

Scottish Borders Council

Local Development Plan 2: Main Issues Report

Interim Environment Report

Appendix 4: Area Site Assessments

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Maps have been produced for the 28 settlements, where an allocation is proposed as part of the Main Issues Report (housing/mixed use or business & industrial). These maps show the existing allocations, proposed allocations (preferred and alternative options) and the identified constraints. For each of the settlements, there is a paragraph briefly outlining the existing allocations (if any), what some of the main constraints within the settlement are and the proposed MIR allocations. This helps to build up a picture of how the proposed allocations relate to the existing allocations cumulatively, alongside the identified constraints, which is useful in the SEA assessment. This allows the consideration of a single geographical area and the cumulative assessment of multiple proposals within the one area and whether together is placing too much pressure on the environment to the point that the capacity may be breached. This allows the assessment of the spatial cumulative effects from multiple developments within the one settlement.

Berwickshire HMA

Map 1: Coldstream

Context: Coldstream is located 10 miles to the south of Duns, sited on the banks of the River Tweed. Coldstream has previously developed northwards through housing estates and an industrial estate. There are currently 4 housing allocations, 1 business and industrial allocation, 2 safeguarded business and industrial allocations and 3 re-development allocations. Most recently (ACOLD011) was allocated within the Housing SG. The MIR proposes an alternative housing allocation (ACOLD014) to the north of this recent allocation, the land is currently identified for potential longer term housing within the LDP.

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

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

Map 2: Duns

Context: There are currently 6 housing allocations, 1 business and industrial allocation, 1 safeguarded business and industrial allocation and 3 re-development allocations. The MIR proposes an alternative mixed use allocation (MDUNS005) within Duns, to the south of the former Duns Primary School. The land is currently identified as potential longer term mixed use development within the LDP.

Constraints: The main constraints within Duns are the prime quality agricultural land and landscape capacity issues. The Berwickshire area contains a lot of prime quality agricultural land and in terms of Duns it is very difficult to allocate sites whilst avoiding these areas. The proposed mixed use allocation (MDUNS005) lies within an area identified as prime quality agricultural land. The Development and Landscape

Capacity Study identifies a number of constraints on the land surrounding Duns. The land to the west is constrained because of its role in preventing settlement coalescence and in providing views to the designed landscapes of Duns Castle, the land to the north constrained for settlement expansion because of the steep slope and again the designed landscape could be negatively affected by development. The proposed site (MDUNS005) is within walking distance of employment, services and facilities. There is good access and sustainable transport links. Furthermore, there is potential for archaeology and flood risk within the site. There is an area of wetland in the north east corner of the site. Therefore, these considerations will need to be taken into account.

One of the options for consideration within the MIR is the potential to find a site for a new retail supermarket within Duns, ideally such a site should be located within or at the edge of the town centre, as this is more likely to encourage joint trips to other outlets within the town centre. To date, the Council has so far been unable to find what is considered to be an appropriate site and welcomes comments and any potential sites. Any sites submitted and included within the Proposed Plan, would be subject to SEA at the Proposed Plan stage.

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

Map 3: Gordon

Context: Gordon is located approximately 12 miles south west of Duns. Gordon is a 19th century village that was formed along the Main Street and the Station Road that crosses it. There is currently 1 housing allocation within Gordon, located to the north along Manse Road. The MIR proposes a preferred option (AGORD004) for an additional housing allocation, to the east of the settlement along Eden Road.

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

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

Map 4: Grantshouse

Context: Grantshouse is located 11 miles west of Eyemouth. The settlement of Grantshouse reflects the valley landform, and was mainly developed in a linear form with a small group of buildings along one side of the A1. There are no existing allocations within Grantshouse contained within the LDP. The MIR proposes 1 housing site (AGRAN004) as a preferred option.

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

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

Map 5: Greenlaw

Context: Greenlaw is located 7 miles to the south west of Duns and 9 miles to the north of Kelso. Greenlaw is located in the hills at the edge of the Lammermuirs within the Blackadder Water running through the town. There are currently 3 housing allocations, 2 mixed use allocations and 1 safeguarded business and industrial allocations within Greenlaw. The MIR proposes a preferred option to change the existing mixed use allocation (MGREE001) to a business and industrial allocation (BGREE005). A preferred housing option is (AGREE009) to the north east of Greenlaw and an alternative housing option is (AGREE008), which is to allocate the existing longer term housing site identified within the LDP.

Constraints: There is limited access to employment, services and facilities within Greenlaw, however the settlement benefits from access to public and sustainable public transport. This should minimise additional car journeys and promote health benefits of active and sustainable

transport. The Berwickshire area contains a lot of prime quality agricultural land and the proposed sites are all located within such land. Within the sites there is the potential for; breeding birds, possibility of surface water runoff issues and archaeology. Furthermore, there is potential connectivity with the River Tweed SAC/SSSI to the south of Greenlaw.

Cumulative Assessment for Greenlaw: It is not considered that cumulative effects are likely from the development of the proposed sites along with the existing allocations within the LDP. It is considered that the constraints identified within the SEA assessment can be mitigated and there is no breaking/tipping point which may be reached by the development of the sites. It should be noted that the site (BGREE005) is already allocated for mixed use development within the LDP. Furthermore, the site (AGREE009) has planning consent for housing and site (AGREE008) is already identified as a potential longer term housing site within the LDP.

Map 6: Reston

Context: Reston is located 6 miles to the west of Eyemouth and sits in the rolling lowland landscape associated within the Eye Water which flows to the north of the settlement. There are currently 3 housing allocations, 1 mixed use allocation and 1 transportation allocation within Reston, contained within the LDP. The MIR proposes an alternative housing allocation (AREST005) to the east of Reston, adjacent to the existing housing allocation (BR5).

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

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

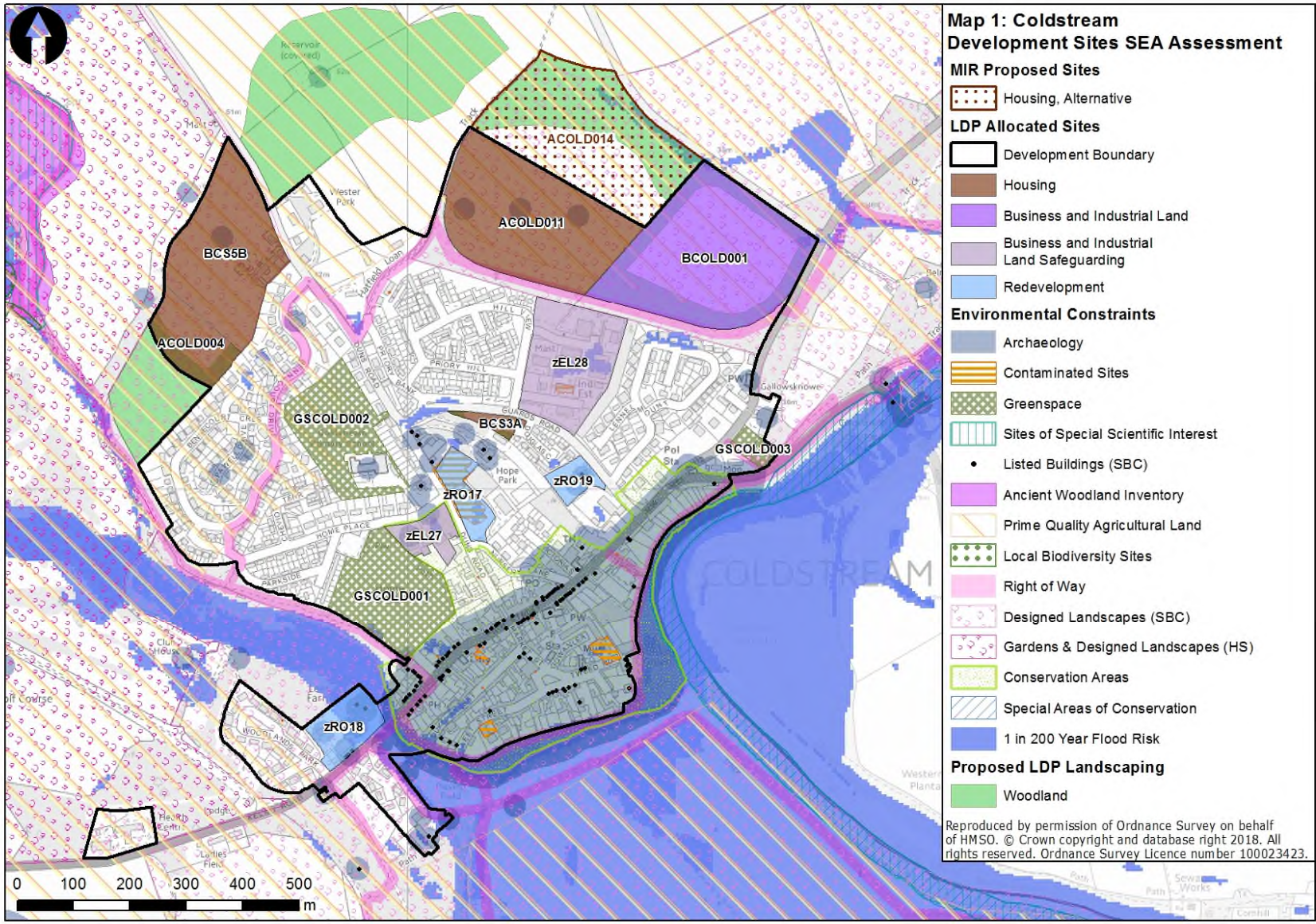
Map 7: Westruther

Context: Westruther is located in Berwickshire, 11 miles to the west of Duns. Westruther is a small village located in the shadow of the Lammermuir Hills, set within the rolling arable and pastoral fields. There is currently 1 housing allocation, contained within the LDP. The MIR

proposes a preferred business & industrial allocation (BWESR001) to the west of Reston. Furthermore, proposes a preferred housing allocation (AWESR002) to the north east of Westruther.

Constraints: Westruther has limited access to public transport, employment and services within Westruther. However, the primary school is located within the village. Westruther currently has no employment allocations, therefore the proposed allocation (BWESR001) provides this opportunity within the village. The proposed housing site has the potential for breeding birds and there are trees and hedging worthy of retention along the boundaries. There is also the potential for archaeology within the site and flood risk. In respect of the business and industrial site proposed, there is the potential for contamination given the former use as a poultry/game rearing building. There is also the potential for protected species and breeding birds on the site, given the existing buildings. Furthermore, there may be potential archaeology and flood risk.

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



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

MIR Proposed Sites

Housing, Alternative

LDP Allocated Sites

Development Boundary

Housing

Business and Industrial Land

Business and Industrial Land Safeguarding

Redevelopment

Environmental Constraints

Archaeology

Contaminated Sites

Greenspace

Sites of Special Scientific Interest

Listed Buildings (SBC)

Ancient Woodland Inventory

Prime Quality Agricultural Land

Local Biodiversity Sites

Right of Way

Designed Landscapes (SBC)

Gardens & Designed Landscapes (HS)

Conservation Areas

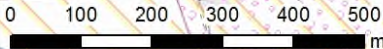
Special Areas of Conservation

1 in 200 Year Flood Risk

Proposed LDP Landscaping


Woodland

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Map 2: Duns Development Sites SEA Assessment

MIR Proposed Sites

 Mixed Use, Alternative


LDP Allocated Sites

 Development Boundary

 Business and Industrial Land Safeguarding


 Housing


 Redevelopment


 Business and Industrial Land

Environmental Constraints

 Right of Way

 Local Biodiversity Sites


 1 in 200 Year Flood Risk


 Contaminated Sites

 Scheduled Monuments (HS)

 Tree Preservation Orders


 Greenspace

 Listed Buildings (SBC)


 Prime Quality Agricultural Land

 Gardens & Designed Landscapes (HS)

 Designed Landscapes (SBC)

 Conservation Areas

 Archaeology

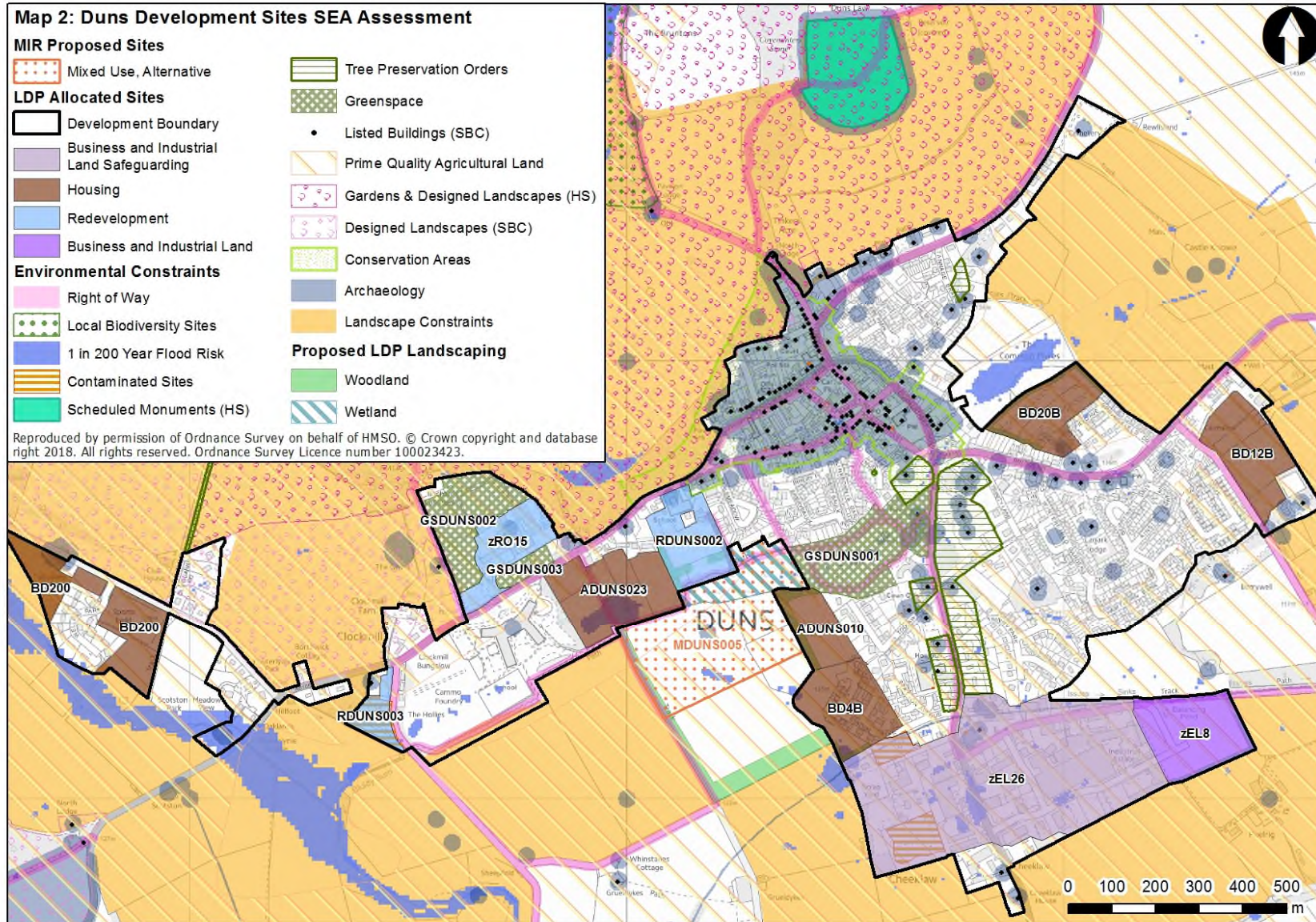
 Landscape Constraints

Proposed LDP Landscaping

 Woodland


 Wetland

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**Map 3: Gordon
Development Sites SEA Assessment**

