1 habitat data: Improved grassland B4
 Mature trees on western boundary.
 Existing agricultural shed.
 Mitigation: Breeding bird survey of existing building. Timing of works: Breeding birds.
 Avoid drainage impacts through appropriate mitigation.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Flat site, slightly sloping towards the south. Very open aspect.
 Stone boundary wall along the north, west and east side. Limited integration with the existing settlement. Southern boundary of site is arbitrary.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY There are no immediate archaeological implications.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Stone boundary wall. Limited landscaping. Would require considerable enhancement if brought forward. Southern boundary would require definition.

Landscape summary Site is constrained within the Development and Landscape. Site is open in aspect. Development at this location would be increasingly detached from the settlement.

Site Ref AWEST010**Site name** Deanfoot Road**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

0.0

Indicative capacity

5

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

The road infrastructure in West Linton, and in particular the Main Street, is not capable of supporting further development. As such, Technical Services (ROADS) are opposed to this land being zoned for development.

Any further housing in West Linton should be immediately to the east of Broomlee Crescent and will rely on a new road link between Deanfoot Road and Station Road (at Howiesonhall Farm) via the currently allocated school and housing land (Sites zSS9 and TWL8B respectively in the Adopted Local Plan).

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

ED1 - Protection of Employme

Marketability

Good

Planning and Infrastructure summary

EDUCATION Developer Contributions requested from all sites towards Peebles High School and appropriate non-denominational Primary School.
ENVIRONMENTAL HEALTH There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

This site is Doubtful as Roads Planning are opposed to this land being zoned for development. The site is also constrained in the landscape study. Requirement met elsewhere.

Conclusions

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 Capacity Study. Roads Planning are opposed to this land being zoned for development. The housing land requirement for the rest of the northern HMA can be met in West Linton and elsewhere by more appropriate sites.

Site Ref AWEST011**Site name** Land south east of Deanfoot Cottage**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

6.4

Indicative capacity

5

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summaryThe site is situated to the east of West Linton. No significant issues have arose in the initial assessment.
FLOODING Flood Risk from Dean Burn
Overland flow should be considered**Information relating to planning applications****Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history referenceVarious applications including 08/01617/FUL Part COU of shed to 6 stable boxes - Approved.
10/01002/FUL Erection of 49 affordable houses - Withdrawn
11/01124/FUL COU to form football pitch etc - Approved with conditions**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref **AWEST011**

Site name Land south east of Deanfoot Cottage

Proposed usage

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

6.4

Indicative capacity

5

PP Status

Excluded

Accessibility and sustainability summary

The site is outside development boundary. West Linton has a range of services, facilities and has a potential employment opportunity. The new school will be located in a mainly residential area close to the village centre. No significant earth moving would be required to accommodate development.

Biodiversity Risk assessment category: Minor

Key Issues: Protect and enhance boundary features

Statutory Interest:

Non-statutory interest: Improved Grassland B4. Boundary features:., mature trees., hedgerow/trees

Flood Risk (1 in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Flat site, slightly sloping towards the south. Very open aspect. Stone boundary wall along the north, west and east side. Limited integration with the existing settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY There are no immediate archaeological implications.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Stone boundary wall. Limited landscaping. Would require considerable enhancement if brought forward.

Site Ref **AWEST011**

Site name Land south east of Deanfoot Cottage

Proposed usage

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

6.4

Indicative capacity

5

PP Status

Excluded

Landscape summary Site is constrained within the Development and Landscape Capacity Study. Site is open in aspect. Development at this location would be increasingly detached from the settlement.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

The road infrastructure in West Linton, and in particular the Main Street, is not capable of supporting further development. As such, Roads Planning are opposed to this land being zoned for development.

Any further housing in West Linton should be immediately to the east of Broomlee Crescent and will rely on a new road link between Deanfoot Road and Station Road (at Howiesonhall Farm) via the currently allocated school and housing land (Sites zSS9 and TWL8B respectively in the Adopted Local Plan).

- 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 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.
- A Street Layout compliant with the concepts of PAN 76 on 'New Residential Streets' will be sought. This document will be replaced by the 'Designing Streets' Manual to be published by the Scottish Government in the Spring of 2010. PAN 76, and its replacement, encourage/will encourage innovative street design with well connected less car dominant layouts where traffic calming is achieved more naturally.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

ED1 - Protection of Employme

Marketability

Good

Planning and Infrastructure summary ACCESS: Site may not require integrated public access. However developer contribution would be requested for the development, maintenance and promotion of the local path network.

EDUCATION: I haven't recalculated Roll Forecasts for size of new school yet but the scale is likely to bring additional pressure that wasn't planned for previously.

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

Site Ref AWEST011

Site name Land south east of Deanfoot Cottage

Proposed usage

Housing

SDA

Rest of Borders

Settlement

West Linton

**Site area
(ha)**

6.4

**Indicative
capacity**

5

PP Status

Excluded

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Site is constrained within the Development and Landscape Capacity Study. 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.

Conclusions

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 Capacity Study. 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 Ref AWEST012**Site name** Robinsland Farm East**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

16.8

Indicative capacity

40

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

FLOODING: The East corner of the site is within 1 in 200yr flood envelope of the Cairn Burn.

Topographical survey and FRA may be needed to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts and overland flow recommended. Low lying area ground water may be issue.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Part of site considered in previous local plan and a smaller site during the LPA process.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?

Site Ref AWEST012**Site name** Robinsland Farm East**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

16.8

Indicative capacity

40

PP Status

Excluded

Accessibility and sustainability summary

The site is mostly outside the development boundary. West Linton has a range of services, facilities and has a potential employment opportunity. The new school will be located in a mainly residential area close to the village centre.

ECOLOGY: Biodiversity Risk: Moderate

Potential drainage connection via ditches to Lyne water (River Tweed SAC)

Phase 1 habitat (aerial interpretation) Improved pasture (B4) Field boundaries: landscape planting, remnant hedgerow, farm buildings, ditch

Biological records: amphibian, birds, protected species (buffer)

Mitigation:

Ensure no significant adverse effect on River Tweed. Protect and enhance, boundary features. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1 in 200): Very Minor part on SE boundary.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The majority of the site is flat, exposed and open in character. Development at this location is likely to become increasingly detached from the settlement. This is a very large for the settlement and would have a noticeable impact on its character.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

This site would be quite a prominent new site within the settlement. The extent of this site is extremely large in relation to this settlement and would also be a prominent addition. Potential for a limited site in this location.

ARCHAEOLOGY: There are archaeological implications. A large number of prehistoric objects have been recovered from fields around West Linton. This indicates that there could be substantial archaeological sites in the area that have not been identified. Some archaeological assessment may therefore be necessary.

HERITAGE & DESIGN: No listed building / conservation area issues.

Site is a part of detached fields, with little boundary screening to it adjacent to more recent development. Site does not follow current boundaries. Boundary treatments, advance planting etc and crucially a long term vision for the extent of potential LONG TERM development to the SE should form part of any detailed assessment.

Site Ref AWEST012**Site name** Robinsland Farm East**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

16.8

Indicative capacity

40

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features The open landscape is exposed and has no landform elements to provide enclosure, edge or subdivision. The area contributes to the setting of the town on arrival from the south.

Landscape summary In landscape terms, this area as part of the much larger area of level ground, which is drained marshland, which runs NE from the Lyne Water towards Deanfoot and formed a natural barrier to expansion of the original village which is located on slightly elevated ground. This area does not therefore relate to the landscape either in terms of location or shape. Housing and structure planting in the adjoining built up area form a barrier to connection and development of this area would, in a sense, 'waste' the existing planted settlement boundary. This site is not favoured and it would be preferred to see any new development off Station Road in the vicinity of Howiesmill Farm, which appears to be slightly higher land, perhaps served by a new access road that links to the roundabout that serves the existing Robinsland development and therefore forms a relief road for the village.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

ROADS PLANNING: The road infrastructure in West Linton, and in particular Main Street, is not capable of supporting further development unless some relief can be afforded.

Any further housing in West Linton should be immediately to the east of Broomlee Crescent and will rely on vehicular linkage between Deanfoot Road and Station Road. Such linkage will offer some relief for Main Street. Any such allocation should be the minimum required to justify the street linkage.

I am therefore unable to support this particular site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations**If yes, what?****Marketability**

Site Ref AWEST012**Site name** Robinsland Farm East**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

16.8

Indicative capacity

40

PP Status

Excluded

Adjacent to site

H3 - Land Use Allocations

Good

Planning and Infrastructure summary

ACCESS: Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists).

EDUCATION: I haven't recalculated Roll Forecasts for size of new school yet but the scale is likely to bring additional pressure that wasn't planned for previously.

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

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

This site is Unacceptable as the site is constrained in landscape terms, by roads and development of this size would be out of character for the settlement. Requirement can be met through other more appropriate sites.

Conclusions

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.

Site Ref AWEST013**Site name** South Robinsland**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

6.3

Indicative capacity

80

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

A very small proportion of the site sits within the 200 year floodrisk.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Site considered during previous local plan inquiry.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is outside development boundary. West Linton has a range of services, facilities and has a potential employment opportunity. The new school will be located in a mainly residential area close to the village centre. No significant earth moving would be required to accommodate development.

ECOLOGY:Biodiversity Risk: Minor

Site Ref AWEST013**Site name** South Robinsland**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

6.3

Indicative capacity

80

PP Status

Excluded

Phase 1 habitat (aerial interpretation) Improved pasture (B4) Field boundaries: remnant hedgerow, stone dyke, garden ground
 Biological records: eel, salmonids (buffer)
 Mitigation:
 Protect and enhance, boundary features. Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1in 200): Minor part on S

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site is a relatively contained field that would not significantly impact on the visual impact or the visual spread of the settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

An extension to this side of the village would integrate well as it would not elongate the village.

ARCHAEOLOGY: There are archaeological implications. A large number of prehistoric objects have been recovered from fields around West Linton. This indicates that there could be substantial archaeological sites in the area that have not been identified. Some archaeological assessment may therefore be necessary.

HERITAGE & DESIGN: No listed building / conservation area issues.

Site is part of detached fields, with little boundary screening to it adjacent to more recent development, site does not seem to follow current boundaries. Boundary treatments, advance planting etc and crucially a long term vision for the extent of potential LONG TERM development to the SE should form part of any detailed assessment.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Site Ref AWEST013**Site name** South Robinsland**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

6.3

Indicative capacity

80

PP Status

Excluded

Landscape features Limited landscape features at present with exception of existing hedges and stone walling.**Landscape summary** The Development and Landscape Capacity Study considered the eastern part of this site to be constrained from development.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

ROADS PLANNING: The road infrastructure in West Linton, and in particular Main Street, is not capable of supporting further development unless some relief can be afforded.

Any further housing in West Linton should be immediately to the east of Broomlee Crescent and will rely on vehicular linkage between Deanfoot Road and Station Road. Such linkage will offer some relief for Main Street. Any such allocation should be the minimum required to justify the street linkage.

With the above in mind I would only be able to support the allocation of a westerly portion of this site for housing.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Good

Planning and Infrastructure summary

West Linton has experienced significant development pressure in recent years. There are also three allocated housing sites within West Linton. It is therefore considered that no new proposals should be considered in the meantime.

ACCESS: Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists).

EDUCATION: I haven't recalculated Roll Forecasts for size of new school yet but the scale is likely to bring additional pressure that wasn't planned for previously.

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

Site Ref AWEST013

Site name South Robinsland

Proposed usage

Housing

SDA

Rest of Borders

Settlement

West Linton

**Site area
(ha)**

6.3

**Indicative
capacity**

80

PP Status

Excluded

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

This site is a doubtful as there is no requirement for development of this site at present.

Conclusions

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 Borders can be met elsewhere by more appropriate sites.

West Linton has experienced significant development pressure in recent years. There are also three allocated housing sites within the settlement. It is therefore considered that no new proposals should be considered in the meantime.

Site Ref AWEST014**Site name** Extended South Robinsland**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

8.6

Indicative capacity

80

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

FLOODING: The South corner of the site is within 1 in 200yr flood envelope of the Lyne Water. Topographical survey and FRA may be needed to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts and overland flow recommended. Low lying area ground water may be issue.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Site considered during previous local plan inquiry.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref **AWEST014**

Site name Extended South Robinsland

Proposed usage

Housing

SDA

Rest of Borders

Settlement

West Linton

**Site area
(ha)**

8.6

**Indicative
capacity**

80

PP Status

Excluded

Accessibility and sustainability summary

The site is outside development boundary. West Linton has a range of services, facilities and has a potential employment opportunity. The new school will be located in a mainly residential area close to the village centre. No significant earth moving would be required to accommodate development.

ECOLOGY: Biodiversity Risk: Minor

Phase 1 habitat (aerial interpretation) Improved pasture (B4) Field boundaries: remnant hedgerow, , stone dyke, garden ground

Biological records: amphibian, salmonids (buffer), birds, protected species,

Mitigation:

Protect and enhance, boundary features. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1 in 200): Minor part on S boundary

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site is a relatively contained field that would not significantly impact on the visual impact or the visual spread of the settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

An extension to this side of the village would integrate well as it would not elongate the village.

ARCHAEOLOGY: There are archaeological implications. A large number of prehistoric objects have been recovered from fields around West Linton. This indicates that there could be substantial archaeological sites in the area that have not been identified. Some archaeological assessment may therefore be necessary.

HERITAGE & DESIGN: No listed building / conservation area issues.

Site is part of detached fields, with little boundary screening to it adjacent to more recent development, site does not seem to follow current boundaries. Boundary treatments, advance planting etc and crucially a long term vision for the extent of potential LONG TERM development to the SE should form part of any detailed assessment.

Site Ref AWEST014**Site name** Extended South Robinsland**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

8.6

Indicative capacity

80

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Limited landscape features at present with exception of existing hedges and stone walling.**Landscape summary** The Development and Landscape Capacity Study considered the eastern part of this site to be constrained from development.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

ROADS PLANNING: The road infrastructure in West Linton, and in particular Main Street, is not capable of supporting further development unless some relief can be afforded.

Any further housing in West Linton should be immediately to the east of Broomlee Crescent and will rely on vehicular linkage between Deanfoot Road and Station Road. Such linkage will offer some relief for Main Street. Any such allocation should be the minimum required to justify the street linkage.

With the above in mind I would only be able to support the allocation of a westerly portion of this site for housing.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Good

Planning and Infrastructure summary West Linton has experienced significant development pressure in recent years. There are also three allocated housing sites within the settlement. It is therefore considered that no new proposals should be considered in the meantime.

Site Ref **AWEST014****Site name** Extended South Robinsland**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

West Linton

**Site area
(ha)**

8.6

**Indicative
capacity**

80

PP Status

Excluded

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

EDUCATION: I haven't recalculated Roll Forecasts for size of new school yet but the scale is likely to bring additional pressure that wasn't planned for previously.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

This site is a doubtful as there is no requirement for development of this site at present.

Conclusions

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.

Site Ref AWEST015

Site name East of Dryburn Brae

Proposed usage

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

4.8

Indicative capacity

45

PP Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint

Minor

Strategic Development Plan Policy

The site is located in the Northern HMA but is located outwith any of the Strategic Development Areas.

Initial assessment summary

There are no reasons why a further detailed assessment can not be undertaken.

SEPA RESPONSE: Part of this site may be at risk from the Dean Burn. The burn is culverted at the downstream site boundary. As part of the site may be constrained due to flood risk if you intend to take this site forward a FRA should be included as a site requirement.

There may be capacity issues with the SW foul sewer serving West Linton. The Dean Burn should be protected as part of any development. If you intend to take this site forward recommend suitable buffer strip as site requirement.

FLOODING: There is a small burn that flows down Western boundary of the site; this would have to be fully assessed prior to any development proposal. Cut-off drains would also be advisable to manage surface water run-off from the surrounding hills.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Site considered during previous local plan and Local Plan Amendment.

Site Ref AWEST015

Site name East of Dryburn Brae

Proposed usage

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

4.8

Indicative capacity

45

PP Status

Excluded

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is outside the development boundary. West Linton has a range of services, facilities and has a potential employment opportunity. The new school will be located in a mainly residential area close to the village centre.

BIODIVERSITY: Biodiversity Risk: Moderate

Potential drainage connection with Lyne water (River Tweed SAC)

Phase 1 habitat (aerial interpretation) Improved pasture(B4)

Field boundaries: Broad-leaved trees, mixed plantation, stone dykes. Broad-leaved trees in field. Glacial melt-water channel at dean.

Mitigation:

Ensure no significant adverse effects on Lyne water (River Tweed SAC). Protect and enhance boundary features. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site would be acceptable in terms of local impact and integration if planting was established to create a well defined setting and visual containment.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is acceptable in terms of impact and integration.

ARCHAEOLOGY: There are no records for archaeology within the site. There is a moderate potential for unknown archaeology to exist given the number of prehistoric finds from the area.

URBAN DESIGN: Likely access/traffic constraints on development here – West Linton has arguably reached capacity in growth terms to the north-east. An alternative growth area to the south of the current Robinsland expansion, that would include the creation of an additional access route to offset congestion through the centre, offers a more appropriate allocation in the settlement context.

Site Ref AWEST015

Site name East of Dryburn Brae

Proposed usage

Housing

SDA

Rest of Borders

Settlement

West Linton

Site area (ha)

4.8

Indicative capacity

45

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

Adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

Limited landscaping on site. The main landscape feature is the dean on the SW side which is reinforced by structure planting now maturing on SW boundary. There are also a few parkland trees within the site worth retaining and some tree cover along the line of Deanfoot Road. Considerable landscape enhancement required. Area of gently sloping SE facing land above the flat marshy ground that lies to the S of Deanfoot Road. A dean (formerly wooded) with steeper slopes runs inside the SW boundary. There are also slightly steeper grades towards the NW boundary.

Landscape summary

The Landscape Capacity Study considered this area to be marginal for development. It also suggested areas for landscape enhancement within the site.

LANDSCAPE COMMENTS: Development not recommended because site is outwith existing well established settlement boundaries for W Linton. However, the site is south facing and above the flood plain with no major constraints. Given the likely problems of drainage and flood risk from potential expansion areas S and E of W Linton, it may be that this area is the best option for longer term expansion of the settlement.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

The road infrastructure in West Linton, and in particular Main Street, is not capable of supporting further development unless some relief can be afforded. Any further housing in the village should be immediately to the east of Broomlee Crescent and will rely on vehicular linkage between Deanfoot Road and Station Road. Such linkage would offer some relief for Main Street. I am therefore unable to support this particular site.

KP/DJI

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision**Primary school capacity****Secondary school capacity****Right of way****TPOs**

Site Ref **AWEST015**

Site name East of Dryburn Brae

Proposed usage

Housing

SDA

Rest of Borders

Settlement

West Linton

**Site area
(ha)**

4.8

**Indicative
capacity**

45

PP Status

Excluded

Average

Limited

Limited

Not applicable

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists).

West Linton primary school – would probably be acceptable over medium term.

Peebles high school – already projected at, or over capacity, and worsening over medium to longer term. Developer contributions will be sought.

ECONOMIC DEVELOPMENT: Economic Development is still eager to see the land allocated for Employment use, off Deanfoot road, developed. There has been concern raised at the increased traffic this use would generate and due to the steep tortuous route down to here from the A702.

Therefore allocating further land off this road would likely generate objections. We would suggest that there is currently sufficient land allocated for housing in West Linton, but if this was to be allocated then, for the purposes of connectivity, an alternative link to the A702 should be created.

The settlement has already experienced recent growth and has already considerable housing land identified in the Plan, furthermore the settlement is located outwith any of the SDAs and therefore there is limited requirement.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is unacceptable as there is no requirement for a site of this size to be allocated at this time within West Linton. Requirement met elsewhere.

Conclusions

There is limited requirement for a site of this size to be allocated at this time within West Linton, there are other more appropriate sites that are being considered. Development at this location would have a moderate impact on the ecology of the area. The Landscape Capacity Study considered this area to be marginal for development. Roads Planning are unable to support the site. The settlement has experienced recent growth and there is already considerable housing land identified in the Plan, and there is limited SDP requirement.

Site Ref SBWESR00**Site name** Plot 3, Land east of Kirkpark**Proposed usage**
Development Boundary**SDA**
Rest of Borders**Settlement**
Westruther**Site area (ha)**
0.1**Indicative capacity**
1**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located outwith the Eastern Strategic Development Area.

Initial assessment summary

Assessment of flooding from road runoff, blocked culverts or overland flow recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference 07/00114/REM, 06/01223/OUT and 05/01750/OUT: all associated with erection of dwelling houses.**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Poor

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

To access the range of amenities and services that are assessed Lauder (15 minutes) and Earlston (20 minutes) need to be visited. Public transport is very limited and therefore it is almost certain that the private car would need to be used.

Phase 1 habitat (aerial interpretation) Improved pasture B4

Site Ref SBWESR00**Site name** Plot 3, Land east of Kirkpark**Proposed usage**
Development Boundary**SDA**
Rest of Borders**Settlement**
Westruther**Site area (ha)**
0.1**Indicative capacity**
1**PP Status**
Included

Field boundaries: Line of trees and small group of broad-leaved trees
 Mitigation:
 Protect and enhance boundary features.
 Flood Risk (Fluvial 1in 200): No

Proximity of path > 15mts

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Tidying the settlement boundary would provide opportunity for development of an existing infill site.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Tidying the settlement boundary would provide opportunity for development of an existing infill site.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Infill plot with housing unit on one side and access road on the other. Modern development located behind site.

Landscape summary Site is a gap with development on either side and to the rear. Development would infill the gap onto the main road.

Site Ref SBWESR00**Site name** Plot 3, Land east of Kirkpark**Proposed usage**
Development Boundary**SDA**
Rest of Borders**Settlement**
Westruther**Site area (ha)**
0.1**Indicative capacity**
1**PP Status**
Included

Planning and infrastructure assessment

Physical acces/road capacity

No access issues

Near a trunk road? **Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Good

Planning and Infrastructure summary

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.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Tidying of boundary to include one housing plot in a gap left from a affordable housing development.

Conclusions

The proposal put forward is essentially a "tidying" of the settlement boundary to include one housing plot which has not been developed. The planning history shows that an affordable housing development was built, with units on either side.

Site Ref AWESR006**Site name** Plot 3, Land East of Kirkpark, Westruther**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Westruther

Site area (ha)

0.1

Indicative capacity

1

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Site is not located within the Eastern Strategic Development Area.

Initial assessment summary

Assessment of flooding from road runoff, blocked culverts or overland flow recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

07/00114/REM, 06/01223/OUT and 05/01750/OUT: all associated with erection of dwelling houses.

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Poor

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

To access the range of amenities and services that are assessed Lauder (15 minutes) and Earlston (20 minutes) need to be visited. Public transport is very limited and therefore it is almost certain that the private car would need to be used.

