

Scottish Borders Council

Local Development Plan 2: Main Issues Report

Interim Environment Report

Appendix 6: SEA Scoring for Preferred & Alternative Sites

SEA Scoring

Sites in Berwickshire HMA

Sites in Coldstream

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|----------------------------|------------|-----------------|--------------|-----|--------------------------|-------------|
| ACOLD014 | Hillview North 1 (Phase 2) | Coldstream | Rest of Borders | Housing | 6.5 | 100 | Alternative |

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

SEA Comment

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

SEA Mitigation

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

Sites in Duns

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|--------------------------------|------------|---------|--------------|-----|--------------------------|-------------|
| MDUNS005 | South of Earlsmeadow (Phase 1) | Duns | Eastern | Mixed Use | 9.4 | 100 | Alternative |

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

SEA Comment

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Semi natural wetland located within the site, in the north east corner
- Potential for archaeology
- Prime Quality Agricultural Land on site
- Flood Risk Assessment required, potential surface water flood risk issues from the culverted small watercourse along the northern boundary
- The site is currently identified within the LDP as a longer term mixed use site
- Possible Drainage Impact Assessment required, in respect of the WWTW
- Possible Water Impact Assessment required, in respect of the WTW

SEA Mitigation

- Investigation and mitigation of potential archaeology on site
- Flood Risk Assessment is required to inform the design and layout of the development
- Maintain the integrity of the wetland and mitigate impacts on hydrology
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended

Sites in Gordon

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status | |
|-----------------|-------------------|------------------|-------------------|--------------|-----------------|--------------------------|------------|-------|
| AGORD004 | Land at Eden Road | Gordon | Rest of Borders | Housing | 1.5 | 25 | Preferred | |
| Air | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population Health | Soil | Water |
| 0 | - | 0 | 0 | 0 | - | - | - | 0 |

SEA Comment

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

SEA Mitigation

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

Sites in Grantshouse

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|--------------------------|-------------|-----------------|--------------|-----|--------------------------|------------|
| AGRAN004 | Land north of Mansefield | Grantshouse | Rest of Borders | Housing | 0.4 | 8 | Preferred |

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

SEA Comment

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

SEA Mitigation

- Investigation and mitigation of potential natural conservation onsite
- Mitigation measures may be required in relation to surface water runoff
- Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW

Sites in Greenlaw

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|--------------|------------|-----------------|--------------|-----|--------------------------|------------|
| AGREE009 | Poultry Farm | Greenlaw | Rest of Borders | Housing | 2.3 | 38 | Preferred |

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

SEA Comment

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

SEA Mitigation

- Protection should be given to existing boundary features and mitigation for breeding birds
- Screen planting on the western boundary should be provided to define the settlement edge, screen the development from the entry to Greenlaw and provide shelter to the site
- Investigation and mitigation measures may be required in relation to potential surface water issues
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|------------------|------------|-----------------|--------------|-----|--------------------------|-------------|
| AGREE008 | Halliburton Road | Greenlaw | Rest of Borders | Housing | 3.4 | 40 | Alternative |

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

SEA Comment

- Limited access to employment, services and facilities, however Greenlaw benefits from access to public and sustainable public transport. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Potential protected species and breeding birds on site
- South facing site
- Possible archaeology within the site
- Prominent site location with limited screening already in place
- Prime Quality Agricultural land
- Possible surface water runoff issues
- The site is currently identified within the LDP as an option for longer term housing
- Possible Drainage Impact Assessment, in respect of the WWTW

SEA Mitigation

- Landscape enhancement to be undertaken
 - Investigation and mitigation may be required in relation to surface water runoff
 - Landscaping/open space to be formed at the top of the site. Landscaping to form a natural backdrop to the development, given its prominent location
 - Investigation and mitigation of possible archaeology on site
 - Investigation and mitigation of nature conservation on site
 - Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended, in respect of WWTW
-

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|------------------------------|------------|-----------------|--------------|-----|--------------------------|------------|
| BGREE005 | Land South of Edinburgh Road | Greenlaw | Rest of Borders | Employment | 1.2 | N/A | Preferred |

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

SEA Comment

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

SEA Mitigation

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

Sites in Reston

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|--------------------------|------------|---------|--------------|-----|--------------------------|-------------|
| AREST005 | Land east of West Reston | Reston | Eastern | Housing | 0.4 | 5 | Alternative |

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

SEA Comment

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

SEA Mitigation

- Investigation and mitigation of nature conservation and potential archaeology on site
 - Investigation and mitigation of any potential flood risk on the site
-

Sites in Westruther

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|------------|------------|-----------------|--------------|-----|--------------------------|------------|
| AWESR002 | Edgar Road | Westruther | Rest of Borders | Housing | 0.4 | 10 | Preferred |

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

SEA Comment

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

SEA Mitigation

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

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|-------------------------------------|------------|-----------------|--------------|-----|--------------------------|------------|
| BWESR001 | Land south west of Mansefield House | Westruther | Rest of Borders | Employment | 0.8 | N/A | Preferred |

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

SEA Comment

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

SEA Mitigation

- Investigation and mitigation of nature conservation and archaeology on site
 - Investigation and mitigation of potential contamination on site
 - Early engagement with Scottish Water regarding the WWTW and WTW potential investment and network capacity
 - FRA required, to investigate potential flood risk on site
-

Sites in Central HMA

Sites in Ancrum

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|-----------------|------------|---------|--------------|-----|--------------------------|-------------|
| AANCR002 | Dick's Croft II | Ancrum | Central | Housing | 3.2 | 60 | Alternative |

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

SEA Comment

- No significant biodiversity issues identified. Site is improved grazing land. Need to protect trees and boundary features
- Limited access to employment and services, however Ancrum is a village that benefits from local public facilities and sustainable public transport. This should minimise additional car journeys and reduces the scale of carbon generation associated with development
- Within a Special Landscape Area. Large scale of development in recent years
- Ancrum Conservation Area adjacent to site
- Cumulative impact on village amenity and potentially material assets due to recent scale of development
- Provision of housing, including affordable housing. Housing located in a settlement with walkable local facilities and potential to improve access to green space and open space through the development
- Prime Quality Agricultural Land on site
- Steep site. Surface water may be an issue
- In an area of archaeological potential. May require evaluation