MIR Proposed Sites

 Housing, Preferred

LDP Allocated Sites

 Development Boundary


 Housing


Environmental Constraints


 Archaeology

 Tree Preservation Orders


 Greenspace


 Listed Buildings (SBC)


 Prime Quality Agricultural Land

 Scheduled Monuments (HS)

 Right of Way

 1 in 200 Year Flood Risk

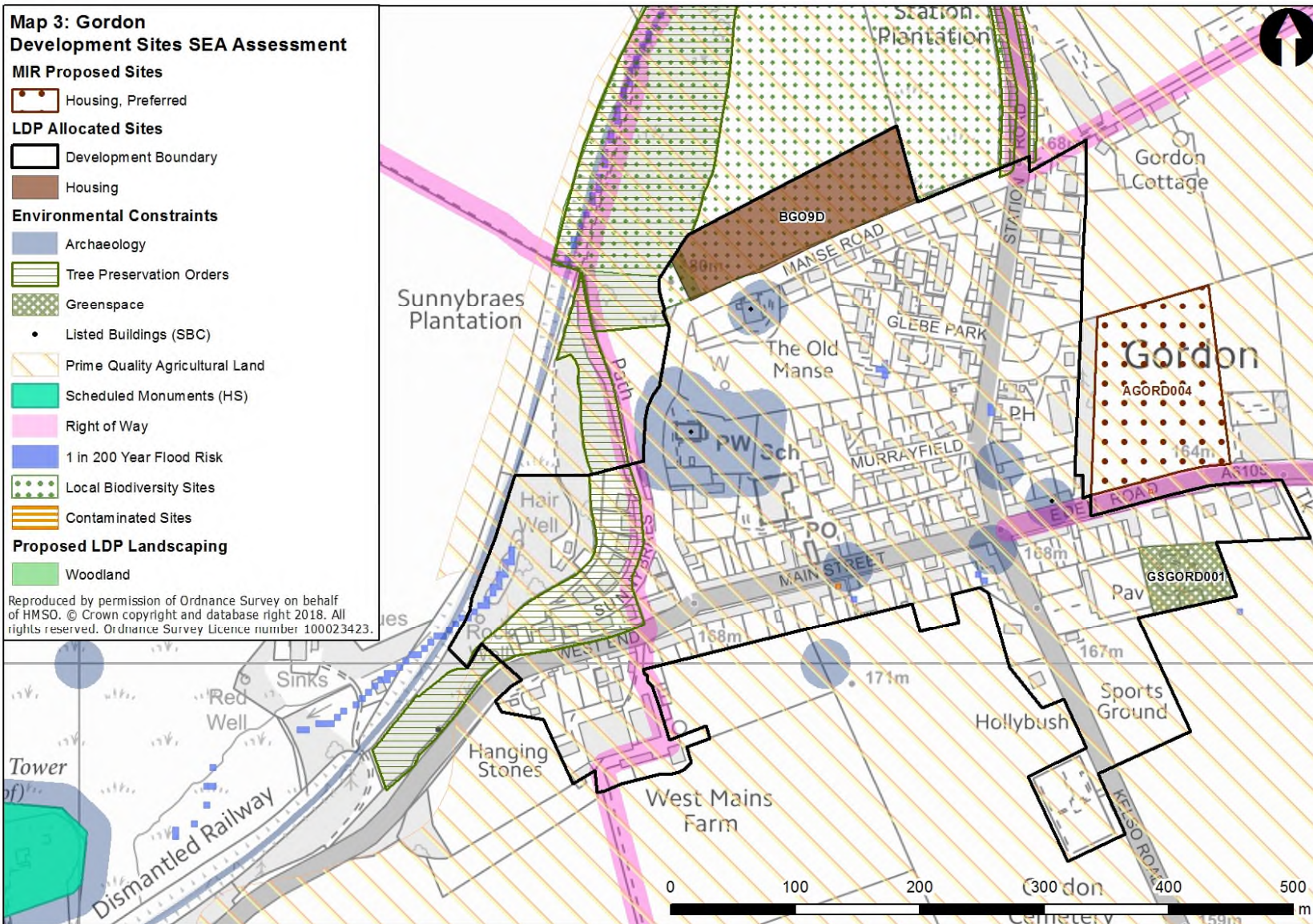
 Local Biodiversity Sites

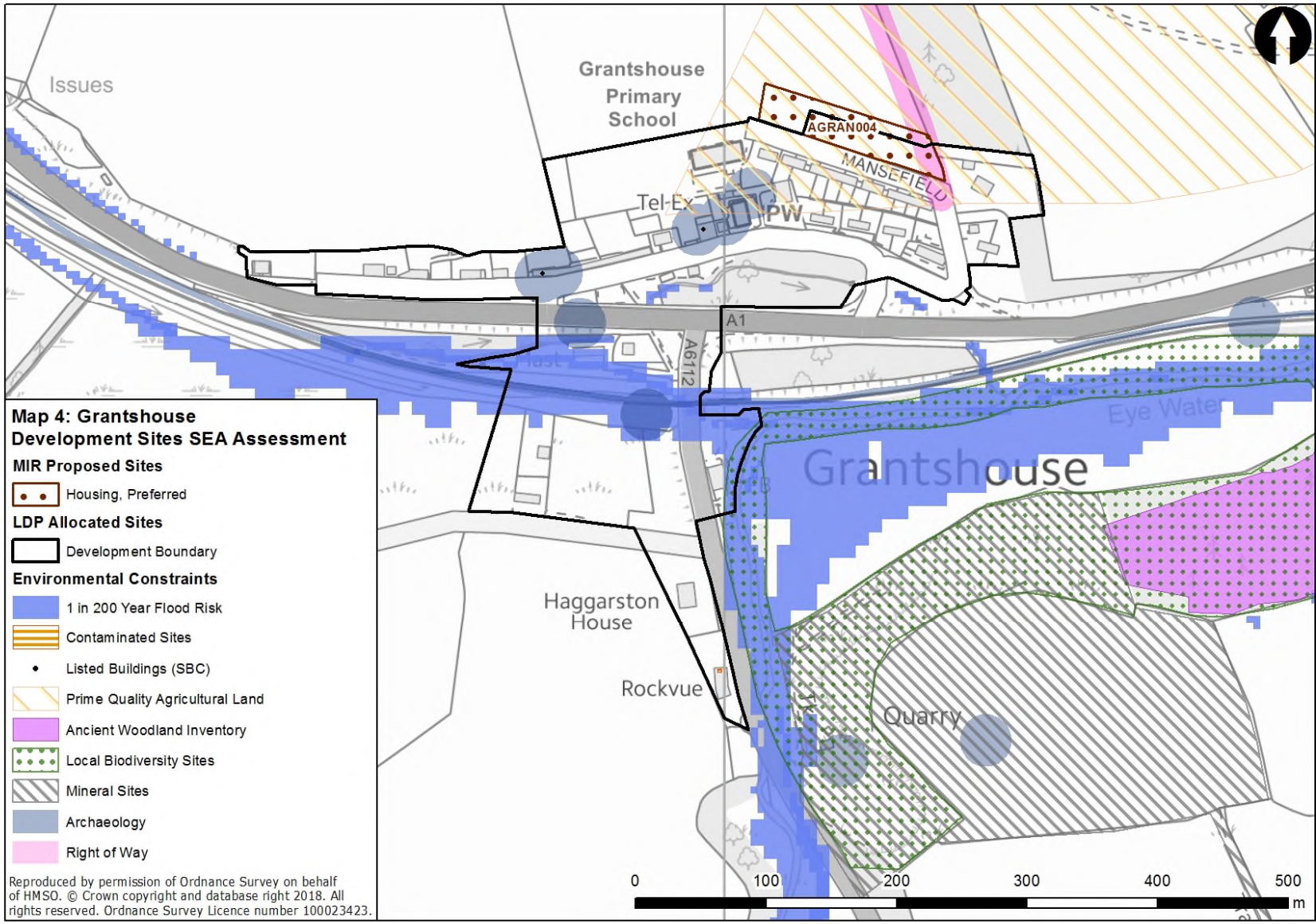
 Contaminated Sites

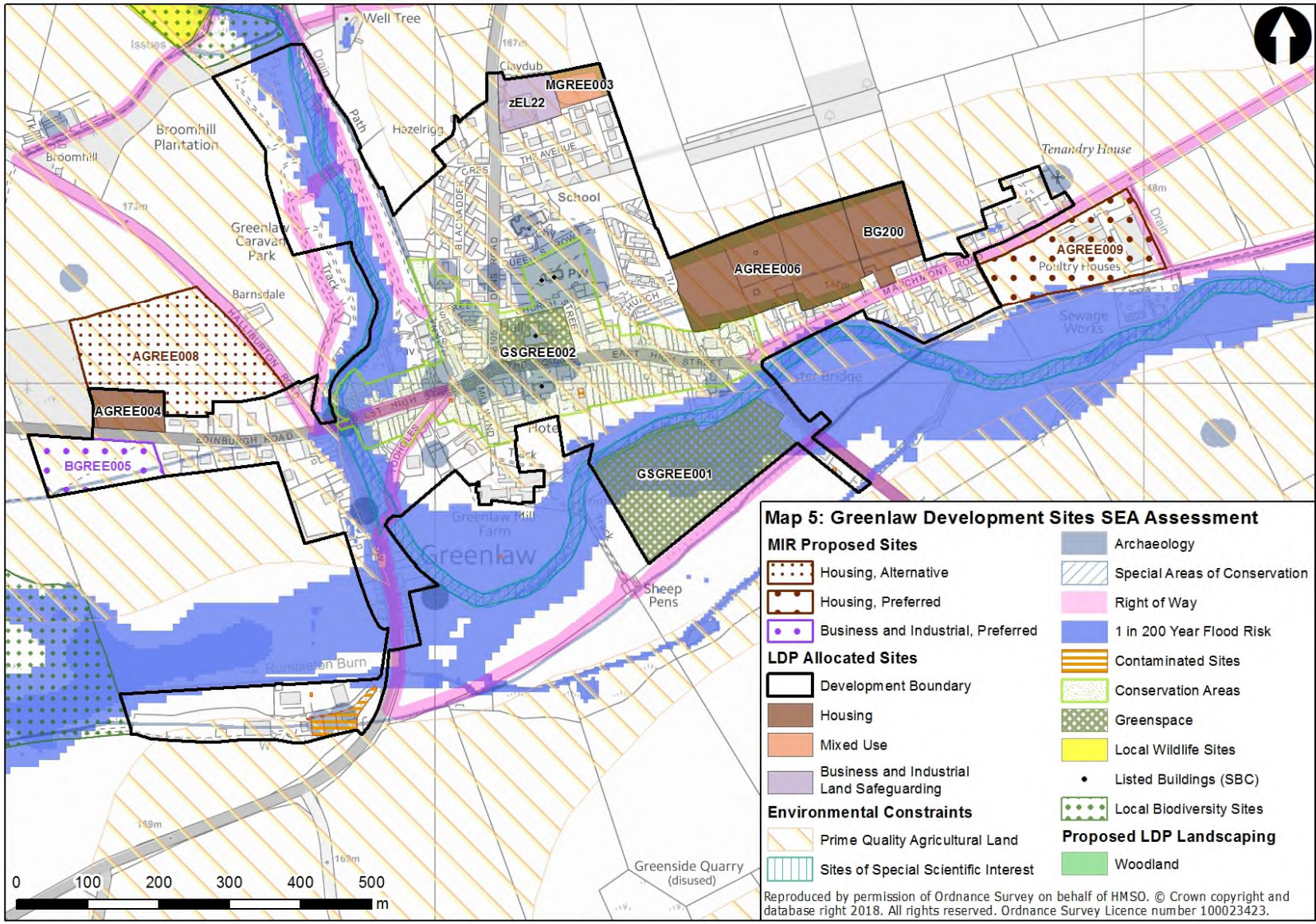
Proposed LDP Landscaping

 Woodland

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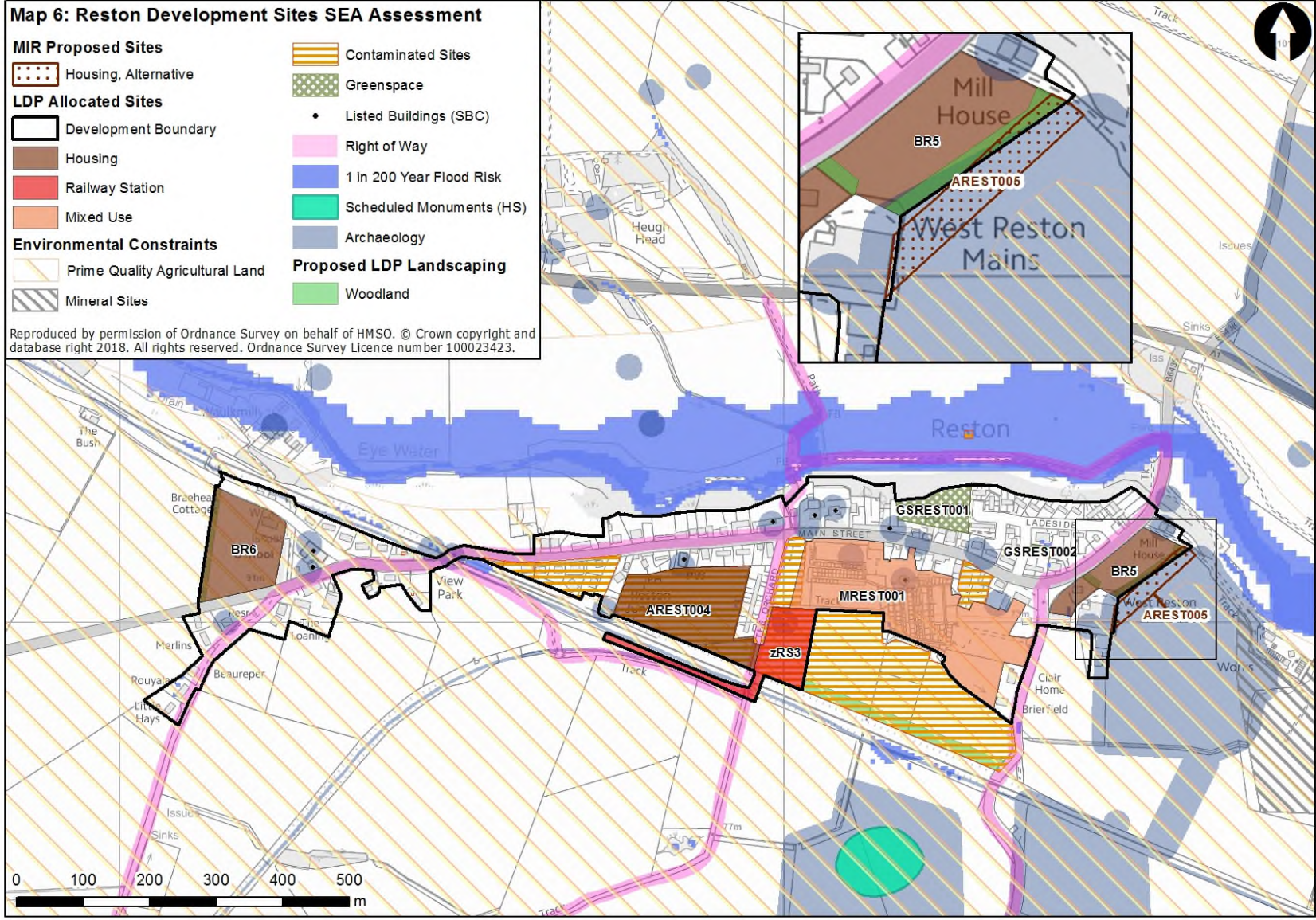