Phase 1 habitat (aerial interpretation) Improved pasture B4

Site Ref AWESR006**Site name** Plot 3, Land East of Kirkpark, Westruther**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Westruther

Site area (ha)

0.1

Indicative capacity

1

PP Status

Excluded

Field boundaries: Line of trees and small group of broad-leaved trees

Mitigation:

Protect and enhance boundary features.

Flood Risk (Fluvial 1in 200): No

Proximity of path > 15mts

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

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

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

No built heritage assets. The site has no relationship to the current landscape form and appears to be advanced as essentially a detached single house plot.

There are no archaeological implications.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** This site is the size of a plot between two recently developed sites.**Landscape summary** This site is the size of a plot between two recently developed sites and assuming vehicular access to the back of the plot immediately to the west is accommodated I suggest that this site could be developed on a similar scale to the adjacent properties.

Site Ref AWESR006**Site name** Plot 3, Land East of Kirkpark, Westruther**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Westruther

Site area (ha)

0.1

Indicative capacity

1

PP Status

Excluded

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.

Contaminated land

On/adjacent to site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Average

Planning and Infrastructure summary

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.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Given the nature of the site it is appropriate to allocate a single plot to infill the space between two recently developed plots. Included under site code SBWESR001.

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. Site assessed as settlement boundary amendment - see SBWESR001.

Site Ref AWHIT002**Site name** Heriot Bank Farm, Whitsome**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Whitsome

Site area (ha)

0.7

Indicative capacity

10

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is not located within a Strategic Development Area.

Initial assessment summary

Assessment of flooding from road runoff, blocked culverts or overland flow recommended

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Brownfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

96/504/D (change of use to agricultural)

06/02007/PD (Alterations to form additional office accomodation)

Accessibility and sustainability assessment**Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Whitsome's amenities and services are limited to a post-office/shop and therefore access to services/employment is likely to be located at either Duns (15 minute drive) or Berwick (20 minute drive). This is likely to lead to increased car use because there is limited public transport.

Site Ref AWHIT002**Site name** Heriot Bank Farm, Whitsome**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Whitsome

Site area (ha)

0.7

Indicative capacity

10

PP Status

Excluded

Phase 1 habitat: (aerial interpretation) Built development. Improved pasture B4
 Field boundaries: Line of trees (conifer) and Hedgerow
 Biological records: Red squirrel (2006)
 Mitigation:
 Demolition of existing farm buildings outside of breeding bird season. Possible need for EPS survey.
 Protect and enhance boundary features.
 Flood Risk (Fluvial 1in 200): No

Proximity of path > 15mts

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site comprises a building currently being used for a plant and skip hire business together with the yard to the rear and the northern section of the adjacent field.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

A number of category C(S) listed cottages line the south side of the Main Street. The site is currently in part occupied by modern agricultural buildings which in turn had replaced earlier agricultural buildings. There is an opportunity of re-establishing a street frontage to the site, the "open" edges / boundary treatment to the site will need to be carefully considered as well as the vision for the layout / scale etc.

There are no archaeological implications.

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Site Ref AWHIT002

Site name Heriot Bank Farm, Whitsome

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Whitsome

Site area (ha)

0.7

Indicative capacity

10

PP Status

Excluded

Landscape features The site comprises a building currently being used for a plant and skip hire business together with the yard to the rear and the northern section of the adjacent field.

Landscape summary The building (or at least the façade) which has frontage with the B6437 could potentially be retained and converted into a sympathetic development and with two points of access onto the B6437 it should be possible to create a small development of an appropriate scale to compliment the surrounding residential properties. Further development to the south of this site would be inappropriate.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Would welcome residential development at this location as it would result in the removal of a working agricultural business from within the settlement boundary.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Yes

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Average

Planning and Infrastructure summary Residential development would remove a agricultural business from the settlement boundary. No issues from the assessment criteria.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Better sites to meet identified housing need. Application for conversion under policy G7 is possible in any case.

Conclusions

It is considered that there are better sites available to meet the identified housing need.

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'.

Site Ref AYARR009**Site name** Yarrowford south**Proposed usage**

Housing

SDA

Rest of Borders

Settlement

Yarrowford

Site area (ha)

0.2

Indicative capacity

1

PP Status

Included

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

Site is located outwith any of the Strategic Development Areas and is located within the Southern Housing Market Area.

Initial assessment summary

The south eastern portion of the site falls within the 1:200 flood risk area. The majority of the site is outwith floodrisk.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference96/01566/FUL - Erection of dwellinghouse and stables - Refused
00/00579/OUT - Erection of dwellinghouse - Refused**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is located 10 minutes drivetime from Selkirk which is the nearest settlement. The site sits adjacent the Yarrow Water which is a SAC and SSSI. Mature trees onsite.

Site Ref AYARR009

Site name Yarrowford south

Proposed usage

Housing

SDA

Rest of Borders

Settlement

Yarrowford

Site area (ha)

0.2

Indicative capacity

1

PP Status

Included

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Adjacent to site

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Enclosed site which is well screened.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Category B Broadmeadows East Lodge adjacent to site as well as category C Broadmeadows Bridge. Bowhill Historic Garden and Designed Landscape on opposite side of river.

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study **Landscape features**Boundary Trees enclose site.
Drystone wall at entrance.
Site slopes down towards the River to the south.**Landscape summary** Site located within the Tweed, Ettrick and Yarrow Confluences SLA.**Planning and infrastructure assessment**

Site Ref AYARR009**Site name** Yarrowford south**Proposed usage**
Housing**SDA**
Rest of Borders**Settlement**
Yarrowford**Site area (ha)**
0.2**Indicative capacity**
1**PP Status**
Included**Physical acces/road capacity****Near a trunk road?**

No objections to small scale housing development. There may be a requirement for some improvements to the width of the public road leading to the site.

Contaminated land**HSE consultation****Water supply****Sewerage**

Not applicable

Not applicable

Limited

Limited

Education provision**Primary school capacity****Secondary school capacity****Right of way****TPOs**

Good

Yes

Yes

Not applicable

Not applicable

Land use allocations**If yes, what?****Marketability**

Not applicable

Average

Planning and Infrastructure summary There may be a requirement for some improvements to the width of the public road leading to the site.**Overall assessment****Overall assessment****Summarised conclusion**

Acceptable

The site relates suitably to the existing settlement of Yarrowford and there are no insurmountable constraints found in the assessment.

Conclusions

The site relates suitably to the existing settlement of Yarrowford and there are no insurmountable constraints found in the assessment. It is considered that the site can therefore be incorporated within the village boundary.

Site Ref MCARD006**Site name** North of Horsbrugh Bridge**Proposed usage**

Mixed Use

SDA

Western

Settlement

Cardrona

Site area (ha)

1.9

Indicative capacity

25

PP Status

Included

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

Cardrona is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

River Tweed flows adjacent to site. 1:200 floodrisk on south-eastern portion of site.

SEPA RESPONSE: The Main Issues Reports states that a FRA will be required to inform site layout, design and potential mitigation. We agree with this statement. There are bridges along this reach which could potentially exacerbate flooding.

Waste water from this development would need to connect to Cardrona STW. Pumping maybe required, which may require a network upgrade.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Several planning applications relating to golf course village and commercial, retail and garden centre. Site was considered in previous local plan review and all of site considered during Local Plan Amendment Process.

Accessibility and sustainability assessment**Access to public transport****Access to employment****Access to services****Wider biodiversity impacts****Site aspect****Waverley line contribution required?**

Site Ref MCARD006

Site name North of Horsbrugh Bridge

Proposed usage

Mixed Use

SDA

Western

Settlement

Cardrona

Site area
(ha)

1.9

Indicative
capacity

25

PP Status

Included

Good

Good

Good

Moderate

South



Accessibility and sustainability summary

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.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Located to the south of the A72 and within the Cardrona settlement boundary. River Tweed to South.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

The site integrates well with the rest of the village and is located within the Development Boundary.

Landscape assessment

NSA

Not applicable

AGLV

Adjacent to site

Landscape designation

Minor

General amenity

Average

Altitude >200m?



Height constraint

Minor

Slope >12 degrees?



Slope constraint

Minor

Constrained in Landscape Capacity Study

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

Landscape summary Minimal landscape features on site. Flat site which is partly subject to floodrisk. Opportunity for landscape enhancement.

LANDSCAPE: This site has been subject to previous applications and for this assessment a desktop only survey was carried out. The site is a south facing tract of line

Site Ref MCARD006**Site name** North of Horsburgh Bridge**Proposed usage**

Mixed Use

SDA

Western

Settlement

Cardrona

Site area (ha)

1.9

Indicative capacity

25

PP Status

Included

located immediately to the rear of the residential properties which front onto the A72 immediately to the west of the Cardrona junction. The land is at a lower level than the adjacent housing so receives a degree of screening from these properties but remains relatively visible from the A72 (from either direction) and is highly visible when exiting Cardrona village onto the A72. Structure planting to the west would help set any development in this location into the wider landscape and prevent the development coalescing with the hotel development immediately to the west.

Planning and infrastructure assessment

Physical acces/road capacity

Further consultation required.

Near a trunk road? **Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary

Site located within Development Boundary and can come forward at present at infill development.

EDUCATION: Developer Contributions requested from all sites towards Peebles High School and appropriate non-denominational Primary School.

Scottish Water: There is probably no sewer infrastructure that this site could drain to without pumping. The nearest Wastewater Treatment asset is a small septic tank that serves the original housing at Horsburgh Ford. This would not be suitable to service this additional housing. However, given the relatively small number this could probably be served at Cardrona WwTW if the flows were pumped to the Cardrona network a short distance away.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Site is an acceptable site as it sits within the development boundary and has already had previous approvals onsite. Opportunity for landscape enhancement.

Site Ref MCARD006**Site name** North of Horsbrugh Bridge**Proposed usage**

Mixed Use

SDA

Western

Settlement

Cardrona

**Site area
(ha)**

1.9

**Indicative
capacity**

25

PP Status

Included

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 Ref MCARD007**Site name** South of Horsbrugh Bridge**Proposed usage**

Mixed Use

SDA

Western

Settlement

Cardrona

Site area (ha)

1.6

Indicative capacity

5

PP Status

Included

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

Cardrona is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

River Tweed flows adjacent to site. 1:200 floodrisk on large part of site. Flood risk assessment required.

SEPA RESPONSE: The majority of this site is at serious risk of flooding. The fact that the site has planning permission should not be used as a presumption in favour of future development potential. We recommend that the precautionary principle is applied and the site not allocated. The site is bounded on 2 sides by watercourses (R Tweed 5204 to west and small trib to south). Development should seek to protect and enhance these watercourses and ensure there are appropriate buffers between development and the watercourse. SEPA has a policy against culverting for land gain which would apply here. Would need to connect to Cardrona STW for foul drainage which may require pumping from here so network may require upgrading.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Brownfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Several planning applications relating to golf course village and commercial and housing. Part of site was considered in previous local plan review.

Site Ref MCARD007

Site name South of Horsbrugh Bridge

Proposed usage

Mixed Use

SDA

Western

Settlement

Cardrona

Site area (ha)

1.6

Indicative capacity

5

PP Status

Included

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

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.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

On site

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

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.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

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.

Landscape assessment

NSA

Not applicable

AGLV

Adjacent to site

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Site Ref MCARD007**Site name** South of Horsbrugh Bridge**Proposed usage**

Mixed Use

SDA

Western

Settlement

Cardrona

Site area (ha)

1.6

Indicative capacity

5

PP Status

Included

Landscape features Mature trees on site. Situated on banks of River Tweed. Large part of site within flood risk zone.**Landscape summary** 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? **Contaminated land**

Not applicable

HSE consultation

On/adjacent to site

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary Site located within Development Boundary. 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.

EDUCATION: Developer Contributions requested from all sites towards Peebles High School and appropriate non-denominational Primary School.

Scottish Water: Again this could probably be served by Cardrona WwTW but would not reach the works by gravity so would require to be pumped.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

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. Site has been subject to previous planning applications for development.

Conclusions

Site Ref MCARD007**Site name** South of Horsbrugh Bridge**Proposed usage**

Mixed Use

SDA

Western

Settlement

Cardrona

**Site area
(ha)**

1.6

**Indicative
capacity**

5

PP Status

Included

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 Ref MCARD004

Site name West Cardrona

Proposed usage

Mixed Use

SDA

Western

Settlement

Cardrona

Site area (ha)

6.9

Indicative capacity

30

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Cardrona is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

No initial constraints on site. Cardrona is part of Western Strategic Development Area.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Various applications from the 1990's relating to the golf course village development. Application 07/01963/ful submitted for 22 houses and childrens nursery although later withdrawn. Enlarged site considered during previous local plan review.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY OFFICER:Biodiversity Risk: Moderate
 Phase 1 habitat (aerial interpretation) Improved pasture (B4), coniferous plantation shelter belts (A1.2.2) , mixed broad-leaved plantation (A1.3.2)
 Field boundaries: Hedgerows, garden ground

Site Ref MCARD004**Site name** West Cardrona**Proposed usage**

Mixed Use

SDA

Western

Settlement

Cardrona

Site area (ha)

6.9

Indicative capacity

30

PP Status

Excluded

Biological records:

Mitigation:

Potential EPS survey required (broad-leaved plantation trees)

Protect and enhance boundary features and in field –protect plantation trees, hedgerows, field margins. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

The site is outside 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. Proximity of River Tweed SAC/SSSI. Trees on boundary.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

On edge of settlement although on the opposite side of the B7062 which appears to be the natural extent of the settlement.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There is archaeological potential within this LDP site. The southern corner of the site contains evidence for possible prehistoric settlement enclosures. The northern corner is within 20 m of a Scheduled standing stone. Both sites point to the probability that prehistoric archaeology will exist within the LDP. Archaeological evaluation (including geophysical survey) and excavation will be necessary prior to development. The developer will also need to show that the development clearly outweighs the significance of the archaeology as per policy N15. Depending on the nature of any proposed development, there could also be a setting impact on the Scheduled standing stone north of the LDP, and early discussions with Historic Scotland will be essential.

HERITAGE & DESIGN: Significant intrusion into the landscape, cutting across long established landscape features. Limited impact on the setting of listed buildings at Cardrona Mains.

The site does not integrate well with the rest of the village particularly as the B7062 defines a strong boundary to the settlement. The site faces north.

Site Ref MCARD004

Site name West Cardrona

Proposed usage

Mixed Use

SDA

Western

Settlement

Cardrona

Site area (ha)

6.9

Indicative capacity

30

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Moderate

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study **Landscape features** Tree belt and grouping of trees to the south.**Landscape summary** The site is doubtful as it sits to the south of the B road which is a strong boundary for the settlement. It is likely to be prominent from the A72.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

ROADS PLANNING: I have no objections in principle to this land being zoned for development. Direct vehicular access to the B7062 is acceptable for the westerly and easterly portion of the site, but, in terms of junction visibility and level constraints, no access is possible to the B7062 east of the Cardrona Mains junction round the inside of the bend. The B7062 carriageway will have to have a minimum width of 6m with a roadside footway, lighting and a 30 mph speed limit will be required. Proper integration with the existing settlement is required and so a street feel to the B7062 needs to be created.

Contaminated land

Not applicable

HSE consultation

On/adjacent to site

Water supply

Yes

Sewerage

No

Education provision

Poor

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary

ECONOMIC DEVELOPMENT: It is not possible to be clear on what form of mixed development is planned. From an employment perspective, the land is not ideal to develop due to the steep slopes and any form would be convoluted with extensive cut and fill and spoil, what is currently, attractive countryside. In addition the SW boundary would be unrealistic and should follow contours or a natural land form, not a straight line.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed.

Site Ref MCARD004**Site name** West Cardrona**Proposed usage**

Mixed Use

SDA

Western

Settlement

Cardrona

**Site area
(ha)**

6.9

**Indicative
capacity**

30

PP Status

Excluded

There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints.

ACCESS: need here to have safe pedestrian/cycle/horse links onto the established Tweed Trails routes and candidate core path 180.

EDUCATION: Developer Contributions requested from all sites towards Peebles High School and appropriate non-denominational Primary School.

The settlement of Cardrona has seen significant development over recent years including two housing allocations within the adopted local plan. Potential for nursery to be sited within the Development Boundary. Over half of the site sits within the middle and outer zone of a hazardous pipeline.

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.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is unacceptable as it is constrained due to landscape and archaeology. There is limited SESplan requirement.

Conclusions

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.

Site Ref MCARD005**Site name** Hotel, Leisure and Holiday Restort**Proposed usage**

Mixed Use

SDA

Western

Settlement

Cardrona

Site area (ha)

15.8

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

1:100

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

Cardrona is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

River Tweed flows adjacent to site. 1:100 floodrisk on edges of site. Site submitted for mixed use - extension of hotel including new sports and conference facilities, time share holiday homes, activity centre and modification to Cardrona Golf Course.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Part of the site to the north west was considered in previous local plan review and all of site considered during Local Plan Amendment Process. Several planning applications relating to golf course village and commercial, retail and garden centre.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Site Ref MCARD005

Site name Hotel, Leisure and Holiday Restort

Proposed usage

Mixed Use

SDA

Western

Settlement

Cardrona

Site area (ha)

15.8

Indicative capacity

0

PP Status

Excluded

Accessibility and sustainability summary

ECOLOGY:Biodiversity Risk: Moderate
Adjacent to River Tweed SAC/SSSI on S boundary.
Phase 1 habitat (aerial interpretation) Amenity grassland (Golf course) (J1.2) Improved pasture (B4), dense scrub (A2.1)
Field boundaries: adjacent to dismantled railway on S boundary
Biological records:Protected species
Mitigation:
Potential EPS survey protected required.
Protect and enhance boundary features and in field –protect plantation trees, hedgerows, field margins. Site clearance outside breeding bird season.
Flood Risk (Fluvial 1in 200): No

The site sits largely outside 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.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

On site/adjacent to site

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

On edge of settlement. Large site which focuses on the River Tweed and Scheduled Ancient Monuments. Kailzie HGDL on opposite side of river.

Impact on open space

Medium

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY:The proposed LDP borders on the Scheduled Monument of Horsburgh Castle, and for this reason I do not feel I can support this LDP site. There have also been some archaeological discoveries made in the vicinity. Were this LDP site go forward, some archaeological assessment will be necessary. Furthermore, depending on the nature of development there could be setting impacts on the Scheduled site of Horsburgh Castle.

Heritage & Design: Significant intrusion into the landscape and in particular impacting on the setting of the Scheduled Monument at Horsburgh Castle

Landscape assessment

NSA

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Site Ref MCARD005**Site name** Hotel, Leisure and Holiday Restort**Proposed usage**

Mixed Use

SDA

Western

Settlement

Cardrona

Site area (ha)

15.8

Indicative capacity

0

PP Status

Excluded

Constrained in Landscape Capacity Study **Landscape features** The River Tweed flows adjacent the site, groups of trees, golf course and the Cardrona hotel.**Landscape summary** The site is unacceptable as it sits very prominent from the A72. Development at this location would result in a loss of green space. Development here would considerably enlarge the settlement of Cardrona and would negatively impact on its setting.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

ROADS PLANNING: I am able to offer my support for this allocation.

A new vehicular access to the A72 is possible to the east of the site by way of a right hand turn lane type junction. Linkage through the existing hotel grounds needs to be carefully considered as proper connectivity to the roundabout is required.

Contaminated land**HSE consultation****Water supply****Sewerage**

On site

Not applicable

Yes

No

Education provision**Primary school capacity****Secondary school capacity****Right of way****TPOs**

Poor

Limited

Limited

On/adjacent to site

Not applicable

Land use allocations**If yes, what?****Marketability**

Not applicable

Good

Planning and Infrastructure summary The settlement of Cardrona has seen significant development over recent years included two housing allocations within the adopted local plan.

ECONOMIC DEVELOPMENT:It is not possible to be clear on what form of mixed development is planned. It would seem most appropriate to determine any proposals for this land through the normal process of submitting a planning application, determined against existing policies. We do not consider that a rural site such as this needs to be allocated in the Local Plan as a specific proposal. From an employment perspective, it is not an ideal site being somewhat remote from a settlement and would likely be visually intrusive and not likely to be cost effective in terms of servicing.

CONTAMINATED LAND: The site housed a quarry (possibly infilled) and a farm steading. The site is brownfield land and its historic uses may present development constraints.

Site Ref MCARD005**Site name** Hotel, Leisure and Holiday Restort**Proposed usage**

Mixed Use

SDA

Western

Settlement

Cardrona

**Site area
(ha)**

15.8

**Indicative
capacity**

0

PP Status

Excluded

ACCESS: Adjacent to/overlaps with CP178, strategic off-road multi-use path linking Peebles, Cardrona and Glentress. Buffer zone and connectivity required.

EDUCATION: Developer Contributions requested from all sites towards Peebles High School and appropriate non-denominational Primary School.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is unacceptable as it is constrained due to Ancient Monument, landscape and archaeology. No support from Roads Planning.

Conclusions

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.

Site Ref RINNE001**Site name** Former Gas Works**Proposed usage**
Redevelopment**SDA**
Western**Settlement**
Innerleithen**Site area (ha)**
0.1**Indicative capacity**
0**PP Status**
Included**Initial assessment****Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Moderate**Strategic Development Plan Policy**

The site is located within the Western Strategic Development Area as set out within the SESplan.

Initial assessment summary

This is a previously developed site which is located within an area of flood risk. The issue of flood risk will therefore require further consideration during the process of any planning application.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Brownfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference N/A**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Brownfield site located within the Development Boundary.

Site Ref RINNE001**Site name** Former Gas Works**Proposed usage**

Redevelopment

SDA

Western

Settlement

Innerleithen

Site area (ha)

0.1

Indicative capacity

0

PP Status

Included

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site enclosed by fence and currently very over grown.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Site enclosed by fence and currently very over grown. Archaeology point on/adjacent site.

Landscape assessment**NSA**

Not applicable

AGLV

Adjacent to site

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Site currently overgrown.**Landscape summary** Site currently overgrown. The Leithen Water flows to the west of the site. There are no significant landscape constraints. Potential for enhancement.**Planning and infrastructure assessment****Physical acces/road capacity**

Further consultation required.

Near a trunk road?

Site Ref RINNE001**Site name** Former Gas Works**Proposed usage**

Redevelopment

SDA

Western

Settlement

Innerleithen

Site area (ha)

0.1

Indicative capacity

0

PP Status

Included

Contaminated land

On/adjacent to site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations**If yes, what?****Marketability**

Average

Planning and Infrastructure summary

The site is the site of the former gas works. The site is already located within the Innerleithen Development Boundary.

Overall assessment**Overall assessment****Summarised conclusion****Conclusions**

This is a previously developed site which is located within an area of flood risk. The issue of flood risk will therefore require further consideration during the process of any planning application.

