Western Rural Growth Area: Development Options Study

Prepared by LUC on behalf of Scottish Borders Council
August 2018

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Executive Summary

The purpose of this Development Options Study was to identify and assess options for housing and employment land in the Western Rural Growth Area, centred on Tweeddale. It seeks to identify potential development areas for the short and long term, taking account of the key environmental and recreational assets of the area. The study will inform the identification of future development allocations as part of the current review of the Local Development Plan.

A GIS-based constraints analysis was undertaken, identifying areas of 'primary constraint' that are not suitable for development, as well as 'secondary constraints' that could be avoided or mitigated. The results of this analysis were used to define 'search areas' with no primary constraints and fewer secondary constraints. Through landscape and visual analysis, including site work, a number of less constrained potential development sites were identified.

Deliverability of sites was also considered, in terms of access and infrastructure constraints. Developer interests were contacted at two points in the study: initially to gather an understanding of the types of sites likely to be of interest; and later to consider viability of the potential development sites. A project steering group, with representatives of key Council services, ensured that infrastructure requirements associated with each potential development site was factored into the analysis.

Nine sites were identified within the wider Western Rural Growth Area: three in the Eddleston area; four around Peebles; one near Cardrona and one at Innerleithen. Six of these sites were considered to have potential to deliver employment and housing land in the short to medium term: sites at Eddleston, Rosetta Road north of Peebles, and Innerleithen having potential for housing and a site at Eshiels having potential for employment or mixed use. The other sites, at South Park and Crookston Glen near Peebles, and land north of Cardrona, would require enabling infrastructure and would therefore be longer-term projects.

For each of the potential development sites, key opportunities and constraints have been noted, as well as suggested mitigation measures which would help to integrate development into the landscape. An appraisal matrix is presented to assist in making comparisons between the sites, and to illustrate the factors that will need to be considered in selecting sites to allocate, including constraints as well as potential development capacity.

The outputs of the study are indicative and represent principles that will inform the local development plan process. Any development proposal for these sites would be subject to scrutiny through the planning process, and would be judged on its own merits.

1   Introduction

Background and purpose

1.1   LUC was commissioned by Scottish Borders Council in January 2018 to undertake a Development Options Study to identify and assess options for housing and employment land in the Western Rural Growth Area, centred on Tweeddale.

1.2   The study will identify potential development areas for the short and long term taking account of the key environmental and recreational assets of the area. The study will inform the identification of future development allocations as part of the current review of the Local Development Plan.

1.3   The objectives of the project are described in the specification brief as:

- To identify potential development option areas for housing and employment uses that are deliverable for development. This will include consideration of:

    - the housing land requirements for the Western Rural Growth Area for the period 2018 to 2030 and beyond (Scottish Borders Council to confirm the requirements);
    - the need to provide land for Business and Industrial uses for Use Classes 4 (in the region of 6ha), as well as Use Classes 5 and 6 (in the region of 6ha), with potential to create high amenity sites to accommodate Use Classes 4 only;
    - the need to identify viable and effective land which will be deliverable both in the short and long term, alongside identifying the necessary infrastructure requirements to allow the development and where up-front infrastructure costs can be managed with associated recreation use and other amenities as required;
    - the landscape capacity of the area to accommodate development;
    - impact on the character and setting of the settlements within the Tweeddale area;
    - the necessary measures to provide a suitable landscape setting for the development sites in both the short and long term;
    - other potential environmental constraints and opportunities including access, archaeology and ecology;
    - the need to promote sustainable growth and to identify proposals and enhancement measures that seek to maintain the character and local identity of the Tweeddale area.

- To provide an indicative development capacity for the areas identified by the study;

- To provide a concept statement for the significant areas of development and/or expansion (areas to be agreed), setting out how the potential development options might be implemented, including design principles and indicative layouts; and

- To engage with landowners and developers on the desirability and effectiveness of the sites being proposed.

1.4   The study findings will guide the direction of future development within the Western Rural Growth Area (as set out in SESplan Proposed Plan), and the Strategic Growth Areas contained within it during the lifespan of the next SESplan and beyond.

Study area and scope

1.5   The focus of the study is on the Western Rural Growth Area, as defined in the SESplan Proposed Strategic Development Plan 2016. This broad envelope includes the settlements of Peebles, Cardrona, Innerleithen and Walkerburn, and the surrounding parts of Tweeddale. At the Inception Meeting, the Council requested that the area to the north, between Peebles and Eddleston, should also be included in the study. The resulting study area is shown on Figure 1.1.

Figure 1.1 Study Area

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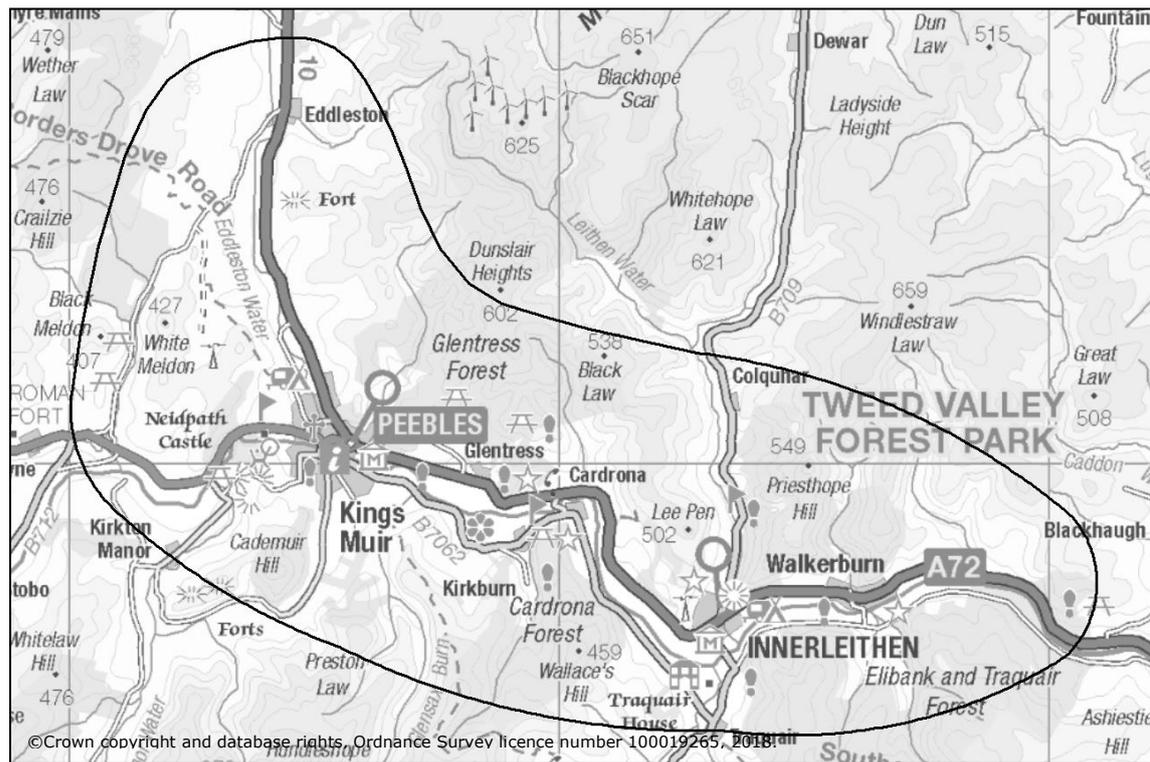
Land Requirements

1.6   Discussions at the Inception Meeting, held on 29 January 2018, focused on the need for long-term options for residential development beyond the current LDP period. It was felt that current housing land supplies were sufficient at present, but that further sites will be required in future. The study therefore seeks to identify a range of options for development over the next 20-30 years.

1.7   In terms of housing requirements, an indicative figure of 1,000 homes was given by the Council, though it was recognised that this was only aspirational, and that large sites were likely to be few in number. As an approximate guide, typical rules of thumb suggest a density of 30 dwellings per hectare, across a developable area typically 70% of a site. On this basis a total area of around 50 hectares would be required.

1.8   The Council stressed the need to find as many reasonably viable options as possible, potentially including sites on the edge of existing settlements, sequentially developed options (e.g. moving away from the existing urban edge), extensions to existing smaller settlements and new settlements. The Council also noted that existing allocations at Innerleithen and Walkerburn have not been implemented, and that further options in these areas were not therefore a priority. However, these areas have still been considered given that priorities may change in future.

1.9   The need for employment land is considered by the Council to be more urgent, particularly around Peebles where there are no current sites. Cavalry Park was cited as an exemplar, but is fully developed and the need for more than one new site was identified, potentially including sites at Innerleithen and Walkerburn. Again, the main requirement was flexibility to fulfil future needs, with the potential for mixed-use sites to be considered.

1.10   The Council also highlighted options for a future second bridge crossing in Peebles, and requested the study be cognisant of the effect this could have on the accessibility and viability of sites.

2 Methodology

2.1 The methodology for the Development Options Study was devised by LUC and developed in consultation with the Council. The diagram below summarises the key stages, and further detail on discrete tasks is provided in the rest of this Section.

Diagram 2.1 Outline of methodology

A **constraints analysis** identified areas of 'primary constraint' that are not suitable for development, as well as 'secondary constraints' that could be avoided or mitigated.

Identification of **search areas** that have no primary constraints and fewer secondary constraints

Selection of search areas based on further analysis of constraints

Identification of less constrained **potential sites** based on landscape and visual analysis, and consideration of viability

Analysis and ranking of potential sites (housing, employment, mixed use), informed by the analysis and by **landowner discussions**

Reporting - detailing opportunities and constraints for each potential, deliverable and viable site, with a sketch plan showing mitigation measures that may be required

Development of the appraisal framework

2.2   The appraisal framework was developed based on previous site assessments carried out by the Council, and draws on criteria used in Strategic Environmental Assessment and Sustainability Appraisal by LUC. This helped to ensure a consistent and transparent analysis of potential development sites, allowing comparison with previous site appraisals and going some way towards fulfilling requirements for SEA.

2.3   The study was undertaken as an iterative process of desk-based analysis, field survey, and discussion with the Council.