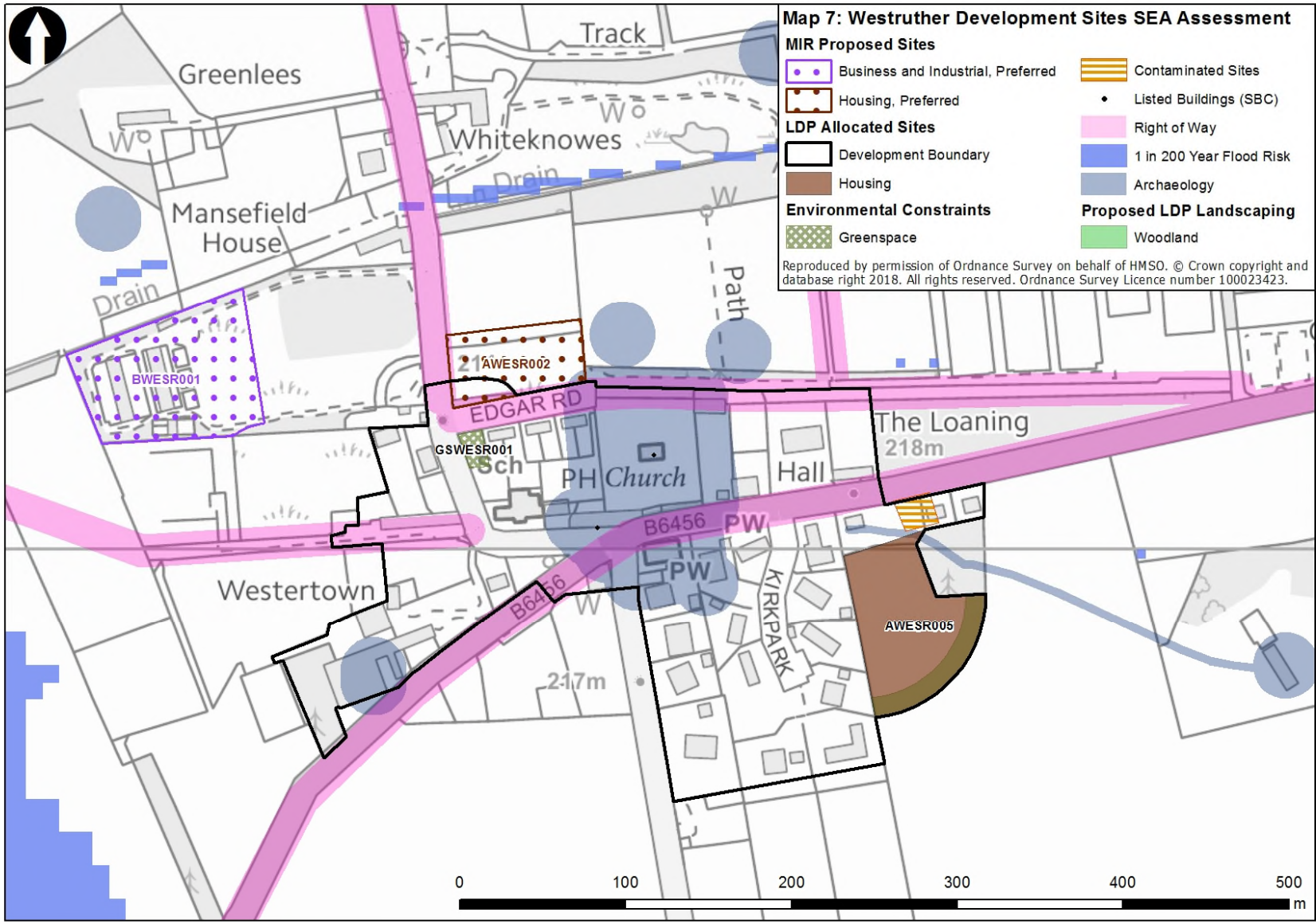


Map 6: Reston Development Sites SEA Assessment

- | | |
|---|--|
| MIR Proposed Sites | |
|  Housing, Alternative |  Contaminated Sites |
| LDP Allocated Sites | |
|  Development Boundary |  Greenspace |
|  Housing |  Listed Buildings (SBC) |
|  Railway Station |  Right of Way |
|  Mixed Use |  1 in 200 Year Flood Risk |
| Environmental Constraints | |
|  Prime Quality Agricultural Land |  Scheduled Monuments (HS) |
|  Mineral Sites |  Archaeology |
| Proposed LDP Landscaping | |
| |  Woodland |

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Central HMA

Map 8: Ancrum

Context: Ancrum is situated 4 miles to the north west of Jedburgh. Ancrum is contained by a bend of the Ale Water, part of the River Tweed SAC and a wildlife site of international importance – from which its name is derived. There are currently no allocations within Ancrum. The MIR proposes a preferred housing option (AANCRO02) to the south of Ancrum.

Constraints: The village and surrounding area lies within prime quality agricultural land. Furthermore, the River Tweed SAC and SSSI lies to the north of the village. The preferred site lies within the area of prime quality agricultural land. Furthermore, lies adjacent to the Ancrum Conservation Area and there is the potential for archaeology within the site. The site is in a reasonably sustainable location as it has easy access to the settlement centre, however Ancrum has limited services and facilities.

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

Map 9: Crailing

Context: Crailing is located 7 miles to the south of Kelso and is situated on the A698 Jedburgh to Kelso Road. There is currently 1 housing allocation within Crailing (ACRAI001), which lies to the east of the settlement. The MIR proposes an alternative option for a housing allocation (ACRAI004) to the east of the existing housing allocation.

Constraints: The proposed site lies within an area of prime quality agricultural land. There is also the potential for connectivity with the River Tweed SAC (Oxnam Water) which lies to the north of the settlement. This is a small settlement which lacks in facilities, however close to transport network and town of Jedburgh. There is no waste infrastructure in the settlement. The site formerly contained a farm steading and therefore there is the potential for archaeology within the site. There is also the potential for contamination on this site, given the former use.

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

Map 10: Darnick

Context: Darnick is located less than 1 mile from Melrose. The Darnick Conservation Area incorporates the historic core of the settlement and the Conservation Village is organic in nature. The buildings are arranged in informal groups providing constantly changing views to the Eildon Hills. There are 2 existing housing allocations within Darnick. The MIR proposes a preferred housing allocation (ADARN005), which lies to the north west of the settlement.

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

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

Map 11: Denholm

Context: Denholm is situated on the south bank of the River Teviot, mid way between Hawick and Jedburgh on the A698 road. The character of Denholm is established by its layout of largely two storey sandstone buildings around a large central green. There are currently 2 housing allocations within Denholm, contained within the LDP. The MIR proposes a preferred housing site (ADENH006) within Denholm.

Constraints: The proposed site has the potential for protected species within it and potential contamination. There is also the possibility of flood risk. It should be noted that the site is adjacent to the SLA which lies to the east, south and west of Denholm.

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

Map 12: Eckford

Context: Eckford is situated at an intersection of minor roads to the east of the A698 Hawick to Kelso Road and to the south west of the B6401 Morebattle road in an area of river valley and lowland landscape types. There are currently no allocations within the existing LDP for Eckford. The MIR proposes an alternative option for a housing allocation (AECKF002) within Eckford.

Constraints: The proposed site has the potential for protected species and is located within an area of prime quality agricultural land. There are no sewers within Eckford and a reliance on septic tanks. There is also the potential for archaeology within the site and potential contamination, given the former uses.

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

Map 13: Ednam

Context: Ednam is located along the B6461 and lies to the north of the Eden Water. There is 1 housing allocation within Ednam, contained within the existing LDP. The MIR proposes 2 alternative housing allocations, (AEDNA011) to the north east of the village and (AEDNA013) to the north of the village.

Constraints: There is a flooding constraint and a Flood Risk Assessment is required for site (AEDNA011). There is also the potential for archaeology within the site. The site (AEDNA011) would be fairly prominent, however it is not considered this would be a significant landscape impact. The site is also located within an area of prime quality agricultural land. There is the potential for connectivity with the River Tweed SAC via drainage to the Eden Water. The site (AEDNA013) is also located within an area of prime quality agricultural land.

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

Map 14: Galashiels

Context: There are currently 15 housing allocations, 1 business and industrial allocation, 5 safeguarded business and industrial allocations, 2 mixed use allocations and 10 re-development allocations. The MIR proposes an alternative housing allocation (AGALA029) to the south east of Galashiels and a preferred business & industrial site (BGALA006).

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

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

Map 15: Hawick

Context: There are currently 10 housing allocations, 3 business and industrial allocations, 6 safeguarded business and industrial allocations, 1 mixed use allocation and 11 re-development allocations. The MIR proposes 2 preferred business and industrial allocations within the MIR (BHAWI003) and (BHAWI004) and a preferred housing allocation (AHAWI027).

Constraints: In respect of site (BHAWI003), the following constraints are potential within the site; surface water runoff, protected species within the site, archaeology, contamination, SUDS requirements need to be considered and there is a water main within the site. In respect of site (BHAWI004), the following constraints are potential within the site; surface water issues, protected species, archaeology, lies close to the Category B listed building Tower House, site included within the Teviot Valley SLA, SUDS requirements, water main running through the site and existing foul/surface water sewers running along the north of the site. In respect of site (AHAWI027), the following constraints are potential within the site; biodiversity issues, potential contamination, potential flood risk and a wetland within the site.

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

Map 16: Jedburgh

Context: There are currently 8 housing allocations, 1 business and industrial allocation, 6 safeguarded business and industrial allocations and 2 re-development allocations. The MIR proposes a preferred housing allocation (AJEDB018).

Constraints: The site is located within the settlement boundary for Jedburgh. There are limited constraints on this site, given it's close proximity to the existing residential developments surrounding it. This site has the potential to offer pedestrian linkages through the site and broader masterplan area.

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

Map 17: Melrose

Context: There are currently 2 housing allocations within Melrose. The MIR proposes an alternative housing allocation (AMELR013) to the north of the settlement.

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

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

Map 18: Selkirk

Context: There are currently 5 housing allocations, 1 mixed use allocation, 4 business and industrial allocations, 1 safeguarded business and industrial allocation and 4 re-development allocations. The MIR proposes 1 alternative housing allocation (ASELK040).

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

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

Map 19: Smailholm


Context: There are currently no allocations within Smailholm. The MIR proposes a housing allocation (ASMAI002) in the western part of Smailholm at West Third. This would be split across both sides of the road.

Constraints: There are a number of constraints within the proposed site including; potential surface water runoff, the site is located within prime quality agricultural land, potential archaeology, potential for protected species within the site, the site is located within the Tweed Lowlands Local Landscape Area on the southern site and investment in waste water treatment works may be required.

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

Map 8: Ancrum Development Sites SEA Assessment

MIR Proposed Sites


 Housing, Alternative


LDP Allocated Sites

 Development Boundary


Environmental Constraints


 Special Landscape Areas

 Special Areas of Conservation


 Designed Landscapes (SBC)


 Gardens & Designed Landscapes (HS)

 Prime Quality Agricultural Land

 Ancient Woodland Inventory

 Listed Buildings (SBC)