SEA Mitigation

- Surface water mitigation measures to be considered during the design stage
- Archaeology evaluation/mitigation may be required
- Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal. Connectivity for cyclists must also be considered
- Water Impact Assessment required
- The site boundaries require extensive structural landscape planting to create a suitable definition to the edge of the village
- Protect existing trees and boundary features. Existing hedgerows to be supplemented by new planting, where required
- Assessment of ecology impacts and provision of mitigation, as appropriate
- The design and layout of the site should take account of the adjacent Conservation Area and Special Landscape Area
- Contact Scottish Water in respect of foul drainage capacity and water network capacity

Sites in Crailing

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|----------------|-----------------------------|------------|---------|--------------|-----|--------------------------|-------------|
| ACRAI004 | Crailing Toll (Larger Site) | Crailing | Central | Housing | 0.7 | 5 | Alternative |

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

SEA Comment

- Moderate biodiversity risk. Site is improved pasture with some mature broad-leaved trees and garden ground on boundary
- Potential connectivity with the River Tweed SAC (Oxnam Water) via drain
- Small settlement which lacks in facilities but is close to transport network and town of Jedburgh where services/employment/education are available
- There is no waste infrastructure in the settlement
- Prime Agricultural Land
- Without first WWT provision, septic tank and water course drainage required. SEPA have called for consideration of first WWT in village. Otherwise there is a cumulative impact. No major concern raised but need to ensure no impact on the River Tweed SAC (the Oxnam Water is covered by River Tweed SAC). The provision of WWT in Crailing could actually lead to improvement in terms of water quality and risk to water quality
- The site formerly contained a farm steading and is at the edge of the medieval village. Archaeological evaluation is required
- There is potential contamination within the site

SEA Mitigation

- Flood Risk Assessment is required by SEPA to assess the risk from the small watercourse which appears to be culverted through or adjacent to the site
- Mitigation to ensure no significant effect on River Tweed SAC (Oxnam Water)
- Protect the existing boundary features, where possible
- Assessment of ecology impacts and provision of mitigation, where appropriate
- Archaeology evaluation/mitigation may be required
- There is no waste infrastructure in the area, therefore investigations into an alternative option would be required
- Structure planting would be required along the south eastern boundary to provide a setting for development and to reinforce the settlement edge
- The long term maintenance of landscaped areas must be addressed
- Scale and style of development needs to be carefully considered paying heed to the size and scale of the existing settlement
- Any development must take cognisance of the adjacent housing allocation (ACRAI001), to ensure connectivity between the sites
- Pedestrian connectivity to be provided between the east and west of the site
- Potential contamination to be investigated and mitigated

Sites in Darnick

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|-----------------------|------------|---------|--------------|-----|--------------------------|------------|
| ADARN005 | Land south of Darnlee | Darnick | Central | Housing | 0.8 | 10 | Preferred |

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

SEA Comment

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Potential for breeding birds and bats within the site
- Potential archaeology on site. Located within Inventory Battlefield of Darnick
- Site lies within grounds of category B listed building and within Darnick Conservation Area
- Site lies within Eildon & Leaderfoot Hills NSA

SEA Mitigation

- Retain and protect the existing boundary features and trees, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- The special qualities and setting of the historic battlefield (Inventory Battlefield of Darnick) must be safeguarded, mitigation is likely
- The setting of the listed building 'Darnlee' and the character of the Darnick Conservation Area must be safeguarded
- A planning brief to be prepared to include the principles of 'Designing Streets'
- High standard of design will be required in light of the location of the site within the Eildon and Leaderfoot Hills National Scenic Area and the Conservation Area
- Integration required with Broomilees Road with dwellings relating to both the parkland and the street
- As well as vehicular access off the main street, a secondary access off Broomilees road is an option subject to suitable road improvement work. Further discussions on vehicular access arrangements are required. Displacement main road parking (to achieve satisfactory access) to be accommodated within the site. A Transport Statement will be required.
- Early engagement required with Scottish Water. Drainage Impact Assessment required

Sites in Denholm

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|-------------------------------|------------|---------|--------------|-----|--------------------------|------------|
| ADENH006 | Land south east of Thorncroft | Denholm | Central | Housing | 0.7 | 12 | Preferred |

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

SEA Comment

- Good access to services, employment and public transport given proximity to Hawick. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Moderate Biodiversity Risk. Site is improved pasture with hedgerow and trees on boundary. Potential for EPS (bats) and breeding birds to use built structures within the site. Protect boundary trees and features and mitigation for protected species including bats and breeding birds
- There is potential contamination of the soil on part of the site due to previous uses. However, this provides an opportunity to enhance the existing area of contaminated land through remedial works
- Pedestrian access linkage required
- Housing located within a settlement with facilities and services available in the village including a primary school
- Possible flood risk and surface water issues within the site. Flood risk issues requires confirmation/resolution
- There are water mains within the site

SEA Mitigation

- Mitigation measures may be required in respect of flood risk and surface water runoff
- Investigation and mitigation of potential ecology impacts on site
- Pedestrian access linkages required
- Protect and retain boundary trees and features where possible
- Potential contamination to be investigated and mitigated

Sites in Eckford

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|------------------------|------------|---------|--------------|-----|--------------------------|-------------|
| AECKF002 | Land at the Black Barn | Eckford | Central | Housing | 1.1 | 10 | Alternative |