Initial engagement with development interests

2.4   Early engagement with a selection of developers aimed to define parameters such as site location, size, housing type and viability issues. Telephone interviews were held with selected developers, in which the study aims and objectives were introduced, and the factors that would influence the viability of housing developments in Tweeddale were explored. The results of these interviews are summarised in Section 3 of this report.

Constraints mapping

2.5   LUC's spatial analysis tool uses GIS to map constraints and identify 'search areas' that could potentially accommodate development. The tool allows the identification of constraints such as natural and cultural heritage designations, flood risk zones, core paths, gradient, and views.

2.6   A number of datasets were obtained, representing potential constraints on development. A number of these constraints were considered as absolute – identifying parts of the study area where development would not be appropriate.

2.7   Other types of constraint may not prevent development, but could influence the type, scale and design of development. Special Landscape Areas and Conservation Areas, for example, do not represent a complete constraint on development, instead indicating that particular care is required to ensure that key characteristics are protected and enhanced.

2.8   The datasets were therefore divided into 'primary constraints', where no development was considered appropriate, and 'secondary constraints', where mitigation of development could be achieved. These are listed in Table 2.1, sorted into broad categories for ease of reference. These criteria were discussed and agreed with the Council prior to running the constraints analysis. The results of the analysis are discussed in Section 4 of this report. Mapped constraints are shown in Appendix 1.

Table 2.1 Primary and secondary constraints

Primary constraints	Secondary constraints
Topography	
Land over 300m Slope over 15 degrees	Slope 5-15 degrees
Natural heritage	
Site of Special Scientific Interest (SSSI) Important Bird Area Special Area of Conservation (SAC) Geological Conservation Review Site (GCRS) Ancient Woodland Inventory (AWI)	Local Wildlife Sites 500m buffer around SSSI/IBA/SAC
Ecology and habitat	
None	National Forest Inventory (woodland) Integrated Habitat Network (core only) LBAP Priority habitats (from Phase 1 survey) Prime Quality Agricultural Land
Historic environment	
Listed Buildings Scheduled Monuments Inventory of Gardens and Designed Landscapes	Conservation Areas Local Gardens and Designed Landscapes Historic Environment Records Historic Landuse Assessment (relict layer) 500m buffer around Scheduled Monuments Common Good Land
Landscape	
National Scenic Area	Special Landscape Area 2km buffer around Iconic Viewpoints
Hydrology	
Rivers / lochs / reservoirs Risk of flooding from rivers	Risk of flooding from surface water
Recreation and open space	
None	Long-distance paths (Scotland's Great Trails) National Cycle Network (NCN) Local Cycle Network Paths (Core Paths / Public Rights of Way) Green Network Open Space
Planning	
Settlement boundaries Local Development Plan allocations Consented planning applications Hazard Pipeline buffers Quarries / mineral sites	Tree Preservation Order (TPO)
Infrastructure	
Roads Buildings	*None*

2.9 The constraints mapping identified those areas that are unsuitable for development, as well as those less constrained areas with potential to deliver new housing and employment land. Substantive areas without primary constraint were identified as 'search areas', as a starting point for further refinement.

2.10 Parts of these search areas were subject to multiple secondary constraints. It was also agreed with the Council to consider access to services at this stage, based on proximity to settlements and public transport routes. A sifting process was undertaken which considered access to services, slope and relative visual prominence of each search area.

2.11 This sifting process identified those search areas which merited further detailed consideration, and those that could be rejected at this stage. The sifting process and the results are discussed in Section 4 of this report.

Identification of development sites

2.12 Following the quantitative, desk-based analysis of constraints, complementary field-based analysis was undertaken, focusing on qualitative factors relating to landscape character, quality and experience. Within each of the search areas defined by the constraints analysis, detailed consideration was given to:

- Landscape sensitivity;

- Visual sensitivity; and

- Deliverability, in terms of access and infrastructure constraints.

2.13 Each search area was visited in the field, and information was recorded in relation to key landscape characteristics, as well as key views and landmarks and the experience of travelling through the area. Regard was also had to the statement of importance for the Tweed Valley Special Landscape Area that covers much of the study area.

2.14 Consideration of landscape and visual sensitivities included identifying opportunities to tie development into the landscape to minimise its impact, or mitigating visibility or prominence in important views.

2.15 The review of search areas led to the identification of potential development sites, each of which is considered to have some potential for housing or employment development. Sites have been generally defined based on existing boundary features

2.16 Areas identified are indicative, and it is recognised that all have constraints that will impact on the quantity of development that can be delivered. It is also recognised that development of any of these sites will give rise to some level of environmental impact that will need to be considered at the detailed design stage.

Site appraisal

2.17 At this stage, and informed by the field work, the following information was collected in relation to potential development sites:

- The type(s) of development most suited to the site in question;

- The mitigation required to successfully accommodate development, including any mitigation required for access; and

- A preliminary assessment of site viability.

2.18 Based on the appraisal, and informed by the study as a whole, the output for each potential development site is presented as an information sheet including:

- A map of the site, showing indicative requirements for mitigation and remaining developable area;

- Statistics including gross area, developable area and potential capacity;

- Key opportunities for development, summarising the reasons for selecting the site; and

- Key issues that may impact on deliverability, including potential environmental impacts as well as infrastructure needs.

2.19   At a more detailed level, a site appraisal matrix was also developed that includes a 'checklist' of information, such as proximity to designated sites. Also included are judgements of relative landscape and visual sensitivity, and potential for mitigation. The matrix is presented as a red-amber-green appraisal, clearly setting out potential benefits and impacts of the identified sites.

2.20   The site appraisal is presented in Section 6 of this report, and the matrix is included as Appendix 5.

Land owner and developer engagement

2.21   In discussion with the Council, this appraisal was used to determine sites that would be of short to medium-term interest, and those that would be longer term commitments due to infrastructure requirements or land supply.

2.22   For the short to medium-term sites, a second round of discussions with developers was held to review the suitability and viability of shortlisted sites, including ability to address mitigation and enhancement requirements. A summary of these discussions is included in Section 6.

2.23   The original intention of the study was to contact the relevant landowners to determine their level of interest in bringing shortlisted sites forward for development. However, a lack of readily available landowner information, and the need to bring the study to a close, meant that there was insufficient time to undertake meaningful engagement with landowners. It was agreed with the Council that landowners would have the opportunity to participate in future consultation on the study outputs.

3   Developer Feedback

3.1   At the project outset, developers were approached to introduce the study, including its aims, objectives and approach, and to explore the factors that would influence the viability of housing and employment developments in Tweeddale.

3.2   In agreement with the Steering Group, a small number of organisations were selected as being representative of the developer interests active in the study area. Not all of these organisations responded.

3.3   Telephone interviews were held with a representative of each developer that did respond. The following summary compiles the results of these interviews, focusing on common themes rather than site-specific points made by individual organisations.

- **Site size** – developers noted relatively slow sales rates in Peebles (in the region of 20 units per annum, compared with 30 elsewhere in the Borders), and so smaller sites would be preferred (sites of maximum 40-50 houses were mentioned).

- **Site location** – there was a strong preference for Peebles, with demand/sales rates in other settlements likely to be even lower than Peebles. There appeared to be limited developer interest in Innerleithen and Walkerburn, while Eddleston was seen to lack facilities and services to support new development.

- **Housing type** – demand was noted for 3/4/5 bedroom homes, and also very high demand for affordable housing, though difficulties in providing this at scale were noted.

- **Infrastructure** – the projected second Tweed bridge was seen as essential to developing sites south of Peebles. However, it was felt that developer contributions to such a scheme would adversely impact on viability of sites.

3.4   This information informed discussion of potential development sites, including identification of higher-priority sites, but did not directly influence the site selection process.

4 Search Areas

Constraints mapping

4.1   Figure 4.1 shows the overall outputs of the criteria evaluation. This indicates areas that are subject to 'primary constraints' as set out in Table 2.1, shown in red. These areas will not be considered for development within this study.

4.2   Figure 4.1 also indicates the number of secondary constraints (as set out in Table 2.1) affecting remaining parts of the study area. Darker shades of blue indicate a greater number of overlapping constraints, while paler blues indicate fewer. Yellow shading indicates areas where none of the identified secondary constraints are present.

4.3   Further maps (see Appendix 1) show the constraints associated with each of the categories listed in Table 2.1, namely:

- Topography;
- Natural heritage;
- Ecology and habitat;
- Historic environment;
- Landscape;
- Hydrology;
- Recreation;
- Open space;
- Planning; and
- Infrastructure.

Identifying and refining search areas

4.4   In order to focus the evaluation process, 'search areas' were identified as shown in Figure 4.2. These are defined as areas largely without primary constraint,[1] but which are reasonably substantive in extent.

4.5   A total of 34 search areas were identified, as shown on Figure 4.2. All of these areas have the potential to host new development, though not all will be suitable for such use. A refinement exercise was therefore undertaken in order to prioritise those with most potential based on consideration of the following factors:

- The extent of the search area;
- The primary constraints that are present within the search area;
- A list of secondary constraints, indicating those that are present within the search area (those that are present over a very small extent are noted as 'minor');
- A breakdown of the search area by the steepness of slope (in hectares and as a percentage of the search area);
- A breakdown of the search area by theoretical visibility from the A72 and/or A703;

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[1] Where appropriate, small areas of primary constraint (such as roads, steep slopes, etc.) were included within search areas to maintain their coherence.

- The proximity of the search area to existing services (settlements and bus routes); and

- Whether the search area is within the ownership of Forestry Commission Scotland (FCS).

4.6   The results of this analysis, as presented in Appendix 2, were reviewed on a case-by-case basis. Those search areas that are among the least favourable in terms of slope, visibility and/or proximity to services were assigned lower priority. Search areas on FCS land were also assigned lower priority.

4.7   Each search area was assessed individually using the information in Appendix 2, alongside the full range of constraints and evaluation information gathered during the criteria evaluation. Some sites were assigned higher priority even where several indicators were generally unfavourable, if it was clear that some parts of the search area might have potential to host development (e.g. a small area of flatter ground within a generally sloping search area; or an area with potential for development away from existing settlements).

4.8   Table 4.1 sets out the results of this assessment, with a rationale given for each search area. These results are also illustrated on Figure 4.3.

4.9   Those search areas that were assigned higher priority at this stage have been taken forward to the next stage, which looks at identification of potential development sites. Identification of higher priority at this stage does not necessarily imply suitability for development. Search areas that were assigned lower priority have not been considered further in this study.