 1 in 200 Year Flood Risk


 Greenspace


 Tree Preservation Orders

 Right of Way

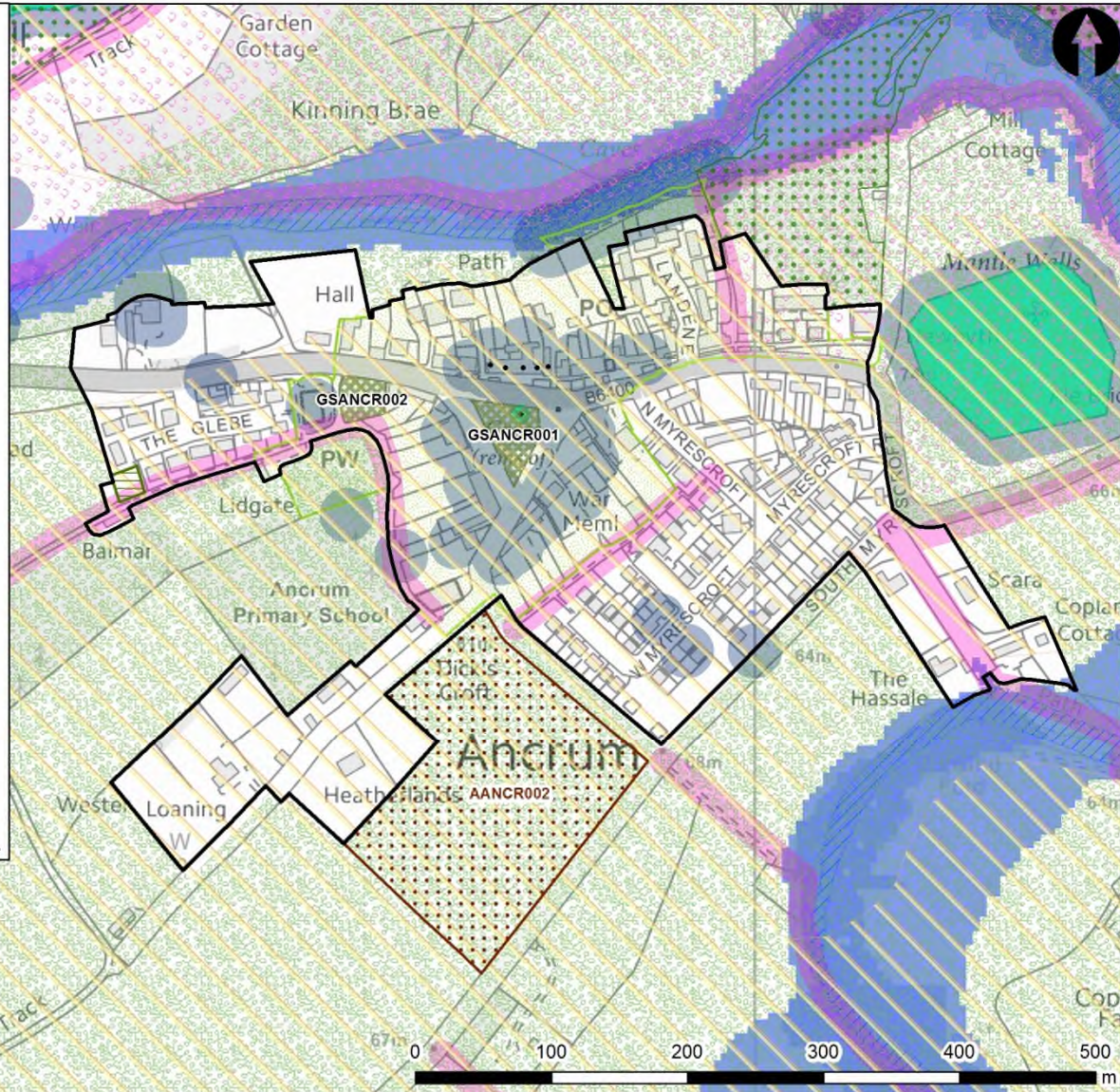
 Archaeology

 Conservation Areas

 Scheduled Monuments (HS)


 Local Biodiversity Sites

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**Map 9: Crailing
Development Sites SEA Assessment**

MIR Proposed Sites

 Housing, Alternative


LDP Allocated Sites


 Development Boundary

 Housing

Environmental Constraints


• Listed Buildings (SBC)

 1 in 200 Year Flood Risk

 Designed Landscapes (SBC)

 Special Areas of Conservation

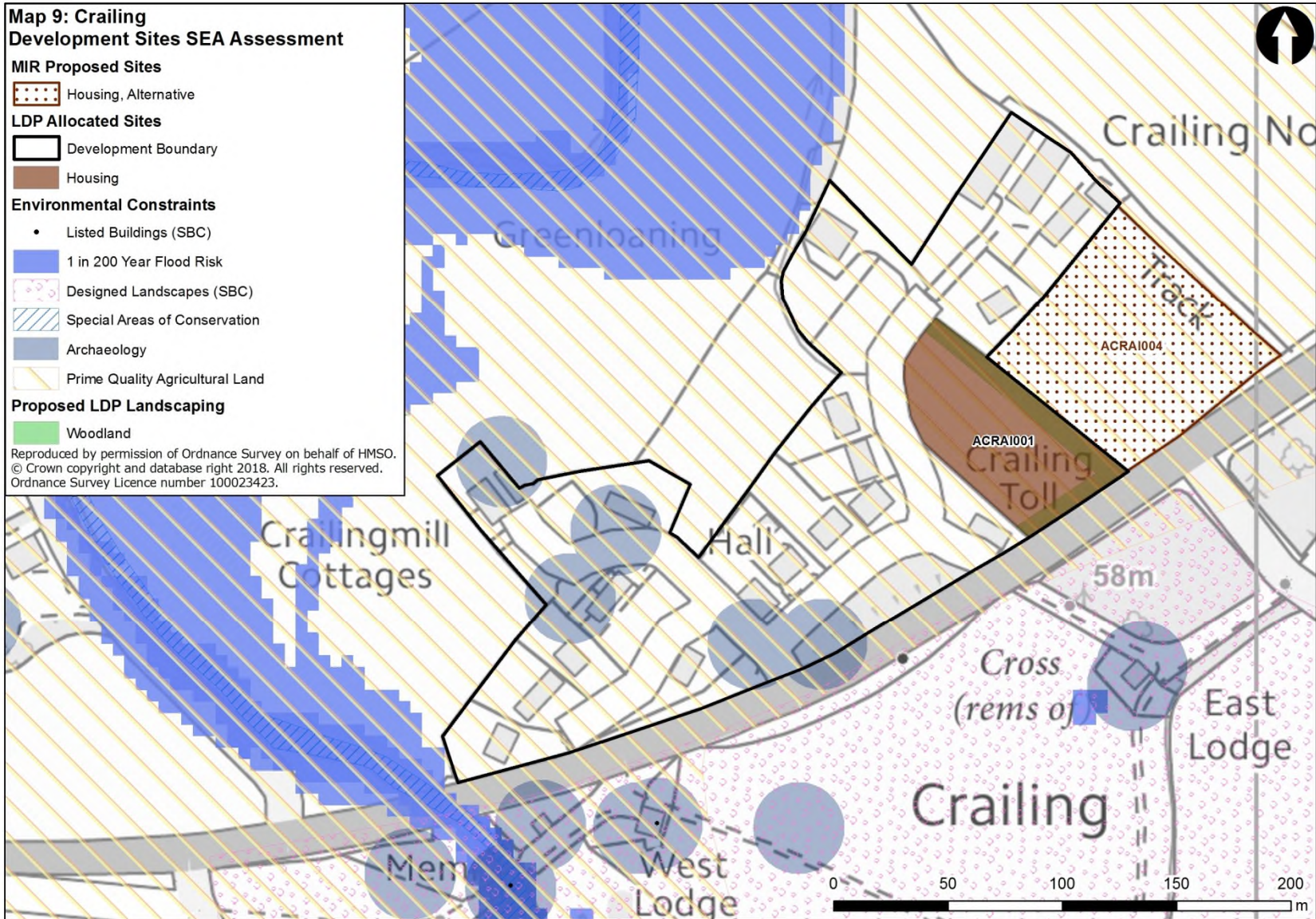
 Archaeology

 Prime Quality Agricultural Land

Proposed LDP Landscaping


 Woodland

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**Map 10: Darnick
Development Sites SEA Assessment**


MIR Proposed Sites

 Housing, Preferred


LDP Allocated Sites


 Development Boundary


 Housing

 Business and Industrial
Land Safeguarding

Environmental Constraints


 National Scenic Areas


 Contaminated Sites

 Sites of Special Scientific Interest


 Right of Way

 Tree Preservation Orders


 Greenspace


 Listed Buildings (SBC)


 Gardens & Designed Landscapes (HS)


 Prime Quality Agricultural Land


 Archaeology


 Designed Landscapes (SBC)


 Special Landscape Areas

 Conservation Areas

 Special Areas of Conservation

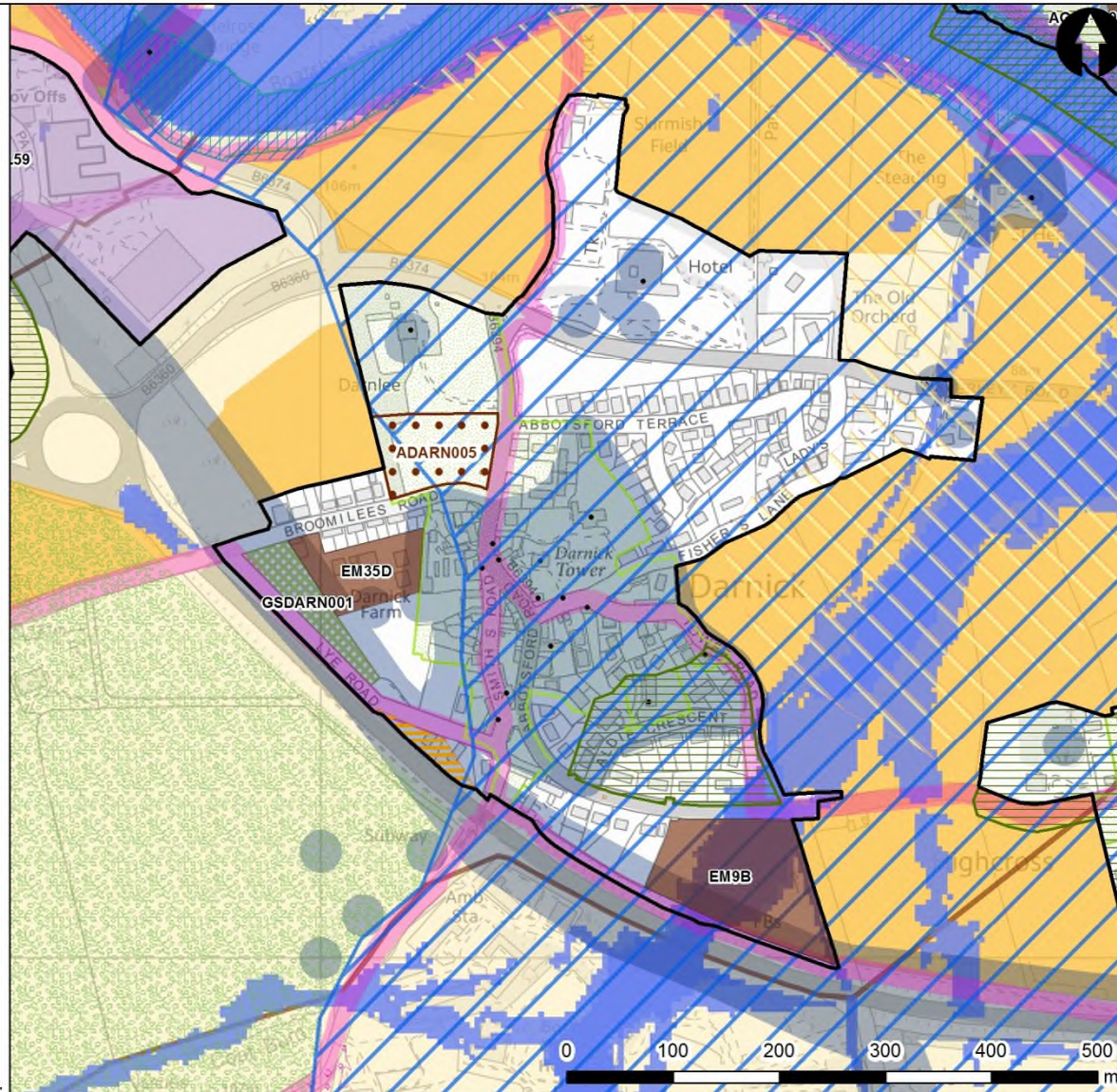
 Countryside Around Towns

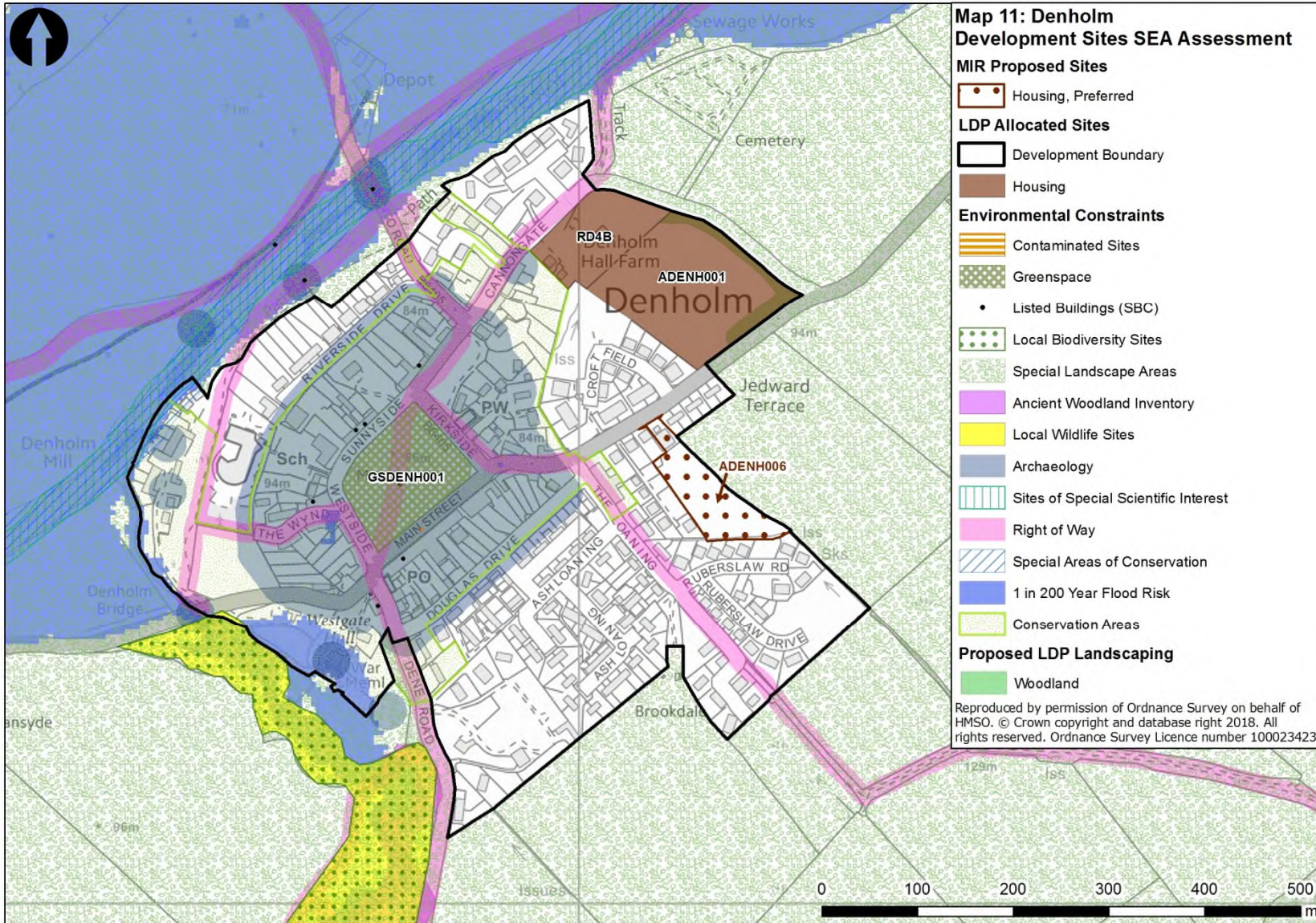
 1 in 200 Year Flood Risk

 Battlefields (HS)