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

SEA Comment

- SEPA require the submission of a Flood Risk Assessment. Culvert issue requires investigation
- Moderate biodiversity risk. Possible potential for bats and breeding birds to use built structures within site. Hedgerow on boundary and trees/scrub within site
- In terms of accessibility, the site scores poorly as there are no key services in Eckford
- Small development which could fit with settlement pattern and no landscape issue. Loss of wooden barn could be seen as negative
- Population would be car dependent for daily needs
- Prime Agricultural Land
- No sewers in the area. Reliance on septic tanks
- Minimal impact on cultural heritage
- Would require upgrading of local footpath network
- There are no known archaeological issues. However, the site is in close proximity to the known location of medieval Eckford and some evidence for this may exist in the site. Also, the existing building is on the site of an early 19th century farmstead evidence of which may also exist
- Potential contamination within the site

SEA Mitigation

- Flood Risk Assessment is required by SEPA
- Assessment of ecology impacts and provision of mitigation, where appropriate
- Protect the existing boundary features and trees, where possible
- Archaeology evaluation/mitigation may be required
- Consideration of footway and cycle provisions
- There is no foul drainage infrastructure, therefore an alternative will need to be investigated
- Potential contamination to be investigated and mitigated

Sites in Ednam

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status | |
|-----------------|------------------------------|------------------|-------------------|--------------|-----------------|--------------------------|-------------|-------|
| AEDNA013 | Land north of Primary School | Ednam | Rest of Borders | Housing | 1.4 | 20 | Alternative | |
| Air | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population Health | Soil | Water |
| 0 | 0 | 0 | 0 | - | - | - | - | 0 |

SEA Comment

- Low biodiversity risk. Site is an arable field with hedgerow, garden ground and amenity ground on boundary
- Few local facilities but there is a school, Kelso close by with services and employment opportunities. Car dependency is a factor
- No discernable effect on cultural heritage
- No significant landscape impact. Cumulative impact of development (in addition to existing allocation) needs consideration for all sites
- Population would have walking access to local school, some recreational facilities, but would be largely car-dependent. No discernable environmental impact on human health
- Prime Agricultural Land
- A Water Impact Assessment is required to establish what impact, if any this development has on the existing network

SEA Mitigation

- Protect existing boundary features
- Assessment of ecology impacts and provision of mitigation, as appropriate
- A belt of structure planting to the northern boundary to be provided and maintained
- Water Impact Assessment will be required, in respect of the water network capacity
- Access should be taken from both the B6461 and the minor public road to the south west, to allow a connected street network to develop

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|-----------------|------------|-----------------|--------------|-----|--------------------------|-------------|
| AEDNA011 | Cliftonhill (v) | Ednam | Rest of Borders | Housing | 1.3 | 15 | Alternative |

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

SEA Comment

- SEPA require the submission of a Flood Risk Assessment
- Few local facilities but there is a school, Kelso close by with services and employment opportunities. Car dependency is a factor
- There may be archaeology within the site
- Fairly prominent site but not a significant landscape impact. Cumulative impact of development (in addition to existing allocation) needs consideration for all sites
- No material asset constraints
- Population would have walking access to local school, some recreational facilities, but would be largely car-dependent. No discernable environmental impact on human health. Proposal suggests creation of new public park
- Prime Agricultural Land
- Moderate biodiversity risk. Site an arable field with lowland mixed deciduous woodland and hedgerow on boundary
- Potential connectivity with the River Tweed SAC via drainage to the Eden water
- Development would likely incur loss of southern hedgerows

SEA Mitigation

- Flood Risk Assessment required by SEPA to assess the risk from the small watercourse adjacent to the site.
 - Mitigation to ensure no significant effect on the River Tweed SAC.
 - Assessment of ecology impacts and provision of mitigation, as appropriate.
 - Archaeology evaluation/mitigation may be required.
 - Street lighting and pedestrian connectivity would be required with the rest of the village.
 - Widening of the existing carriageway of the minor public road to the south.
 - Buffer zone along the western boundary, adjacent to the existing woodland.
-

Sites in Galashiels

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|-------------|------------|---------|--------------|-----|--------------------------|-------------|
| AGALA029 | Netherbarns | Galashiels | Central | Housing | 7.3 | 45 | Alternative |

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

SEA Comment

- Potential flood risk and surface water issues
- Moderate biodiversity risk. Potential connectivity with River Tweed SAC/SSSI through drainage. Site has improved field boundary features of tree line and within the site old hedgerow. Potential for badger and breeding birds
- The site has good access to local services and facilities and employment in the settlement. The settlement is on the A7(T) and A6091(T) and the strategic public transport network
- Abbotsford Garden and Designed Landscape adjacent to site
- Category A Listed Abbotsford House adjacent to site
- Tweed, Ettrick and Yarrow Confluences Special Landscape Area adjacent to site
- There is a semi mature/ mature tree belt south of the site and young tree belts in the middle of the site and along the A7 (T). There are also mature trees along the fringe of the site
- Improved pedestrian connectivity required
- A Water Impact Assessment is required to establish what impact, if any this development has on the existing water network
- South-west facing aspect

SEA Mitigation

- A Masterplan to be developed for the site
- Surface water runoff, drainage and SUDS require to be considered
- A Flood Risk Assessment as required by SEPA
- Mitigation required to ensure no significant adverse effects upon integrity of River Tweed Special Area of Conservation
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Reinforcement required to the existing planting along the south eastern boundary of the site to further protect the setting of Abbotsford House
- Connecting paths to core path 189 (Southern Upland Way) and existing pavements is required
- Early engagement with Scottish Water required. A Water Impact Assessment is required

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|------------------------|------------|---------|--------------|-----|--------------------------|------------|
| BGALA006 | Land at Winston Road I | Galashiels | Central | Employment | 2.5 | N/A | Preferred |

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

SEA Comment

- Moderate biodiversity risk, potential for bats, badger and breeding birds on site
- Potential connectivity with the adjacent River Tweed SAC/SSSI via drainage
- Employment site located close to sewage works raises the likelihood of population being affected by poor air quality
- Redevelopment as employment site would create employment opportunities in accessible location, reducing car-dependency
- Redevelopment of redundant site would improve townscape
- Existing trees on site
- This brownfield site may be contaminated
- Health and Safety Executive require to be consulted due to underground hazardous pipelines
- Potential impact on water quality in relation to former use as tip and proximity to River Tweed SAC which requires assessment
- In terms of material assets, power lines, potential contamination, demolition costs, neighbouring substation, remediation of tip associated with brownfield development presents material costs
- Proximity to railway line may present noise/vibration to occupiers of the site
- There is a surface water sewer running through the site
- A Water Impact Assessment is required to establish what impact, if any this development has on the existing network
- Care should be taken not to damage the river banking as part of any development
- Odour is likely to be problematic from the STW
- Listed bridge adjacent to site.