Table 4.1 Prioritisation of search areas

Search area	Priority	Rationale
1	Lower	Remote site with no road access, distant from local settlement (Eddleston) and from other services.
2	Lower	Area adjacent to settlement is within parkland approach to Barony Castle. Other areas are steeply sloping or remote from services.
3	Higher	Areas of gentler slope in proximity to A703 and local settlement (Eddleston).
4	Higher	Areas of moderate slope in proximity to A703 and local settlement (Eddleston).
5	Higher	Areas of gentler slope in proximity to A703 and local settlement (Eddleston).
6	Lower	Very remote, limited road access, distant from services.
7	Lower	Relatively distant from Peebles, no public road access.
8	Lower	Relatively distant from Peebles, generally steep slopes except on higher ground
9	Lower	Relatively distant from Peebles, generally steep slopes except on higher ground
10	Higher	Proximity to Peebles, some areas of gentler slope.
11	Higher	Proximity to Peebles, though higher visibility from key routes.
12	Higher	Proximity to Peebles, some areas of gentler slope, higher visibility from key routes.
13	Higher	Proximity to Peebles and areas of gentler slope.
14	Higher	Proximity to Peebles, some areas of gentler slope.
15	Higher	Proximity to Peebles, although generally steeper slopes and limited road access.

Search area	Priority	Rationale
16	**Higher**	Areas of gentler slope, adjacent to A72.
17	Lower	FCS land, largely steeper slopes.
18	Lower	Relatively remote from services, limited access.
19	Lower	Relatively remote from services, limited access, generally steep slopes.
20	**Higher**	Areas of gentler slope, adjacent to A72.
21	**Higher**	Proximity to Innerleithen, areas of gentler slope and adjacent to A72.
22	**Higher**	Adjacent to settlement, limited slope.
23	Lower	Relatively distant from settlement and road access, highly visible from the A72.
24	Lower	Relatively distant from settlement and road access, highly visible from the A72.
25	Lower	Remote location, generally steep slopes.
26	Lower	Remote location, generally steep slopes.
27	Lower	Remote location, generally steep slopes.
28	**Higher**	Adjacent to settlement, small areas of gentler slope.
29	Lower	FCS land, highly visible, steep slopes.
30	**Higher**	Adjacent to settlement, small areas of gentler slope.
31	Lower	FCS land, remote from settlement, steep slopes.
32	Lower	Remote from settlement, steep slopes.
33	Lower	FCS land, remote from settlement, steep slopes.
34	Lower	FCS land, remote from settlement, steep slopes.

5 Potential Sites

Introduction

5.1 As set out in Table 4.1, fifteen of the identified search areas were assigned higher priority based on an initial assessment of their characteristics. A further review of each of these search areas was then undertaken to identify potential development sites within each.

5.2 This analysis was primarily field-based, and was more qualitative in nature. It focused on:

- Landscape character;
- Visibility and views;
- Relationship to settlements;
- Nature and distribution of secondary constraints within the search area; and
- Deliverability.

5.3 Appendix 3 includes a written field-based assessment for each of the priority search areas, which concludes with the identification of potential development sites. The following section summarises the findings of these assessments, focusing on the reasons for identifying each site. The summary is presented by location, from Eddleston downstream to Walkerburn.

Eddleston

5.4 Following the review of search areas 3-5 around Eddleston, three sites were identified that were considered to have some potential for development. These are shown on Figure 5.1 and are described below.

5.5 Other areas considered included the fields to the north-east and south-east of the village. However, these areas were noted as being highly visible in the wider landscape, and could weaken the relationship of the village within the valley.

E1 North of Eddleston

5.6 This area lies to the north of the existing settlement boundary, on the east side of the A703. Although relatively steep, the ground is on the lower part of the slope and provides a better fit with the rest of the village, compared to flatter areas higher up the slope to the east. It would extend development northwards, away from the nucleus of the village, but forms a logical and accessible extension beside the A703. The northern part of this field was excluded, to ensure a buffer area between the future settlement edge and Cottage Bank at the edge of the Inventory-listed Portmore House designed landscape.

E2 South of Barony Castle

5.7 This area is on the west side of the Eddleston Water, and although it adjoins the settlement boundary, open space does separate it from the nucleus of the village. It lies immediately south of Barony Castle, though thick mature woods provide separation from the designed landscape. These woodlands also help to screen this field in wider views across the valley, and its prominence is therefore relatively low. The site could be accessed from the minor road to Hattonknowe.

E3 South of Eddleston Cemetery

5.8 Located close to E2, this site is also adjacent to the settlement boundary but detached from the village core. It is to the south of Elibank Park and the cemetery, and the former railway line to the east may offer potential for a footpath/cycleway link to the village. The field is low-lying but

relatively prominent in views from the A703. The southern part of the site would need to take the form of an undeveloped buffer, to preserve the rural setting of the Hattonknowe huts. As with E2, the site could be accessed from the minor road to Hattonknowe, but upgrading may be required particularly if both sites were developed.

Peebles

5.9 Following the review of search areas 10-16 around Peebles, four sites were identified that were considered to have some potential for development. These are shown on Figure 5.2 and are described below.

5.10 Several other areas were considered but not taken forward as potential sites. An area north of Langside Drive, beside the A703 north of Peebles, was judged to have potential in landscape and visual terms, but discussions with the Council indicated that access issues would preclude substantial development in this location. A small area south of Gallow Hill was considered, but a scheduled monument at this location would restrict development potential. A site close to the Peebles Hydro Hotel was also examined in the field, but thought to be too steep and too close to the hotel, as well as having access issues.

P1 Rosetta Road

5.11 This site is located north of recent development at Standalane, and includes land on either side of Rosetta Road. This area has much gentler gradients than the steeper ground to the west, and is less visible in wider views. Although it can be seen from the A703, there are opportunities to enhance landscape structure. Development would form a logical extension along the lower valley slopes to the north of the town.

P2 South Park and Edderston

5.12 This site is adjacent to the south-west settlement boundary of Peebles, on land that is gently sloping and relatively low lying. Further south, towards Edderston, the land becomes steeper and is more prominent, though the lower-lying site is not widely visible. There is an existing landscape structure of stone walls and tree lines, though the limit of any development may be better dictated by topography. There are opportunities to enhance the settlement edge at this location, as viewed from Manor Sware, for example. There may be opportunities for employment land here, in association with the adjacent South Park Industrial Estate. It is recognised that access to this site may be dependent on access upgrades, and any associated impacts of this would need to be considered.

P3 Crookston Glen

5.13 Three areas in the valley south of Peebles were considered separately in the search area appraisal (Appendix 3), but have been grouped for the purposes of the study. The areas included are fields to the south of Kings Muir at the settlement edge, and areas on both sides of the Crookston Glen to the south and west of Bonnington Farm. The strong landscape structure of the valley presents a series of compartments that could be developed sequentially, although interrupted by a pipeline hazard zone. The landscape transitions towards a more upland character in the south, which increases its sensitivity. The location of these areas within a side valley means they are not widely visible from the Tweed valley. There may be opportunities for employment land within parts of this area. It is recognised that access to this site may be dependent on access upgrades, and any associated impacts of this would need to be considered.

P4 Eshiels

5.14 This site comprises several fields to the east and west of the small settlement of Eshiels, north of the A72. It is not associated with any settlement, though Eshiels comprises a small cluster of houses, farm buildings and a sawmill. Immediately to the east is the recreational hub at Glentress, and there is further development on the south side of the A72. The area around Eshiels has a strong landscape structure of tree lines, and is relatively flat to the south. The fields next to the A72 are visible from the road, but the site is not prominent in the wider landscape due

to the screening by the trees on site, and containment by topography. There may be opportunities for employment land within flatter parts of this area. A scheduled monument may restrict development potential in the south-east part of the area.

Cardrona

5.15   Following the review of search areas 20 and 21 around Cardrona, one site was identified that was considered to have some potential for development. This is shown on Figure 5.3 and is described below.

5.16   Other areas considered included land around Glenormiston Farm, but the wooded landscape and steeper slopes were not judged to be potential sites, and the rest of areas 20 and 21 are too steep and/or too prominent.

C1 Horsburgh

5.17   This site comprises a large, flat area north of the A72 and to the north of Cardrona. A single row of houses at Horsburgh Ford faces the site, with approved plans for more development at this location, close to the Macdonald Hotel. It is overlooked from a long, straight section of the A72, but is not especially prominent in the wider landscape. Although close to Cardrona, development here would not be strongly linked to that settlement due to the A72 passing through. This site was included on the basis that it could be taken forward as a wider masterplan for the area, with potential for major infrastructure changes to tie development into the existing settlement and create a new 'village' structure in this location.

Innerleithen

5.18   Only search area 22 was examined in the Innerleithen area (search area 21 is discussed above in relation to Cardrona). One site was identified within this area that was considered to have some potential for development. This is shown on Figure 5.3 and is described below.

I1 Innerleithen West

5.19   This site includes most of search area 22, between the A72, the settlement boundary, and the former railway line. The site is on largely flat ground and is not subject to flooding. The site is overlooked from the A72, and forms the foreground in the important view across the valley on the eastbound approach to Innerleithen, though the site is low lying in relation to the road. Trees along the former railway line contain the site and could be enhanced to form a settlement boundary, creating a logical extension to Innerleithen on the valley floor.

Walkerburn

5.20   Search areas 28 and 30 were examined in the field, and locations to the east and west of Walkerburn were considered. No potential sites were identified, principally due to the steeply sloping ground surrounding the settlement. Some potential was noted in the area to the north-west of the village, however this land lies beyond an existing allocation that has not been taken up. In discussion with the Council, it was identified that access issues with the existing allocation would compromise the potential for any further development, and this area was not identified as a potential site.

Summary

5.21   A total of nine potential development sites were identified through this process. They are listed in Table 5.1, and their locations can be seen on Figures 5.1 to 5.3. The total gross area of these sites amounts to 161.6 ha.

5.22   Most of the sites identified were considered mainly suitable for housing development. The site at Eshiels (P4) comprises relatively large parcels of level ground, and so has some opportunity for employment land. The South Park area (P2) may be suitable for employment land in association with the existing South Park Industrial Estate. Also the larger sites at Crookston (P3) and Horsburgh (C1) may offer potential for inclusion of employment land as well as housing.