Site Ref AINNE007

Site name Upper Kirklands

Proposed usage

Housing

SDA

Western

Settlement

Innerleithen

Site area (ha)

35.9

Indicative capacity

250

PP Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?



International/national designation constraint

Minor

Strategic Development Plan Policy

Innerleithen is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

No initial constraints on site. Innerleithen is part of Western Strategic Development Area and is served by a number of buses.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Site at this location considered during Local Plan Inquiry and the the previous Local Plan Amendment Examination. A part of the site is identified within the Consolidated Local Plan for potential longer term development site SINNE001.

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?



Accessibility and sustainability summary

Access to site would be through allocated T16B Site. Public transport would also be good from settlement centre. Reasonable pedestrian access available. It would have good access to employment sites within Innerleithen. Access to site would be through allocated T16B Site. Public transport would also be good from settlement centre. Reasonable pedestrian access available. It would have good access to employment sites within Innerleithen as a whole. However with the extent of the site, the

Site Ref AINNE007**Site name** Upper Kirklands**Proposed usage**

Housing

SDA

Western

Settlement

Innerleithen

Site area (ha)

35.9

Indicative capacity

250

PP Status

Excluded

site becomes increasingly further away from the settlement centre.
 ECOLOGY: Moderate
 Drainage into Tweed SAC. Protection of boundary features, dykes, mature trees.
 R Tweed SAC 100m+ to E (Leithen water)
 Cairlee Hill LWS 100m W. SSNWI Farmland & parkland, Planted broadleaf

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

These slopes create containment and definition for the settlement, which is almost "squeezed" between the prominent hills of Caerlee and Pirn - development up the slopes would diminish this form. The hill slopes are visible from the elevated viewpoints on the hill summits, as well as from within the town and approach roads. The site is extremely visible from the Golf Course.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

It is considered that development on this site would impact negatively on the surrounding area.

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Moderate

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study

Landscape features East facing slopes which are generally grazed. Prominent head dyke where there is a pronounced change of gradient.

Landscape summary Site is constrained within the Development and Landscape Capacity Study. It is considered that development of this site would result in unacceptable encroachment further up the hill which would negatively impact on the settlement.

Site Ref AINNE007

Site name Upper Kirklands

Proposed usage

Housing

SDA

Western

Settlement

Innerleithen

Site area (ha)

35.9

Indicative capacity

250

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity

Further consultation with Roads Planning required.

Near a trunk road? **Contaminated land**

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary

SESplan requirement can be met without the development of this substantial site. There are currently allocated housing sites within the settlement adjacent to this and to which this site would be accessed through awaiting development.

ACCESS:

Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists).

EDUCATION:

St Ronan's primary school – currently projected near, or over, capacity in future years. Developer contributions for each development will be sought.

Peebles – This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is unacceptable as it is too large and its development would result in impacting negatively on the settlement. Site is constrained in the D&LC study.

Conclusions

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

Site Ref AINNE007**Site name** Upper Kirklands**Proposed usage**

Housing

SDA

Western

Settlement

Innerleithen

**Site area
(ha)**

35.9

**Indicative
capacity**

250

PP Status

Excluded

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".

Site Ref APEEB021**Site name** Housing south of South Park**Proposed usage**
Housing**SDA**
Western**Settlement**
Peebles**Site area (ha)**
2.4**Indicative capacity**
50**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

No initial constraints on site. Peebles is part of Western Development Area and is served by a number of buses.

FLOODING: Blocked grill on Edderston Burn could flood east strip of site. May be possibility for the east corner of the site to be affected. Scope for ground raising. The channel up-stream from grill will be required to be kept clear and maintained, and free from build-up of silt. Machine access to this overflow and channel **MUST** be maintained to allow for future cleaning and maintenance.

SEPA RESPONSE: Request a flood risk assessment and a a buffer strip to be included as site requirements. As well as no built development should take place on the functional flood plain or over existing culverts.

SEPA RESPONSE TO MIR: The Main Issues Reports states that a FRA will be required to inform site layout, design and potential mitigation. No built development should take place on functional floodplain or over existing culverts (this should include proposed culverts as well). Also, the channel upstream from grill will be required to be kept clear and maintained. We agree with these statements. A small watercourse (identified as a diversion channel) flows along the eastern perimeter of the site. The Edderston Burn flows in an north-easterly direction to the south of the site. These two are linked. The downstream culvert may also require consideration. The small watercourse that runs along the eastern edge of the site should be safeguarded. The opportunity should be taken to enhance the watercourse as a feature of the development, and any engineering works such as culverting prohibited. As this site is currently identified as a preferred option we request that a buffer strip is included as a site requirement to help achieve the objectives of the RBMP. Clarification should be sought from Scottish Water regarding capacity at Peebles STW.

Site Ref APEEB021**Site name** Housing south of South Park**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

2.4

Indicative capacity

50

PP Status

Included

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Application withdrawn 10/00169/FUL - Change of use from Agricultural land to form Employment Land and construction of new access road and services - on part of site.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is just outside Peebles settlement boundary. Peebles has a wide range of services, facilities and as well as employment opportunities. The site is adjacent an allocated employment site and near a safeguarded employment site.

Biodiversity Risk: Minor

Interim Phase 1 habitat data: Improved grassland B4.

Field boundaries: Hedgerow and hedge line trees.

Connectivity: adjacent to Marshy grassland B5 to north and Local Wildlife Site (South Park Wood) 140m north.

River Tweed SAC/SSSI 220m to north, no obvious drainage linkage.

Mitigation: Protect boundary features/trees

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Site Ref APEEB021

Site name Housing south of South Park

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

2.4

Indicative capacity

50

PP Status

Included

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The enclosed and relatively contained character of these fields are strongly influenced by the adjacent settlement to which they are orientated, and by which they are partially contained.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Extension at this location would fit in with the settlement.

ARCHAEOLOGY: (Comments on enlarged site) There are no immediate archaeological implications. However it should be noted that there have been several finds from the vicinity of the site including a Roman brooch and two Bronze Age axes. There are also a number of cropmarks immediately to the south of the site which may extend into the LPA boundary. Archaeological investigation may be necessary ahead of development.

Landscape assessment

NSA

Not applicable

AGLV

Adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Some trees on site though further landscape enhancement would be required including outwith site.

Landscape summary The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site.

Planning and infrastructure assessment

Physical acces/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

Site Ref APEEB021

Site name Housing south of South Park

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

2.4

Indicative capacity

50

PP Status

Included

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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

EDUCATION: This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward. Also this will increase pressure for requirement for additional primary school south of the river.

ACCESS: Core Path 144 appears to run adjacent to this site. If affected it should be integrated and retained to the satisfaction of C + H.

ENVIRONMENTAL HEALTH: There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints.

SCOTTISH WATER: Peebles Wastewater Treatment Works is currently at capacity. Any further development within this catchment would most likely require additional treatment capacity to be created at the works.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is Acceptable as an extension at this location was indicated within the D&LC study and Roads Planning can support this site within the LDP.

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 Ref APEEB041**Site name** Violet Bank II**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

1.7

Indicative capacity

25

PP Status

Included

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOODING COMMENTS RELATING TO SITE APEEB033: Almost 70% site within 1 in 200yr flood envelope of Eddleston Water. The JBA Flood Risk Assessment in April 2008 for the Eddleston Water predicts an approximate level of about 164m AOD for a 1in 200yr flood in this vicinity. Any development in this area would need to have Finished Floor Levels about 600mm above predicted level. The adjacent site had to amend the layout to locate properties outwith the flood envelope. Assessment of flooding from road runoff, blocked culverts or overland flow recommended. There is also a risk of high water tables in the east corner of the site. Low lying area ground water may be issue.

SEPA MIR COMMENTS: [Site boundary has been re-drawn since these comments were submitted.] The Main Issues Reports states that a FRA will be required to inform the development of the site. This area is important for flood storage downstream. Site will likely be heavily constrained due to flood risk. We recommend that the precautionary principle is applied and the site not allocated. There are watercourses to the north and south of the site running into the Eddleston Water. These need to be protected and enhanced where possible and appropriate buffers provided to any development. SEPA has a policy against culverting for land gain which would apply here. Tweed Forum have options for improvement and protection which may be of use here. Clarification should be sought from Scottish Water regarding capacity at Peebles STW.

This site was considered at the previous Local Plan Inquiry and was rejected by the Reporter. A smaller part of the site was also considered during the LPA process. Whilst the entire site has been submitted for consideration not all of the land is proposed to be developed. Peebles is part of Western Development Area and is served by a number of buses.

Site Ref APEEB041

Site name Violet Bank II

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

1.7

Indicative capacity

25

PP Status

Included

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Considered at previous Local Plan Inquiry. Part of site also taken in by planning application 10/01474/FUL on adjacent housing site.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

Site boundary has been redrawn and it is not intended that development will take place within the floodrisk area. The site is just outside the Peebles development boundary. The site has good access to local employment, services and facilities in the settlement.

ECOLOGY COMMENTS RELATING TO LARGER SITE APEEB033: Biodiversity Risk: Major
River Tweed SAC on E boundary. Most of site within 1 in 200yr flood risk area-functional flood plain
Phase 1 habitat (aerial interpretation) Improved field (B4), unimproved acid grassland (B1.1)

Field boundaries: Hedgeline trees, remnant hedgerow

Biological records: bird records, salmonids and lamprey associated with River Tweed SAC

Mitigation:

Avoid adverse effect on integrity of River Tweed SAC. Protect and enhance boundary features. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): Yes

Local impact and integration assessment**Conservation area****Scheduled Ancient Monument****Garden and designed landscape****Ancient woodland inventory**

Site Ref APEEB041

Site name Violet Bank II

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area
(ha)

1.7

Indicative
capacity

25

PP Status

Included

Not applicable

Not applicable

Not applicable

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is located on low lying field on the valley floor. Relatively prominent site particularly from the A703. The development of this site would allow for an opportunity to finish the landscaping off at the settlement boundary.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

It is considered that there would be minimal impact on the surrounding area and that the site would integrate well into its surroundings.

Landscape assessment

NSA

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

The site sits on the valley floor to the north of the settlement. The Eddleston 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.

Landscape summary

With the allocation of the adjacent site TP200, this site would allow to enhance the settlement edge with new landscaping. The openness of the valley floor contributes to the setting of the town. The proposal brought forward does not propose to develop within the area at risk of flooding. This is a reduced site of that brought forward by the contributor.

LANDSCAPE COMMENTS ON SITE APEEB033: The site is immediately east of the allocated site TP200, which is the subject of a current application. The majority of APEEB033 is within the flood plain of the Eddleston Water and as such is not suitable for development as it is prone to flooding. However discussions (see C Miller or A Millar for further detail) relating to the TP200 have proposed that a triangular wedge at the northwest end of this site, outwith the 200 yr flood zone, could be a potential extension to TP200 (see attached plan), with the remainder of APEEB033 being planted for the dual purpose of providing an area of amenity grassland/woodland while remaining available for flood relief for the Eddleston Water.

I would therefore recommend that only the northwestern most part of the site is zoned for housing.

Planning and infrastructure assessment

Site Ref APEEB041

Site name Violet Bank II

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

1.7

Indicative capacity

25

PP Status

Included

Physical access/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.

Contaminated land

HSE consultation

Water supply

Sewerage

Adjacent to site

Not applicable

Yes

No

Education provision

Primary school capacity

Secondary school capacity

Right of way

TPOs

Average

Limited

Limited

Adjacent to site

Not applicable

Land use allocations

If yes, what?

Marketability

Adjacent to site

H3 - Land Use Allocations

Good

Planning and Infrastructure summary

ACCESS: A dismantled railway runs along the E edge of the site. This should be enhanced as a strategic multi-use link. Currently the subject of a feasibility study.

EDUCATION:

This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed.

There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints.

SCOTTISH WATER: Peebles Wastewater Treatment Works is currently at capacity. Any further development within this catchment would most likely require additional treatment capacity to be created at the works.

Overall assessment

Overall assessment

Summarised conclusion

Site Ref APEEB041**Site name** Violet Bank II**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

**Site area
(ha)**

1.7

**Indicative
capacity**

25

PP Status

Included

Acceptable

The site is Acceptable as it is not intended that development will take place within the area affected by flooding. The site will also assist in an opportunity to enhance and enclose the settlement boundary at this location.

Conclusions

There are issues relating to the roads infrastructure but it is considered that these can be resolved. 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 Ref SPEEB003**Site name** South West of Whitehaugh**Proposed usage**
Long Term Housing**SDA**
Western**Settlement**
Peebles**Site area (ha)**
4.5**Indicative capacity**
110**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

No initial constraints on site.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference 99/00269/FUL - new house (on part of site)**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**The site is just outside Peebles settlement boundary. Peebles has a wide range of services, facilities and employment opportunities.
ECOLOGY: Minor
Trees on boundary/ buffer areas
R Tweed SAC 110m to S

Site Ref SPEEB003**Site name** South West of Whitehaugh**Proposed usage**

Long Term Housing

SDA

Western

Settlement

Peebles

Site area (ha)

4.5

Indicative capacity

110

PP Status

Included

SSNWI-Farm & parkland Planted Broad-leaf

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This area contributes to the local setting of the immediate adjacent development, but not significantly to the wider setting of the town.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

An extension at this location would integrate well within the enclosed landscaping.

ARCHAEOLOGY: Close to site of SAM (Dark Age Enclosure) – Possible Dark Age Settlement in area – mitigation required (evaluation – trial trenches).

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Some tree belts and heges on/adjacent site but these would require enhancing.**Landscape summary** The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site. LANDSCAPE: Part of an AGLV and enclosed by mature trees and woodland but does seem to fit into existing settlement pattern. Subject to effective buffer zones to protect the existing woodland framework, I do not see any major constraints.**Planning and infrastructure assessment**

Site Ref SPEEB003**Site name** South West of Whitehaugh**Proposed usage**

Long Term Housing

SDA

Western

Settlement

Peebles

Site area (ha)

4.5

Indicative capacity

110

PP Status

Included

Physical acces/road capacity**Near a trunk road?**

In terms of connectivity and dispersion of traffic, the allocation of this land for housing should only be on the basis that a vehicular link is achievable between the end of Glen Road and Kingsmeadows Road via the Whitehaugh land. This may be possible via the roundabout at the end of Whitehaugh Park or less desirably via the land to the east of Whitehaugh Park. Further connectivity with adjacent streets for walking and cycling should be explored.

The upgrading of the tortuous length of Glen Road adjacent to Forest View is strongly recommended.

The Local Plan Process has confirmed the need for a new road bridge over the Tweed to serve residential development sites over and above those identified in the Finalised Local Plan and it goes without saying that developer contributions will be sought in this respect.

A street layout compliant with the concepts of PAN 76 on 'New Residential Streets' will be expected. This document promotes good connectivity for all transport modes and natural calming of traffic speeds through an informal roads layout.

A Transport Assessment will help determine the extent of adjustments required to the road infrastructure to ensure adequate access means and sustainable transport provision. The site developer will be expected to pay for or contribute towards the cost of identified off-site transport work required as a result of the development of the site and/or the cumulative effect of development in the town.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Good

Planning and Infrastructure summary**ACCESS**

Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists). Links to the Core Paths to be created and amenity maintained and enhanced.

EDUCATION

Priorsford primary school – already projected well over capacity. Developer contributions will be sought.

Halyrude primary school – projected at, or over, capacity in short to medium term. Developer contributions currently being sought.

Longer term may be acceptable. Currently expected to relocate to existing Kingsland ps site.

* If further development within Peebles is considered, then an additional school site may be required.

Peebles high school – already projected at, or over capacity, and worsening over medium to longer term. Developer contributions will be sought.

Site Ref SPEEB003**Site name** South West of Whitehaugh**Proposed usage**

Long Term Housing

SDA

Western

Settlement

Peebles

**Site area
(ha)**

4.5

**Indicative
capacity**

110

PP Status

Included

Overall assessment**Overall assessment**

Acceptable

Summarised conclusion

Site is Acceptable as it was identified in D&LC study, would allow improved connectivity in and around settlement. South facing and minor impact on biodiversity. Reporter recommendation.

Conclusions

This site is an acceptable site for development but 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 Ref SPEEB004**Site name** North West of Hogbridge**Proposed usage**
Long Term Housing**SDA**
Western**Settlement**
Peebles**Site area (ha)**
0.0**Indicative capacity**
70**PP Status**
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

No initial constraints on site.
 SEPA comment from Local Plan Amendment stage: The site is on the boundary of the flood envelope for the Cut Burn, and may also be at risk from a smaller drain to the south of the site. The majority of the site will be developable, however, a Flood Risk Assessment is recommended to inform site layout and mitigation.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference N/A**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?

Site Ref SPEEB004**Site name** North West of Hogbridge**Proposed usage**

Long Term Housing

SDA

Western

Settlement

Peebles

Site area (ha)

0.0

Indicative capacity

70

PP Status

Included

Accessibility and sustainability summary

The site is just outside Peebles settlement boundary. Peebles has a wide range of services, facilities and employment opportunities.
 ECOLOGY: Moderate
 Drainage to R Tweed SAC. Trees on boundary/ buffer areas
 R Tweed SAC 160m to S. Drainage via The Cut
 Hoggbridge wood Natural Heritage Site on S boundary

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This area contributes to the local setting of the immediate adjacent development, but not significantly to the wider setting of the town.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

An extension at this location would integrate well within the enclosed landscaping.
 ARCHAEOLOGY: Close to site of SAM (Dark Age Enclosure) – Possible Dark Age Settlement in area – mitigation required (evaluation – trial trenches).

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Some tree belts and heges on/adjacent site but these would require enhancing.

Landscape summary The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site.
 LANDSCAPE: Enclosed by mature trees and woodland but does seem to fit into existing settlement pattern. Subject to effective buffer zones to protect the existing woodland framework, no major constraints.

Site Ref SPEEB004

Site name North West of Hogbridge

Proposed usage

Long Term Housing

SDA

Western

Settlement

Peebles

Site area (ha)

0.0

Indicative capacity

70

PP Status

Included

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

In terms of connectivity and dispersion of traffic, the allocation of this land for housing should only be on the basis that a vehicular link is achievable between the end of Glen Road and Kingsmeadows Road via the Whitehaugh land. This may be possible via the roundabout at the end of Whitehaugh Park or less desirably via the land to the east of Whitehaugh Park. Further connectivity with adjacent streets for walking and cycling should be explored.

The upgrading of the tortuous length of Glen Road adjacent to Forest View is strongly recommended.

The Local Plan Process has confirmed the need for a new road bridge over the Tweed to serve residential development sites over and above those identified in the Finalised Local Plan and it goes without saying that developer contributions will be sought in this respect.

A street layout compliant with the concepts of PAN 76 on 'New Residential Streets' will be expected. This document promotes good connectivity for all transport modes and natural calming of traffic speeds through an informal roads layout.

A Transport Assessment will help determine the extent of adjustments required to the road infrastructure to ensure adequate access means and sustainable transport provision. The site developer will be expected to pay for or contribute towards the cost of identified off-site transport work required as a result of the development of the site and/or the cumulative effect of development in the town.

DJI

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOsOn/adjacent to sit
^**Land use allocations**

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary**ACCESS**

Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists). Links to the Core Paths to be created and amenity maintained and enhanced.

EDUCATION

Priorsford primary school – already projected well over capacity. Developer contributions will be sought.
Halyrude primary school – projected at, or over, capacity in short to medium term. Developer contributions currently being sought.
Longer term may be acceptable. Currently expected to relocate to existing Kingsland ps site.

Site Ref SPEEB004**Site name** North West of Hogbridge**Proposed usage**

Long Term Housing

SDA

Western

Settlement

Peebles

**Site area
(ha)**

0.0

**Indicative
capacity**

70

PP Status

Included

* If further development within Peebles is considered, then an additional school site may be required.

Peebles high school – already projected at, or over capacity, and worsening over medium to longer term. Developer contributions will be sought.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Site is acceptable as it was identified in the D&LC study and can be supported by Roads Planning. Reporter recommendation.

Conclusions

This site is an acceptable site for development but consideration should be given to the design of the overall site to take account of the ESA and the TPOs on site. 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. This site will also benefit from solar gain. A flood risk assessment will be required. Enhancement of the footpath will also be required. 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 Ref BPEEB005**Site name** Eshiels Holdings**Proposed usage**
Employment**SDA**
Western**Settlement**
Peebles**Site area (ha)**
43.6**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Western Strategic Development Area.

Initial assessment summary

FLOODING: Linn Burn < 3 Sq Km no flood envelope. May be flood issues along edge of burn to north east of site, FRA may be needed. Assessment of flooding from road runoff, blocked culverts or overland flow recommended.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Most recent - 09/01051/FUL - Erection of Dwellinghouse - Withdrawn.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY: Biodiversity Risk: Moderate
 Phase 1 habitat: (aerial interpretation) Improved grassland (B4), Hedgerow/hedge line trees.
 Field boundaries: Ancient woodland (western boundary) and community woodland, trees and hedgerow which also features on OS 1st edition maps.

Site Ref BPEEB005

Site name Eshiels Holdings

Proposed usage

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

43.6

Indicative capacity

0

PP Status

Excluded

Biological records: protected species, barn owl, red squirrel
 Mitigation: Site clearance outside breeding bird season. Possible need for EPS survey survey and mitigation.
 Protect and enhance boundary features
 Flood Risk(Fluvial 1 in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Not applicable

Ancient woodland inventory

Adjacent to site

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Substantial size of site which slopes down towards the south east.
 Limited ability to integrate with the Eshiels area.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are archaeological implications for this proposal. The entire area is one of archaeological sensitivity. However, the boundary partially coincides with a Scheduled Monument (Eshiels Roman Temporary Camp) and because of this I do not feel I can support this LDP site. In addition to the camp, there have been features known as 'ring ditches' appearing as cropmarks on aerial photos. These typically relate to prehistoric burials. Cropmarks in adjacent fields have also been seen. These indicate an elevated potential for buried archaeology in this area. The LDP also covers the site of a suspected medieval tower house at Smithfield. A Roman road is also suspected to run through the area. It is likely that Historic Scotland will request that the LDP boundary is amended due to the overlap with the Scheduled Monument. The LDP should be refused until this is done. However, if the Council is minded to approve this LDP site, then archaeological evaluation (including geophysical survey and evaluation trenching) will be needed prior to development.

HERITAGE & DESIGN: No listed building or conservation areas issues.
 Concern about detached development remote from the current boundary to the town.