SEA Mitigation

- Surface water mitigation required
 - Flood Risk Assessment as requested by SEPA
 - Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation
 - Assessment of ecology impacts and provision of mitigation, as appropriate
 - Potential contamination to be investigated and mitigated
 - A Transport Assessment will be required. Two public access points from Winston Road would be required and pedestrian linkages/crossings
 - Health and Safety Executive consultation required in respect of underground gas pipeline
 - A Water Impact Assessment is required
 - Odour from the nearby Sewage Treatment Works to be mitigated
 - A suitable buffer should be provided in line with SPP requirements between the licensed sites and the proposed development
-

Sites in Hawick

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|--------------------|------------|---------|--------------|-----|--------------------------|------------|
| AHAWI027 | Burnfoot (Phase 1) | Hawick | Central | Housing | 5.0 | 60 | Preferred |

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

SEA Comment

- Site promotes a reduction in car dependence. It is 2km from Hawick town centre. Walkable public transport links. Hawick is well served in terms of daily facilities. Employment opportunities within Hawick
- Minor biodiversity impact. Site is an arable field with rank semi-improved grassland / marshy grassland in south-west part of site, scrub and hedgerow and trees on part of the boundary
- Site forms an important arrival point from the A7 into Hawick, planting required around the north-eastern boundary
- Site promotes development in a location which is accessible, not dependent on private transport, and with good local facilities. Enhanced pedestrian linkages through the site to beyond the site have been suggested
- Minor issue regarding previous use and potential contamination has been raised
- Potential flood risk
- There is an area of unfarmed wetland on the west side of the site
- A pavement or other access route providing non-vehicular access along the north edge of the site is required
- Opportunity to create better pedestrian/cycling access

SEA Mitigation

- Protect boundary features and mitigation for protected species potentially including bats (EPS), badger and breeding birds.
 - SEPA CAR construction site licence required (site >4ha) (4.95ha)
 - A flood risk assessment is required to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west
 - Provision of pedestrian/cycle linkages required
 - The design and layout of the site should aim to enhance the biodiversity value of the site through the creation of restoration of habitats and wildlife corridors and take cognisance of the sloping nature of the site
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Landscape buffer to the north and west of the site to be provided and provision of a wetland SUDS feature with associated open space to the south of the site
 - Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required
 - Potential contamination to be investigated and mitigated
 - A planning brief to be prepared

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|---------------------------|------------|---------|--------------|-----|--------------------------|------------|
| BHAWI004 | Land to South of Burnhead | Hawick | Central | Employment | 5.1 | N/A | Preferred |

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

SEA Comment

- Potential surface water issues
- Good access to public transport and services being located within Hawick
- Moderate biodiversity ris. Site is arable field with hedgerow, garden groun and mature broadleaf trees on part of boundary. Potential for protected species - bats, badger and breeding birds
- Potential for archaeology within site
- Site lies close to Burnhead Tower, a category B listed tower house. The proposed development may have an impact on its setting, especially if larger buildings are proposed
- Site is included within the Teviot Valleys SLA
- Opportunity to create better pedestrian/cycling access
- SUDS requirements
- Depending on the use of the proposed units there may be a requirement for permissions to be sought for certain activities from SEPA
- There is a water main running through the site. A Water Impact Assessment may be required
- There are existing foul and surface water sewers running along the North of site. A Drainage Impact Assessment may be required

SEA Mitigation

- A Planning Brief has been suggested by SNH
 - Surface water flooding issues would require to be addressed
 - Assessment of ecology impacts and provision of mitigation, as appropriate
 - Mitigation measure must ensure there is no impact upon the setting of the tower house
 - A pavement or other access route providing non-vehicular access along the north edge of the site is required. Opportunity to create better pedestrian/cycle access along the B6359 and also to provide connectivity to the A7 and the wider path network
 - An existing water mains runs through the site. A Drainage Impact Assessment may be required
 - Archaeology evaluation/mitigation required
 - SEPA CAR construction site licence required
-

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|-------------|------------|---------|--------------|-----|--------------------------|------------|
| BHAWI003 | Gala Law II | Hawick | Central | Employment | 0.7 | N/A | Preferred |

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

SEA Comment

- Surface runoff issues
- Moderate biodiversity risk, dense scrub, poor semi-improved grassland and mature broadleaf trees/ garden ground Potential bats, badger and breeding birds
- The site is location within the settlement of Hawick where a range of public transport, services and employment is available
- Potential archaeology within the site
- The site is relatively flat and is significantly screened by mature trees along the southern and western boundaries
- Potential contamination on site
- Access route along northern boundary required to improve connectivity
- SUDS requirements to be considered
- Potential requirement from SEPA for permissions to be sought for certain activities
- There is an existing 180mm water main running through the middle of the site
- Depending on flow demand for this development, will determine if a Water Impact assessment is required
- Existing foul and surface water sewers running along the North of site. Drainage Impact Assessment may be required

SEA Mitigation

- Consideration is required to be given to surface water
 - Protect boundary features and mitigation for protected species potentially including bats, badger and breeding birds
 - Existing trees to be protected and retained
 - A Transport Statement is required. Development must not preclude access to site MHAWI001
 - Potential contamination to be investigated and mitigated
 - Footpath link along the northern edge of site is required
 - Water and Drainage Impact Assessments may be required
 - A water main runs through the middle of the site
 - Archaeology evaluation/mitigation required
-