Table 5.1 Potential sites

Site number	Location	Total area (ha)	Potential use
E1	North of Eddleston	4.4	Housing
E2	South of Barony Castle	5.5	Housing
E3	South of Eddleston Cemetery	3.6	Housing
P1	Rosetta Road	6.9	Housing
P2	South Park and Edderston	19.2	Employment/housing
P3	Crookston Glen	66.3	Employment/housing
P4	Eshiels	25.5	Employment/housing
C1	Horsburgh	23.6	Employment/housing
I1	Innerleithen West	6.6	Housing

6   Site Appraisals

Appraisal process

6.1   Each of the sites identified in Table 5.1 has been further considered for its development potential against a 'checklist' of items, broadly based on sustainability appraisal criteria. The checklist is shown in Appendix 4. It includes items considered in the constraints analysis, and also brings in the field-based evaluations of landscape and visual impact, as well as potential for mitigation. It further includes practical considerations such as access and infrastructure requirements.

6.2   The appraisal of each site against this checklist is presented in a matrix in Appendix 5. This does not seek to rank sites, but does assist in making comparisons and illustrates the factors that will need to be considered in selecting sites to allocate.

6.3   From this analysis, key opportunities and constraints have been identified which are summarised in the following section. Maps are provided that suggest mitigation measures which would help to integrate development into the landscape. These maps are indicative and represent principles only. Any development proposal for these sites would be subject to scrutiny through the planning process, and would be judged on its own merits.

Shorter and longer-term interest

6.4   The brief requires identification of employment land that could become available in the short to medium term. Demand for housing sites is seen as medium to long term. In discussion with the Council, the sites were therefore grouped into those that could, in theory, be delivered in the short to medium term, and those that would require enabling infrastructure and would therefore be longer-term projects. The table below illustrates this grouping.

Table 6.1 Indicative timescales

Medium-term sites	Longer term sites
E1, E2 and E3 at Eddleston P1 Rosetta Road P4 Eshiels I1 Innerleithen West	P2 South Park and P3 Crookston Glen are dependent on infrastructure upgrades, potentially including a second Tweed crossing. C1 Horsburgh requires careful masterplanning to arrive at a workable solution, which may include infrastructure changes.

Site E1: North of Eddleston

Opportunities

- Good access from the A703.

- Few environmental constraints in the area.

- Not a prominent site, and landscape impacts likely to be limited.

Key issues

- Extends Eddleston northwards along the road.

- Beyond an existing allocation that has not been taken up.

Development type

- This site is considered suitable for residential development.

Mitigation

- Housing should not extend too far up the slope, and visual studies will assist in determining the appropriate limit.

- A robust settlement edge should be established to the north and east, which could include planting outside the identified area.

- Existing lime trees along the former road should be retained, and potentially replicated on the east side.

Site E2

Legend:
- E2
- Other site
- Developable land
- Road access
- Woodland
- Trees
- Retain/enhance field boundary

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Opportunities

- Relatively level ground, with few on-site constraints;
- Existing landscape structure contains the site to the north, and could be built upon.

Key issues

- Proximity to ancient woodland and listed buildings to the north.
- Within the local designed landscape of Barony Castle.
- Access from Eddleston may need to be upgraded, including provision of footpath.

Development type

- This site is considered suitable for residential development.

Mitigation

- Some form of separation between the development and ancient woodland to the north, which could include additional woodland planting.
- The site would require a new settlement edge to be formed on the west and south sides, potentially tying in to the buffer area.
- Roadside beech hedges should be retained.

Site E3: South of Eddleston Cemetery

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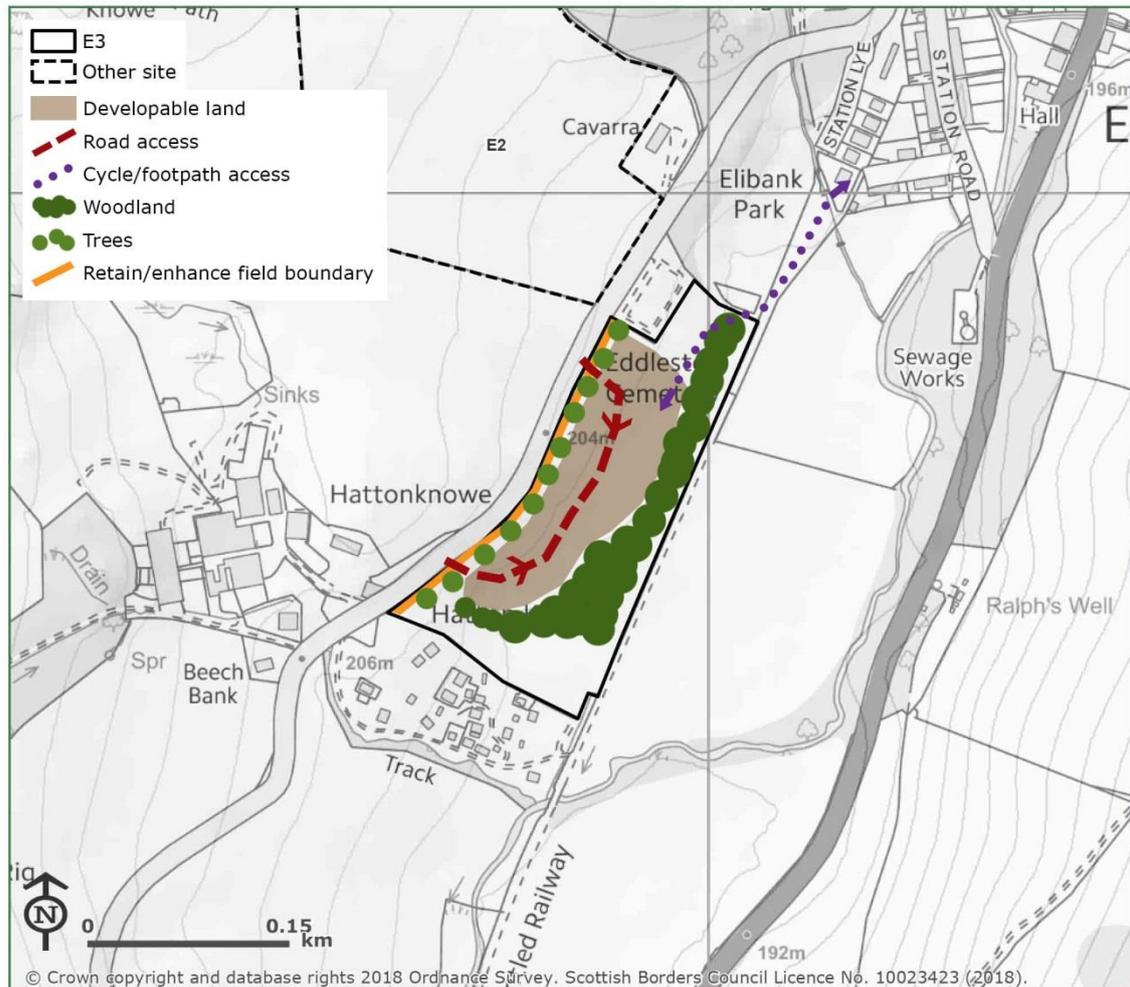
Opportunities

- Potential to link to open space and Eddleston centre via former railway line.

Key issues

- Visibility of the site from the A703 and other locations in the valley.
- Access from Eddleston may need to be upgraded, including provision of footpath.
- Proximity to huts at Hattonknowe.

Development type

- This site is considered suitable for residential development.

Mitigation

- Some separation should be maintained between new housing and the huts at Hattonknowe, to avoid the latter being seen as part of Eddleston.
- Woodland planting along the eastern site boundary will assist in reducing the visual impact of any development. This could be placed on the flood plain to the east of the site boundary.
- Roadside beech hedges should be retained.

Site P1: Rosetta Road

Legend:
- P1
- Developable land
- Road access
- Woodland
- Trees
- Retain/enhance field boundary

Chapelhill Farm

Standalane Quarry (disused)

Standalan

Standalan

Drain

202m
Issues

STAN DA LANE VIEW

STAN DA LANE TE

Cara Pa

Drain

Drain

Iss

CROSS BURN

Edd

N

0 ———— 0.15 km

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Opportunities

- Logical extension along the lower valley, that lies outside the flood zone.
- Not prominent in wider views within the valley.

Key issues

- Access issues on Rosetta Road mean that a new bridge over the Eddleston Water may be required, which may be the previously projected bridge at Dalatho Street.
- Lack of trees requires new landscape structure.

Development type

- This site is considered suitable for residential development.

Mitigation

- Structure planting will be required to the east site boundary, which could be placed outwith the site on the flood plain.
- Structure planting should tie into existing planting on the site to the south.
- Some separation should be retained between new development and Chapelhill Farm to the north.