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Moderate

General amenity

Good

Altitude >200m?**Height constraint**

Major

Slope >12 degrees?**Slope constraint**

Major

Site Ref BPEEB005

Site name Eshiels Holdings

Proposed usage

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

43.6

Indicative capacity

0

PP Status

Excluded

Constrained in Landscape Capacity Study **Landscape features** Substantial size of site which slopes down towards the south east. Mature trees along field boundaries. Topography would appear to be constraint on much of site.**Landscape summary** LANDSCAPE: The site is about 7 fields immediately to the north of the A72, amounting to more than 100 acres of pasture much of which is south facing and steeply sloping, particularly the westernmost half of the site. It is recognised as part of the SBC Eshiels Designed Landscape which is evident from, the large grazing parks framed by a network of narrow tree-belts on the lower slopes of Cardie Hill. (McGowan 2009) It is within the area proposed as a candidate Special Landscape Area (SLA 3) in the Draft Supplementary Planning Guidance on Local landscape designations which is currently out for public consultation. The site is highly visible from the A72 and also visible from certain locations on the B7062 Traquair to Peebles road. It is also close to Glentress Forest and mountain bike centre to the north and east, a popular activity centre. In view of the recognised high value of the Tweed valley I suggest that, on landscape grounds, this site is rejected as a potential LDP site.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

ROADS PLANNING: This site, although outwith the settlement boundary has good pedestrian and cycling links and is located on a bus corridor, so while I would not normally support employment land out with settlements, at this particular location my sustainable transport concerns are somewhat overcome.

Approximately the west third of this land is unsuitable for this type of development given the topography of the ground. The remaining area would appear to be acceptable.

In terms of accessing the site, my initial thoughts are that I would require a roundabout to be formed on the A72 giving access to this site and the Council depot and recycling centre. This would have the benefit of slowing traffic down in the Eshiels area which may help justify the local speed limit imposition sought by local residents. Pedestrian linkage will be required to the road serving Eshiels Steading, however dependant on the size and layout of site approved a vehicular link and the upgrading of that road and junction may also be required.

- 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.

Contaminated land**HSE consultation****Water supply****Sewerage**

Adjacent to site

Not applicable

Yes

No

Education provision**Primary school capacity****Secondary school capacity****Right of way****TPOs**

Adjacent to site

Not applicable

Land use allocations**If yes, what?****Marketability**

Site Ref BPEEB005**Site name** Eshiels Holdings**Proposed usage**

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

43.6

Indicative capacity

0

PP Status

Excluded

Not applicable

Good

Planning and Infrastructure summary

ECONOMIC DEVELOPMENT:Part of this site has already been considered by this section as a suitable site for future employment land. Its advantages are that part of the site is reasonably flat, a suitable access could be created close to the Eshiels area where visibility could be achieved, it could be suitably screened, it is reasonably close to the edge of the settlement, and is not close to a major housing area. The disadvantages are that a major historic Scheduled Monument site is close by and that servicing constraints may need to be investigated and confirmed. The topography for the major part of the site make it unsuitable for a lot of employment uses without major cut and fill works which would spoil, what is currently, attractive countryside. The size if site would also require more than one access point and this will be difficult to achieve, given the existing main road level and adjacent land levels. Some consideration to part of this site for an initial assessment should be made.

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

ACCESS: Links required to path network in Glentress, and non-vehicular links to Peebles, Cardrona.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

Moderate impact on biodiversity. Relatively close to the settlement of Peebles. Limited ability to integrate with the Eshiels area. Landscape Section are unable to support the allocation of this site. Economic Development considers a smaller proportion of the site would be more appropriate.

Conclusions

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.

Site Ref BPEEB006**Site name** Eshiels Holdings**Proposed usage**
Employment**SDA**
Western**Settlement**
Peebles**Site area (ha)**
4.9**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Western Strategic Development Area.

Initial assessment summary

There are no major constraints identified at this initial stage of the assessment.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference N/A**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY (Comments relate to enlarged site): Biodiversity Risk: Moderate
 Phase 1 habitat: (aerial interpretation) Improved grassland (B4), Hedgerow/hedge line trees.
 Field boundaries: Ancient woodland (western boundary) and community woodland, trees and hedgerow which also features on OS 1st edition maps.
 Biological records: protected species, barn owl, red squirrel

Site Ref BPEEB006**Site name** Eshiels Holdings**Proposed usage**

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

4.9

Indicative capacity

0

PP Status

Excluded

Mitigation: Site clearance outside breeding bird season. Possible need for EPS survey survey and mitigation.
 Protect and enhance boundary features
 Flood Risk(Fluvial 1 in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Relatively flat site with mature trees along boundaries. Scope to integrate with Eshiels.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

There may be archaeological issues to be addressed on the adjoining land to the east.
 Relatively flat site that rises to the north, with mature trees along boundaries. Scope to integrate with Eshiels.
 Potential for archaeology on site.

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Mature trees along field boundaries. Very flat site.**Landscape summary** Mature trees along field boundaries, scope for enhancement to take place to assist in screening and providing a setting for development. Relatively flat site.**Planning and infrastructure assessment**

Site Ref BPEEB006

Site name Eshiels Holdings

Proposed usage

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

4.9

Indicative capacity

0

PP Status

Excluded

Physical acces/road capacity**Near a trunk road?**

Roads Planning: Means of access for this smaller site (shown cross hatched on the attached plan) is problematic. The difficulty is that the stretch of A72 adjacent to the site is relatively fast with overtaking occurring and with multiple accesses in existence. Being a principal road, stringent standards for access apply as per the DMRB (Design Manual for Roads and Bridges).

It would seem to be technically possible for an access to be formed to serve the site approximately at the location shown on the plan. Owing to the alignment of the A72 on the east side of the junction, the junction would have to incorporate a lane for right turn traffic in the main road. Due to the proximity of other junctions, three lanes of carriageway would be required between the site access and the junction serving the waste recycle centre (shown on the plan). This is to accommodate the existing right turn lane for the recycle centre junction, a new right turn lane to serve the existing housing road on the south side of the A72 and the right turn lane to serve the site access. This is an extensive piece of roads engineering and would almost certainly require to be street lit. Engineering wise the A72 alterations/widening is difficult as the widening for the recycle centre junction occurred on the south side of the road while the widening for the site junction would have to be on the north side of the road.

In summary, while site access appears technically possible, it is difficult to achieve, there are possible road safety implications and as such this site should not be allocated for employment land in advance of a Stage 1 Road Safety Audit being undertaken.

As confirmed previously, a roundabout type junction to serve the recycle centre site and this site may have been a better road solution, but I realise it would be remote from this smaller site – roundabout location is shown in red on the attached plan. Another suitable means of access for the site is west of the Eshiels Steading junction (shown on the plan). Again, this would require a right turn lane and the junction would be remote from the site. Such a scheme would have to incorporate the closure of the existing junction serving Eshiels Steading.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision**Primary school capacity****Secondary school capacity****Right of way**

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary

ECONOMIC DEVELOPMENT: The sites advantages are that it is reasonably flat, a suitable access could be created close to the Eshiels area where visibility could be achieved, it could be suitably screened, it is reasonably close to the edge of the settlement, and is not close to a major housing area. The disadvantages are that a major historic Scheduled Monument site is close by and that servicing constraints may need to be investigated and confirmed. The size if site would also require more than one access point and this will be difficult to achieve, given the existing main road level and adjacent land levels.

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

Scottish Water: Water - 4" main in A72, WW- no infrastructure in the area.

Site Ref BPEEB006

Site name Eshiels Holdings

Proposed usage

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

4.9

Indicative capacity

0

PP Status

Excluded

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

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.

Conclusions

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.

Site Ref BPEEB007**Site name** South West of Mailingsland**Proposed usage**
Employment**SDA**
Western**Settlement**
Peebles**Site area (ha)**
2.9**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Western Strategic Development Area.

Initial assessment summary

1:200 year flood risk in south western corner. Site situated close to Eddleston Water.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference N/A**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Minor impact on biodiversity. Relatively close to the settlement of Peebles.

Site Ref BPEEB007

Site name South West of Mailingsland

Proposed usage
Employment**SDA**
Western**Settlement**
Peebles**Site area (ha)**
2.9**Indicative capacity**
0**PP Status**
Excluded**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Site is separate from the Development Boundary and is located to the north of Peebles. Relatively flat site currently used as agriculture. Limited ability to integrate with neighbouring buildings. Minimal landscaping on site. Site mainly enclosed by post and wire fence.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

No listed building or conservation areas issues.

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Moderate

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Minimal landscaping on site. Site mainly enclosed by post and wire fence. Site sits within the Tweed valley.**Landscape summary** Minimal landscaping on site. Site mainly enclosed by post and wire fence. Site sits within the Tweed valley. 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.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

Site Ref **BPEEB007**

Site name South West of Mailingsland

Proposed usage

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

2.9

Indicative capacity

0

PP Status

Excluded

In terms of land use allocations, we are clearly being guided to sites which are well served by public transport and which can be walked to and from. It goes without saying that sites within the settlement, where the streets are lit and there is a 20/30 mph speed limit in place, are much more favourable for development.

Although not ideal, the site could be developed for employment use, but it would rely on:

- Enhanced provision for pedestrians in the A72, by way of an upgraded footway and street lighting provision, between the town boundary and the site.
- The existing junction with the A72 at the site would have to be checked to see it was fit for purpose. It would have to be lit.
- Bus lay-bys may be required in the A72.
- The short length of minor road between the A72 and the site access would have to be widened to 7.3m.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Primary school capacity

Secondary school capacity

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

For site to be taken forward an upgraded footway and street lighting would be required between the the site and town boundary, bus laybys would also be required. A short length of the minor road would also require upgrading.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

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 is located further out of Peebles in comparison to other sites.

Conclusions

Minor impact on biodiversity. Relatively close to the settlement 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.

Site Ref BPEEB008**Site name** Land on Edinburgh Road**Proposed usage**
Employment**SDA**
Western**Settlement**
Peebles**Site area (ha)**
1.9**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

1:200

SAC

On/adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Major

Strategic Development Plan Policy

The site is located within the Western Strategic Development Area.

Initial assessment summary

FLOOD PROTECTION: This site is not suitable for any type of development. The adjacent caravan park is often flooded from the Eddleston Water. The indicative flood mapping shows that there is a small strip of land next to the main road that is not within the flood envelope; however a FRA would be required to address the risk.

Majority of the site is subject to floodrisk (western part).

SEPA COMMENTS: Based on the Indicative Flood Map the majority of this site is located within the Eddleston floodplain. As there are downstream areas already at risk in Peebles we would not support any further reduction in floodplain capacity. We recommend that this site is discounted from consideration.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

Northern part of site - 96/01151/FUL - Infill with inert material, cap with soil and grass to level surface - refused.

Site Ref BPEEB008

Site name Land on Edinburgh Road

Proposed usage

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

1.9

Indicative capacity

0

PP Status

Excluded

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY OFFICER: Biodiversity Risk: Major (SAC impacts)

Adjacent to Eddleston water (River Tweed SAC).

Phase 1 habitat (aerial interpretation) Improved pasture(B4)

Field boundaries: Broad-leaved trees, garden ground, Eddleston water burn.

Mitigation:

Ensure no significant adverse effects on Eddleston water (River Tweed SAC), avoid hydrological floodplain. Compensate for loss of floodplain. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): Yes

The site is largely within the 1:200 year flood risk.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Fairly flat ground in Eddleston River flood plain at around 160m AOD.

There is a slightly elevated area on E side of the site near the caravan park - risk of conflict between the two uses.

Potential for employment land at this location to detract from the northerly approach into the settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are no records for archaeology within the site. There is a low potential for unknown archaeology to exist.

Site Ref BPEEB008**Site name** Land on Edinburgh Road**Proposed usage**
Employment**SDA**
Western**Settlement**
Peebles**Site area (ha)**
1.9**Indicative capacity**
0**PP Status**
Excluded**Landscape assessment**

NSA	AGLV	Landscape designation	General amenity	Altitude >200m?	Height constraint	Slope >12 degrees?	Slope constraint
Not applicable	On/adjacent to site	Minor	Good	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor

Constrained in Landscape Capacity Study

Landscape features Site situated within flood plain.
Site is part of the riparian zone for the Eddleston Water. It also adjoins the N gateway to Peebles on approach along the A703 and is therefore visually sensitive. Setting of the N gateway to Peebles needs to be considered.

Landscape summary LANDSCAPE: Site is unsuitable for development due to its position in the Eddleston Flood plain and its visual sensitivity.
Site situated within flood plain.

Planning and infrastructure assessment**Physical acces/road capacity** **Near a trunk road?**

ROADS PLANNING: Provided the business use is compatible with the existing caravan park I will not object to this allocation. I would not rule out the possibility of a new/complimentary junction onto the A703 to serve the site.

KP/DJI

Contaminated land	HSE consultation	Water supply	Sewerage
Not applicable	Not applicable	Yes	No

Education provision	Primary school capacity	Secondary school capacity	Right of way	TPOs
			Not applicable	Not applicable

Land use allocations	If yes, what?	Marketability
Not applicable		Good

Planning and Infrastructure summary ENVIRONMENTAL HEALTH: The site is understood to have remained undeveloped.

Site Ref BPEEB008**Site name** Land on Edinburgh Road**Proposed usage**

Employment

SDA

Western

Settlement

Peebles

**Site area
(ha)**

1.9

**Indicative
capacity**

0

PP Status

Excluded

There is no evidence to indicate the site uses may present development constraints.

ECONOMIC DEVELOPMENT: We believe we have previously commented on this proposal. It is low lying, very exposed and by the time you have enclosed it with screen planting and excluded the area that floods there is little or no development land left to make it worthwhile to invest. It is also on a fast section of road that may require a right turning land and again making it very expensive. We do not support this proposal.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Majority of the site is subject to floodrisk (western part) and SEPA recommend that the site is discounted. Major Biodiversity Risk. The Landscape Section state that this site is unsuitable for development due to it location near the Eddleston Water flood plain. Economic Development are unable to support the allocation of this site.

Conclusions

Site is Unacceptable as the majority of the site is subject to floodrisk (western part) and SEPA recommend that the site is discounted. Major Biodiversity Risk. The Landscape Section state that this site is unsuitable for development due to it location near the Eddleston Water flood plain. Economic Development are unable to support the allocation of this site.

Site Ref BPEEB009**Site name** Land to the East of Eshiels Yard**Proposed usage**
Employment**SDA**
Western**Settlement**
Peebles**Site area (ha)**
1.0**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Moderate**Strategic Development Plan Policy**

The site is located within the Western Strategic Development Area.

Initial assessment summary

FLOOD PROTECTION: The southern half of this site is within the flood envelope for a 1 in 200 year return period and is therefore not suitable for development. The northern half of the site is outwith the flood envelope but a FRA would be required to fully accurately determine the extent of the flood envelope.

Whilst a large part of the site sits within the 1:200 year flood risk, the majority of the site is covered by the 1:100 year flood risk.

SEPA COMMENTS: Part of this site may be at risk from the River Tweed which flows to the south of the site. As part of the site may be constrained due to flood risk if you intend to take this site forward a FRA should be included as a site requirement. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. Foul drainage should be to Scottish Water foul sewer serving Peebles although capacity could be an issue. Private foul drainage is unlikely to be acceptable. Depending on the site use more than one level of SUDS could be required to protect water quality.

SEPA regulates a Council run transfer station in the vicinity of 'council depot' on the map. There is also the Scottish Water Peebles STW further to the west. Given the use is for employment land this may not be an issue, depending on the type of uses. There are however residential properties to the east of the site boundary.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Site Ref **BPEEB009**

Site name Land to the East of Eshiels Yard

Proposed usage

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

1.0

Indicative capacity

0

PP Status

Excluded

Common Good Land MOD safeguarded area Civil Aviation Authority Safeguarded Area

Not applicable

Not applicable

Not applicable

Planning history reference N/A

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Major (SAC impacts)

Adjacent to River Tweed SAC/SSSI.

Phase 1 habitat (aerial interpretation) Built development, Improved pasture (B4) and Arable field (J1.1). Existing building/cottage.

Field boundaries: Broad-leaved trees, garden ground.

Mitigation:

Ensure no significant adverse effects on River Tweed SAC/SSSI, avoid hydrological floodplain. Compensate for loss of floodplain. Site clearance outside breeding bird season. Potential EPS (bats) survey of existing building.

Flood Risk (Fluvial 1in 200): Yes (lower part of site)

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Flat ground. Site is situated between the Recycling centre to the west and residential properties to the east. Potential for conflict with neighbouring residential properties. Converted Listed buildings at the recycling centre.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Site Ref BPEEB009**Site name** Land to the East of Eshiels Yard**Proposed usage**
Employment**SDA**
Western**Settlement**
Peebles**Site area (ha)**
1.0**Indicative capacity**
0**PP Status**
Excluded**Local impact and integration summary**

ARCHAEOLOGY: There are no records for archaeology within the site. There is a moderate to high potential for unknown archaeology to exist as there are linear cropmarks in the southern field. The nature of the cropmarks are unknown. Archaeological assessment may be needed.

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Moderate

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

Part of site within area of floodrisk.
Cottages and brick boundary wall down W side of site.

Landscape summary

LANDSCAPE: Development as employment land would weaken existing screening and could create conflicts with adjoining residential areas – depending on form of use. It would also increase the 'footprint' of industrial development within a designated landscape with residential and amenity receptors nearby – not recommended. If employment land was to be favoured, new screen planting along the E boundaries would be beneficial to reduce conflict with residential properties.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

ROADS PLANNING: I am not opposed in principle to this site being developed as employment land. First impressions are that means of access should be via the Council Depot road, but the existing route to the site from the east may be an option depending on the actual use of the site and type and intensity of associated traffic.

KP/DJI

Contaminated land

On/adjacent to site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision**Primary school capacity****Secondary school capacity****Right of way**

Adjacent to site

TPOs

Not applicable

Site Ref BPEEB009

Site name Land to the East of Eshiels Yard

Proposed usage

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

1.0

Indicative capacity

0

PP Status

Excluded

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

ENVIRONMENTAL HEALTH: The site is understood to have previously incorporated a gasholder site. The site is also immediately adjacent to an apparently infilled pond.
The site is brownfield land and its historic use may present development constraints.

ECONOMIC DEVELOPMENT: We are struggling to understand the basis of this zoning. Part of the vacant site is between two blocks of modern and refurbished residential premises and part of the zoning includes this refurbished premises. This section is accessed from a generally residential narrow road which was separated from the generally industrial / commercial traffic to this area. In effect residential would therefore seem appropriate here. Part of the land beyond the residential plot boundary takes you into land within the Tweed Flood plain and there is evidence from historical reports of ground water and land contamination from the former tip site adjacent. The last block is already adjacent to a generally industrial and commercial area so in effect would be used for this purpose and therefore does not need to be specially zoned.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Partly within flood risk. Site is adjacent to the River Tweed SAC/SSSI. Major biodiversity Risk. Potential for conflict with neighbouring residential properties. Would require landscaping to minimise conflict and enhance setting. The site is brownfield land and its historic use may present development constraints.

Conclusions

Site is Doubtful as it is partly within flood risk, is adjacent to the River Tweed SAC/SSSI. Major biodiversity Risk. Potential for conflict with neighbouring residential properties. Would require landscaping to minimise conflict and enhance setting. The site is brownfield land and its historic use may present development constraints.

Site Ref BPEEB010**Site name** South Park West**Proposed usage**
Employment**SDA**
Western**Settlement**
Peebles**Site area (ha)**
7.0**Indicative capacity**
0**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

The site is located within the Western Strategic Development Area.

Initial assessment summary

A site at this location was considered previously by the Local Plan Amendment Reporter who recommended that the site be removed from the Plan. The site was subsequently removed from the Consolidated Local Plan 2011.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference A site at this location was considered by the Local Plan Amendment Reporter who recommended its exclusion from the Plan.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is adjacent an established Business and Industrial Site and within easy walking distance from the town centre and neighbouring residential.

Site Ref BPEEB010

Site name South Park West

Proposed usage

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

7.0

Indicative capacity

0

PP Status

Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Part of the site is considered to be within the setting of Peebles and development at this location will result in a negative impact on the settlement and views of the surrounding landscape.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Site rises to the west and forms part of the setting of Peebles. Adjacent employment site and a employment site has been considered here previously.

Landscape assessment

NSA

On/adjacent to site

AGLV

On/adjacent to site

Landscape designation

Moderate

General amenity

Good

Altitude >200m?

Height constraint

Major

Slope >12 degrees?

Slope constraint

Moderate

Constrained in Landscape Capacity Study

Landscape features Site rises in the west. Some mature planting outwith the site along the Western and Northern edges. Some mature trees along field boundaries.

Landscape summary Most western field of site identified as constrained with the Development and Landscape Capacity Study. Part of the site is located with the National Scenic Area and Special Landscape Area.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref BPEEB010**Site name** South Park West**Proposed usage**

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

7.0

Indicative capacity

0

PP Status

Excluded

Roads Planning consultation would be required.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision**Primary school capacity****Secondary school capacity****Right of way**

Adjacent to site

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Good

Planning and Infrastructure summary

A site at this location was considered previously by the Local Plan Amendment Reporter who recommended that the site be removed from the Plan. The site was subsequently removed from the Consolidated Local Plan 2011. Part of the site was identified as constrained within the Development and Landscape Capacity Study.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

A site at this location was considered previously by the Local Plan Amendment Reporter who recommended that the site be removed from the Plan. The site was subsequently removed from the Consolidated Local Plan 2011.

Conclusions

A site at this location was considered previously by the Local Plan Amendment Reporter who recommended that the site be removed from the Plan. The site was subsequently removed from the Consolidated Local Plan 2011.

Site Ref BPEEB011**Site name** East of Cavalry Park**Proposed usage**

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

5.1

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

The site is located within the Western Strategic Development Area.

Initial assessment summary

FLOOD PROTECTION: This site is almost completely in the flood envelope for a 1 in 200 year return period from the River Tweed and is therefore not suitable for any development.

The majority of the site sits within the 1:200 year flood risk area. In addition a site at this location has been identified within the Consolidated Local Plan as having the potential for longer term development, at the Examination into the Finalised Local Plan Amendment SEPA objected to the Plan requesting that the Plan state that no built development should take place at this location. That was subsequently supported by the the Examination Reporter who recommended that a statement be included in the Plan that no built development should take place on the northern part of site SPEEB005 (north of the B7062).

SEPA COMMENTS: Based on the contours this site appears to be entirely within the flood extent of the Indicative Flood Map and potentially at high risk from the River Tweed. We recommend that this site is discounted from consideration.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Site Ref BPEEB011

Site name East of Cavalry Park

Proposed usage

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

5.1

Indicative capacity

0

PP Status

Excluded

Planning history reference N/A

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Major (SAC impacts)

Adjacent to River Tweed SAC/SSSI.

Phase 1 habitat (aerial interpretation) Improved pasture (B4).

Field boundaries: Mixed plantation, Broad-leaved trees, fragmented hedgerow.

Mitigation:

Ensure no significant adverse effects on River Tweed SAC/SSSI, avoid hydrological floodplain. Compensate for loss of floodplain. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): Yes

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

No built form apart from derelict sheepfold on SW boundary.