Sites in Jedburgh

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|----------------------------------|------------|---------|--------------|-----|--------------------------|------------|
| AJEDB018 | Land east of Howdenburn Court II | Jedburgh | Central | Housing | 1.2 | 20 | Preferred |

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

SEA Comment

- The site is located within the settlement boundary of Jedburgh and therefore reduces car dependency
- Has potential to offer pedestrian linkages through site and broader masterplan area. Identifiable support for meeting affordable housing needs
- Low biodiversity risk. Rank neutral grassland with areas of scrub and remnant hedgerow and garden ground on the boundary

SEA Mitigation

- Protect existing boundary features, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Pedestrian and cycle linkage would be required with Howden Park and Howdenburn Court
- Vehicular access would be required from both the adjacent allocations (RJ2B) to the east and (RJ30B) to the south
- The development of this site must be thought about in conjunction with the adjacent housing allocation (RJ2B), in respect of design, layout and access
- Potential contamination to be investigated and mitigated
- Surface water would require to be considered

Sites in Melrose

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|----------------------|------------|---------|--------------|-----|--------------------------|-------------|
| AMELR013 | Harmony Hall Gardens | Melrose | Central | Housing | 0.8 | 20 | Alternative |

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

SEA Comment

- Moderate biodiversity impact. Site is improved grassland,(old orchard?) and garden ground, mature broad-leaved trees and stone wall on the boundary. Stone built, slate –roofed building within site potential for bats (EPS) and breeding birds.
- Potential connectivity to River Tweed SAC/SSSI via run off to burn/lade to east. Potential protected species including bats (EPS) and breeding birds
- Location has potential to reduce car dependency. Close to bus and rail links to local area and wider region. Local facilities located in Melrose and Galashiels
- High archaeological potential
- Located within Melrose Conservation Area
- The site sits with Eildon and Leaderfoot National Scenic Area, but is well screened to the north, and to some degree to the west
- Trees within site and on boundaries
- Adjacent the River Tweed (SAC). Topography means that surface water run-off unlikely to be a problem

SEA Mitigation

- A Flood Risk Assessment is required which should take cognisance of a mill lade which previously flowed along the northern boundary and the River Tweed
- Retain and protect the existing boundary features and trees, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Mitigation required to ensure no significant adverse effects upon integrity of River Tweed Special Area of Conservation
- Archaeological assessment (including archaeological evaluation) is required, with any associated mitigation as identified
- Development must respect the setting of the Scheduled Monument. No development within the Melrose Abbey Scheduled Monument (SM90124) would be permitted
- The design and layout of the site should take account of the Conservation Area, the setting of the Scheduled Monuments and trees on/adjacent to the site
- Access to the site should result in the least disruption to the existing stone wall along the southern boundary of the site.
- Existing trees/hedging within and on the boundaries of the site must be retained and protected
- In order to safeguard the character of the Conservation Area and adjacent listed buildings, dwellinghouses should be restricted to single storey

Sites in Selkirk

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|------------------|------------|---------|--------------|-----|--------------------------|-------------|
| ASELK040 | Philiphaugh Mill | Selkirk | Central | Housing | 1.7 | 19 | Alternative |

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

SEA Comment

- Located behind recently completed Flood Protection Scheme
- Moderate biodiversity risk. Existing built structures (textile mill) have potential to support protected species such as bats (EPS) and breeding birds. Site contains trees and scrub and derelict buildings adjacent to mill lade, potential connectivity to Ettrick water (River Tweed SAC/SSSI) (protected species interest may include bats, badger and breeding birds).
- The site is partly within the Inventory Battlefield of Philiphaugh
- Whilst the site is located on the edge of the settlement, it is adjacent to existing residential properties
- Pedestrian connectivity required
- Potential contamination on site
- Mill lade which went through old fish farm runs through the site. This would need to be protected to maintain flow and protect water quality
- Potential to redevelop derelict site

SEA Mitigation

- Appropriate structure planting to be agreed
- Potential contamination to be investigated and mitigated
- Existing mill lade adjacent to site requires to be protected to maintain flow and protect water quality
- Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Development must not have a negative impact upon the setting of the historic battlefield (Battle of Philiphaugh)
- Some archaeological investigation may be necessary before or during development
- Some widening of Ettrickhaugh Road will be required to mitigate the increase in traffic movements
- Access to the site will require a new bridge over the Ettrickhaugh Burn
- Given the site will only have one point of access, any development will require to provide well-connected layout internally with a potential link to the adjoining site to the north east
- Pedestrian/cycle links will be required to take advantage of new riverside path constructed as part of Selkirk Flood Protection Scheme
- Contact with Scottish Water in respect of water treatment works local network issues

Sites in Smailholm

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|--------------------|------------|---------|--------------|-----|--------------------------|------------|
| ASMAI002 | Land at West Third | Smailholm | Central | Housing | 1.2 | 5 | Preferred |

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

SEA Comment

- Surface water run-off requires to be considered
- Prime Quality Agricultural Land
- Low biodiversity impact. Site is rank improved pasture with areas of scrub in site and garden ground on the boundary
- Potential archaeology within site
- Tweed Lowlands Local Landscape Area on the southern site
- Investment in waste water treatment works may be required. SEPA have suggested that consideration be given to extending the sewer network into this part of the village to incorporate this and the existing houses in the west end as there is no nearby watercourse to receive a sewage discharge. There are a number of existing private sewage discharges to soakaway and hence any proposed new discharges to soakaway may impact groundwater
- Settlement with few facilities. Allocation encourages car dependency

SEA Mitigation

- Surface water run-off may require to be managed on site
- Protect the existing boundary features, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Archaeology evaluation/mitigation will be required

Sites in Northern HMA

Sites in Cardrona

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status | |
|-----------------|--------------------------|------------------|-------------------|---------------------|-----------------|--------------------------|------------|-------|
| SCARD002 | Land at Nether Horsburgh | Cardrona | Western | Long Term Mixed Use | 23.8 | N/A | Preferred | |
| Air | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population Health | Soil | Water |
| + | - | 0 | - | - | - | + | 0 | - |