 Landscape Constraints


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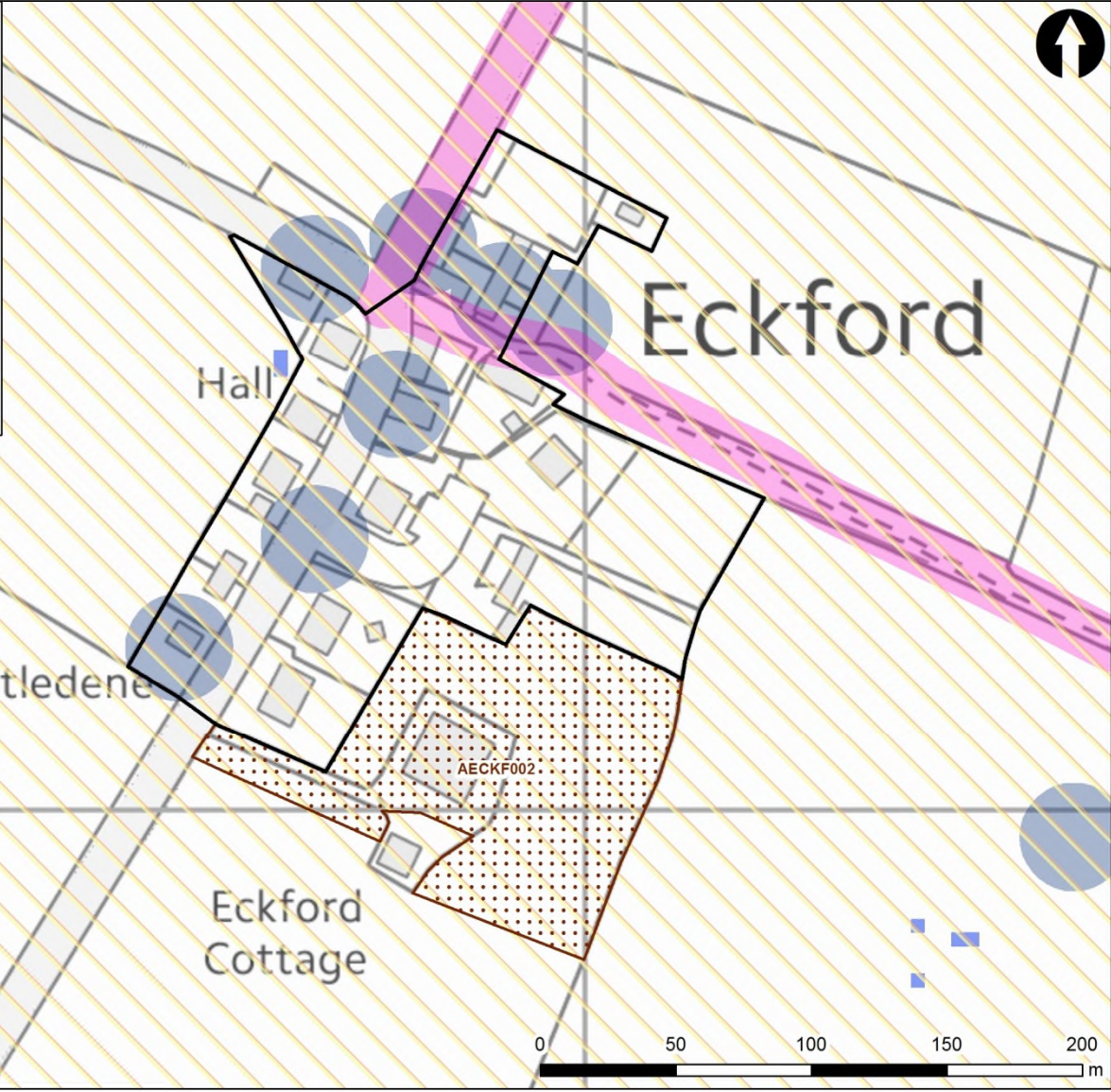
**Map 12: Eckford
Development Sites SEA Assessment**

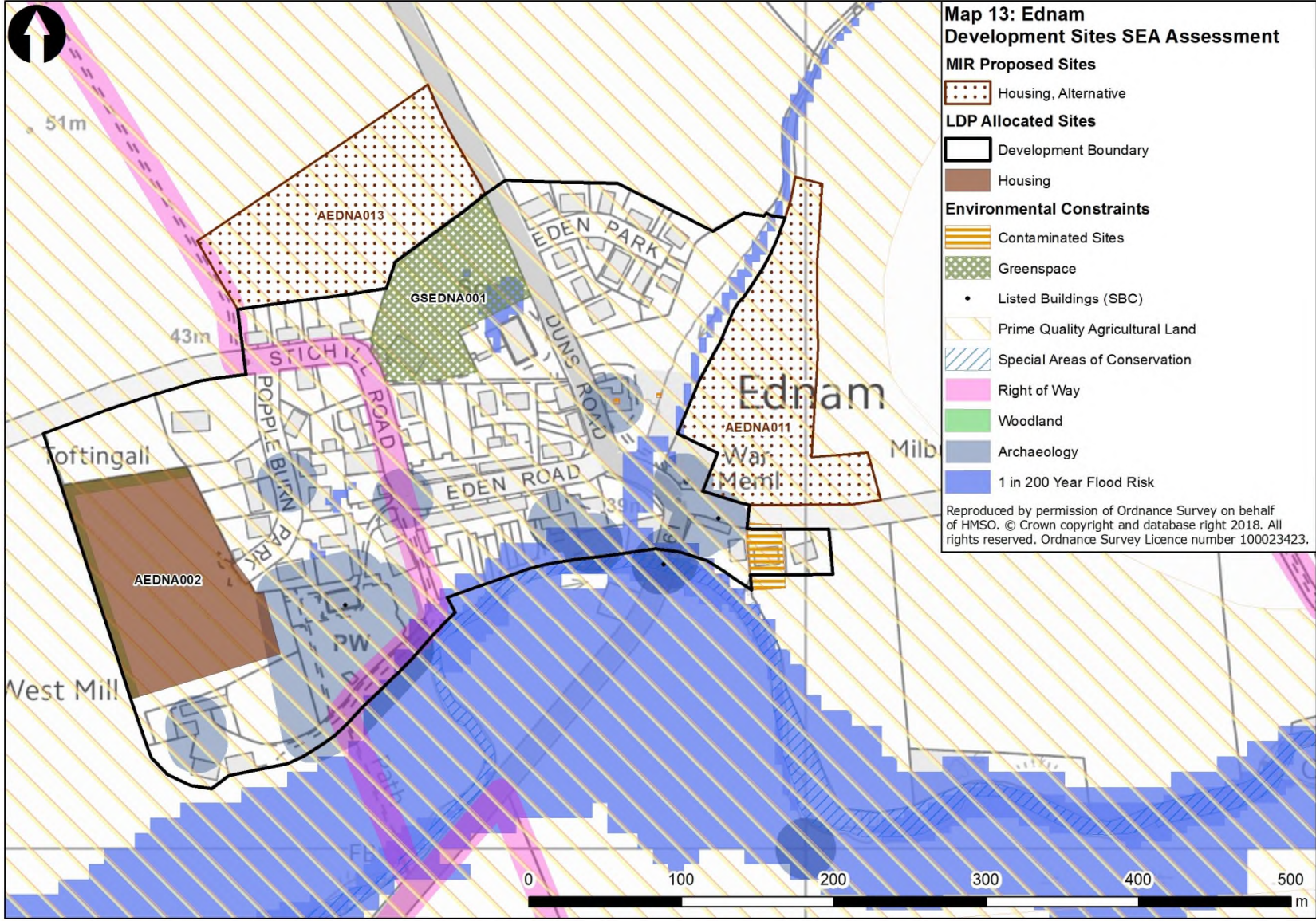
MIR Proposed Sites
 Housing, Alternative

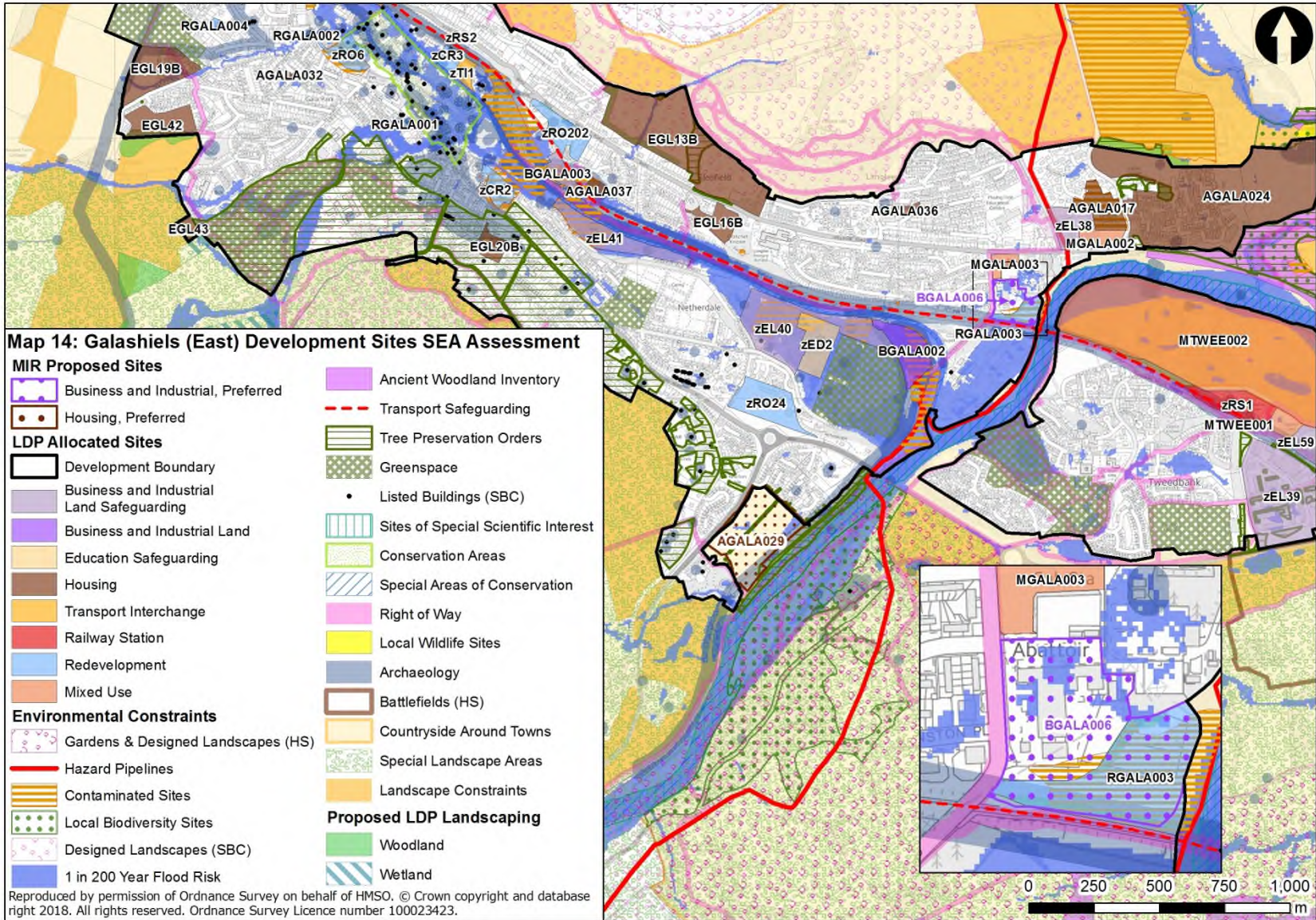
LDP Allocated Sites
 Development Boundary

Environmental Constraints
 Prime Quality Agricultural Land
 Right of Way
 Archaeology
 1 in 200 Year Flood Risk