The site is enclosed to the W by woodland and the river.

There are panoramic views out to the surrounding wooded hills.

Site contributes to the setting of Peebles along the river edge.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are no records for archaeology within the site. There is a moderate to high potential for unknown archaeology to exist as a large assemblage of prehistoric objects were recovered from Cavalry Park during development. Archaeological assessment may be needed.

Site Ref BPEEB011

Site name East of Cavalry Park

Proposed usage

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

5.1

Indicative capacity

0

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Moderate

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

Within floodrisk area.
No built form apart from derelict sheepfold on SW boundary.

Landscape summary

LANDSCAPE: Floodplain is part of the setting of the E side of Peebles and is visible from both A72 and B7062 roads.
Site unsuitable for development because of position on flood plan and potential to damage the setting of Peebles and therefore potential degradation of SLA.

Planning and infrastructure assessment**Physical acces/road capacity**

ROADS PLANNING: Clearly, flooding is a major consideration for this site.

Near a trunk road?

This land is already identified as part of a site potentially suitable for longer term mixed use development (Site SPEEB005), though this part of the allocation is intended only as open space. In general, development in this location is reliant on a new crossing over the Tweed, but some development could be brought forward to meet a need for employment land. Upgrading of the B7062 Kingsmeadows Road will be required.

KP/DJI

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision**Primary school capacity****Secondary school capacity****Right of way**

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Site Ref BPEEB011

Site name East of Cavalry Park

Proposed usage

Employment

SDA

Western

Settlement

Peebles

Site area (ha)

5.1

Indicative capacity

0

PP Status

Excluded

Planning and Infrastructure summary

ENVIRONMENTAL HEALTH: The site appears to have previously been in agricultural use. The site is brownfield land and its historic use may present development constraints

ECONOMIC DEVELOPMENT: We would support this allocation as being an extension to and adjacent to Cavalry Park Business Park, however, we are aware of it being low lying and within the SEPA flood plain of the Tweed. If there were measures able to be taken to protect the site and provide compensatory storage this would help in providing good quality business land. We are also aware that there is an investigation for a second Tweed bridge crossing and that potentially it may be in this location. Until this study has been completed and a decision taken it will not be possible to consider any development land here.

The site sits within the potential Longer Term Development site SPEEB005 identified within the Consolidated Local Plan. In addition a site at this location has been identified within the Consolidated Local Plan as having the potential for longer term development, at the Examination into the Finalised Local Plan Amendment SEPA objected to the Plan requesting that the Plan state that no built development should take place at this location. That was subsequently supported by the the Examination Reporter who recommended that a statement be included in the Plan that no built development should take place on the northern part of site SPEEB005 (north of the B7062).

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

The site falls within the 1:200 year flood risk. SEPA recommend that the site be discounted. Major biodiversity risk. The Landscape Section state that the floodplain is part of the setting of the E side of Peebles and is visible from both A72 and B7062 roads.

Conclusions

The site falls within the 1:200 year flood risk. SEPA recommend that the site be discounted. Major biodiversity risk. The Landscape Section state that the floodplain is part of the setting of the E side of Peebles and is visible from both A72 and B7062 roads.

The site sits within the potential Longer Term Development site SPEEB005 identified within the Consolidated Local Plan. In addition a site at this location has been identified within the Consolidated Local Plan as having the potential for longer term development, at the Examination into the Finalised Local Plan Amendment SEPA objected to the Plan requesting that the Plan state that no built development should take place at this location. That was subsequently supported by the the Examination Reporter who recommended that a statement be included in the Plan that no built development should take place on the northern part of site SPEEB005 (north of the B7062).

Site Ref APEEB003**Site name** Whitehaugh II**Proposed usage**
Housing**SDA**
Western**Settlement**
Peebles**Site area (ha)**
14.0**Indicative capacity**
100**PP Status**
Excluded**Initial assessment****Floodrisk**

1:100

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Moderate**Strategic Development Plan Policy**

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

A large part of the site is within the 100 year floodrisk. The site is also affected by 1:200 flood risk to the east of the site. Haystoun Burn runs beyond the south of the site. Therefore likely implications for the SAC and SSSI.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Previous application for lowering of ground levels.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

This potential housing site is outside development boundary. Peebles has a range of services, facilities and has employment opportunities. Parts of site on flood plain of River Tweed SAC/SSSI including Haystoun burn (SAC).

Site Ref APEEB003

Site name Whitehaugh II

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

14.0

Indicative capacity

100

PP Status

Excluded

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The majority of the site is flat, exposed and open in character. Development at this location is likely to become increasingly detached from the settlement. This is a very large site for the settlement and would have a noticeable impact on its character.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

It is considered that there would be local impact on the surrounding area and that the site would not integrate well into its surroundings. This site however is being considered as part of an enlarged site - SPEEB005 and is identified in the Consolidated Local Plan for potential longer term development.

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

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

Landscape summary The Landscape Capacity Study considered this area not to be appropriate for development. It also suggested areas for landscape enhancement within the site. This site however is being considered as part of an enlarged site - SPEEB005 thereby allowing for landscape enhancement and setting of the settlement.

LANDSCAPE: This is the second half of the SE extension to Peebles that was started with the Whitehaugh development currently being built. Despite some shortcomings with this area (It is on slightly elevated flood plain and is quite far from the town centre) The eastern boundaries of this site are all better related to the landscape i.e. the road, existing woodland and the stream, than the current settlement edge which is the straight line field boundary of Whitehaugh phase 1. This site is therefore supported.

Site Ref APEEB003

Site name Whitehaugh II

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

14.0

Indicative capacity

100

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?** **ROADS**

Allowance has been made for access to this site from the adjacent land to the west of it – Site TP7B in the Finalised Local Plan (Dec 2005) 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 and a new bridge link between Kingsmeadows Road and the A72 seems essential.

I am able to support this land being zoned for development in the longer term.

- 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.

Contaminated land**HSE consultation****Water supply****Sewerage**

Not applicable

Not applicable

Yes

No

Education provision**Primary school capacity****Secondary school capacity****Right of way****TPOs**

Average

Limited

Limited

Not applicable

Not applicable

Land use allocations**If yes, what?****Marketability**

Adjacent to site

H3 - Land Use Allocations

Good

Planning and Infrastructure summary

The site is identified in the Consolidated Local Plan for potential longer term housing (SPEEB005). There are a number of requirements that the site must meet before it comes forward in any future Development Plan including the requirement for a second bridge crossing and additional landscape taking in the area to the north of the B7062.

ACCESS

Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists). Links to the Core Paths to be created and amenity maintained and enhanced.

EDUCATION:

This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward. Also this will increase pressure for requirement for additional primary school south of the river.

Site Ref APEEB003**Site name** Whitehaugh II**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

**Site area
(ha)**

14.0

**Indicative
capacity**

100

PP Status

Excluded

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

Site is Doubtful as it is a large site that is not required for the LPA and was constrained in D&LC study. Issue of flood risk and impact on biodiversity. Site needs to be considered in terms of new bridge.

Conclusions

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) - SPEEB005 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.

Site Ref APEEB015**Site name** South of Edderston Ridge**Proposed usage**
Housing**SDA**
Western**Settlement**
Peebles**Site area (ha)**
3.6**Indicative capacity**
50**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOODING:Not within 1 in 200yr flood envelope of River Tweed. Edderston Burn < 3 Sq Km no flood envelope. The Edderston Burn has previously flooded areas at Caledonian Road and an overflow system (sluices) and by-pass channel (drain) have been installed on a tributary burn at the Western side of this site to carry excess flows to a culvert at South Parks. Machine access to this overflow and channel MUST be maintained to allow for future cleaning and maintenance. Discharges to the burns and by-pass channel must be limited to Greenfield run-off to prevent flooding issues. Topographical survey and FRA may be needed. Assessment of flooding from road runoff, blocked culverts and overland flow recommended.

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.

Consult with Flood Team.

A FRA would be required.

No initial constraints on site.Peebles is part of Western Development Area and is served by a number of buses.

SEPA recommended that this site was removed from the Local Plan Amendment. A large proportion of the site is shown to be at a high risk on the indicative flood map. Two water courses flow through the site, the Edderston Burn along the eastern boundary and a smaller unnamed tributary. Due to the high risk from both the watercourses only a very limited area will be developable.

Information relating to planning applications**Minerals and coal****NNR****Prime Quality Agricultural Land****Current use/s**

Site Ref **APEEB015**

Site name	Proposed usage	SDA	Settlement	Site area (ha)	Indicative capacity	PP Status
South of Edderston Ridge	Housing	Western	Peebles	3.6	50	Excluded

Not applicable Not applicable Not applicable Greenfield

Common Good Land **MOD safeguarded area** **Civil Aviation Authority Safeguarded Area**

Not applicable Not applicable Not applicable

Planning history reference Site considered during previous Local Plan Inquiry.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect	Waverley line contribution required?
Good	Good	Good	Moderate	South	<input type="checkbox"/>

Accessibility and sustainability summary

The site is just outside Peebles settlement boundary. Peebles has a wide range of services, facilities and employment opportunities.

ECOLOGY: Moderate

River Tweed SAC/SSSI 450m to N possible drainage connection on W boundary.

South Park Wood Local Wildlife Site adjacent to N boundary.

Phase 1 habitat (aerial interpretation) Improved field (B4)

Field boundaries: Hedgeline trees, remnant hedgerow, garden ground

Biological records: bird records, hedgehog

Mitigation:

Ensure no significant adverse effect on River Tweed SAC/SSSI. Protect and enhance boundary features. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area	Scheduled Ancient Monument	Garden and designed landscape	Ancient woodland inventory
Not applicable	Not applicable	Not applicable	Not applicable

Site Ref APEEB015

Site name South of Edderston Ridge

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

3.6

Indicative capacity

50

PP Status

Excluded

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The enclosed and relatively contained character of these fields are strongly influenced by the adjacent settlement to which they are orientated, and by which they are partially contained.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

An extension at this location would integrate well into the settlement.

ARCHAEOLOGY: Cropmarks and artefacts discovered in the area of the LDP suggest that there is an increased risk of encountering buried prehistoric archaeology. A watching brief within this LDP during development would be appropriate.

Landscape assessment

NSA

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Some trees along the boundaries of the site but these would require enhancing.

Landscape summary The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site.

LANDSCAPE: This site was identified by Alison Grant as a potential development site, however the success of any development on this site will rely on an adequate scheme of structure planting to the south, to provide a limit to the development as it climbs the lower slope of Morning Hill. An adequate buffer will be required on the north east and north west edges to protect the burns. Therefore it must be recognized that with the above constraints the developable area of the site is significantly reduced from that shown on the plan.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

ROADS PLANNING: Previously I have expressed concern on the possibility of residential development in this area on the grounds of the traffic capacity of Caledonian Road leading to the site. The problem is parking in the carriageway, forcing single file traffic. That said, there may be scope for tackling some of the capacity issues.

Site Ref APEEB015

Site name South of Edderston Ridge

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

3.6

Indicative capacity

50

PP Status

Excluded

There would appear to be little scope for integration with the surrounding road network should this site be developed in isolation, but at least allowance could be made for future linkage with South Parks and Edderston Ridge.

Access would have to be taken to/from the minor public road to the south, with suitable improvements required to the road and its junction with Edderston Road.

On balance, I am able to offer my support for this allocation.

- 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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

ACCESS

Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists). Links to the Core Paths to be created and amenity maintained and enhanced.

EDUCATION:

This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward. Also this will increase pressure for requirement for additional primary school south of the river.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed.

There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is unacceptable as floodrisk assessment is required to determine the capability of the site being taken forward. 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.

Site Ref APEEB015**Site name** South of Edderston Ridge**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

**Site area
(ha)**

3.6

**Indicative
capacity**

50

PP Status

Excluded

Conclusions

This site sits within the Special Landscape 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.

Site Ref APEEB032**Site name** Venlaw**Proposed usage**
Housing**SDA**
Western**Settlement**
Peebles**Site area (ha)**
4.7**Indicative capacity**
4**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

No initial constraints on site. Peebles is part of Western Development Area and is served by a number of buses.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Outline planning application - Withdrawn - 08/00436/OUT (Clyde & Forth Homes).**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

Whilst the site is located close to the town centre, the topography of the site would affect the ease of access particularly for walking and cycling.

Site Ref APEEB032

Site name Venlaw

Proposed usage
Housing

SDA
Western

Settlement
Peebles

Site area
(ha)
4.7

Indicative
capacity
4

PP Status
Excluded

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Green field site on edge of settlement sloping westwards. A strong settlement edge already exists with the garden ground of the houses fronting onto the Edinburgh Road. Residential development to west of site. Cultivation terraces to the south of the site.

Impact on open space

High

Impact on archaeology

Medium

Impact on listed buildings

Medium

Local impact and integration summary

It is considered that there would be local impact on the surrounding area and that the site would not integrate well into its surroundings. The Archaeologist confirms that there is a pair of medieval (or possibly earlier) cultivation terraces to the south of the site.

Landscape assessment

NSA

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Major

Slope >12 degrees?

Slope constraint

Major

Constrained in Landscape Capacity Study

Landscape features Wooded area to the east of the site. Site itself has mature trees on site. Attractive greenspace on edge of settlement.

Landscape summary The site is a wooded area with mature trees and constrained in the Development and Landscape Capacity Study.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

COMMENTS FROM PREVIOUS LOCAL PLAN INQUIRY: The situation has changed since my positive response in 1995 in two respects. First of all there is now more of a proliferation of junctions on the opposite side of the A703 so that a public road junction serving the intended housing site would cause undue interference with traffic flow on the A703. Secondly, the 1995 submission was on the

Site Ref APEEB032

Site name Venlaw

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

4.7

Indicative capacity

4

PP Status

Excluded

basis of a maximum gradient of 12% for the access road for the housing from site from the A703 while I would now push for a maximum of 8%.

It goes without saying that the number of vehicles on the A703 in Peebles will have increased since 1995.

I can confirm that if the developer can negotiate with the adjacent landowners to rationalise the junction situation to the overall benefit of the road user then I would be able to take a more positive stance. At present there are 4 junctions in close proximity on the opposite side of the road - two serving the filling station, one serving the caravan park and one serving the housing development known as Crossburn Farm Road.

- 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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

ACCESS

Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists). Links to the Core Paths to be created and amenity maintained and enhanced.

EDUCATION:

This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Site is unacceptable as it is severely constrained by landscape, roads, ease of access for walking and cycling, and potential impacts on archaeology and LB.

Conclusions

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

Site Ref APEEB032**Site name** Venlaw**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

**Site area
(ha)**

4.7

**Indicative
capacity**

4

PP Status

Excluded

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 SLA and would negatively impact on it. Site is constrained by access into the site.

Site Ref APEEB033

Site name Violet Bank II

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

3.6

Indicative capacity

25

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOODING: Almost 70% site within 1 in 200yr flood envelope of Eddleston Water.

The JBA Flood Risk Assessment in April 2008 for the Eddleston Water predicts an approximate level of about 164m AOD for a 1in 200yr flood in this vicinity. Any development in this area would need to have Finished Floor Levels about 600mm above predicted level. The adjacent site had to amend the layout to locate properties outwith the flood envelope. Assessment of flooding from road runoff, blocked culverts or overland flow recommended. There is also a risk of high water tables in the east corner of the site. Low lying area ground water may be issue.

This site was considered at the previous Local Plan Inquiry and was rejected by the Reporter. A smaller part of the site was also considered during the LPA process.

Whilst the entire site has been submitted for consideration not all of the land is proposed to be developed.

Peebles is part of Western Development Area and is served by a number of buses.

SEPA RESPONSE: majority of site within the Eddleston Water flood envelope.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Site Ref **APEEB033**

Site name Violet Bank II

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

3.6

Indicative capacity

25

PP Status

Excluded

Common Good Land MOD safeguarded area Civil Aviation Authority Safeguarded Area

Not applicable

Not applicable

Not applicable

Planning history reference Considered at previous Local Plan Inquiry. Part of site also taken in by planning application 10/01474/FUL on adjacent housing site.

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

South-west

Waverley line contribution required?

Accessibility and sustainability summary

Dispite a large part of the site being located within the floodrisk area, it is not proposed to develop at that location. The site is just outside the Peebles development boundary. The site has good access to local employment, services and facilities in the settlement. Large part of the site sits within flood plain of the Eddleston Water.

ECOLOGY: Biodiversity Risk: Major

River Tweed SAC on E boundary. Most of site within 1 in 200yr flood risk area-functional flood plain

Phase 1 habitat (aerial interpretation) Improved field (B4), unimproved acid grassland (B1.1)

Field boundaries: Hedgeline trees, remnant hedgerow

Biological records: bird records, salmonids and lamprey associated with River Tweed SAC

Mitigation:

Avoid adverse effect on integrity of River Tweed SAC. Protect and enhance boundary features. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): Yes

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Site Ref APEEB033

Site name Violet Bank II

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

3.6

Indicative capacity

25

PP Status

Excluded

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is located on low lying field on the valley floor. Relatively prominent site particularly from the A703. The development of this site would allow for an opportunity to finish the landscaping off at the settlement boundary at this location.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

It is considered that there would be minimal impact on the surrounding area and that the site would integrate well into its surroundings.

Landscape assessment

NSA

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

The site sits on the valley floor to the north of the settlement. The Edderston Water flows adjacent to 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.

Landscape summary

With the allocation of the adjacent site TP200, this site would allow to enhance the settlement edge with new landscaping. The openness of the valley floor contributes to the setting of the town. The proposal brought forward does not propose to develop the entire site.

LANDSCAPE: The site is immediately east of the allocated site TP200, which is the subject of a current application. The majority of APEEB033 is within the flood plain of the Eddleston Water and as such is not suitable for development as it is prone to flooding. However discussions (see C Miller or A Millar for further detail) relating to the TP200 have proposed that a triangular wedge at the northwest end of this site, outwith the 200 yr flood zone, could be a potential extension to TP200 (see attached plan), with the remainder of APEEB033 being planted for the dual purpose of providing an area of amenity grassland/woodland while remaining available for flood relief for the Eddleston Water.

I would therefore recommend that only the northwestern most part of the site is zoned for housing.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Site Ref APEEB033

Site name Violet Bank II

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area
(ha)

3.6

Indicative
capacity

25

PP Status

Excluded

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.

Contaminated land

Adjacent to site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Good

Planning and Infrastructure summary

ACCESS: A dismantled railway runs along the E edge of the site. This should be enhanced as a strategic multi-use link. Currently the subject of a feasibility study.

EDUCATION:

This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed.

There is no evidence to indicate that this site is brownfield land and that its historic uses may present development constraints.

SCOTTISH WATER: Peebles Wastewater Treatment Works is currently at capacity. Any further development within this catchment would most likely require additional treatment capacity to be created at the works.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is Acceptable as it is not intended that all of the site will be developed and therefore will not be affected by flooding. The site will also assist in an opportunity to enhance and enclose the settlement boundary at this location.

Site Ref APEEB033**Site name** Violet Bank II**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

**Site area
(ha)**

3.6

**Indicative
capacity**

25

PP Status

Excluded

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. 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 Ref APEEB034**Site name** North of Bonnycraig**Proposed usage**
Housing**SDA**
Western**Settlement**
Peebles**Site area (ha)**
6.4**Indicative capacity**
40**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

No initial constraints on site. Peebles is part of Western Development Area and is served by a number of buses.

FLOODING Overland flow should be considered.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference 99/01479/COU (on part of site).**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

The site is just outside Peebles settlement boundary. Peebles has a wide range of services, facilities and employment opportunities.

Site Ref APEEB034**Site name** North of Bonnycraig**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

6.4

Indicative capacity

40

PP Status

Excluded

ECOLOGY: Minor
 Trees on boundary/ buffer areas
 R Tweed SAC/SSSI 900m N
 SSNWI-Farm & parkland Planted Broad-leaf on boundary

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The enclosed character of this field sets it apart from the more open fields which generally fringe the lower slopes of the Cademuir Hill.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

An extension at this location would integrate well within the enclosed landscaping.

ARCHAEOLOGY: Flints found in area. Evaluation required – possible trial trenches.

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Moderate

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features Some tree belts and heges on/adjacent site but these would require enhancing.

Landscape summary The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site.

LANDSCAPE: This area is on rising ground, NE facing and mostly above 200m AOD – therefore too high and bad aspect; also visible over wide area and would affect setting of town. Also included in 'Regional' designed landscape.

Site Ref APEEB034

Site name North of Bonnycraig

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

6.4

Indicative capacity

40

PP Status

Excluded

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

The road infrastructure is not suitable for serving this site.

- 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.

Contaminated land

Not applicable

HSE consultation

Adjacent to site

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Adjacent to site

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

ACCESS:

Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists). Links to the Core Paths to be created and amenity maintained and enhanced.

EDUCATION:

This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward. Also this will increase pressuare for requirement for additional primary school south of the river.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

This site is Unacceptable as it has infrastructure issues in terms of access, archaeology as well as landscape issues.

Conclusions

Site Ref APEEB034**Site name** North of Bonnycraig**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

**Site area
(ha)**

6.4

**Indicative
capacity**

40

PP Status

Excluded

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 Local Plan Amendment Examination and the Reporter recommended that the site should not be included in the Plan.

Site Ref APEEB035**Site name** Peebles South West**Proposed usage**
Housing**SDA**
Western**Settlement**
Peebles**Site area (ha)**
34.8**Indicative capacity**
150**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Moderate**Strategic Development Plan Policy**

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOODING: Not within 1 in 200yr flood envelope of River Tweed. Edderston Burn < 3 Sq Km no flood envelope. The Edderston Burn has previously flooded areas at Caledonian Road and an overflow system (sluices) and by-pass channel (drain) have been installed on a tributary burn within this site to carry excess flows to a culvert at South Parks. Machine access to this overflow and channel MUST be maintained to allow for future cleaning and maintenance. Discharges to the burns and by-pass channel must be limited to Greenfield run-off to prevent flooding issues. The burn to North West of site may give rise to flooding issues. Topographical survey and FRA may be needed. Assessment of flooding from road runoff, blocked culverts and overland flow recommended. Consult with Flood Team.

Part of site has been identified within the flood study undertaken for the area.

It should be noted that SEPA objected to a site at this location during the LPA process on flooding ground.