SEA Comment

- Good access to services and employment and limited access to public transport, given the proximity to Peebles. Good access to public and sustainable transport links. This should help minimise additional car journeys and promote health benefits of active and sustainable transport, however there may still be a reliance on car journeys
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Multiple watercourses within the site
- Site falls outwith the foul sewer catchment
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Scheduled Monument located adjacent to the site, development could have potential adverse effects on it's setting
- Possible archaeology within the site
- Lies within the Tweed Valley Special Landscape Area
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW

SEA Mitigation

- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
- In respect of the multiple watercourses within the site, requirement that a maintenance buffer strip is provided between the watercourse and any built development
- Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
- Investigation and mitigation of nature conservation on site
- Adherence of the Local Development Plan Policy EP8: Archaeology, in respect of the potential archaeology and Scheduled Monument within and adjacent to the site
- Investigation and mitigation of potential archaeology on site
- Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
- A scheme of mitigation, which would avoid diminishing the quality of the Tweed Valley SLA. This could be achieved through a masterplanning exercise and appropriate structure planting/landscaping
- Provide non vehicular links to the existing path network and to Peebles town and amenities, to ensure connectivity
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended

Sites in Dolphinton

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|-----------------------------|------------|-----------------|--------------|-----|--------------------------|------------|
| ADOLP004 | Land to north of Dolphinton | Dolphinton | Rest of Borders | Housing | 1.3 | 10 | Preferred |

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

SEA Comment

- There is limited access to public transport, employment or services within Dolphinton. Therefore, limited access to public and sustainable public transport. This is likely to increase car journeys. Furthermore the primary school is located within West Linton 4 miles away
- Potential co-location issues with cement batcher, which may give rise to dust issues
- Potential for protected species, including breeding birds
- Potential archaeology within the site
- The site is located within the Pentland Hills Special Landscape Area (SLA)
- The land currently includes derelict ground consisting the remains of a former railway platform and sections of old roadway, therefore the proposed use would offer an opportunity to restore and enhance the landscape character
- The development of this site provides opportunities to maintain and enhance pedestrian and cycle access
- Possible flood risk within the site and surface water hazard
- Possible Water Impact Assessment, in respect of WTW
- Possible investment required at WWTW

SEA Mitigation

- Investigation and mitigation of nature conservation and potential archaeology on site
- Adherence to Local Development Plan Policy HD3: Protection of Residential Amenity
- Adherence to Local Development Plan Policy EP5: Special Landscape Areas
- Investigation and mitigation measures may be required in relation to potential flood risk and surface water within the site
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended
- Early engagement with Scottish Water regarding any potential investment at WWTW

Sites in Eddleston

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status | |
|-----------------|------------------------|------------------|-------------------|--------------|-----------------|--------------------------|-------------|-------|
| AEDDL009 | Land South of Cemetery | Eddleston | Rest of Borders | Housing | 3.7 | 35 | Alternative | |
| Air | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population Health | Soil | Water |
| + | - | 0 | - | 0 | + | 0 | 0 | - |

SEA Comment

- Good access to services, employment and public transport, given the proximity to Peebles. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Possible archaeology within the site
- Site is located adjacent to the Barony Castle Designed Landscape SBC
- Site falls outwith the foul sewer catchment
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW

SEA Mitigation

- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC
- Investigation and mitigation of nature conservation on site
- Investigation and mitigation of potential archaeology on site
- Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
- Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
- Structure planting along the eastern and southern boundaries, to mitigate any visual impacts from the A703
- Flood Risk Assessment will be required to inform the layout and design of the development
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|-----------------------|------------|-----------------|-------------------|-----|--------------------------|------------|
| SEDDL001 | North of Bellfield II | Eddleston | Rest of Borders | Long Term Housing | 4.4 | N/A | Preferred |

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

SEA Comment

- Good access to services, employment and to public transport. Good access to public and sustainable transport links. This should help minimise additional car journeys and promote health benefits of active and sustainable transport
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Foul sewerage constraint, the site is located outwith the current sewerage catchment
- Possible protected species, including breeding birds within the site
- The site lies to the south of the Designed Landscape (SBC) 'Portmore'
- The site lies to the south of the Garden and Designed Landscape (HES) 'Portmore'
- Possible connectivity with the River Tweed SAC/SSSI
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW

SEA Mitigation

- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
 - Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
 - Investigation and mitigation of nature conservation on site
 - Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
 - Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
 - Structure shelterbelt planting will be required along the eastern elevation boundary to achieve a 'landscape fit'
 - Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
 - Possible Water Impact Assessment required, early discussions with Scottish Water recommended
-

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|---------------------------|------------|-----------------|--------------|-----|--------------------------|-------------|
| AEDDL008 | Land West of Elibank Park | Eddleston | Rest of Borders | Housing | 5.5 | 40 | Alternative |

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

SEA Comment

- Good access to services, employment and public transport, given the proximity to Peebles. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport
- Ancient Woodland Inventory lies along northern boundary of the site
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Possible archaeology within the site
- Site is located within the Barony Castle Designed Landscape SBC
- Site falls outwith the foul sewer catchment
- Possible surface water runoff issues
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW

SEA Mitigation

- Adherence of Local Development Plan Policy EP13: Trees, Woodlands and Hedgerows, in respect of the Ancient Woodland Inventory to the north of the site
 - Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC
 - Investigation and mitigation of nature conservation on site
 - Investigation and mitigation of potential archaeology on site
 - Planting/landscaping along the western and southern boundary of the site, to contain the development and form a settlement edge, given the landscape setting;
 - Some form of separation buffer between the development and ancient woodland to the north;
 - Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
 - Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
 - Investigation and mitigation of potential surface water runoff on site
 - Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
 - Possible Water Impact Assessment required, early discussions with Scottish Water recommended
-