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

MIR Proposed Sites

- Housing, Preferred
- Business and Industrial, Preferred

LDP Allocated Sites

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

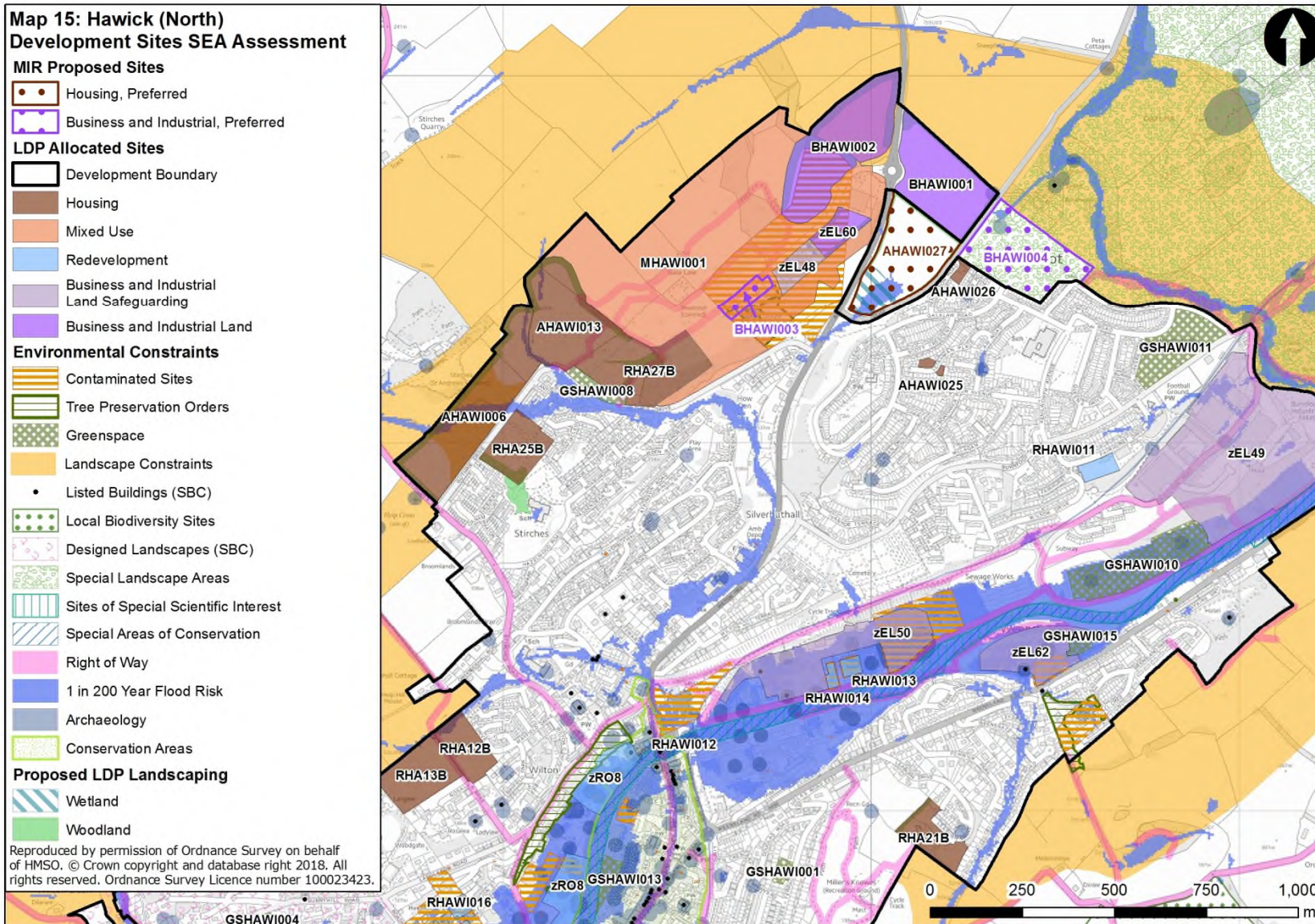
Environmental Constraints

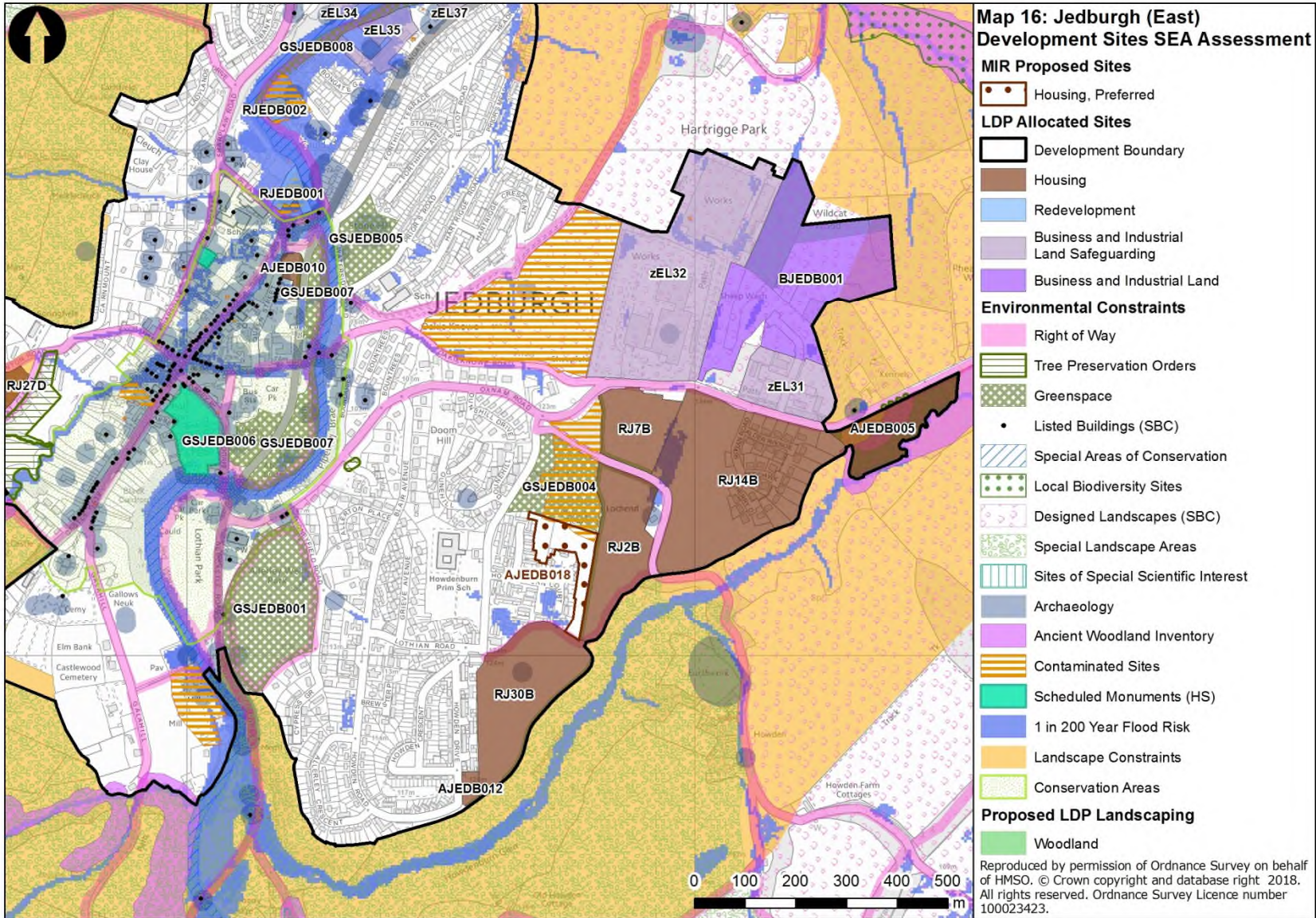
- Contaminated Sites
- Tree Preservation Orders
- Greenspace
- Landscape Constraints
- Listed Buildings (SBC)
- Local Biodiversity Sites
- Designed Landscapes (SBC)
- Special Landscape Areas
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Right of Way
- 1 in 200 Year Flood Risk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

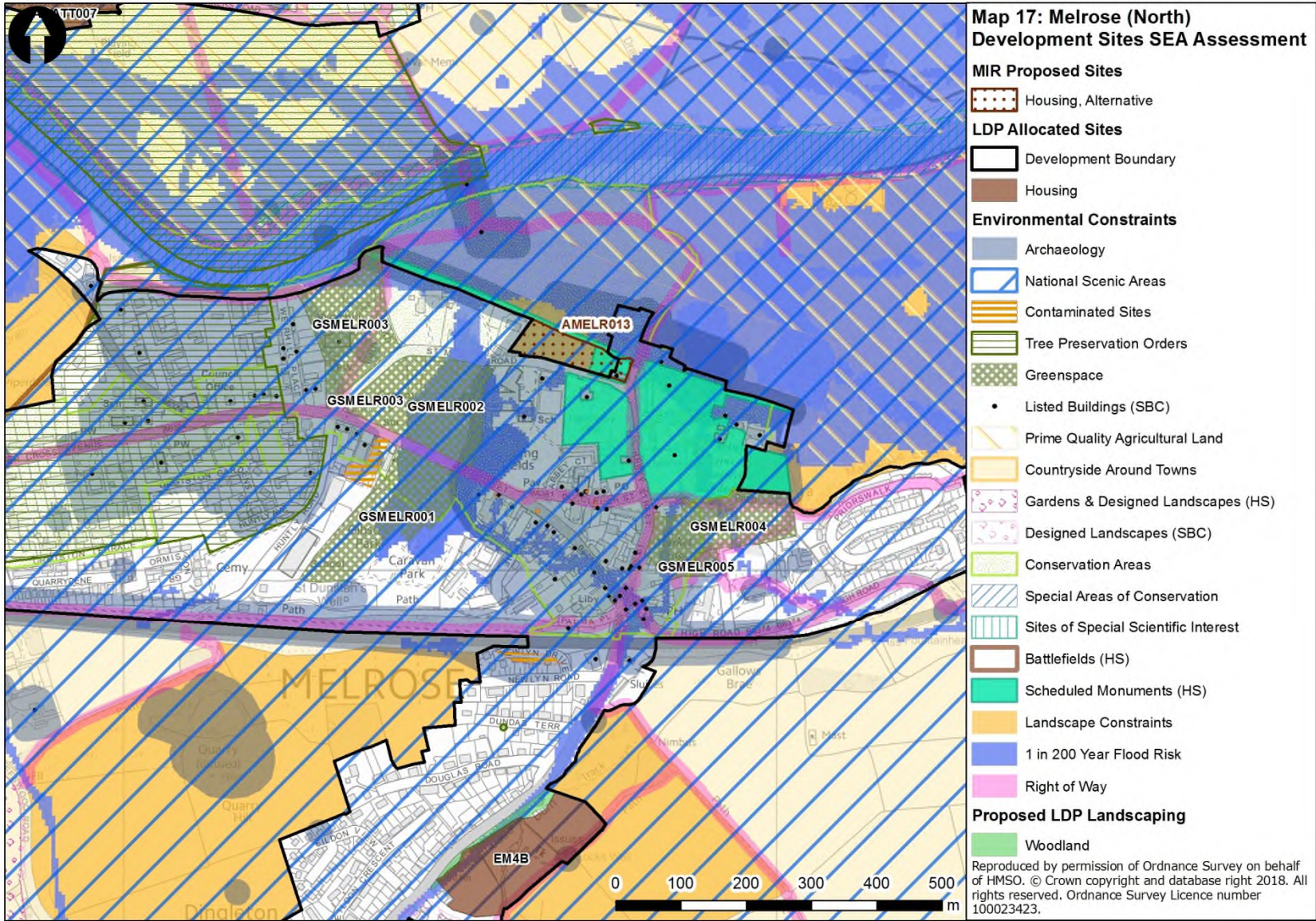
Proposed LDP Landscaping

- Wetland
- Woodland

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**Map 18: Selkirk (West)
Development Sites SEA Assessment**

MIR Proposed Sites

 Housing, Alternative


LDP Allocated Sites


 Development Boundary

 Redevelopment

 Housing


 Mixed Use


 Business and Industrial Land Safeguarding


 Business and Industrial Land


Environmental Constraints

 Special Areas of Conservation


 Contaminated Sites


 Scheduled Monuments (HS)


 Listed Buildings (SBC)

 Conservation Areas


 Tree Preservation Orders


 Designed Landscapes (SBC)


 Greenspace


 Battlefields (HS)

 Gardens & Designed Landscapes (HS)


 Local Biodiversity Sites

 Special Landscape Areas

 Sites of Special Scientific Interest


 1 in 200 Year Flood Risk

 Right of Way

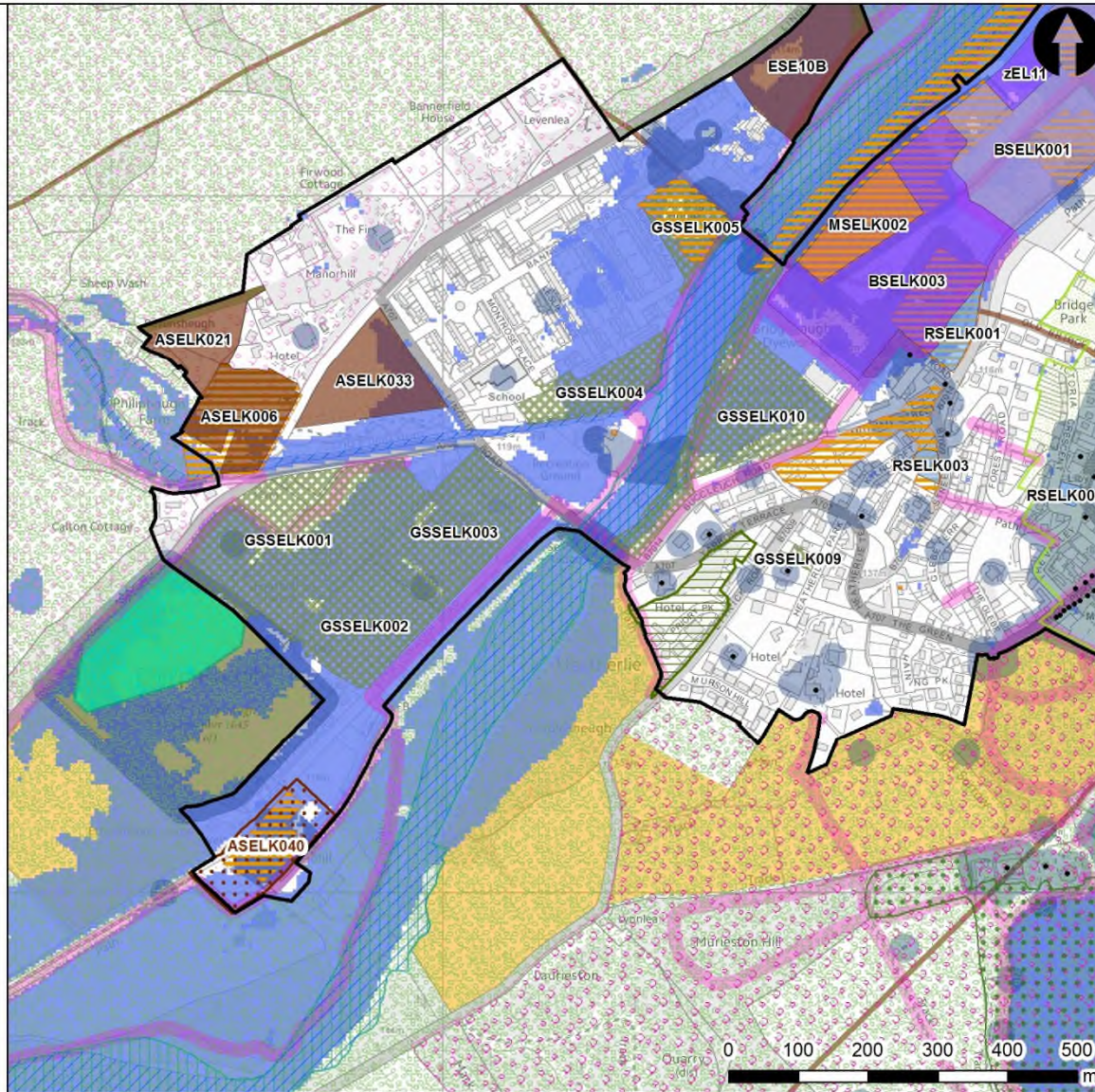
 Landscape Constraints

 Archaeology

Proposed LDP Landscaping

 Woodland

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Map 19: Smailholm Development Sites SEA Assessment

MIR Proposed Sites

Housing, Preferred

LDP Allocated Sites

Development Boundary

Environmental Constraints

Greenspace

Listed Buildings (SBC)