Site P2: South Park and Edderston

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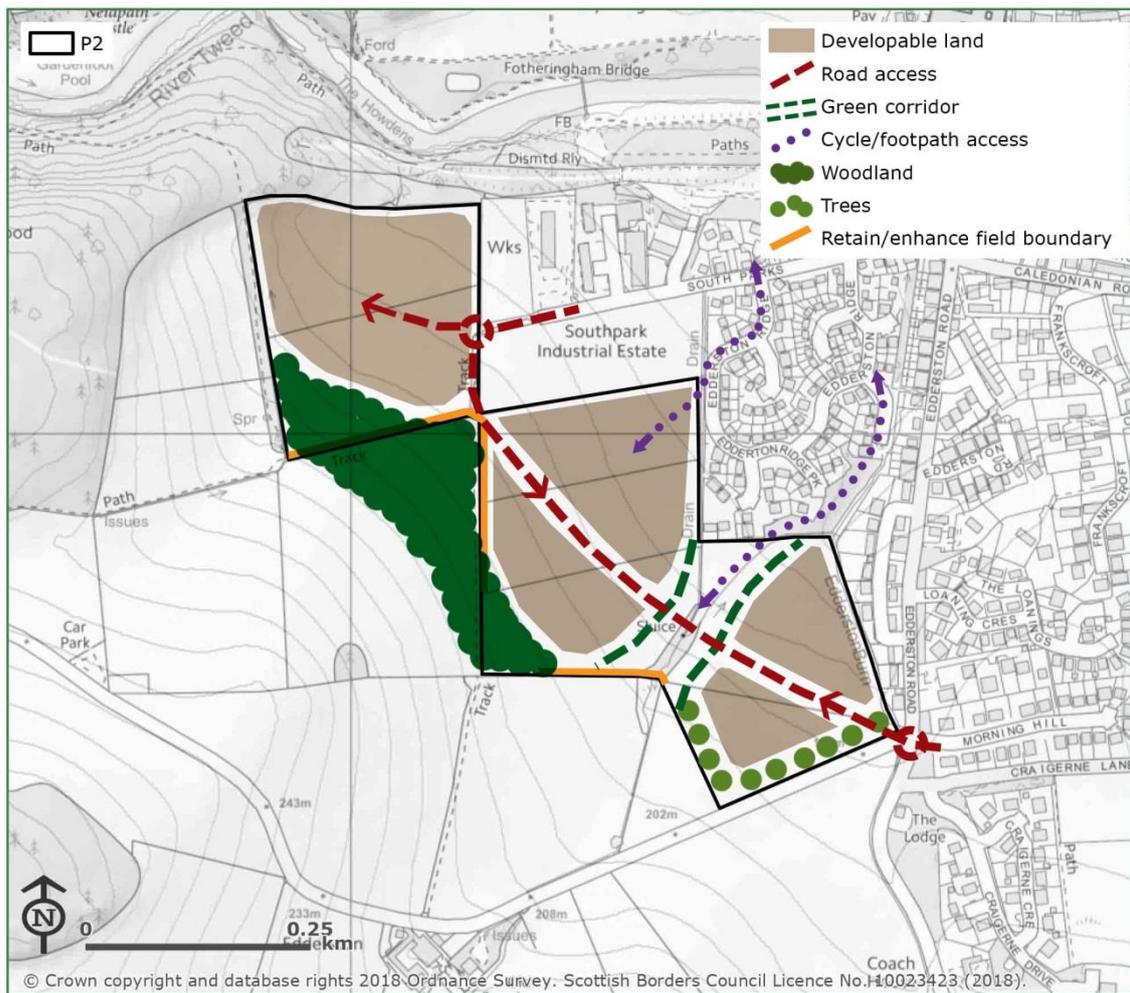
Opportunities

- A relatively large area adjacent to the existing settlement.
- Opportunity to enhance the settlement edge in important views from Manor Sware.
- Favourable topography and not highly prominent in wider views.
- Existing landscape structure, and potential for green network enhancements.

Key issues

- Creation of a robust settlement edge to the south-west.
- Problems with access to the site through the town, potentially requiring new link road and/or upgraded Tweed crossing.
- Avoid development that encroaches on higher ground or impinges on key views.

Development type

- This northern part of this site is considered suitable for employment land, in association with the existing South Park Industrial Estate. The rest of the area is considered suitable for residential development.

Mitigation

- Retain existing landscape structure (trees, hedges, walls) where practicable.
- Create a new settlement edge to the south-west, which may follow contours rather than field boundaries.
- Retain green corridor along the Edderston Burn as flooding and landscape mitigation.
- Create footpath links through the area between the settlement and the countryside.

Site P3: Crookston Glen

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Opportunities

- Extensive area of land, offering flexible opportunity for development over time.
- Strong existing landscape structure.
- Close to Peebles with potential for walking/cycling access to town centre.

Key issues

- Potential landscape impacts on an increasingly upland character to the south of the area.
- Breaches existing robust settlement boundary at the south edge of Peebles.
- Separation created by pipeline hazard buffer potentially restricts coherence.
- Within the local designed landscape of Bonnington.
- Access along Bonnington Road would not support substantive development, potentially requiring new link road and/or upgraded Tweed crossing.

Development type

- This area would be suitable for residential development, though there may be opportunities for parcels of employment land.

Mitigation

- Retain landscape structure as a framework for development parcels, and seek to reinforce this pattern with further landscape structure.
- Create new green corridor along Crookston Burn, with links towards town centre and out to Cademuir Plantation.

Site P4: Eshiels

Legend:
- Developable land
- Road access
- Cycle/footpath access
- Woodland
- Trees
- Retain/enhance field boundary

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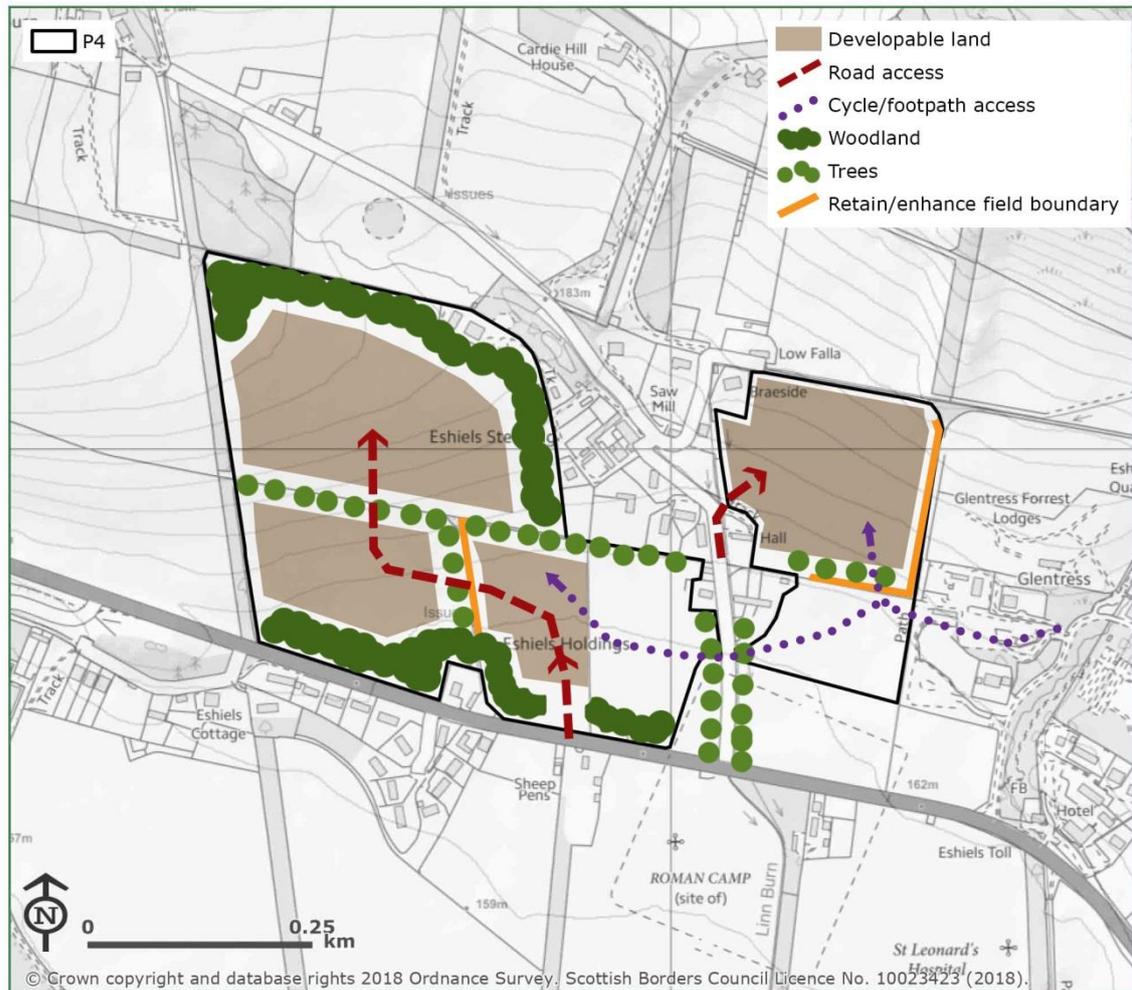
Opportunities

- Relatively large areas of flatter ground adjacent to the A72, and with fewer environmental constraints.
- Existing scattered development in the area.
- Potential for good walking/cycling links to Peebles.

Key issues

- Proximity to Glentress lodges and cycling centre, and to housing cluster at Eshiels.
- Adjacent to a scheduled Roman camp site.
- Shelter belts and tree lines provide existing landscape structure.

Development type

- This area could be suitable for employment land adjacent to the A72. The parcels to the north may be more appropriate for residential development.

Mitigation

- Retain existing landscape structure as a framework for development parcels.
- Provision of screen planting along the A72 to avoid impacts on the largely undeveloped character of the roadside.
- Respect the setting of the scheduled monument.