Sites in Eshiels

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status | |
|-----------------|--------------------|------------------|-------------------|--------------|-----------------|--------------------------|------------|-------|
| MESHI002 | Land at Eshiels II | Eshiels | Western | Mixed Use | 6.7 | 40 | Preferred | |
| Air | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population Health | Soil | Water |
| + | - | 0 | - | - | - | + | 0 | - |

SEA Comment

- Good access to services and employment and limited access to public transport, given the proximity to Peebles. Good access to public and sustainable transport links from within Peebles. This should help minimise additional car journeys and promote health benefits of active and sustainable transport, however there may still be a reliance on car journeys
- Possible co location issues with the Peebles and Eshiels re cycling centres, located on the south of the A72;
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Possible archaeology within the site
- Scheduled Monument located adjacent to the site
- Site is located within the Eshiels Designed Landscape SBC
- Lies within the Tweed Valley Special Landscape Area
- Site falls outwith the foul sewer catchment
- Core Path runs through the site
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- There is a water body immediately adjacent to the site

SEA Mitigation

- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
- Adherence of the Local Development Plan Policy HD3: Protection of Residential Amenity
- Investigation and mitigation of nature conservation on site
- Investigation and mitigation of potential archaeology on site
- Adherence of the Local Development Plan Policy EP8: Archaeology, in respect of the potential archaeology and Scheduled Monument within and adjacent to the site. Provision of an adequate buffer zone to protect the physical remains and setting of Eshiels Roman camps, a suitable management regime for the section of the monument adjacent to the development area, and that any upgrades to road and service infrastructure necessitated by the development should be designed to avoid the scheduled monument;
- Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
- Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
- Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
- Provide non vehicular links to the existing path network and to Peebles
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended
- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
- In respect of the water body adjacent to the site, require that a maintenance buffer strip is provided between the watercourse and any built development.

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|-------------------|------------|---------|--------------|------|--------------------------|------------|
| MESH1001 | Land at Eshiels I | Eshiels | Western | Mixed Use | 19.4 | 200 | Preferred |

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

SEA Comment

- Good access to services and employment and limited access to public transport, given the proximity to Peebles. Good access to public and sustainable transport links from within Peebles. This should help minimise additional car journeys and promote health benefits of active and sustainable transport, however there may still be a reliance on car journeys
- Potential odour from the sewage treatment works
- Possible co location issues with the Peebles and Eshiels re cycling centres, located on the south of the A72
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Possible archaeology within the site
- Scheduled Monument located within and adjacent to the site
- Site is located within the Eshiels Designed Landscape SBC
- Prominent site from the approach to Peebles
- Lies within the Tweed Valley Special Landscape Area
- Site falls outwith the foul sewer catchment
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW
- North corner of the site is brownfield land, therefore possible contamination from the former use
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Water body immediately adjacent to the site

SEA Mitigation

- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC
- Adherence of the Local Development Plan Policy HD3: Protection of Residential Amenity
- Investigation and mitigation of nature conservation on site
- Investigation and mitigation of potential archaeology on site
- Adherence of the Local Development Plan Policy EP8: Archaeology, in respect of the potential archaeology and Scheduled Monument within and adjacent to the site. Provision of an adequate buffer zone to protect the physical remains and setting of Eshiels Roman Camp and a suitable management regime for the section of the monument within or adjacent to the development area
- Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
- Planting, landscaping and shelterbelt to mitigate the impacts of development from sensitive receptors along the A72 and to help the site integrate into the wider setting
- Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
- Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended
- Adherence of the Local Development Plan Policy IS13: Contaminated Land
- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
- Maintenance buffer strip must be provided between the adjacent watercourse and any built development

Sites in Innerleithen

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status | |
|-----------------|---------------------------|------------------|-------------------|--------------|-----------------|--------------------------|------------|-------|
| MINNE003 | Land West of Innerleithen | Innerleithen | Western | Mixed Use | 6.8 | 50 | Preferred | |
| Air | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population Health | Soil | Water |
| + | - | 0 | 0 | - | - | + | 0 | - |

SEA Comment

- Good access to services, employment and to public transport, given the proximity to Peebles. Good access to public and sustainable transport links. This should help minimise additional car journeys and promote health benefits of active and sustainable transport
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Lies within the Tweed Valley Special Landscape Area
- The western part of the site is constrained within the Landscape Capacity Study
- The site is visually prominent from the A72
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff

SEA Mitigation

- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
- Investigation and mitigation of nature conservation on site
- Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
- Landscaping/structure planting to mitigate any visual impact
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended
- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff

Sites in Oxton

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|---------------|------------|-----------------|--------------|-----|--------------------------|------------|
| AOXTO010 | Nether Howden | Oxton | Rest of Borders | Housing | 2.1 | 30 | Preferred |

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

SEA Comment

- Good access to employment and to public transport, however limited access to services. Good access to public and sustainable transport links. This should help minimise additional car journeys and promote health benefits of active and sustainable transport. However, there will still be a reliance of car journeys to and from Oxton
- Possible protected species, including breeding birds within the site
- Possible connectivity with the River Tweed SAC/SSSI
- Possible archaeology within the site
- The Lammermuir Hills SLA lies to the north east of the site
- Possible Water Impact Assessment, in respect of the WTW
- There are existing farm buildings and agricultural buildings on site at present
- There is the potential for contamination within the site, given the presence of the existing farm and agricultural buildings

SEA Mitigation

- Investigation and mitigation of nature conservation and potential archaeology on site
- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
- Landscaping and planting would be required to help provide containment to the development from the east and separation from the farm buildings. The landscaping would help to assist in enhancing and enclosing the site;
- Water Impact Assessment required, early discussions with Scottish Water recommended
- Investigation and mitigation of potential contamination on site.