Prime Quality Agricultural Land

Special Landscape Areas

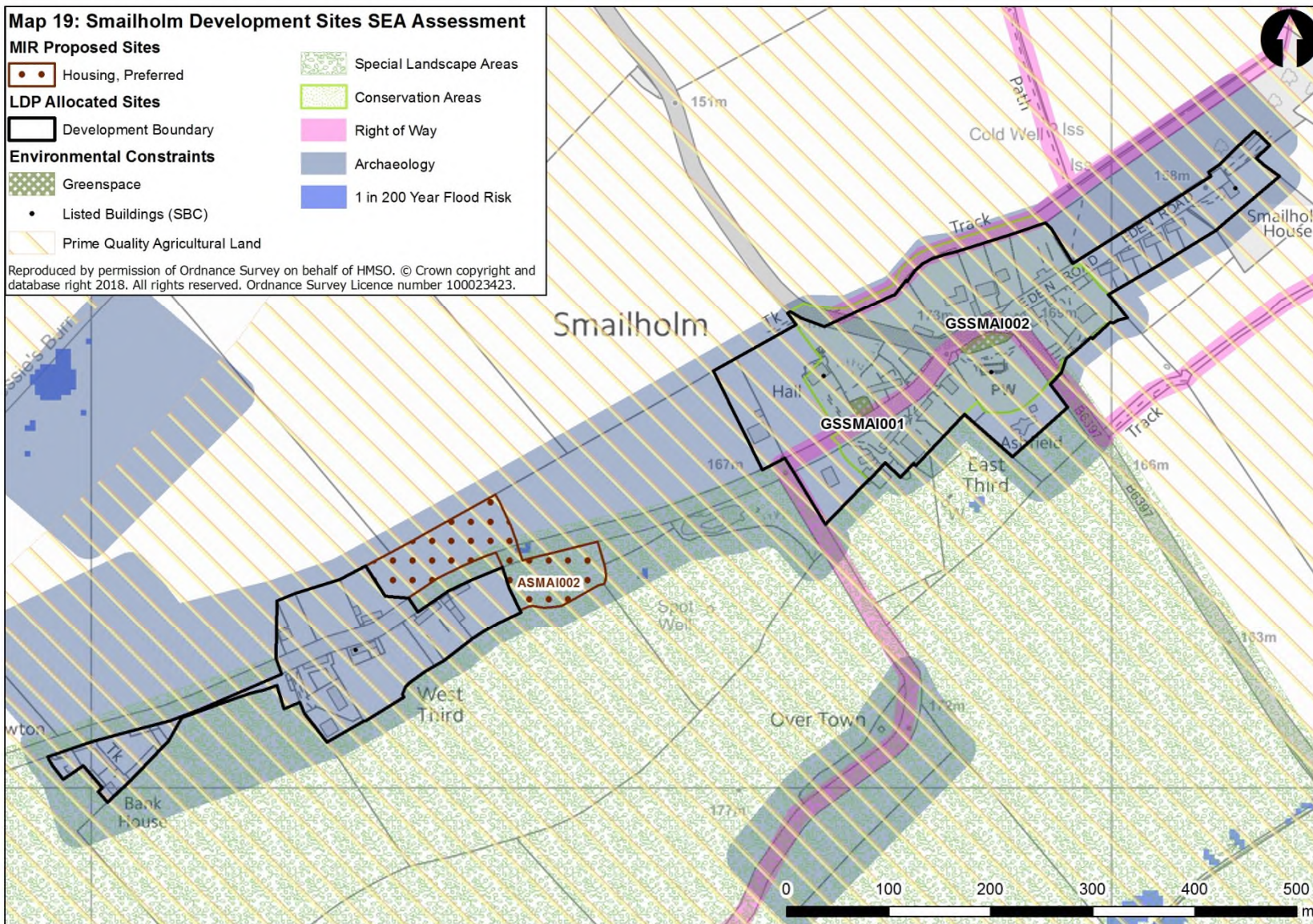
Conservation Areas

Right of Way

Archaeology

1 in 200 Year Flood Risk

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Northern HMA Maps

Map 20: Cardrona

Context: There are currently 2 mixed use allocations within Cardrona. Cardrona is a new village and is based around the two farms at Cardrona Mains and Horsburgh Castle on the south and north side of the River Tweed. The village was developed as part of a tourism project comprising of a hotel, golf course and village. The MIR includes a proposal for a longer term mixed use allocation on the north side of the A72 (SCARD002).

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

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

Map 21: Dolphinton

Context: There is currently 1 housing allocation in Dolphinton. The MIR proposed an additional preferred housing allocation (ADOLP004) to the north of Dolphinton, adjacent to the existing settlement boundary.

Constraints: The proposed site has the following constraints. There is the potential for co-location issues within cement batcher, which may give rise to dust issues. There is the potential for protected species within the site, as well as breeding birds. There is the possibility of archaeology within the site and the site is located within the Pentland Hills SLA. The land currently includes derelict ground consisting of the remains of a former railway platform and sections of old roadway. There is the potential for flood risk within the site.

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

Map 22: Eddleston

Context: There are currently 2 housing allocations in Eddleston. The MIR proposes a preferred option for a longer term housing allocation to the north of Eddleston (SEDDL001), adjacent to the existing housing allocation (AEDDL002). There are 2 alternative options for housing allocations proposed to the south west of Eddleston. The first is opposite the Cemetery (AEDDL009) and the second is adjacent to the cemetery and Eibank Park (AEDDL008).

Constraints: The proposed site (SEDDL001) has the following constraints; Flood Risk Assessment would be required, foul sewerage constraint within the site; possible protected species within the site, the site lies within the Designed Landscape 'Portmore', the site lies within the Garden and Designed Landscape (HES) 'Portmore' and possible connectivity with the River Tweed SAC/SSSI. The proposed site (AEDDL009) has the following constraints; possible connectivity with the River Tweed SAC/SSSI, possible protected species within the site, possible archaeology, the site is located within the Barony Castle Designed Landscape SBC, site falls outwith the foul sewer catchment and a Flood Risk Assessment is required. The proposed site (AEDDL008) has the following constraints; the Ancient Woodland Inventory lies along the northern edge, potential connectivity with the River Tweed SAC/SSSI, potential for protected species within the site, possible archaeology, the site is located within the Barony Castle Designed Landscape, the site lies outwith the foul sewer catchment and there is the possibility for surface water runoff issues.

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

Map 23: Eshiels

Context: Eshiels is currently not a settlement identified within the LDP. However, Eshiels sits within close proximity to the east of Peebles. The MIR proposes 2 preferred mixed use allocations within Eshiels (MESH1001 and MESH1002), both on the north side of the A72. Eshiels is within close proximity to the eastern edge of Peebles. There is currently a sewage works and Council depot to the western edge of Eshiels.

Constraints: There are a number of constraints within site (MESH1001 and MESH1002), including the following. There is possible connectivity with the River Tweed SAC/SSSI and there is the potential protected species within the sites. There is potential for archaeology within the sites and a Scheduled Monument located within/adjacent to the sites. The sites are located within the Eshiels Designed Landscape (SBC) and within the Tweed Valley SLA. The sites falls outwith the foul sewer catchment and a Flood Risk Assessment would be required.

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

Map 24: Innerleithen

Context: There are currently 3 housing allocations, 1 mixed use allocation, 1 business and industrial allocation, 1 safeguarded business and industrial allocation and 1 redevelopment allocation. The MIR proposes a preferred mixed use allocation (MINNE003), to the west of the settlement.

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

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

Map 25: Oxton

Context: There is currently 1 housing allocation within Oxton. The MIR proposes a preferred housing allocation (AOXTO010) in Oxton, located to the south east, adjacent to the existing settlement boundary.

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

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

Map 26: Peebles North & Map 27: Peebles South

Context: There are currently 7 housing allocations, 2 mixed use allocations, 1 business and industrial allocation and 2 safeguarded business, industrial allocations and 3 re-development allocations.

There are a number of options for Peebles, proposed within the MIR. Three preferred options are included within the MIR, 1 housing allocation (APEEB056) is proposed to the north of Peebles, 1 preferred longer term housing allocation (SPEEB009) and 1 preferred longer term mixed use allocation (SPEEB008).

Constraints: There are a number of constraints to the site (APEEB056), including the following. There is the possible connectivity with the River Tweed SAC/SSSI and possible protected species within the site. The site is constrained within the Landscape Capacity Study and lies within the Tweed Valley SLA. The site lies outwith the foul sewer catchment and a Flood Risk Assessment would be required. The following constraints were identified within the site (SPEEB008). A Flood Risk Assessment is required and a watercourse runs through the site. There is the potential connectivity with the River Tweed SAC/SSSI and possibility of protected species within the site. There is the potential for archaeology within the site and most of this site lies within the Tweed Valley SLA. A small section of the site is within the Upper Tweeddale NSA and a small part of the site is constrained within the Landscape Capacity Study. The following constraints were identified within the site (SPEEB009). A Flood Risk

Assessment is required and a water body lies within the site. There is the possibility of connectivity with the River Tweed SAC/SSSI and potential for protected species within the site. The site is located within the 'Haystoun' Designed Landscape (SBC) and there are 3 HER records adjacent to the site. There are a group of listed buildings located to the north of the site. The site also lies within the Tweed Valley SLA and lies to the east of the Upper Tweeddale NSA.

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

Map 28: West Linton


Context: There are currently 3 housing allocations and 1 business and industrial allocation within West Linton. The MIR proposes a preferred option for a business and industrial site (BWEST003) to the east of West Linton.

Constraints: The proposed site has the following constraints. A Flood Risk Assessment will be required for the site and there is a body of water within the site. There is the potential for connectivity with the River Tweed SAC/SSSI and potential for protected species within the site. There is the potential for archaeology within the site.


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

**Map 20: Cardrona
Development Sites SEA Assessment**

MIR Proposed Sites

 Longer Term Mixed Use, Preferred

LDP Allocated Sites


 Development Boundary


 Mixed Use


Environmental Constraints

 Right of Way

 Greenspace


 Listed Buildings (SBC)


 Designed Landscapes (SBC)


 Special Landscape Areas

 Special Areas of Conservation

 Sites of Special Scientific Interest


 Contaminated Sites

 1 in 200 Year Flood Risk


 Hazard Pipelines

 Scheduled Monuments (HS)

 Gardens & Designed Landscapes (HS)