Peebles is part of Western Development Area and is served by a number of buses.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area Civil Aviation Authority Safeguarded Area

Site Ref APEEB035**Site name** Peebles South West**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

34.8

Indicative capacity

150

PP Status

Excluded

Not applicable

Not applicable

Not applicable

Planning history reference

On part of site an application for a Change of use of agric land to form employment land was submitted by the Council - 10/00169/FUL and was subsequently withdrawn following removal of the site from the Finalised LPA on recommendation of the Reporter.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY: Biodiversity Risk: Moderate
 River Tweed SAC/SSSI 40m to N possible drainage connections.
 Phase 1 habitat (aerial interpretation) Improved field (B4)
 Field boundaries: Hedgeline trees, remnant hedgerow, garden ground
 Biological records: bird records, hedgehog
 Mitigation:
 Ensure no significant adverse effect on River Tweed SAC/SSSI. Protect and enhance boundary features. Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

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.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Site Ref APEEB035

Site name Peebles South West

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

34.8

Indicative capacity

150

PP Status

Excluded

Local impact and integration summary

ARCHAEOLOGY: Cropmarks and artefacts discovered in the area of the LDP suggest that there is an increased risk of encountering buried prehistoric archaeology. A watching brief within this LDP during development would be appropriate.

HERITAGE & DESIGN: No listed building or conservation areas issues.

Concern about detached development remote from the current boundary to the town. The site shown does not seem to take account of the current physical boundaries of the fields.

Landscape assessment

NSA	AGLV	Landscape designation	General amenity	Altitude >200m?	Height constraint	Slope >12 degrees?	Slope constraint
Adjacent to site	On/adjacent to site	Moderate	Good	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Minor

Constrained in Landscape Capacity Study

Landscape features The boundary although it appears arbitrary it does in fact reflect, for most of the south western boundary, the 210m contour and the ground beyond the boundary certainly rises more steeply up to the viewpoint at Manor Sware. Mature trees mainly along field boundaries.

Landscape summary A large part of this site was identified within the Development and Landscape Capacity Study for Peebles as having the potential for development however, parts of this site brought forward was also identified as constrained from development within the Study.

LANDSCAPE: The site is a large tract of land (34.4hectares) on the south west side of Peebles. The boundary although it appears arbitrary it does in fact reflects, for most of the south western boundary, the 210m contour and the ground beyond the boundary certainly rises more steeply up to the viewpoint at Manor Sware. On this basis and in landscape terms, the extent of the site seems sensible. If this site were to be allocated it would be appropriate for the remainder of the two fields dissected by the boundary line to be used to create very substantial blocks of structure planting to form a substantial woodland edge to the south western edge of the town in this immediate location. It is essential that we achieve a natural upper extent to Peebles in this highly visible location.

On a site of this scale it will also be essential to create an internal landscape structure framework, reflecting the natural and built features of the site such as the Edderston Burn and its tributary and some of the field boundaries.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

ROADS PLANNING: Previously I have expressed concern on the possibility of residential development in this area on the grounds of the traffic capacity of the roads leading to the site i.e. Caledonian Road and South Parks. The problem with Caledonian Road is parking in the carriageway, forcing single file traffic, and the issue with South Parks is the tortuous nature of the initial length of the road off the mini roundabout. That said, there may be scope for tackling some of the capacity issues and one benefit of this land is its relative close proximity to the town centre. This favours well from a sustainable transport point of view.

Site Ref APEEB035

Site name Peebles South West

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

34.8

Indicative capacity

150

PP Status

Excluded

If this area is to be developed for housing it should be dependent on measures being taken to improve the capacity of the roads leading to the site. The extent of this area suitable for development, certainly not all of it, will be dependent on the extent of off-site improvements and the findings of a Transport Assessment. The development of the easterly portion of the land, closest to the existing housing, is preferable. Development will have to integrate and connect with the existing housing land to the east by way of access linkage with South Parks, Edderston Ridge and Edderston Road. This will help with dispersion of traffic.

- 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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

ED1 - Protection of Employme

Marketability

Good

Planning and Infrastructure summary

Significant site which which would not be required to meet the housing land requirement.

EDUCATION: This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward. Also this will increase pressure for requirement for additional primary school south of the river.

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

ACCESS: The site is cut in the north by CP144 (BT83), it is cut in the south by a promoted Peebles route that follows the minor road to the historic old manor brig. The John Buchan Way runs adjacent to the south-eastern end of the site. All these routes should remain open and free from obstruction. A buffer zone should be created around them to maintain the aesthetics of the routes. Where the route is on a road (specifically the JBW) then suitable/safe provision should be created for non-vehicular traffic as well as non-vehicular links into town.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Site is Unacceptable as it would not be appropriate to develop on the higher fields. Potential for Archaeology on site and moderate impact on biodiversity.

Site Ref APEEB035**Site name** Peebles South West**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

**Site area
(ha)**

34.8

**Indicative
capacity**

150

PP Status

Excluded

Significant size of site not required to meet requirement.

Conclusions

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.

Site Ref APEEB036**Site name** South of Chapelhill Farm**Proposed usage**
Housing**SDA**
Western**Settlement**
Peebles**Site area (ha)**
2.6**Indicative capacity**
2**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOODING: Site adjacent to 1 in 200yr flood envelope Eddleston Water - FRA required to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts or overland flow recommended Low lying area ground water may be issue.

Peebles is part of Western Development Area and is served by a number of buses.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference N/A**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref APEEB036**Site name** South of Chapelhill Farm**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

2.6

Indicative capacity

2

PP Status

Excluded

Accessibility and sustainability summary

ECOLOGY: Biodiversity Risk: Minor
 Phase 1 habitat: (aerial interpretation) Improved grassland (B4), line of trees.
 Field boundaries: Trees and hedgerow and stone dykes.
 Mitigation:
 Protect and enhance boundary features
 Flood Risk(Fluvial 1 in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

Site is open with no real enclosure present. In addition the site is visible from the A703. Site appears to extend beyond the natural extent of the settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are no archaeological implications.
 HERITAGE & DESIGN: No listed building or conservation areas issues.
 Concern about detached development remote from the current boundary to the town.

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Moderate

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Limited landscape features on site. Many mature trees along southern boundary.**Landscape summary** LANDSCAPE: This site is the southern half of a field that runs along the east side of the minor road that links the A703 to Rosetta Road. The site is outwith the development boundary and extending the Peebles settlement further north up the Eddleston Water valley would be visually intrusive as well as being detached from the

Site Ref APEEB036

Site name South of Chapelhill Farm

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

2.6

Indicative capacity

2

PP Status

Excluded

rest of the settlement by virtue of distance. It would be difficult to achieve any level of containment to the northern edge (which exists to some degree and is being enhanced as a condition of the proposed development at Violet bank, immediately to the south) by virtue of its exposed nature and level topography. I suggest that, on landscape grounds, this site is rejected as a potential LDP site.

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.

This site is to the northern extent of the town and I would prefer to see all the land closer to the existing built up area, which is within easier walking and cycling distance to local services, included and developed before this site. I do however understand that a lot of this land is not developable due to flooding.

If this site is included, it will be reliant on the upgrading of the unclassified public road leading to the site from the town, which will require the mature trees lining the currently allocated Violet Bank site (TP200) to be removed, significant improvements to the 'S' bend will also be required. The alternative would be for all access to be taken from the housing land to the south (Sites TP200 and APEEB033 [APEEB041]) with no direct access onto the existing public road.

- 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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Good

Planning and Infrastructure summary

EDUCATION: This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward.

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

Site Ref APEEB036**Site name** South of Chapelhill Farm**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

2.6

Indicative capacity

2

PP Status

Excluded

ACCESS: Require appropriate connectivity, avoid closed developments.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is unacceptable as it is 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.

Conclusions

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.

Site Ref APEEB037

Site name North of Jubilee Park

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

2.3

Indicative capacity

21

PP Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraint

Minor

Strategic Development Plan Policy

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOODING: Un-named Burn < 3 Sq Km no flood envelope. May be flood issues along edge of this burn to North West and East of site. Topographical survey and FRA may be needed to assess extent of developable ground.- Assessment of flooding from road runoff, blocked culverts and overland flow recommended.

Peebles is part of Western Development Area and is served by a number of buses.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

10/00557/FUL - Residential development comprising 21 detached units - Refused and then Appeal submitted to DPEA. Appeal lost and planning approval not granted.

Accessibility and sustainability assessment

Access to public transport

Access to employment

Access to services

Wider biodiversity impacts

Site aspect

Waverley line contribution required?

Site Ref APEEB037

Site name North of Jubilee Park

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

2.3

Indicative capacity

21

PP Status

Excluded

Good

Good

Good

Moderate

Not applicable



Accessibility and sustainability summary

ECOLOGY: Biodiversity Risk: Moderate
 River Tweed SAC/SSSI 600m to NE.
 Phase 1 habitat (aerial interpretation) Improved field (B4) Mixed woodland plantation (A1.3.2) on E boundary (Jubilee Wood Community woodland)
 Field boundaries: Garden ground, mixed woodland
 Biological records: amphibian (newt records), bird records, protected species records
 Mitigation:
 Protect and enhance boundary features. Mitigation for amphibian. Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site slopes down towards the north east and is enclosed by mature trees along the northern and eastern boundaries. The southern boundary is open and is bounded by fence, housing adjacent to site to south.

Impact on open space

High

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are no known archaeological implications.

HERITAGE & DESIGN: No listed building or conservation areas issues.

10/00557/FUL - Residential development comprising 21 detached units - Refused and then Appeal submitted to DPEA. Appeal lost and planning approval not granted. The Appeal Reporter within the Reasoning section of her Decision Notice stated: "Turning to policy BE6, the appeal site is inside a defined settlement boundary and it functions as a natural greenspace, as well as one that is used informally by surrounding residents. The site is also important in supporting the setting and recreational value of Jubilee Wood, as well as in providing a protective buffer for the trees in the wood. As a result, the site contributes to important features that make up the townscape character of Peebles, where by it would be protected by adopted local plan policy BE6 for it: Local or neighbourhood importance; environmental, social or economic value; role in defining landscape and townscape identity; and function. Exceptions can be made to this policy in specified circumstances and Cala has agreed to contribute to the enhancement of facilities or enhancement at an acceptable alternative location. However, the proposal is not supported by evidence of an overriding need for the development to outweigh the need to keep the space, as required by criterion 2. In addition, the potential for development to harm the wood described above in the context of policy NE4, which means that the development would not have a minimal environmental impact as alternatively required by criterion 1. As a result, the proposal would conflict with criteria 1 and 2 from policy BE6 and compliance with criterion 3 alone is insufficient support for an exception".

Site Ref APEEB037

Site name North of Jubilee Park

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

2.3

Indicative capacity

21

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Mature trees to to north and east of site, site slopes down towards north-easterly direction.**Landscape summary** Mature trees to to north and east of site, site slopes down towards north-easterly direction. Enclosed and un-obtrusive site within the settlement.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

ROADS PLANNING: I am unable to recommend in favour of this allocation on the grounds of the capacity of Glen Road - see reporters decision on recent planning application. Longer term housing may be acceptable here once a vehicular link between Glen Road and Kingsmeadows Road has been constructed to the east end of Peebles.

- 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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

On site

If yes, what?

H3 - Land Use Allocations

Marketability

Good

Site Ref APEEB037**Site name** North of Jubilee Park**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

**Site area
(ha)**

2.3

**Indicative
capacity**

21

PP Status

Excluded

Planning and Infrastructure summary

EDUCATION: This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward. Also this will increase pressure for requirement for additional primary school south of the river.

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

ACCESS: Adjacent to CP155, buffer zone required between development and woodland.

Overall assessment**Overall assessment**

Unacceptable

Summarised conclusion

Moderate biodiversity risk though site is included within the settlement boundary. Site fails against policy BE6. Roads Planning are unable to support the allocation of this site. Improved connectivity and a second bridge is required.

Conclusions

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 Local Plan 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.

Site Ref APEEB038**Site name** Langside Farm**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

8.6

Indicative capacity

10

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOODING: Not within 1 in 200yr flood envelope- Assessment of flooding from road runoff, blocked culverts or overland flow recommended.

Peebles is part of Western Development Area and is served by a number of buses.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

00/00321/FUL - Alterations and dormer extension.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line contribution required?

Site Ref APEEB038

Site name Langside Farm

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

8.6

Indicative capacity

10

PP Status

Excluded

Accessibility and sustainability summary

ECOLOGY: Biodiversity Risk: Minor
 Phase 1 habitat: (aerial interpretation) Improved grassland (B4), line of trees.
 Field boundaries: Trees and hedgerow, garden ground
 Mitigation:
 Protect and enhance boundary features
 Flood Risk(Fluvial 1 in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site slopes down towards the west, mature trees along boundaries.
 Views to west and a relatively prominent site along the Rosetta Road. Strong and mature landscaping to south of site. Site contributes to setting of town.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are no archaeological implications.
 HERITAGE & DESIGN: No listed building or conservation area issues.
 Concern about detached development remote from the current boundary to the town.

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Moderate

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study **Landscape features** Site slopes down towards the west, mature trees along boundaries.**Landscape summary** LANDSCAPE: The site comprises several fields on the east side of the A703 just beyond the northern extent of the Peebles Development Boundary. The fields are steeply sloping (west facing) and as such are visually sensitive to any change of use. There is little in the way of visual containment to the north and west sides of the site

Site Ref APEEB038**Site name** Langside Farm**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

8.6

Indicative capacity

10

PP Status

Excluded

and no backdrop into which to settle any development. The topography of the valley and woodland to the southern boundary helps to contain the Peebles settlement. I therefore conclude, on landscape grounds, that this site would have an unacceptable level of visual intrusion and should therefore be rejected as a potential LDP site.

Planning and infrastructure assessment

Physical access/road capacity**Near a trunk road?**

ROADS PLANNING: Direct access onto the A703 is unacceptable in terms of road safety.

I would be able to support a modest scale of development, on the southern portion of the site, served by the existing access to Langside Drive, but this will be reliant on the upgrading of Langside Drive, from the A703 to the site, to an adoptable standard.

- 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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary

EDUCATION: This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward.

CONTAMINATED LAND: The site houses a farm steading.
The site is brownfield land and its historic uses may present development constraints.

ACCESS: Non-vehicular links to the town and the wider path network required.

Overall assessment

Site Ref APEEB038**Site name** Langside Farm**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

**Site area
(ha)**

8.6

**Indicative
capacity**

10

PP Status

Excluded

Overall assessment

Unacceptable

Summarised conclusion

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.

Conclusions

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 Ref APEEB039**Site name** South of Crossburn Farm Road**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

1.9

Indicative capacity

1

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

On/adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOODING: All of site within 1 in 200yr flood envelope Eddleston Water -FRA required to assess extent of developable ground if any. Assessment of flooding from road runoff, blocked culverts/bridges or overland flow recommended low lying area ground water may be issue.

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.

Peebles is part of Western Development Area and is served by a number of buses.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference N/A

Site Ref APEEB039

Site name South of Crossburn Farm Road

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

1.9

Indicative capacity

1

PP Status

Excluded

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY: Biodiversity Risk: Major
 Phase 1 habitat: (aerial interpretation): identified as mixed woodland plantation (A1.3.2) but see below.
 Field boundaries:
 Adjacent to Eddleston water (River Tweed SAC) and within functional floodplain. Riparian woodland/scrub associated with Eddleston water.
 Biological records: otter, kingfisher
 Mitigation: Avoid significant impacts on integrity of River Tweed SAC. Likely to be an unsuitable housing site.
 Flood Risk(Fluvial 1 in 200): Yes

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Site forms part of the flood plain. Many mature trees onsite.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are no archaeological implications.
 HERITAGE & DESIGN: No listed building or conservation areas issues.

Site Ref APEEB039**Site name** South of Crossburn Farm Road**Proposed usage**
Housing**SDA**
Western**Settlement**
Peebles**Site area (ha)**
1.9**Indicative capacity**
1**PP Status**
Excluded**Landscape assessment**

NSA	AGLV	Landscape designation	General amenity	Altitude >200m?	Height constraint	Slope >12 degrees?	Slope constraint
Not applicable	On/adjacent to site	Minor	Good	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Minor

Constrained in Landscape Capacity Study **Landscape features** Site forms part of the flood plain. Many mature trees onsite.**Landscape summary** LANDSCAPE: This site is part of the floodplain of Eddleston Water and is covered with scrub woodland. Apart from there being no realistic access to the site and it being recognised that as a floodplain it has a key part to play in controlling the flooding of Peebles further downstream by the Eddleston Water, it is liable to flooding. For the above reasons and because it is also a valuable riparian habitat, I recommend that this site is rejected as a potential LDP site.**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.

Vehicular access to this site would have to be taken via the playing field site (Site zSS203).

- 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.

Contaminated land	HSE consultation	Water supply	Sewerage	Education provision	Primary school capacity	Secondary school capacity	Right of way	TPOs
Adjacent to site	Not applicable	Yes	No	Average	Limited	Limited	Adjacent to site	Not applicable
Land use allocations	If yes, what?	Marketability						

Site Ref **APEEB039**

Site name South of Crossburn Farm Road

Proposed usage

Housing

SDA

Western

Settlement

Peebles

**Site area
(ha)**

1.9

**Indicative
capacity**

1

PP Status

Excluded

Not applicable

H3 - Land Use Allocations

Good

Planning and Infrastructure summary

EDUCATION: This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward.

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

ACCESS: Extant path links to CP210 adjacent to this site (this site is a wetland area and creates an irreplaceable aesthetic/habitat in the area) – should not be developed.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Major biodiversity risk. Site forms part of the flood plain. Many mature trees onsite. Site contained in the D&LC study. Improved connectivity within the northern part of the settlement required. Access into the site is questionable.

Conclusions

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.

Major biodiversity risk and site located in the flood plain. Many mature trees onsite. Site contained in the D&LC study. Improved connectivity within the northern part of the settlement required. Access into the site is questionable.

Site Ref APEEB040**Site name** South West of Whitehaugh**Proposed usage**
Housing**SDA**
Western**Settlement**
Peebles**Site area (ha)**
4.1**Indicative capacity**
110**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

No initial constraints on site. Peebles is part of Western Development Area and is served by a number of buses.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference N/A**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

The site is just outside Peebles settlement boundary. Peebles has a wide range of services, facilities and employment opportunities.

ECOLOGY: Minor
Trees on boundary/ buffer areas
R Tweed SAC 110m to S

Site Ref APEEB040**Site name** South West of Whitehaugh**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

4.1

Indicative capacity

110

PP Status

Excluded

SSNWI-Farm & parkland Planted Broad-leaf

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

This area contributes to the local setting of the immediate adjacent development, but not significantly to the wider setting of the town.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

An extension at this location would integrate well within the enclosed landscaping.

ARCHAEOLOGY: Close to site of SAM (Dark Age Enclosure) – Possible Dark Age Settlement in area – mitigation required (evaluation – trial trenches).

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** Some tree belts and heges on/adjacent site but these would require enhancing.**Landscape summary** The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site. LANDSCAPE: Part of an SLA and enclosed by mature trees and woodland but does seem to fit into existing settlement pattern. Subject to effective buffer zones to protect the existing woodland framework, I do not see any major constraints.**Planning and infrastructure assessment**

Site Ref APEEB040**Site name** South West of Whitehaugh**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

4.1

Indicative capacity

110

PP Status

Excluded

Physical acces/road capacity**Near a trunk road?**

In terms of connectivity and dispersion of traffic, the allocation of this land for housing should only be on the basis that a vehicular link is achievable between the end of Glen Road and Kingsmeadows Road via the Whitehaugh land. This may be possible via the roundabout at the end of Whitehaugh Park or less desirably via the land to the east of Whitehaugh Park. Further connectivity with adjacent streets for walking and cycling should be explored.

The upgrading of the tortuous length of Glen Road adjacent to Forest View is strongly recommended.

The Local Plan Process has confirmed the need for a new road bridge over the Tweed to serve residential development sites over and above those identified in the Finalised Local Plan and it goes without saying that developer contributions will be sought in this respect.

A street layout compliant with the concepts of PAN 76 on 'New Residential Streets' will be expected. This document promotes good connectivity for all transport modes and natural calming of traffic speeds through an informal roads layout.

A Transport Assessment will help determine the extent of adjustments required to the road infrastructure to ensure adequate access means and sustainable transport provision. The site developer will be expected to pay for or contribute towards the cost of identified off-site transport work required as a result of the development of the site and/or the cumulative effect of development in 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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

H3 - Land Use Allocations

Marketability

Good

Planning and Infrastructure summary

The site is identified in the Consolidated Local Plan for potential longer term housing. There are a number of requirements that the site must meet before it comes forward in any future Development Plan including the requirement for a second bridge crossing and for greater connectivity.

ACCESS:

Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists). Links to the Core Paths to be created and amenity maintained and enhanced.

EDUCATION:

This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access

Site Ref APEEB040**Site name** South West of Whitehaugh**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

4.1

Indicative capacity

110

PP Status

Excluded

issues to High School with the number of sites potentially being brought forward. Also this will increase pressure for requirement for additional primary school south of the river.

Peebles high school – already projected at, or over capacity, and worsening over medium to longer term. Developer contributions will be sought.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Allocation of site is not required in the short term as Roads Planning are unable to support the site in isolation as improved connectivity and a new bridge is required.

Conclusions

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 Special Landscape Area. 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.

Allocation of site is not required in the short term as Roads Planning are unable to support the site in isolation as improved connectivity and a new bridge is required. In addition the site is not required to meet the SESplan requirement.

Site Ref APEEB042**Site name** South Parks**Proposed usage**
Housing**SDA**
Western**Settlement**
Peebles**Site area (ha)**
1.3**Indicative capacity**
25**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Moderate**Strategic Development Plan Policy**

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOOD PROTECTION: This site is outwith the indicative flood envelope of the 1 in 200 year flood event for the River Tweed. This is due to the railway embankment on the Northern Boundary of the site. There is an Edderston Burn Flood Prevention Scheme in place which helps mitigate flood risk from the Edderston Burn. Access and egress to this site maybe impeded during an extreme flood event. A Flood Risk Assessment would be required to accurately quantify the risk.

The site is located on an allocated Employment site as well as part of a Safeguarded Employment site which is protected by SESplan Policy 2 Supply and Location of Employment Land.
The site is also located adjacent to the River Tweed SAC and SSSI.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

05/02087/FUL - COU, alterations and extension to form retail warehouse with enclosed external display area, erection of palisade fence and formation of car parking spaces.
09/00422/FUL - Extension to provide covered display enclosure.

Site Ref APEEB042

Site name South Parks

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

1.3

Indicative capacity

25

PP Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Minor
Adjacent to Upper Tweeddale NSA.
Phase 1 habitat (aerial interpretation semi-improved acid grassland (B1.1) mixed woodland plantation (A1.3.2), existing factory building.
Field boundaries: Stone dykes, mature trees/mixed plantation
Mitigation: Protect and enhance boundary features, compensate for loss of semi-improved grassland. Site clearance outside breeding bird season.
Flood Risk (Fluvial 1 in 200): No

The site is brought forward for housing on an allocated employment site. Allocation for housing at this location would result in the loss of employment land provision.