Sites in Peebles

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|-------------------------------|------------|---------|--------------|-----|--------------------------|------------|
| APEEB056 | Land South of Chapelhill Farm | Peebles | Western | Housing | 7.0 | 150 | Preferred |

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

SEA Comment

- Good access to services, employment and public transport. Good access to public and sustainable transport links from within Peebles. This should help minimise additional car journeys and promote health benefits of active and sustainable transport
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Site is constrained within the Landscape Capacity Study
- Lies within the Tweed Valley Special Landscape Area
- Site is visible from A703
- Site falls outwith the foul sewer catchment
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- There is a water body immediately adjacent to the site

SEA Mitigation

- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
- Investigation and mitigation of nature conservation on site
- Landscaping/planting along the northern boundary to ensure containment and planting along the western boundary as a backdrop along the more elevated land, to provide containment
- Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
- Adherence of the Local Development Plan Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, in respect of the foul drainage
- Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
- Possible Water Impact Assessment required, early discussions with Scottish Water recommended
- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
- In respect of the water body adjacent to the site, require that a maintenance buffer strip is provided between the watercourse and any built development.

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|-----------------------|------------|---------|-------------------|------|--------------------------|------------|
| SPEEB009 | East of Cademuir Hill | Peebles | Western | Long Term Housing | 13.2 | N/A | Preferred |

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

SEA Comment

- Good access to services, employment and public transport. Good access to public and sustainable transport links from within Peebles. This should help minimise additional car journeys and promote health benefits of active and sustainable transport
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Water body within the site
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- The site is located within the 'Haystoun' Designed Landscape (SBC)
- There are 3 HER records adjacent to the site
- There are a group of listed buildings located to the north of the site
- Lies within the Tweed Valley Special Landscape Area
- The site lies to the east of the Upper Tweeddale NSA
- In respect of material assets, it is acknowledged that a new bridge crossing will be required, prior to any development taking place. Although this is additional infrastructure it is considered it will help alleviate existing road pressures and congestion within Peebles.
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW

SEA Mitigation

- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
 - In respect of the water body adjacent to the site, require that a maintenance buffer strip is provided between the watercourse and any built development
 - The existing watercourses within and adjacent to the site must be protected and enhanced as part of any development
 - Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
 - Investigation and mitigation of nature conservation on site
 - Adherence of the Local Development Plan Policy EP10: Gardens and Designed Landscapes
 - Investigation and mitigation of potential archaeology on site
 - Adherence of the Local Development Plan Policy EP7: Listed Buildings
 - Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
 - Adherence of the Local Development Plan Policy EP4: National Scenic Areas
 - Landscaping/planting which builds on the existing historic landscape structure could create an attractive extension to Peebles
 - Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
 - Possible Water Impact Assessment required, early discussions with Scottish Water recommended
-

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|------------------------------|------------|---------|---------------------|------|--------------------------|------------|
| SPEEB008 | Land West of Edderston Ridge | Peebles | Western | Long Term Mixed Use | 19.5 | N/A | Preferred |

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

SEA Comment

- Good access to services, employment and public transport. Good access to public and sustainable transport links. This should help minimise additional car journeys and promote health benefits of active and sustainable transport
- Flood Risk Assessment required, in respect of flood risk and surface water runoff
- There is a watercourse running through the site
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds and bats within the site
- Possible archaeology within the site
- Most of the site lies within the Tweed Valley SLA
- A small section of the site is within the Upper Tweeddale NSA
- A small part of the site is constrained within the Landscape Capacity Study
- Possible Drainage Impact Assessment, in respect of the WWTW
- Possible Water Impact Assessment, in respect of the WTW
- In respect of material assets, it is acknowledged that a new bridge crossing will be required, prior to any development taking place. Although this is additional infrastructure it is considered it will help alleviate existing road pressures and congestion within Peebles.

SEA Mitigation

- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
 - In respect of the watercourse within the site, requirement that a maintenance buffer strip is provided between the watercourse and any built development
 - Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
 - Protect and enhance the existing boundary features, where possible
 - Investigation and mitigation of nature conservation on site
 - Investigation and mitigation of potential archaeology on site
 - Adherence of the Local Development Plan Policy EP5: Special Landscape Areas
 - Adherence of the Local Development Plan Policy EP4: National Scenic Areas
 - Structure planting and landscaping is required, to create a landscape fit as well as determine the limit of the settlement expansion within this area. This will help integrate the development into the landscape setting of the SLA an NSA
 - Possible Drainage Impact Assessment required, early discussions with Scottish Water recommended
 - Possible Water Impact Assessment required, early discussions with Scottish Water recommended
-

Sites in West Linton

| Site reference | Site name | Settlement | RGA | Proposed Use | Ha | Indicative Site Capacity | MIR Status |
|-----------------|---------------------|-------------|-----------------|--------------|-----|--------------------------|------------|
| BWEST003 | Deanfoot Road North | West Linton | Rest of Borders | Employment | 1.6 | N/A | Preferred |

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

SEA Comment

- Good access to services and public transport and limited access to employment. Good access to public and sustainable transport links. This should help minimise additional car journeys and promote health benefits of active and sustainable transport
- It is considered that by providing an employment opportunity within West Linton, this will encourage people to walk to work, hopefully reducing the need for car travel and reducing the demand for travel
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff
- Water body within, on or adjacent to the site
- Possible connectivity with the River Tweed SAC/SSSI
- Possible protected species, including breeding birds within the site
- Possible archaeology within the site
- Prominent site from the Edinburgh road
- Possible investment in respect of the WWTW required

SEA Mitigation

- Flood Risk Assessment is required, to assess any flood risk and potential surface water runoff
- In respect of the water body, require that a maintenance buffer strip is provided between the watercourse and any built development
- Adherence of the Local Development Plan Policy EP1: International Nature Conservation Sites and Protected Species, in respect of the possible connectivity with the River Tweed SAC. If required, an Appropriate Assessment to avoid likely significant effects on the site integrity of the River Tweed SAC/SSSI
- Investigation and mitigation of nature conservation on site
- Investigation and mitigation of potential archaeology on site
- Planting to be established, to create a well defined setting and visual containment, in respect of landscape
- Early discussions with Scottish Water, to ascertain whether investment is required in respect of the WWTW
- Non vehicular access links required to existing pavements to give safe non-vehicular access to West Linton