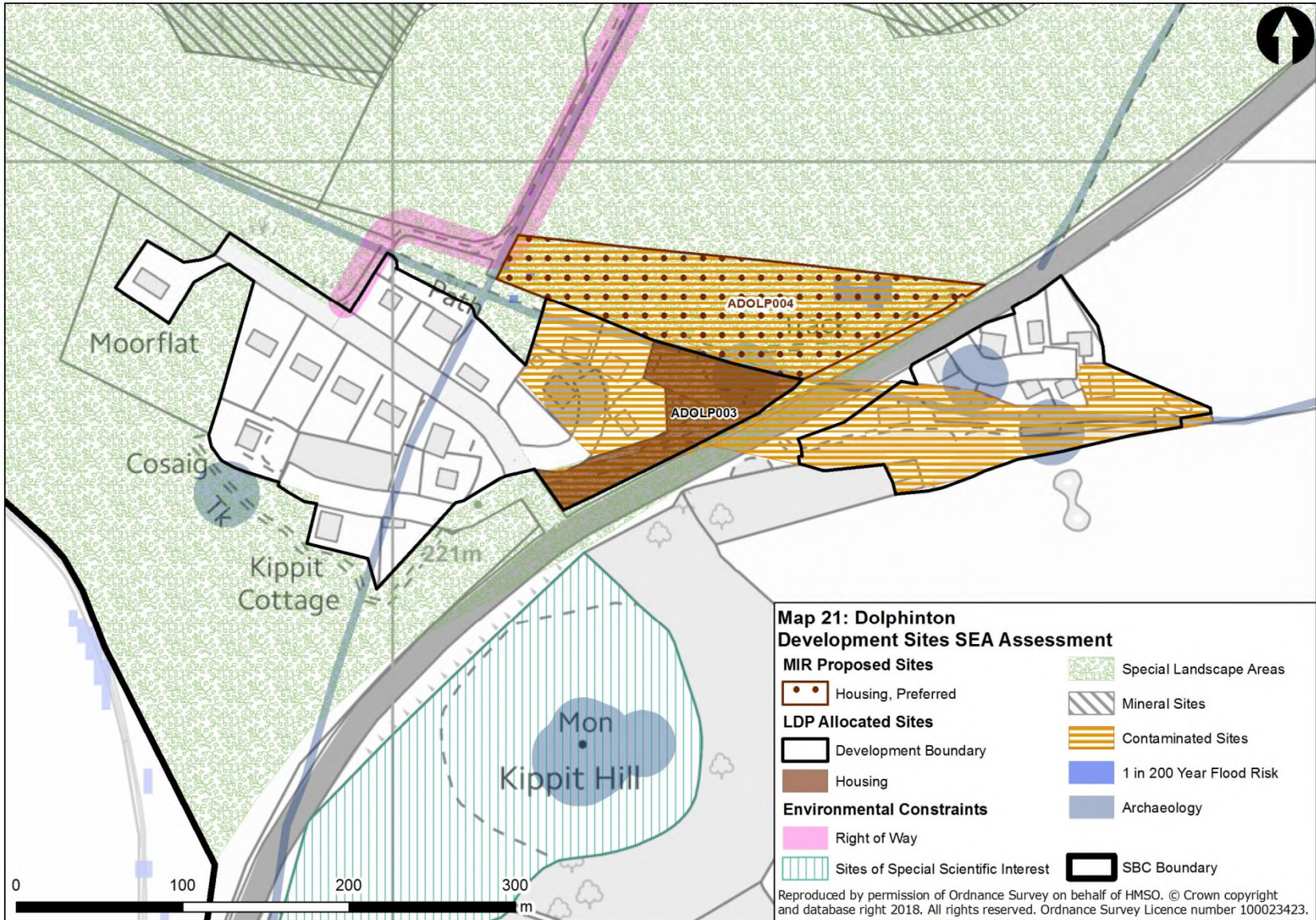
 Archaeology

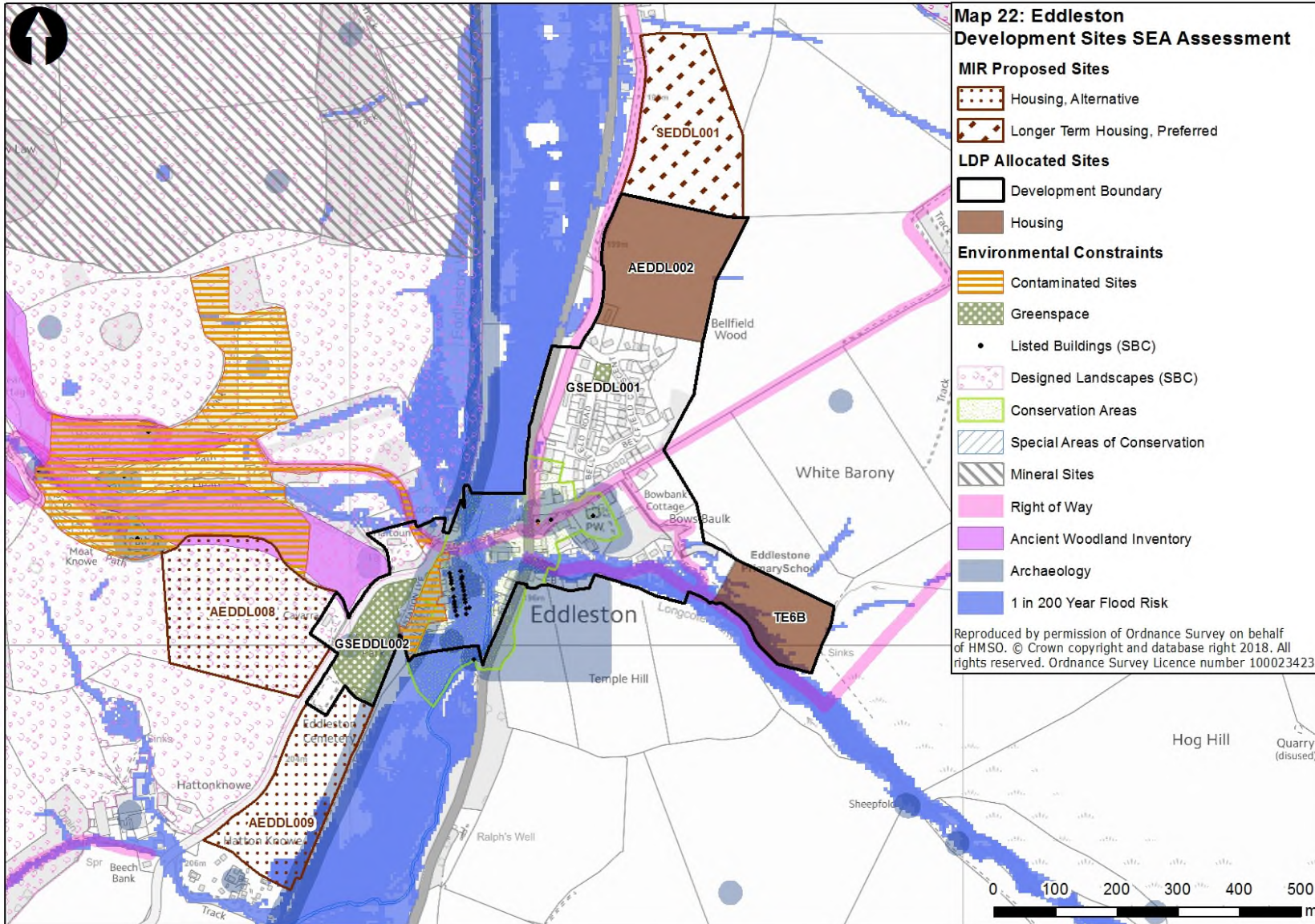
Proposed LDP Landscaping

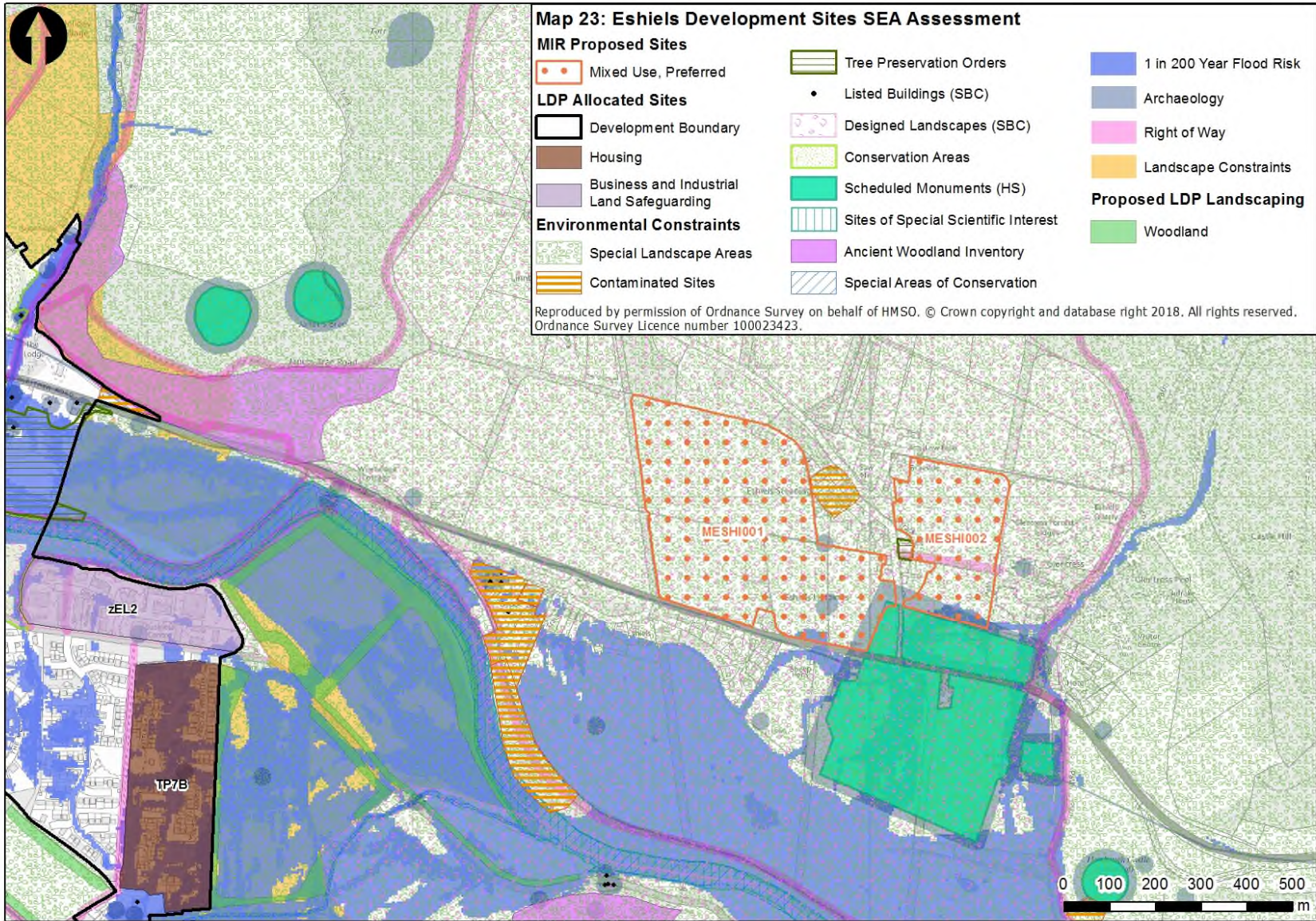
 Woodland

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**Map 24: Innerleithen
Development Sites SEA Assessment**

MIR Proposed Sites

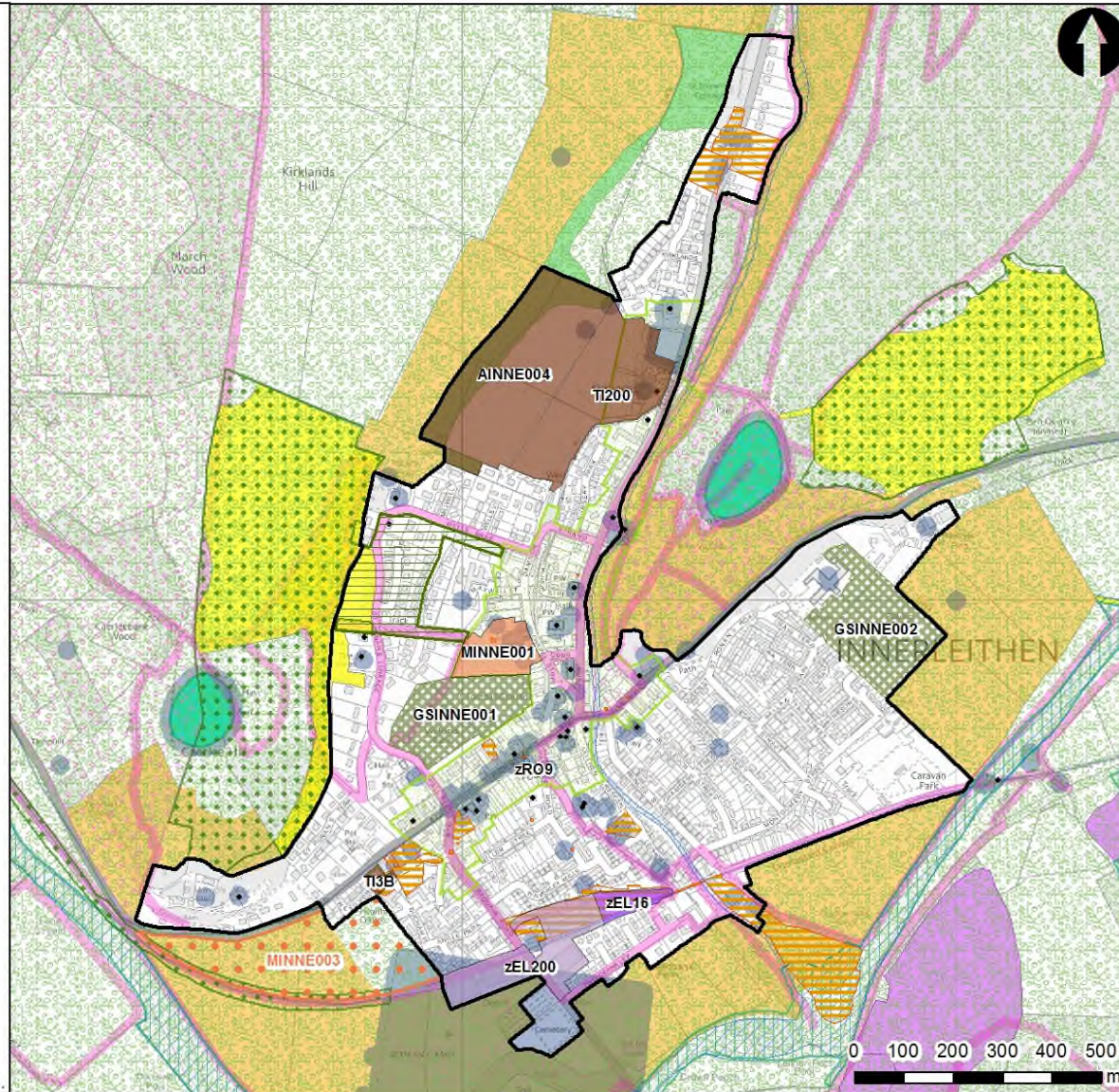
- Mixed Use, Preferred

LDP Allocated Sites

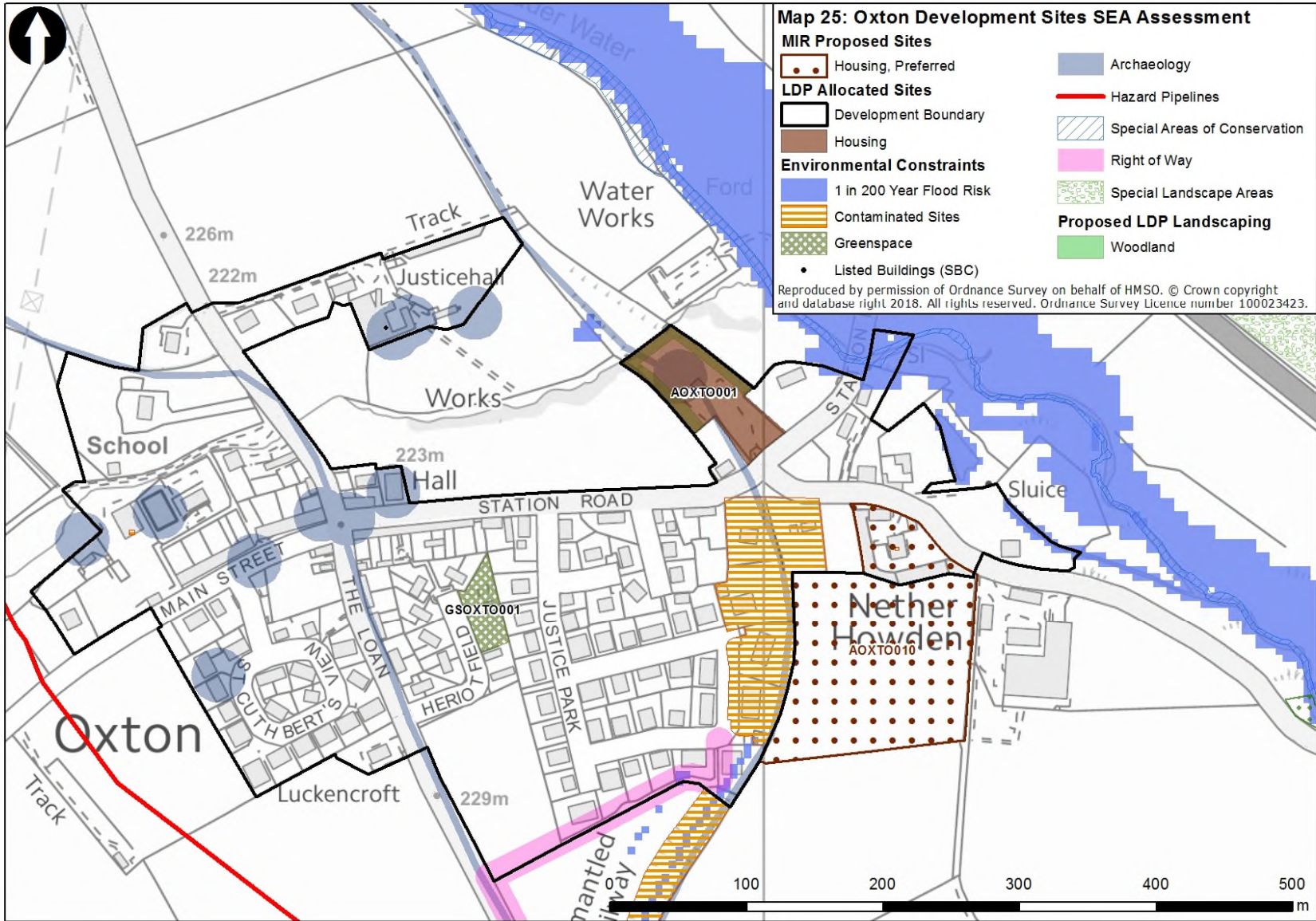
- Development Boundary
- Housing
- Mixed Use
- Redevelopment
- Business and Industrial Land
- Business and Industrial Land Safeguarding

Environmental Constraints

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



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Map 26: Peebles (North)
Development Sites SEA Assessment

MIR Proposed Sites

Housing, Preferred

LDP Allocated Sites

Development Boundary

Redevelopment

Housing

Mixed Use

Environmental Constraints

Sites of Special Scientific Interest

Scheduled Monuments (HS)

Ancient Woodland Inventory

Special Areas of Conservation

Prime Quality Agricultural Land

Local Biodiversity Sites

Landscape Constraints

Tree Preservation Orders

Conservation Areas

Local Wildlife Sites

Right of Way

Special Landscape Areas

Listed Buildings (SBC)

National Scenic Areas

Greenspace

Contaminated Sites

Archaeology

1 in 200 Year Flood Risk

Designed Landscapes (SBC)

Proposed LDP Landscaping

Woodland

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