Local impact and integration assessment

Conservation area

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site sits within the Development Boundary on the edge of the settlement and is currently used as employment land. To the east of the site is also a safeguarded employment site, whilst to the south the MIR has identified a preferred housing site which the Proposed Plan allocates.
The western part of the site has not seen development whilst the eastern part has been developed with a modern unit and is complete with parking provision.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are no records for archaeology within the site. There is a low potential for unknown archaeology to exist.
Risk of conflict between potential new housing and existing employment uses which could negatively impact on the existing employment use and its future.

Site Ref APEEB042

Site name South Parks

Proposed usage
Housing

SDA
Western

Settlement
Peebles

Site area
(ha)
1.3

Indicative
capacity
25

PP Status
Excluded

Landscape assessment

NSA

Adjacent to site

AGLV

Adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

The site sits on the lower slopes of the South Park Wood Hill and sits adjacent to the SLA and NSA. To the north of the site sits the River Tweed, which the site gently slopes down towards. Some boundary trees along the southern edge, with significant tree planting to the north. Landscaping also in place between this proposed site and the neighbouring employment land to the east. Stone boundary wall along the western boundary which would require reconstruction in places. Currently the site is clearly split in two, with the western portion a greenfield site and the eastern portion developed for employment with carparking to the south and east of the site. The eastern portion of the site is also enclosed by security fencing. Landscape enhancement would be required.

Landscape summary

Landscape enhancement would be required.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

Previously I have expressed concern on the possibility of development in this area on the grounds of the traffic capacity of the roads leading to the site i.e. Caledonian Road and South Parks. The problem with Caledonian Road is parking in the carriageway, forcing single file traffic, and the issue with South Parks is the tortuous nature of the initial length of the road off the mini roundabout. That said, there may be scope for tackling some of the capacity issues and one benefit of this land is its relative close proximity to the town centre. This favours well from a sustainable transport point of view.

KP/DJI

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

If yes, what?

Marketability

Site Ref APEEB042

Site name South Parks

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

1.3

Indicative capacity

25

PP Status

Excluded

On site

ED1 - Protection of Employme

Good

Planning and Infrastructure summary

ACCESS: APEEB042 Core path to be maintained for only pedestrian(horse/cycle) use for amenity.

ENVIRONMENTAL HEALTH: An unspecified works is understood to have previously been present on site. More recently the area has been developed as an industrial estate.

The site is brownfield land and its historic use may present development constraints.

ECONOMIC DEVELOPMENT: We strongly object to this proposal. It's against policy and Peebles has no new employment land, this must be protected. This is the landowner purely attempting to raise capital to fund business relocation to a more high profile site.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is unacceptable. The site is located on an allocated Employment site as well as part of a Safeguarded Employment site which is protected by SESplan Policy 2 Supply and Location of Employment Land. Risk of conflict between existing neighbouring employment land and potential new housing. The Economic Development Section of the Council object to the loss of employment land at this location.

Conclusions

The site is unacceptable. The site is located on an allocated Employment site as well as part of a Safeguarded Employment site which is protected by SESplan Policy 2 Supply and Location of Employment Land. Risk of conflict between existing neighbouring employment land and potential new housing. The Economic Development Section of the Council object to the loss of employment land at this location.

Site Ref APEEB043

Site name Tintah

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

0.7

Indicative capacity

15

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOOD PROTECTION: This site does appear to be suitable for development, but cut off ditches on the southern boundary to manage surface water run-off will be required.

The site is already located within the Development Boundary.

SEPA COMMENTS: Surface water runoff from the nearby hills may be an issue. May require mitigation measures during the design stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

The site is already located within the Development Boundary and could come forward at any time and is not dependent on an allocation.

Accessibility and sustainability assessment**Access to public transport****Access to employment****Access to services****Wider biodiversity impacts****Site aspect****Waverley line contribution required?**

Site Ref APEEB043

Site name Tintah

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area
(ha)

0.7

Indicative
capacity

15

PP Status

Excluded

Good

Good

Good

Minor

Not applicable



Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Minor
Phase 1 habitat (aerial interpretation Improved pasture (B4) line of broad-leaved and coniferous trees.
Field boundaries: Broadleaved trees.
Mitigation: Protect and enhance boundary features. Site clearance outside breeding bird season.
Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is located to the north of the Category B Tintah House. Whilst located within the Development Boundary the site has not been previously developed.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are no records for archaeology within the site. There is a low potential for unknown archaeology to exist.

Landscape assessment

NSA

Not applicable

AGLV

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?



Height constraint

Minor

Slope >12 degrees?



Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features A mature woodland belt sits to the east outwith the site boundary. Some mature trees onsite along the western edge.

Landscape summary Mature trees to the east of site (outwith) and to the east, site slopes down towards the north. A relatively enclosed and un-obtrusive site within the settlement.

Site Ref APEEB043

Site name Tintah

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

0.7

Indicative capacity

15

PP Status

Excluded

Landscape enhancement would be required.

Planning and infrastructure assessment

Physical acces/road capacity**Near a trunk road?**

The part of Edderston Road leading to the site from its junction with Craigerne Lane up to access to Craigerne Coach House is narrow with no pedestrian facilities and poor lighting. The length of road between the Coach House and the site is private. Significant upgrades will be required to the length of public road as well as the upgrading of the private section to adoptable standards to serve housing development on this land. The upgrading of the private road may affect third party land.

Integration with Craigerne Drive must be sought by way of pedestrian/cycle linkage.

An alternative means of vehicular access to the site is via Craigerne Drive, but again this may affect third party land. The ideal scenario would be street connectivity (adoptable standard) between Edderston Road and Craigerne Drive as part of any development of this site.

KP/DJI

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOsOn/adjacent to sit
^**Land use allocations**

Not applicable

If yes, what?**Marketability**

Good

Planning and Infrastructure summary

ENVIRONMENTAL HEALTH: The site is understood to have remained undeveloped. There is no evidence to indicate the site uses may present development constraints.

Site is located within the Development Boundary already and could come forward as an infill opportunity. Whilst Roads Planning have not objected considerable upgrades would be required.

Overall assessment

Overall assessment**Summarised conclusion**

Site Ref APEEB043**Site name** Tintah**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

**Site area
(ha)**

0.7

**Indicative
capacity**

15

PP Status

Excluded

Doubtful

The site is Doubtful as it is already located within the Development Boundary and could come forward at any time and is not dependent on an allocation but so far it is not. Considerable road upgrades would be required.

Conclusions

The site is Doubtful as it is already located within the Development Boundary and could come forward at any time and is therefore not dependent on an allocation but so far it has not. Considerable road upgrades would be required.

Site Ref APEEB044**Site name** Rosetta Road**Proposed usage**
Housing**SDA**
Western**Settlement**
Peebles**Site area (ha)**
5.7**Indicative capacity**
20**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Minor**Strategic Development Plan Policy**

Peebles is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary**FLOOD PROTECTION:** This site has three burns flowing through it; before a decision is made on the suitability of this site for development a FRA would be required.

The site is located on the Rosetta Road Caravan Park.

SEPA COMMENTS: There may be a flood risk from the small watercourses that flow through the adjacent site. Consideration should also be given to whether there are any culverted watercourses within the site. Surface water runoff from the nearby hills may be an issue. As part of the site may be constrained due to flood risk if you intend to take this site forward a FRA should be included as a site requirement. The small watercourses should be protected as part of any development. If you intend to take this site forward recommend suitable buffer strips as site requirement.**Information relating to planning applications****Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Planning application submitted 13/00444/FUL - Pending Consideration.

Site Ref APEEB044

Site name Rosetta Road

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

5.7

Indicative capacity

20

PP Status

Excluded

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY OFFICER: Biodiversity Risk: Moderate-Major (potential EPS and Wood Pasture & Parkland habitat) Phase 1 habitat (aerial interpretation Amenity grassland (J1.2) and mixed plantation (A1.3.2) Site contains parkland trees/ potential veteran trees, also featured on OS 1st ed. map. Field boundaries: Broadleaved trees, hedgerow. Mitigation: Retain parkland trees. Protect and enhance boundary features. EPS survey (bats) likely to be required. Site clearance outside breeding bird season. Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

Adjacent to site

Listed buildings

On/adjacent to site

Visual relationship/integration with existing settlement

Onsite the category C listed Lodge and Gatepiers. Adjacent the B Listed Rosetta House. B listed Rosetta Stables and C listed Walled Garden and Garden Building. The site sits within the setting of the B Listed Rosetta House, and it is considered that development at this location will have a negative impact on the building.

Impact on open space

High

Impact on archaeology

Medium

Impact on listed buildings

High

Local impact and integration summary

ARCHAEOLOGY: There are no records for archaeology within the site. There is a low to moderate potential for unknown archaeology to exist. It is considered that development at this location will result in a negative impact on the listed buildings on and adjacent to the site furthermore the proposed development would result in the loss of the open space associated with the listed property.

Site Ref APEEB044

Site name Rosetta Road

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

5.7

Indicative capacity

20

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

Adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Moderate

Constrained in Landscape Capacity Study **Landscape features**

Strong pattern of landscape structure and mature tree cover consistent with a designed landscape (undesigned and not recorded on recent SBC survey but a designed landscape).

Taken in conjunction with MPEEB006, there is a significant house, a courtyard block, a walled garden, N and S formal driveways with N and S gates, a gatehouse, perimeter policy woodland and plentiful parkland tree planting, particularly in APEEB044.

N and S policy woodlands are associated with small streams which have also been retained for ornamental purposes.

Landscape summary

LANDSCAPE: There is potential for residential development which could fit successfully into the wider setting of Peebles. However, great care would be needed to protect the existing heritage assets both in terms of buildings, setting and woodland structure. A detailed tree survey should be carried out and used to inform a site development brief prior to defining site capacity.

Potential for development at this location to detract from the attractive entrance into the settlement along the Rosetta Road.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

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.

Multiple access point from the public road should be explored along with utilising the existing public road to create a street frontage. Improvements to the public road are likely to be required between the site and the A703 to the north.

KP/DJI

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision**Primary school capacity****Secondary school capacity****Right of way****TPOs**

Site Ref **APEEB044**

Site name Rosetta Road

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

5.7

Indicative capacity

20

PP Status

Excluded

Average

Limited

Limited

Adjacent to site

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

ACCESS: APEEB044 Core path 162 on eastern boundary to be upgraded for countryside access and integrated in to any development brought forward - in the interests of amenity and connectivity.

ENVIRONMENTAL HEALTH: The site is understood to have remained undeveloped. There is no evidence to indicate the site uses may present development constraints.

ECONOMIC DEVELOPMENT: Aberdeen Asset Management apparently bought the Caravan site early this year and has engaged Savills in Edinburgh and Glasgow to act as factors. Kate Pearson was involved in discussing the tourism market and opportunities to make this a successful site. The caravan pitches were to be replaced with lodges. It has potential but just needs investment. From an Economic Development perspective we should be trying to protect this zoning for leisure and tourism and not allow it to go for housing. If the housing was lodges for rent, then this may be acceptable. We should resist housing at this point in time from the Local Plan point of view.

Loss of road frontage for tourism business.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is Unacceptable as the site is located on the Rosetta Road Caravan Park and housing at this location would result in the loss of an attractive tourism asset; the biodiversity risk is moderate/major; development at this location would have an adverse impact on the setting of both the category B listed Buildings onsite; in terms of landscape potential for some development but caution required due to potential impact on listed buildings and landscape. Econ Dev do not support the loss of the site to housing.

Conclusions

The site is Unacceptable as the site is located on the Rosetta Road Caravan Park and housing at this location would result in the loss of an attractive tourism asset; the biodiversity risk is moderate/major; development at this location would have an adverse impact on the setting of both the category B listed Buildings onsite; in terms of landscape potential for some development but caution required due to potential impact on listed buildings, landscape as well as attractiveness of the approach into the settlement and Econ Dev do not support the loss of the site to housing.

Site Ref MPEEB006**Site name** Rosetta Road Mixed Use**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

6.4

Indicative capacity

25

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOOD PROTECTION: This site has three burns flowing through it; before a decision is made on the suitability of this site for development a FRA would be required. The site is also located at the bottom of a slope so surface water run-off would need to be addressed.

The site is located on the Rosetta Road Caravan Park.

SEPA COMMENTS: Part of this site may be at risk from the small watercourses which flow through and adjacent to the site. Consideration should also be given to whether there are any culverted watercourses within the site. As part of the site may be constrained due to flood risk if you intend to take this site forward a FRA should be included as a site requirement. Surface water runoff from the nearby hills may be an issue. Please note the site may be constrained due to flood risk.

Foul drainage should be to Scottish Water foul sewer serving Peebles, however capacity could be an issue. Private foul drainage is unlikely to be acceptable. The small watercourses should be protected as part of any development. If you intend to take this site forward recommend suitable buffer strips as site requirement.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Site Ref MPEEB006**Site name** Rosetta Road Mixed Use**Proposed usage**

Housing

SDA

Western

Settlement

Peebles

Site area (ha)

6.4

Indicative capacity

25

PP Status

Excluded

Planning history reference 96/01158/FUL Extension to caravan park to erect 32 static caravans.
13/00444/FUL Mixed use development including housing - Pending Consideration.**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY OFFICER: Biodiversity Risk: Moderate
 Phase 1 habitat (aerial interpretation) Improved pasture (B4) and Amenity grassland (J1.2)
 Site contains hedgeline trees/designed landscape, potential veteran trees, also featured on OS 1st ed. map.
 Field boundaries: Broadleaved trees, hedgerow. Riparian woodland along Gill burn, connectivity with Eddleston water (River Tweed SAC)
 Mitigation: Ensure no significant adverse effects on River Tweed SAC Retain mature trees. Protect and enhance boundary features. EPS survey (bats) likely to be required. Site clearance outside breeding bird season.
 Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

On site

Visual relationship/integration with existing settlement

Grounds of country house currently used as part of a caravan park. Category B Listed Roetta House, and B Listed Stables as well as C listed Walled Garden and Garden Building (part of a B group). Although the site sits within the Development Boundary it sits on the edge of the settlement and rises to the west.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

High

Local impact and integration summary

ARCHAEOLOGY: There are several archaeological considerations at this site. In addition to the 18th and 19th century country house and walled garden, there is the known site of a Royal Observer Corps post and the site of a Roman Road which extends along the southern edge of the site. Archaeological assessment will likely be needed ahead of or during development.

URBAN DESIGNER: Clarification is sought as to the intentions behind seeking such an allocation – see APEEB044.

Site Ref MPEEB006

Site name Rosetta Road Mixed Use

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area
(ha)

6.4

Indicative
capacity

25

PP Status

Excluded

There may be potential for some (minor) development to take place however caution would be required as over-development at this location would result in a negative impact not only on the listed buildings and archaeology onsite but would also detract from the attractive approach into the settlement from the north; as well as the impact that such development would have on the tourism facility onsite. Also, as a site that rises to above 200m, the site can be seen from other parts of the town and although currently well screened due to the mature trees on site as well as those on the neighbouring site APEEB044 - loss of that landscaping would have a negative impact.

Landscape assessment

NSA

Not applicable

AGLV

Adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Moderate

Slope >12 degrees?

Slope constraint

Moderate

Constrained in Landscape Capacity Study

Landscape features

Site consists of the upper section of Rosetta House grounds with the N and S drive to the house forming the E site boundary. The W boundary is a field boundary within the estate with the boundary woodland a further field to the W.
Strong pattern of landscape structure and mature tree cover consistent with a designed landscape (undesigned and not recorded on recent SBC survey but a designed landscape nevertheless)
Taken in conjunction with APEEB044, there is a significant house, a courtyard block, a walled garden, N and S formal driveways with N and S gates, a gatehouse, perimeter policy woodland and plentiful parkland tree planting, particularly in APEEB044.
N and S policy woodlands are associated with small streams which have also been retained for ornamental purposes.

Landscape summary

LANDSCAPE: There is potential for some residential development mixed with caravan park (already consented) which could fit into the wider setting of Peebles. However particular care would be needed with the W boundary which is not a strong landscape feature with the estate boundary a further field further W. This adjoining area already has consent for caravans with some bases already on constructed (see photos). New planting will be required in these areas.
Great care would be needed to protect the existing heritage assets both in terms of buildings, setting and woodland structure.
A detailed tree survey should be carried out and used to inform a site development brief prior to defining site capacity.

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.

Improvements to the public road are likely to be required between the site and the A703 to the north.

Site Ref MPEEB006

Site name Rosetta Road Mixed Use

Proposed usage

Housing

SDA

Western

Settlement

Peebles

Site area
(ha)

6.4

Indicative
capacity

25

PP Status

Excluded

KP/DJI

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

Not applicable

If yes, what?

Marketability

Good

Planning and Infrastructure summary

ACCESS: Existing main tracks to be countryside access paths and to be integrated in to any development brought forward - in the interests of amenity and connectivity.

ENVIRONMENTAL HEALTH: The site is understood to have remained undeveloped. There is no evidence to indicate the site uses may present development constraints.

ECONOMIC DEVELOPMENT: There is insufficient information to make any form of judgement on this large allocation. As it is located adjacent to APEEB044 it would be necessary to have some clear idea of the reason for the allocation being put forward. From an Economic Development stance we would need more information.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

The site is Doubtful as it has an established use as a caravan and camping site; Moderate biodiversity risk; Development here would result in some loss of at least some of the tourism asset which is in walking distance from town centre. There may be scope for some development. Caution required regarding impact that development could have on heritage and landscape assets onsite and the settlement. Road improvements would be required. Economic Development would wish to see further information.

Conclusions

The site is Doubtful as it has an established use as a caravan and camping site; Moderate biodiversity risk; Development here would result in some loss of at least some of the tourism asset which is in walking distance from town centre. There may be scope for some development. Caution required regarding impact that development could have on heritage and landscape assets onsite and the settlement. Road improvements would be required. Economic Development would wish to see further information.

Site Ref SPEEB006**Site name** South West of Peebles**Proposed usage**
Long Term Mixed Use**SDA**
Western**Settlement**
Peebles**Site area (ha)**
34.8**Indicative capacity**
150**PP Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint** Moderate**Strategic Development Plan Policy**

The site is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

Issue with overland flow identified through the Local Plan Amendment process by SEPA during the Consultative Draft Local Plan Amendment Consultation. In addition, sites at this location were previously considered by the Local Plan Amendment Reporter who considered that the area to the south east of Peebles was more appropriate for longer term development. The current Local Plan identifies sites to the south east of Peebles for potential longer term development.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

On part of site - 10/00169/FUL - Change of use of agricultural land to form employment land and construction of new access road and services. Application was withdrawn.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?

Site Ref SPEEB006**Site name** South West of Peebles**Proposed usage**
Long Term Mixed Use**SDA**
Western**Settlement**
Peebles**Site area (ha)**
34.8**Indicative capacity**
150**PP Status**
Excluded**Accessibility and sustainability summary**

Issue of overland flow raised by SEPA during Local Plan Amendment Process.

ECOLOGY: Biodiversity Risk: Moderate

River Tweed SAC/SSSI 40m to N possible drainage connections.

Phase 1 habitat (aerial interpretation) Improved field (B4)

Field boundaries: Hedgeline trees, remnant hedgerow, garden ground

Biological records: bird records, hedgehog

Mitigation:

Ensure no significant adverse effect on River Tweed SAC/SSSI. Protect and enhance boundary features. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

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.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Cropmarks and artefacts discovered in the area of the LDP suggest that there is an increased risk of encountering buried prehistoric archaeology. A watching brief within this LDP during development would be appropriate.

HERITAGE & DESIGN: No listed building or conservation areas issues.

Concern about detached development remote from the current boundary to the town. The site shown does not seem to take account of the current physical boundaries of the fields.

Site Ref **SPEEB006**

Site name South West of Peebles

Proposed usage
Long Term Mixed Use

SDA
Western

Settlement
Peebles

Site area (ha)
34.8

Indicative capacity
150

PP Status
Excluded

Landscape assessment

NSA

On/adjacent to site

AGLV

On/adjacent to site

Landscape designation

Moderate

General amenity

Good

Altitude >200m?

Height constraint

Moderate

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features The boundary although it appears arbitrary it does in fact reflect, for most of the south western boundary, the 210m contour and the ground beyond the boundary certainly rises more steeply up to the viewpoint at Manor Sware. Mature trees mainly along field boundaries.

Landscape summary A large part of this site was identified within the Development and Landscape Capacity Study for Peebles as having the potential for development however, parts of this site brought forward was also identified as constrained from development within the Study.

LANDSCAPE: The site is a large tract of land (34.4hectares) on the south west side of Peebles. The boundary although it appears arbitrary it does in fact reflect, for most of the south western boundary, the 210m contour and the ground beyond the boundary certainly rises more steeply up to the viewpoint at Manor Sware. On this basis and in landscape terms, the extent of the site seems sensible. If this site were to be allocated it would be appropriate for the remainder of the two fields dissected by the boundary line to be used to create very substantial blocks of structure planting to form a substantial woodland edge to the south western edge of the town in this immediate location. It is essential that we achieve a natural upper extent to Peebles in this highly visible location. On a site of this scale it will also be essential to create an internal landscape structure framework, reflecting the natural and built features of the site such as the Edderston Burn and its tributary and some of the field boundaries.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

ROADS PLANNING FROM SITE APEEB035: Previously I have expressed concern on the possibility of residential development in this area on the grounds of the traffic capacity of the roads leading to the site i.e. Caledonian Road and South Parks. The problem with Caledonian Road is parking in the carriageway, forcing single file traffic, and the issue with South Parks is the tortuous nature of the initial length of the road off the mini roundabout. That said, there may be scope for tackling some of the capacity issues and one benefit of this land is its relative close proximity to the town centre. This favours well from a sustainable transport point of view.

If this area is to be developed for housing it should be dependent on measures being taken to improve the capacity of the roads leading to the site. The extent of this area suitable for development, certainly not all of it, will be dependent on the extent of off-site improvements and the findings of a Transport Assessment. The development of the easterly portion of the land, closest to the existing housing, is preferable. Development will have to integrate and connect with the existing housing land to the east by way of access linkage with South Parks, Edderston Ridge and Edderston Road. This will help with dispersion of traffic.

- 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.

Site Ref **SPEEB006**

Site name South West of Peebles

Proposed usage
Long Term Mixed Use

SDA
Western

Settlement
Peebles

Site area (ha)
34.8

Indicative capacity
150

PP Status
Excluded

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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

Not applicable

Land use allocations

Adjacent to site

If yes, what?

ED1 - Protection of Employme

Marketability

Good

Planning and Infrastructure summary

EDUCATION: This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward. Also this will increase pressure for requirement for additional primary school south of the river.

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

ACCESS: The site is cut in the north by CP144 (BT83), it is cut in the south by a promoted Peebles route that follows the minor road to the historic old manor brig. The John Buchan Way runs adjacent to the south-eastern end of the site. All these routes should remain open and free from obstruction. A buffer zone should be created around them to maintain the aesthetics of the routes. Where the route is on a road (specifically the JBW) then suitable/safe provision should be created for non-vehicular traffic as well as non-vehicular links into town.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Site is Unacceptable as it would not be appropriate to develop on the higher fields. Potential for Archaeology on site and moderate impact on biodiversity. Significant size of site not required to meet requirement.