Site C1: Horsburgh
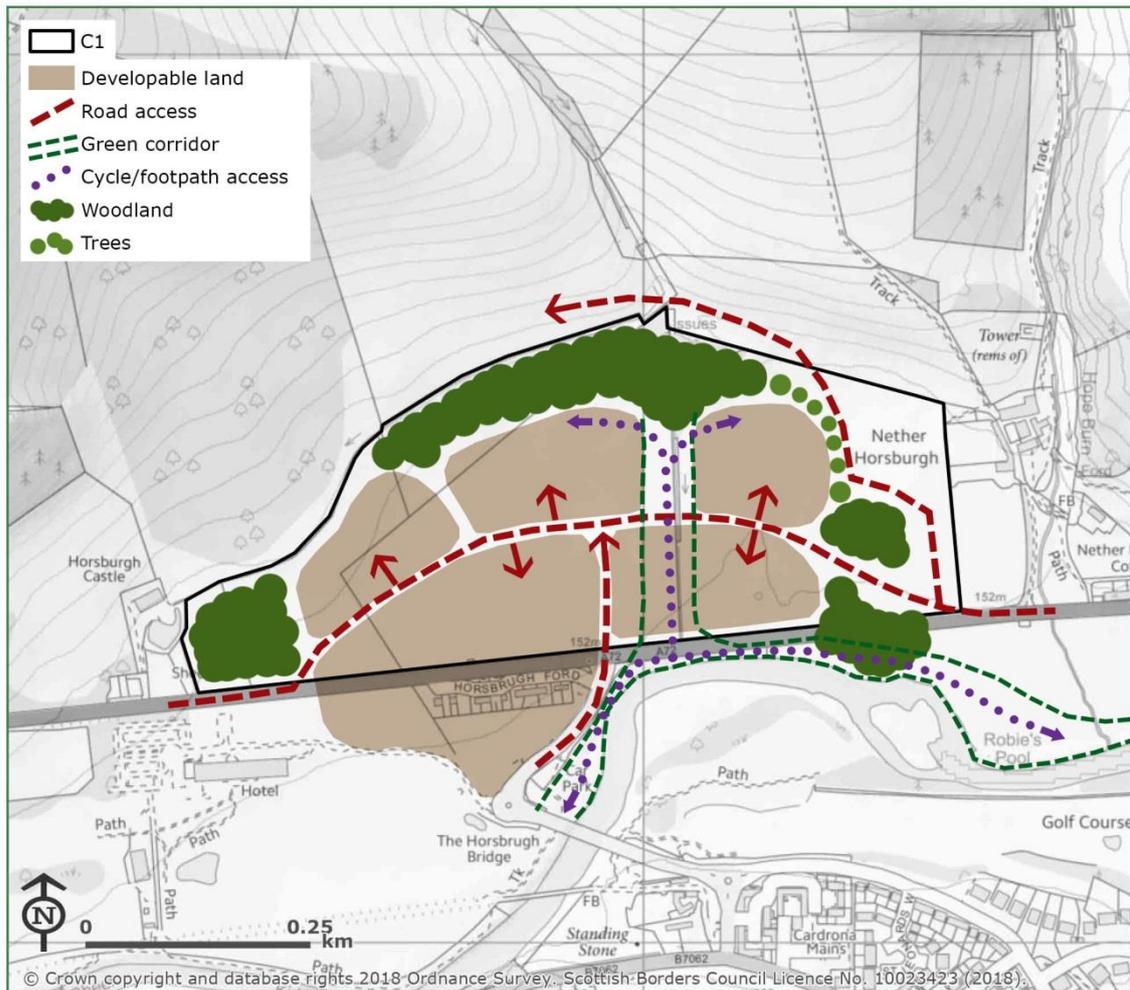
Opportunities

- A large area of open, flat ground outside the flood plain, with relatively few environmental constraints.

Key issues

- Not directly related to settlement, with Cardrona separated by the A72 and River Tweed.
- Existing and consented development at Horsburgh Ford and Macdonald Hotel.
- Highly visible from the A72, with potential for effects on the Special Landscape Area.
- Crossed by existing forestry haul road to the east.

Development type

- This area would be suitable for residential development, though there may be opportunities for parcels of employment land.
- There may be an opportunity to develop a new 'high street' within this area.

Mitigation

- To address the separation from Cardrona, the potential to realign the A72 could be investigated. This could be combined with the creation of a 'high street' or village centre serving Cardrona, and a green corridor along the Tweed.
- This site would require extensive masterplanning and place-making studies to achieve a sustainable development form, which is outside the scope of the present study.

Site I1: Innerleithen West

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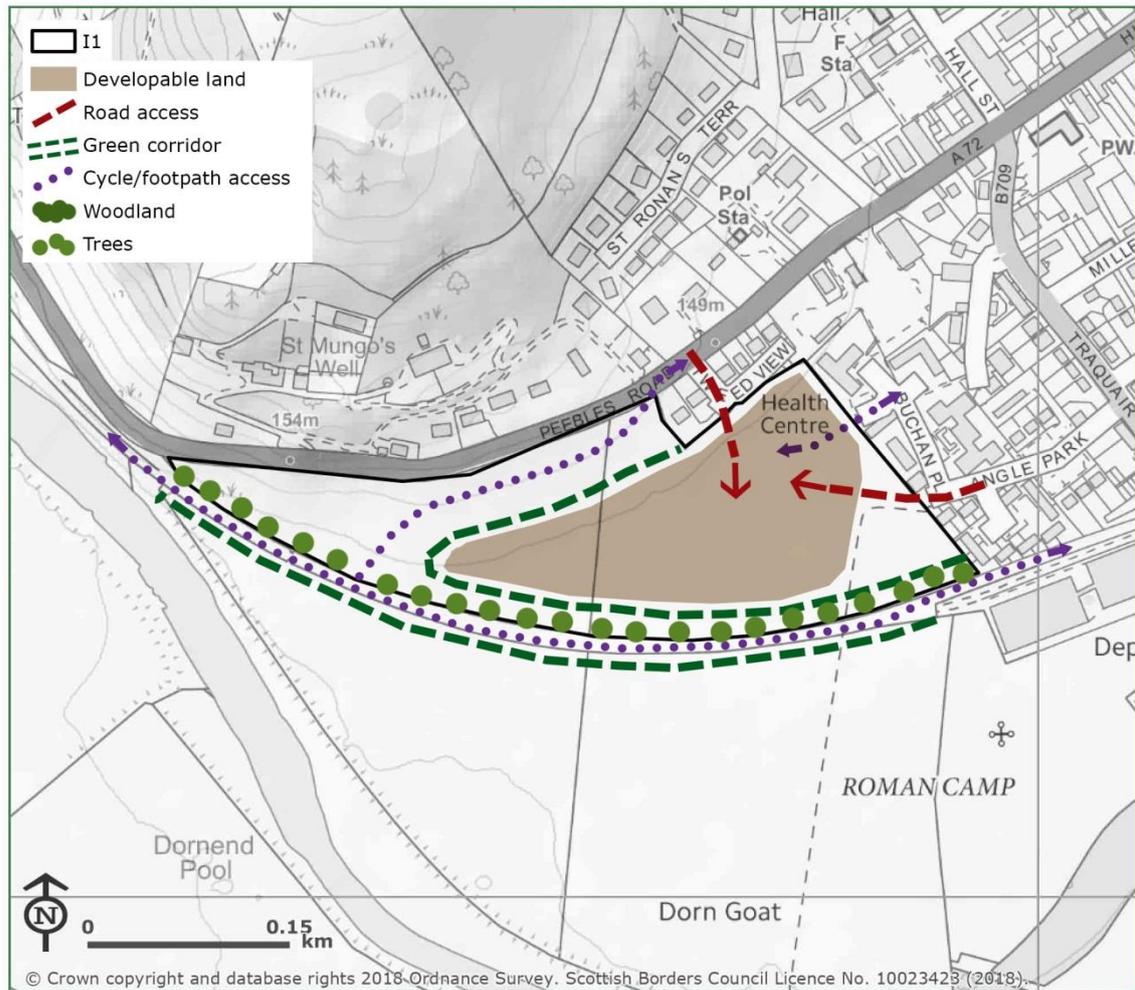
Opportunities
• A logical extension to the existing settlement, on valley bottom. • Former railway line provides access and potential boundary feature.

Key issues
• Key views across the site from the A72 on arrival from the west. • Slightly steeper ground towards the A72. • A non-scheduled Roman camp to the south-east of the area.

Development type
• This area would be suitable for residential development, though there may be opportunities for 'good neighbour' non-residential uses, including a potential extension to the health centre.

Mitigation
• Reinforce trees along the former railway line to form a robust settlement edge. • Create access links between the former railway line and the A72. • Set buildings back from the A72 to retain the open aspect on approach to the settlement.

Developer feedback

6.5 As a final element in the study, the 'medium-term' sites noted in Table 6.1 were shown to the same developers who had responded to the first round of engagement (see Section 3). Comments received are summarised below.

Eddleston

6.6 Site E1 was seen a logical extension, though topography is demanding. Sites E2 and E3 were seen as having some potential.

6.7 Overall the scale of development was seen as challenging given the size of Eddleston and the impact on infrastructure. It was noted that current allocations have not been taken up. It was also noted that there is no gas supply, which limits the marketability of properties. Further growth will lead to a requirement for the school to expand, though the only option for this would be onto land currently allocated for housing. It was recommended that a master plan approach should be taken to expansion of the village.

Peebles

6.8 Site P1 was seen as a logical location, though again with challenging topography. It was felt that traffic would tend to go north to get to the A703, and a new bridge may be needed as part of the development.

6.9 In relation to Eshiels (P4), there was a suggestion to include land further west of the identified site, in place of the area closer to Glentress. It was further suggested that this would enable access from a new roundabout opposite the sewage works and waste site. The scale of development would have to justify costs of bringing new service connections in from Peebles. Good access connections via cycle and public transport were seen as beneficial, although overall a careful design approach would be required.

Innerleithen

6.10 Site I1 was seen as a logical location, with potential to accommodate the old railway line into the development. A potential issue highlighted was creation of access to the site via Tweed View.

Appendix 1
Constraints mapping and analysis

This appendix includes maps showing the layers of constraints information listed in Table 2.1, in terms of the level of primary and secondary constraints, and the actual features used to generate the analysis. These maps allow greater interpretation of the final results as mapped in Figure 4.1.

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Appendix 2
Search area appraisal sheets

Appendix 3
Field based analysis of priority search areas

Search Area 3: Eddleston north east

An area of lower constraint was identified on the north eastern edge of the village of Eddleston. It extended north along the A703 as far as Cottage Bank, east along the valley of the Drumlie Burn and extending north east to Boreland Farm. Within this area of lower constraint, two potential development areas were identified:

- Alongside the A703 between an existing housing allocation and Cottage Bank, effectively extending the village of Eddleston north;
- Slopes above the primary school.

Landscape and visual issues relating to these are described in turn below:

Eddleston north east - A703 to Cottage Bank

NT24444 47910 – view south from Cottage Bank

Landscape

This site lies on the lower, west facing slopes of the valley of the Eddleston Water, adjacent to the former A703 which runs along the valley floor at the break of slope. The topography comprises smoothly rounded slopes and ridges. The slopes are predominantly open, comprising pastures contained within post and wire fences. Two lone Scots Pine stand as landmarks.

Views and visibility

Predominantly convex slopes mean that from the former road corridor, and the base of the slope, views tend to extend less than 200m upslope, though there are occasional glimpses to much higher ground beyond. From the current road corridor, views of this are filtered through mature broadleaves along the edge of the former road, and seen in the context of scattered development along the roadside. To the north views are contained by woodland associated with Portmore House (an Historic Garden and Designed Landscape). To the south there are glimpsed views of suburban houses on the northern edge of Eddleston, with rising ground beyond. While the site would be visible from the immediate vicinity and for people travelling along the A703, it would be relatively hidden within the wider landscape.

Relationship to settlement

Development of this site would maintain the historic focus of the village within the lower part of the valley, but (given that it would logically be developed once an intervening existing allocation had been implemented), would extend Eddleston significantly north along the valley. If developed in full, the most distant homes would be around 800m from the village centre, though safe access could be provided through the residential area or along the former road.

Conclusion

	Low	Medium	High
Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

It is recommended that the potential of the area highlighted on the map below should be examined in more detail. This area is referred to as **E1**.
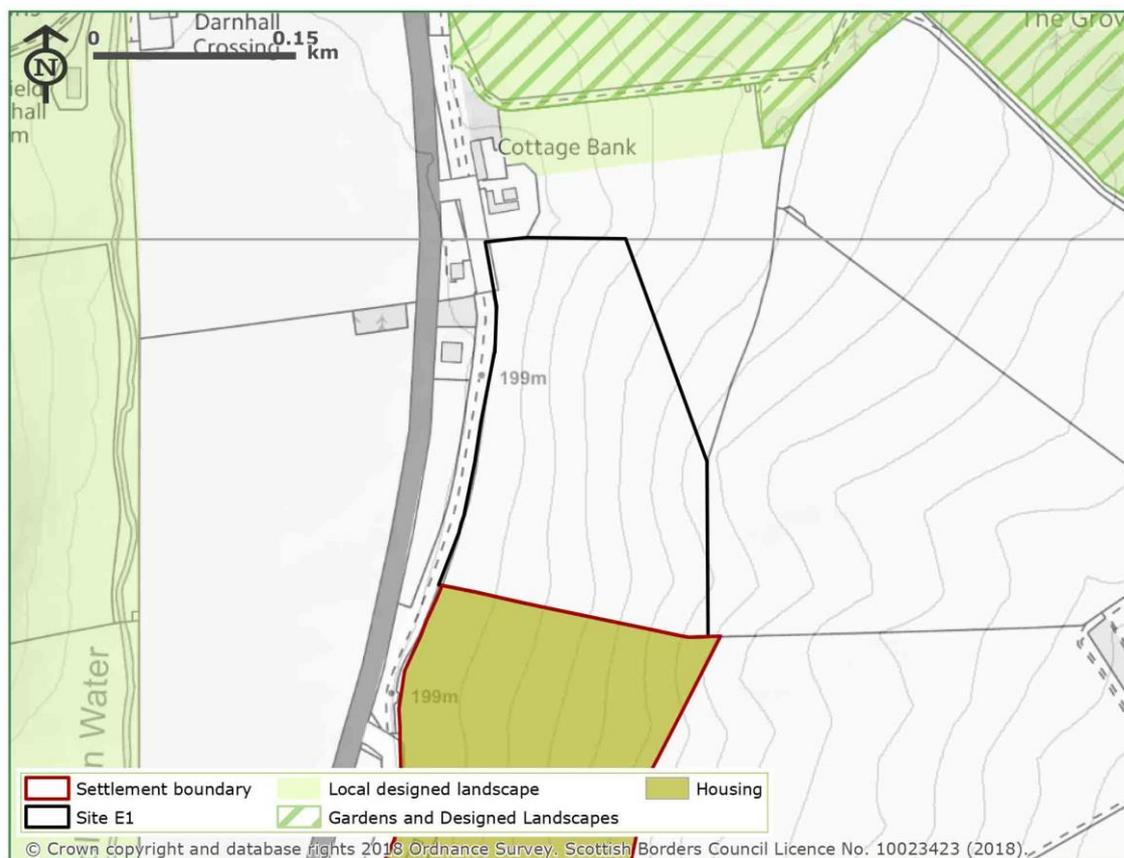
Eddleston north east – land above the primary school
Landscape

This site lies on rising ground above the church and primary school on the northern side of the valley of the Drumlie Burn. It lies beyond an existing allocation immediately north of the school. The topography comprises smoothly rounded slopes and gentle ridgelines, with an area of much steeper ground giving way to the valley to the south. The slopes are predominantly open, comprising pastures contained within stone walls and post and wire fences. A characteristic line of beech trees marking a higher field boundary forms a distinctive skyline feature from lower viewpoints. This gives way to a stand of Scots Pine on higher ground.

Views and visibility

These slopes are clearly visible in a number of views, both close up and from a greater distance. From the existing settlement edge, the slopes are seen as a series of intersecting, smooth ridges. They are particularly prominent from within the valley of the Drumlie Burn. At greater distance (e.g. from the village cemetery to the south west), these slopes are clearly visible rising from the upper edge of the Eddleston towards more open moorland.

Relationship to settlement

Development in this area would extend the village from the main valley floor and lower slopes on the visible and currently undeveloped mid slopes. It would weaken the historic focus of the village within the valley and would result in new development being more prominent within the

wider valley. These effects could be partially reduced by limiting development to the northern part of the area, pulling it back from ground sloping towards the Drumlie Burn. Development would, however, be close to the village centre, although slopes down to the main road are relatively steep.

NT 23906 46870 view north east from Eddleston Cemetery

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

It is recommended that this site should not be considered further.

Search Area 4: Eddleston south east

An extensive area of lower constraint was identified to the south and east of Eddleston, extending south along the main valley towards Peebles and east along the lower slopes of the valley of the Drumlie Burn. Within this area of lower constraint, a potential development area was identified on land immediately neighbouring the existing settlement edge.

NT 24674 47002 (approx.) view east to Eddleston

Landscape

This area is made up of medium or more gentle slopes, separated from the main and tributary valley by much steeper terraces or banks. Along the main valley this area of steeper slopes is well wooded. Slopes rise up Temple Hill towards the earthworks on Milkieston Hill to the south. The slopes are open and pastoral with a mix of stone walls and post and wire fences.

Views and visibility

Locally steep topography means that views from within Eddleston and the main valley are relatively limited, though there are views from rising ground on the western side of the valley, for example in the vicinity of the village cemetery.

Relationship to settlement

Development here would be separate from, and would contrast with, Eddleston's historic valley location. Vehicular access would be problematic.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

It is recommended that this site should not be considered further.

Search Area 5: Eddleston south west

An extensive area of lower constraint was identified to the south west of the village of Eddleston. Much of the area was, however, inaccessible, so the identification of potential development areas focused on areas closest to Eddleston, served by the minor road running to Wormiston and beyond. Within this area of lower constraint, three potential development areas were identified:

- North west of the minor road, between Hattonknowe Farm and the woodlands around Barony Castle;

- East of the minor road, between Hattonknowe Farm and the sports pitch on the edge of Eddleston;

- Extending south between Hattonknowe Farm and Laidlaw Strip, predominantly on the east side of the minor road.

Landscape and visual issues relating to these are described in turn, below:

North west of the minor road, between Hattonknowe Farm and Barony Castle woodlands

NT 23906 46870 view west from Eddleston Cemetery

NT 23921 46027 view north from A703 near Milkieston Cottages

Landscape

The site occupies a fan shaped area of land that rises westwards from the minor road in the vicinity of Eddleston cemetery. The topography comprises smoothly rounded slopes and ridges, with a small valley containing a pond or artificial lake. The medium to gentle slopes are open, with mix of internal post and wire fences and roadside beech hedges with mature standards. To the north and west, the rising land is contained within a prominent structure of mature mixed woodland, comprising the extended policies associated with Barony Castle (some of which are ancient in origin). These contain and provide a backdrop to the site. The site sits within a much larger Local Designed Landscape which is focused on Barony Castle and extends to the north, south and west.

Views and visibility

The combination of the site's slight elevation above the valley, slopes that are more gentle than those running down to the main valley floor, and the strong woodland structure, mean that this site is comparatively well hidden in the landscape. It can be seen in profile in views from the A703 when travelling north, but is much less prominent than lower valley slopes. It is not, however, seen in the context of Eddleston and any new development here would not be integrated visually into the existing village structure.

Relationship to settlement

Development of the site would create a new centre of gravity to the west of the Eddleston Water which would be up to 800m from the village centre. Development here would affect a relatively intact part of the Barony Castle designed landscape, but could accommodate a reasonable number of houses with limited impact on the wider landscape.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

It is recommended that the potential of the area highlighted on the map below should be examined in more detail. This area is referred to as **E2**.

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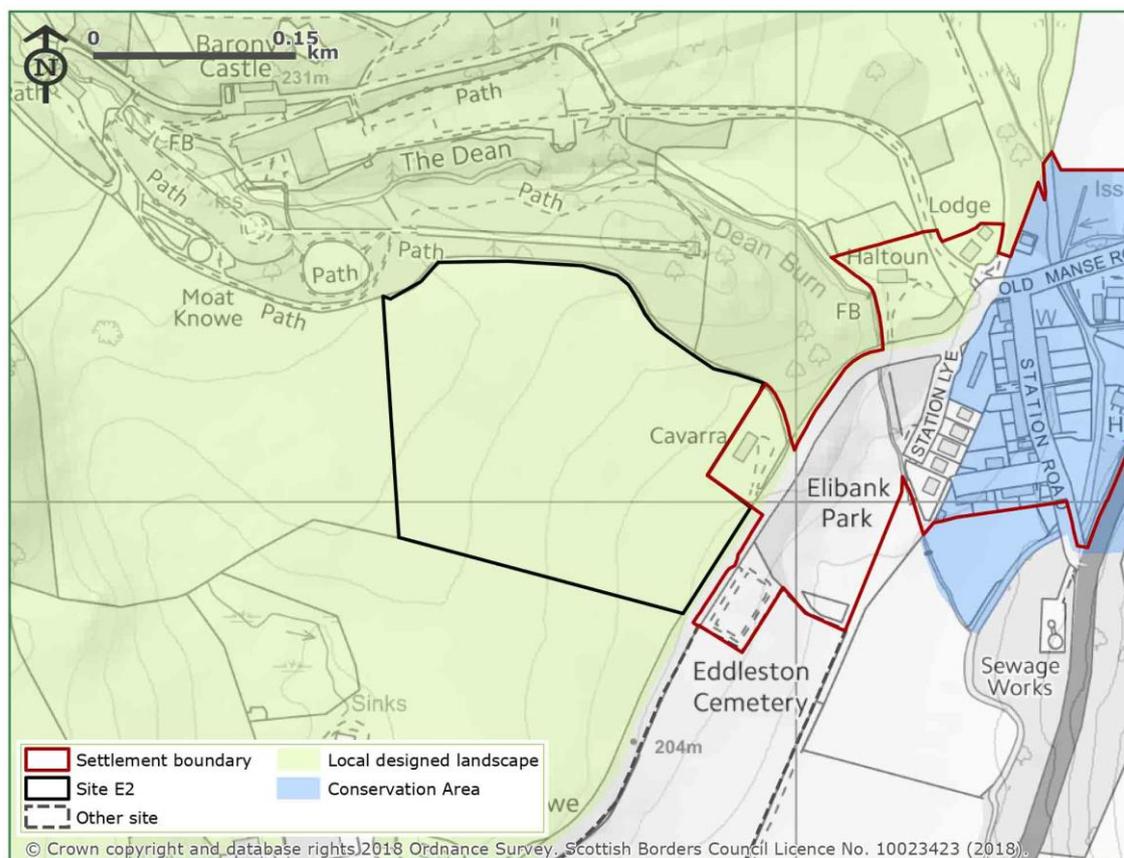
East of the minor road, between Hattonknowe Farm and Eddleston playing field
Landscape