Conclusions

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. An alternative longer term site has been already identified through the Local Plan Amendment Process - south east of Peebles.

Site Ref MPEEB002**Site name** West of Edderston Ridge**Proposed usage**

Mixed Use

SDA

Western

Settlement

Peebles

Site area (ha)

13.4

Indicative capacity

150

PP Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Minor

Strategic Development Plan Policy

The site is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOODING: Not within 1 in 200yr flood envelope of River Tweed. Edderston Burn < 3 Sq Km no flood envelope. The Edderston Burn has previously flooded areas at Caledonian Road and an overflow system (sluices) and by-pass channel (drain) have been installed on a tributary burn within this site to carry excess flows to a culvert at South Parks. Machine access to this overflow and channel MUST be maintained to allow for future cleaning and maintenance. Discharges to the burn and by-pass channel must be limited to Greenfield run-off to prevent flooding issues. Topographical survey and FRA may be needed to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts and overland flow recommended. Consult with Flood Team.

Part of site identified within the Flood Study.

No initial constraints on site. However, SEPA recommended that the site named APEEB015 (the south eastern part of the site) that was proposed in the Consultative Draft Local Plan be removed, they stated that: A large proportion of the site is shown to be at a high risk on the indicative flood map. Two water courses flow through the site, the Edderston Burn along the eastern boundary and a smaller unnamed tributary. Due to the high risk from both the watercourses only a very limited area will be developable.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Site Ref MPEEB002**Site name** West of Edderston Ridge**Proposed usage**

Mixed Use

SDA

Western

Settlement

Peebles

Site area (ha)

13.4

Indicative capacity

150

PP Status

Excluded

Common Good Land MOD safeguarded area Civil Aviation Authority Safeguarded Area

Not applicable

Not applicable

Not applicable

Planning history reference Site considered during previous Local Plan Inquiry.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Biodiversity Risk assessment category: Moderate

Key Issues: Mitigate drainage impacts into River Tweed SAC/SSSI.

Statutory Interest: River Tweed SAC/SSSI 200m to north. Breeding birds.

Non-statutory interest: 140m to north South Park Wood Local Wildlife Site. Boundary features: mature trees, hedgerow, garden ground. Edderstone burn and other unmanned burn drain adjacent and through site. TWIC records: A no. of breeding bird records including waders (lapwing and oystercatcher)

Flood Risk (1in 200): No

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The enclosed and relatively contained character of these fields are strongly influenced by the adjacent settlement to which they are orientated, and by which they are partially contained.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are no immediate archaeological implications. However it should be noted that there have been several finds from the vicinity of the site including a Roman brooch and two Bronze Age axes. There are also a number of cropmarks immediately to the south of the site which may extend into the LPA boundary. Archaeological investigation may be necessary ahead of development.

Site Ref MPEEB002

Site name West of Edderston Ridge

Proposed usage

Mixed Use

SDA

Western

Settlement

Peebles

Site area
(ha)

13.4

Indicative
capacity

150

PP Status

Excluded

Landscape assessment

NSA

Adjacent to site

AGLV

On/adjacent to site

Landscape designation

General amenity

Good

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Some trees along the boundaries of the site but these would require enhancing.

Landscape summary Visible from Manor Sware viewpoint. Affects boundary and setting of Peebles. Ground rising and increasingly visible to SW. Needs strong planting framework especially at SW corner.

Planning and infrastructure assessment

Physical acces/road capacity

Near a trunk road?

ROADS PLANNING: Previously I have expressed concern on the possibility of development in this area on the grounds of the traffic capacity of the roads leading to the site i.e. Caledonian Road and South Parks. The problem with Caledonian Road is parking in the carriageway, forcing single file traffic, and the issue with South Parks is the tortuous nature of the initial length of the road off the mini roundabout. That said, there may be scope for tackling some of the capacity issues and one benefit of this land is its relative close proximity to the town centre. This favours well from a sustainable transport point of view.

If this area is to be developed for mixed use it should be dependent on measures being taken to improve the capacity of the roads leading to the site. The extent of this area suitable for development, probably not all of it, will be dependent on the extent of off-site improvements and the findings of a Transport Assessment. The development of the easterly portion of the land, closest to the existing housing, is preferable. Development will have to integrate and connect with the existing housing land to the east by way of access linkage with South Parks, Edderston Ridge and Edderston Road. This will help with dispersion of traffic.

- 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.

Contaminated land

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Site Ref MPEEB002

Site name West of Edderston Ridge

Proposed usage

Mixed Use

SDA

Western

Settlement

Peebles

Site area (ha)

13.4

Indicative capacity

150

PP Status

Excluded

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Land use allocations

On/Adjacent to site

If yes, what?

ED1 - Protection of Employme

Marketability

Good

Planning and Infrastructure summary

ACCESS: Core Path 144 is adjacent to the northern and western boundary. There appears to be existing access on a farm track to the south. Developer contribution would be requested for the development, maintenance and promotion of the local path network.

ECONOMIC DEVELOPMENT: This site has already been considered for various levels of development previously. The Scottish Government Reporters Unit has already determined that Caledonian Road is of insufficient standard to allow further development off it. I therefore cannot see how this land can be considered for any further development unless major transportation infrastructure is proposed.

EDUCATION: This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward. Also, this will increase pressure for requirement for additional primary school south of the river.

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

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Roads Planning have concerns about the site, issue of overland flow/flood risk, a site this size is not required to meet the SESplan requirement.

Conclusions

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.

Site Ref MPEEB003**Site name** Hunters Park**Proposed usage**

Mixed Use

SDA

Western

Settlement

Peebles

Site area (ha)

19.0

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

The site is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOODING: Almost all of site within 1 in 200yr flood envelope of River Tweed. The MWH 2006 Flood Study shows the Northern corner of the site affected by a 1 in 10 year flood and all but the South Western edge in the flood envelope of a 1 in 25 year flood. The predicted flood levels for the northern part of the site provided in this report are from 158.09m to 157.78m AOD. Consult with Flood Team if this site is being considered for development.

This site covers a large area to the east of Peebles outwith the Development Boundary. The SEPA maps state that the site is at risk of flooding. A flood risk assessment would be required if this site was to be brought forward.

The site covers an area identified as open space within the Longer Term Site SPEEB005 identified in the Local Plan and is where SEPA sought additional wording within the Plan that no built development should take place at this location.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference Site considered during Local Plan Inquiry and during the LPA Examination.

Site Ref MPEEB003

Site name Hunters Park

Proposed usage

Mixed Use

SDA

Western

Settlement

Peebles

Site area (ha)

19.0

Indicative capacity

0

PP Status

Excluded

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

Majority of site on flood plain of River Tweed SAC/SSSI including Haystoun burn (SAC).

ECOLOGY: Biodiversity Risk: Major

River Tweed SAC/SSSI on N and E boundary, site lies in functional flood plain of River Tweed SAC/SSSI.

Phase 1 habitat (aerial interpretation) Improved field (B4)

Field boundaries: Remnant hedgerow, coniferous trees/(shelter belt). Riparian habitats on River Tweed SAC/SSSI.

Biological records: salmonids associated with River Tweed SAC/SSSI, bird records,

Mitigation: Mitigation to ensure that no significant adverse effect on the integrity of the River Tweed SAC

Protect and enhance boundary features. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): yes, whole site

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Large site which focuses on the River Tweed. With enhancement would provide a good strong settlement edge.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site does not have any major constraints in this category, however the site would not integrate into its surroundings.

ARCHAEOLOGY: There is archaeological potential within this LDP. Numerous prehistoric artefacts have been found in the vicinity, and fields in the area have shown evidence of past prehistoric occupation. Some archaeological assessment will be necessary.

HERITAGE & DESIGN: No listed building or conservation areas issues.

Concern about detached development remote from the current boundary to the town.

Site Ref MPEEB003

Site name Hunters Park

Proposed usage

Mixed Use

SDA

Western

Settlement

Peebles

Site area (ha)

19.0

Indicative capacity

0

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Moderate

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** River Tweed to the northern boundary of the site. Tree belts and individual trees on site. Potential for enhancement.**Landscape summary** The Landscape Capacity Study considered this area not to be appropriate for development. It also suggested areas for landscape enhancement within the site.**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?**

ROADS PLANNING: This area has already been identified as potentially suitable for longer term development. Regardless of the location of any second vehicular crossing over the Tweed, I may also require a pedestrian bridge to be formed to link the site with the A72 to the north as this will give the most direct route to the town centre. This will also afford the opportunity to take advantage of the A72 as a public transport corridor.

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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations**If yes, what?****Marketability**

Site Ref MPEEB003

Site name Hunters Park

Proposed usage

Mixed Use

SDA

Western

Settlement

Peebles

Site area (ha)

19.0

Indicative capacity

0

PP Status

Excluded

Not applicable

Good

Planning and Infrastructure summary

ECONOMIC DEVELOPMENT: This may be a suitable site for employment uses as it is adjacent to the existing successful Cavalry Park. There is also reasonably strong demand for new employment land in Peebles. This site however is extremely flat and is subject to major flooding problems that would need to be solved before it can be considered.

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

ACCESS: Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists).

EDUCATION: This needs to be looked at in the context of bringing continued pressure on both primary and secondary schools accommodation and access issues to High School with the number of sites potentially being brought forward. Also, this will increase pressure for requirement for additional primary school south of the river.

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

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.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Site is Unacceptable as it sits within an area identified as at floodrisk, is constrained in D&LC study and requires a new bridge for access. Recent reporter recommendation.

Conclusions

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.

Site Ref MPEEB004

Site name Whitehaugh Employment

Proposed usage

Mixed Use

SDA

Western

Settlement

Peebles

Site area (ha)

14.0

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

The site is located within the Western Strategic Development Area and within the Northern HMA.

Initial assessment summary

FLOODING: The east corner of site is within 1 in 200yr flood envelope of River Tweed and South East corner in 1 in 200yr flood envelope of Haystoun Burn. The MWH 2006 Flood Study did not extend to this part of Peebles. Topographical survey and FRA may be needed to assess extent of developable ground. Assessment of flooding from road runoff, blocked culverts and overland flow recommended.

A large part of the site is within the 100 year floodrisk. The site is also affected by 1:200 flood risk to the east of the site. Haystoun Burn runs beyond the south of the site. Therefore likely implications for the SAC and SSSI.

The site is being considered as a potential area/location to allow employment.

SEPA RESPONSE:The Main Issues Reports states that a FRA will be required to inform the development of the site. We agree with this statement. Multiple bridge structures may exacerbate flooding. Safe access/ egress should also be considered. Site may be constrained due to flood risk. The Haystoun Burn that runs along the southern and eastern edge of the site should be safeguarded. The opportunity should be taken to enhance the watercourse as a feature of the development, and any engineering works such as culverting prohibited. As this site is currently identified as a preferred option we request that a buffer strip is included as a site requirement to help achieve to the objectives of the RBMP. This will also help to prevent any impacts on the Tweed. Clarification should be sought from Scottish Water regarding capacity at Peebles STW.

Information relating to planning applications

Site Ref MPEEB004

Site name Whitehaugh Employment	Proposed usage Mixed Use	SDA Western	Settlement Peebles	Site area (ha) 14.0	Indicative capacity 0	PP Status Excluded
--	---------------------------------	--------------------	---------------------------	----------------------------	------------------------------	---------------------------

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

Common Good Land Not applicable	MOD safeguarded area Not applicable	Civil Aviation Authority Safeguarded Area Not applicable
--	--	---

Planning history reference Previous application for lowering of ground levels.

Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Major	Site aspect South	Waverley line contribution required? <input type="checkbox"/>
--	----------------------------------	--------------------------------	---	--------------------------	--

Accessibility and sustainability summary

This site is being considered as a potential location for some employment use to take place. Should employment land be identified at this location it would allow for an increased diversity of uses thereby encouraging a more sustainable pattern of development.

The site is outside development boundary. Peebles has a range of services, facilities and has employment opportunities. Parts of site on flood plain of River Tweed SAC/SSSI including Haystoun burn (SAC).

ECOLOGY: Biodiversity Risk: Major
River Tweed SAC (Haystoun burn) on S boundary, part of E and S of site lies in functional flood plain of River Tweed SAC.
Phase 1 habitat (aerial interpretation) Improved field (B4)
Field boundaries: Remnant hedgerow, coniferous trees/(shelter belt) Notable tree Whitehaugh tree.
Biological records: salmonids associated with River Tweed SAC
Mitigation: Mitigation to ensure that no significant adverse effect on the integrity of the River Tweed SAC
Protect and enhance boundary features. Site clearance outside breeding bird season. Protect notable tree.
Flood Risk (Fluvial 1in 200): yes, part of site

Local impact and integration assessment

Conservation area Not applicable	Scheduled Ancient Monument Not applicable	Garden and designed landscape Not applicable	Ancient woodland inventory Not applicable
---	--	---	--

Site Ref MPEEB004

Site name Whitehaugh Employment

Proposed usage

Mixed Use

SDA

Western

Settlement

Peebles

Site area
(ha)

14.0

Indicative
capacity

0

PP Status

Excluded

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The majority of the site is flat, exposed and open in character. This is a very large site for the settlement and would have a noticeable impact on its character. However as a mixed use site that is being considered as a potential location for some employment use it is being considered in the context of the longer term site SPEEB005.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

This site is being considered as a potential location for employment and is part of the longer term mixed use site SPEEB005. In terms of its future development and planning it should be considered as part site SPEEB005.

ARCHAEOLOGY: There is some archaeological potential in this area. Parts of the site have been evaluated previously, but this was inconclusive. Further archaeological assessment may be necessary.

Landscape assessment

NSA

Not applicable

AGLV

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

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

Landscape summary The Landscape Capacity Study considered this area not to be appropriate for development. It also suggested areas for landscape enhancement within the site. This site however is part of an enlarged longer term site - SPEEB005.
LANDSCAPE: This is the second half of the SE extension to Peebles that was started with the Whitehaugh development currently being built. Despite some shortcomings with this area (It is on slightly elevated flood plain and is quite far from the town centre) The eastern boundaries of this site are all better related to the landscape i.e. the road, existing woodland and the stream, than the current settlement edge which is the straight line field boundary of Whitehaugh phase 1. This site is therefore supported.

Planning and infrastructure assessment

Physical acces/road capacity

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

Near a trunk road?

Site Ref MPEEB004

Site name Whitehaugh Employment

Proposed usage

Mixed Use

SDA

Western

Settlement

Peebles

Site area
(ha)

14.0

Indicative
capacity

0

PP Status

Excluded

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.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Land use allocations

If yes, what?

Marketability

Good

Planning and Infrastructure summary

Site identified in the Consolidated Local Plan for Longer Term Mixed Use.

ECONOMIC DEVELOPMENT: This may be a suitable site from employment uses as it is adjacent to the existing successful Cavalry Park. There is also reasonably strong demand for new employment land in Peebles. This site however is extremely flat and part of it is subject to major flooding problems that would need to be solved before it can be fully considered. The site is larger than is needed for current demand but protecting it for this use.

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

ACCESS: Any large development it is recommended that some sort of amenity access is included in the development (pedestrians, horses, cyclists). Links to the Core Paths to be created and amenity maintained and enhanced.

SCOTTISH WATER: It is impossible for me to comment on these specifically as there is no detail regarding the anticipated use or demand. However, it is worth noting that whilst developments of domestic housing can trigger investment from Scottish Water to provide additional treatment capacity this is not the case with commercial development.

NB - Scottish Water does not automatically invest in additional treatment capacity simply because land has been allocated to housing. Developers are required to demonstrate a number of criteria before this funding is triggered.

Water - extension will be required to connect site WW - extension will be required to connect to foul sewer, surface water would be required to be

Site Ref MPEEB004**Site name** Whitehaugh Employment**Proposed usage**

Mixed Use

SDA

Western

Settlement

Peebles

**Site area
(ha)**

14.0

**Indicative
capacity**

0

PP Status

Excluded

collected separately.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Site is acceptable for some employment use in the short term if considered in the context of SPEEB005 and can be supported for some employment use by Roads Planning.

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.

Site Ref MPEEB005**Site name** Glentress**Proposed usage**

Mixed Use

SDA

Western

Settlement

Peebles

Site area (ha)

1661.5

Indicative capacity

0

PP Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraint**

Moderate

Strategic Development Plan Policy

This site is largely located within the Western Strategic Development Area and is also within the Northern HMA.

Initial assessment summary

FLOOD PROTECTION: The site is located on a steep gradient so surface water run-off will be an issue and will have to be managed by cut-off drains as appropriate. There are also numerous burns and ditches present these would also have to be addressed by a FRA dependant on which section or sections of this area are to be developed.

This is an extremely large site which is largely located within the Western Strategic Development Area. A part of the site is subject to flood risk and is located adjacent to the River Tweed SSSI.

The site is being considered as mixed use for tourism and recreation facilities.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Civil Aviation Authority Safeguarded Area

Not applicable

Planning history reference

11/00079/ADV - Installation of non-illuminated signage.
09/00794/OUT - Erection of farmhouse

Site Ref MPEEB005

Site name Glentress

Proposed usage

Mixed Use

SDA

Western

Settlement

Peebles

Site area (ha)

1661.5

Indicative capacity

0

PP Status

Excluded

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY OFFICER: Biodiversity Risk: Moderate

Part of site, Janet's Brae is Ancient Woodland (Long-established of plantation origin) and Community Woodland.

Phase 1 habitat (aerial interpretation) largely Coniferous plantation (A1.2.2) with Mixed plantation (A1.3.2), Improved pasture (B4), semi-improved acid-grassland (B1.2) and bracken (C1.1).

Field boundaries:

Mitigation: Ensure no significant adverse effects on River Tweed SAC/SSSI. Protect Ancient woodland and community woodland. EPS survey (bats), badger and birds surveys may be required. Site clearance outside breeding bird season.

Flood Risk (Fluvial 1in 200): No

The site is being considered as mixed use for tourism and recreation facilities.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

On site

Garden and designed landscape

Not applicable

Ancient woodland inventory

On site

Open space

On site

Archaeology

On site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is a significant size and development over the entire area would not be appropriate. Much of the site takes in the hills to the north east of Peebles. However, there may be scope for some development relating to Glentress Peel as a tourism and recreation facility. Quality design would be required to ensure a good fit with the landscape and the forest as well as the heritage assets on site.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There are a number of archaeological sites within the site including Scheduled Monuments. Careful consideration will be needed for any development proposals that could impact archaeological sites or their settings within the site.

URBAN DESIGNER: Clarification is sought as to the intentions behind seeking such an allocation given the scale and current use.

Site Ref MPEEB005

Site name Glentress

Proposed usage

Mixed Use

SDA

Western

Settlement

Peebles

Site area (ha)

1661.5

Indicative capacity

0

PP Status

Excluded

Landscape assessment**NSA**

Not applicable

AGLV

On/adjacent to site

Landscape designation

Moderate

General amenity

Good

Altitude >200m?**Height constraint**

Major

Slope >12 degrees?**Slope constraint**

Major

Constrained in Landscape Capacity Study

Landscape features A very large site some 1660 Ha in size that takes in a large area of woodland and the area around and including Glentress Peel. The site is mostly situated within the Tweed Valley Special Landscape Area. Parts of the site are very steep which would be a significant constraint to its development.

Landscape summary The site is very steep in parts which would be a significant constraint to its development.
A part of the site is considered as constrained within the Development and Landscape Capacity Study.

Planning and infrastructure assessment**Physical acces/road capacity****Near a trunk road?**

ROADS PLANNING: The size of this site is rather daunting and 'mixed use' is a bit open ended, so that I have some reservations. Whilst I am not opposed to the principle of this allocation, I am assuming the uses will be predominantly for leisure and recreation. I do have some stipulations:

- I cannot support any land allocation to the south/west of the A72.
- Access to the isolated area on Venlaw Hill in Peebles is very difficult and the site does not lend itself to development. I would oppose its inclusion.
- The remainder of the site can be accessed from the A72, the obvious means of access being from the existing high standard junction serving Glentress. Consideration may be given to another access to the site, this could be opposite the existing junction to Cardrona, and should be by means of a staggered right left 'ghost island' junction or by way or a roundabout. In the case of a roundabout this is only likely to be acceptable should the proposal create a significant amount of traffic generation. Any other access off the Horbrugh straight, east or west of the Cardona junction, may only be acceptable if a rationalisation of the existing private accesses is possible, however this would appear to include land outwith the applicant's control.
- Any new access onto the A72 is likely to be the subject of a Road Safety Audit.

It is difficult to be precise about access arrangements at this time without knowing the full extent and location of development on this extensive site.

KP/DJI

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Site Ref MPEEB005

Site name Glentress	Proposed usage Mixed Use	SDA Western	Settlement Peebles	Site area (ha) 1661.5	Indicative capacity 0	PP Status Excluded
----------------------------	------------------------------------	-----------------------	------------------------------	---------------------------------	---------------------------------	------------------------------

Education provision	Primary school capacity	Secondary school capacity	Right of way	TPOs
Average	Limited	Limited	On/adjacent to site	Not applicable

Land use allocations	If yes, what?	Marketability
Not applicable		Good

Planning and Infrastructure summary ACCESS: All Core paths Rights of Way and Promoted paths within the area to be kept open and free from obstruction countryside access paths to be integrated in to any development brought forward - in the interests of amenity and connectivity. In particular to link the paths from Innerleithen ie - Lee Pen –Black Knowe to e.g. Black Law and Forest paths.

ENVIRONMENTAL HEALTH: A number of quarries are understood to have previously been worked on site, these quarries may have subsequently been infilled.
The site is brownfield land and its historic use may present development constraints.

ECONOMIC DEVELOPMENT: There is insufficient information to make any form of judgement on this huge allocation. If it is for recreational purposes then one would assume it already has this permission as land owned by the Forestry Authority. It does not seem practical to specially zone it.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is unacceptable due to the size of the site brought forward. Whilst it is not proposed to allocate this site, reference within the LDP will be made to the potential for a Masterplan in the form of Supplementary Guidance which will be approved by the Council and which will provide more detail to the future development of the Glentress area.

Conclusions

The site is being considered as mixed use for tourism and recreation facilities.

Uses under this category could still come forward through the Development in the Countryside Policies. It should also be noted that the existing development that has already taken place has been undertaken through Development in the Countryside Policies.

A reduced area that would be more detailed may have been considered more favourably however due to the extent of the site it is not considered acceptable to allocate this site within the LDP.

Whilst it is not proposed to allocate this site, reference within the LDP will be made to the potential for a Masterplan in the form of Supplementary Guidance which will be approved by the Council and which will provide more detail to the future development of the Glentress area.