This site lies to the south of the football pitch on the western side of Eddleston. It is defined by a minor road and cemetery to the west and the former railway line the east. It extends as far south as the group of huts at Hatton Knowe. The land drops relatively gently from west to east. The site is currently in pastoral use, enclosed by beech hedges along the roadside and post and wire fences elsewhere. Mature broadleaves occupy the south western corner. A low voltage power line crosses the site.

Views and visibility

The site is clearly visible across the valley from the A703. The site lies adjacent to a small community of huts which, with ornamental fir trees, is also prominent in the landscape.

Relationship to settlement

Development of this site could be connected with the western part of Eddleston, the former railway line potentially forming an active travel route connecting it with the village. It could comprise the first phase of a larger development extending west of the minor road between Hattonknowe Farm and the sports pitch on the edge of Eddleston. Extensive structural planting would be needed to soften its visual prominence with the valley of the Eddleston Water. It is possible that minor roads through Eddleston and junctions on the A703 would limit the total amount of new housing that could be accommodated in this area.

NT 24193 46991 view south from Station Road bridge, Eddleston

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

It is recommended that the potential of the area highlighted on the map below should be examined in more detail. This area is referred to as **E3**.

Legend:
- Settlement boundary
- Site E3
- Other site
- Local designed landscape
- Conservation Area

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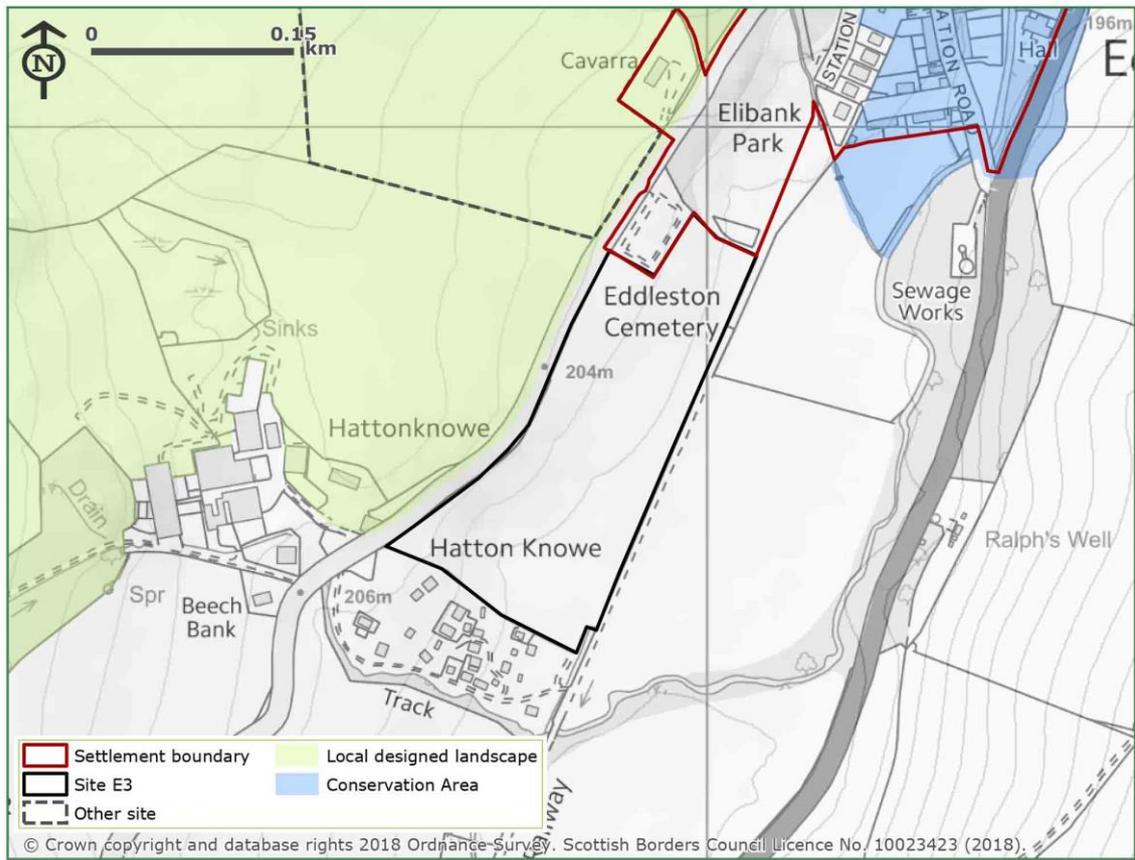
Extending south between Hattonknowe Farm and Laidlaw Strip

NT 23574 46358 view north east from south of Hattonknowe

Landscape

This site lies between Hattonknowe Farm and Hatton Knowes Huts in the north and the Laidlaw Strip (beech shelter belt) in the south, along the minor road to the south west of Eddleston. The land drops from west to east and is locally steep in place. The site is currently in arable use, enclosed post and wire fences and remnant sections of beech hedge. The southern boundary is defined by a mature beech shelterbelt.

Views and visibility

The site is very visible from the A703 and any development would be prominent in the generally open valley landscape. Extensive structural planting would be required, transforming the character of the valley landscape and it is likely that significant visual impacts would remain. It is likely these impacts would be in addition to those associated with phased development to the north of Hattonknowe.

Relationship to settlement

The resulting settlement form would be linear in form, placing considerable pressure on minor roads through the village to the north.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

It is recommended that this site should not be considered further.

Search Area 10: Langside Farm and Ventlaw

An area of lower constraint was identified to the north of Peebles, on the east side of the valley of the Eddleston Water. This area falls within the SLA. Two potential development areas were identified:

- Lower valley slopes, south of Langside Farm
- Ventlaw valley slopes

Landscape and visual issues relating to these are described in turn, below:

Lower valley slopes, south of Langside Farm

NT 24535 41931 (approx.) view east to Langside Farm

Landscape

This site lies on the lower slopes on the east side of the valley of the Eddleston Water, just beyond the northern edge of Peebles. The fields are moderately steep, terminating at the edge of the A703 in the northern part of the site, but separated by a much steeper wooded bank further south. Gradients become gentler further upslope, before rising to a forested ridgeline. The valley floor, on the other side of the A703, comprises wet, rough pasture. Within and around the site, there is a weak structure of hedges, field boundary trees and post and wire fences.

Views and visibility

From the A703, the northern part of the site is particularly visible, particularly for people travelling into Peebles. The southern part of the site is better screened from the road corridor, though both are visible within the wider landscape (e.g. when viewed from the west side of the valley). The upper slopes are visible in a number of longer distance views, for example from the Manor Sware viewpoint.

Relationship to settlement

A group of houses on Langside Drive mark the current settlement boundary, and the site would extend Peebles further along the A703. To the north, access could be gained via the Langside Farm access track, though this is currently steep so an alternative access route may be needed. To the south there is the potential for access via Langside Drive, though this is currently substandard and would require substantial upgrading.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

To minimise landscape and visual impacts, and limit the expansion of Peebles north along the A703 corridor, it is recommended that any development should be concentrated on the lower slopes, preferably in the south western corner of the site. Following discussions with the Council, it was concluded that any development is likely to be too small to justify the access upgrading required. It is therefore recommended that this site should not be considered further.

Ventlaw valley slopes

Landscape

This area comprises moderately steep rising from linear development along the east side of the A703 in the northern part of Peebles. It is contained by policy woodlands and forms part of the setting of Venlaw House, which is now a hotel. The site is pastoral in character with a number of mature in-field trees, reinforcing its parkland character.

Views and visibility

Views from nearby are relatively limited, but this site is prominent in many views across Peebles, forming an important part of its backdrop. This is evident, for example, from the Manor Sware viewpoint, but also from the western side of the valley of the Eddleston Water. The site's parkland character and prominence serve to underline Peebles' historic character.

Relationship to settlement

Development of this site would impact Peebles' northern setting and further affect a prominent historic designed landscape.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

It is recommended that this site is not considered further.

Search Area 11: Rosetta and Chapelhill

An area of lower constraint was identified to the north of Peebles, on the west side of the valley of the Eddleston Water, extending north from the recent residential development at Rosetta Bridge to north of Chapelhill Farm. It all falls within the SLA.

Landscape and visual issues relating to this area are described below.

NT 24536 41941 view south towards recent residential development at Rosetta

Landscape

Much of this area of search comprises relatively steeply sloping, east facing valley sides. A minor road roughly follows the break of slope, with much gentler gradients to the east as the land falls towards the floodplain of the Eddleston Water. The hill slopes are generally smoothly rounded, though cut by historic tracks, earthworks and current and former boundary features (including stone walls). On the lower hill slopes, stone walls give way to remnant hedges and post and wire fencing. There is limited tree cover, mainly concentrated around Chapelhill Farm and on the existing urban edge at Rosetta. This site does not play a strong role in the Special Landscape Area.

Views and visibility

The steeper hill slopes are a prominent part of the landscape where they enclose the valley of the Eddleston Water to the north of Peebles. Development here would be prominent and would require a fair amount of ground engineering to accommodate access roads and building platforms. The area of more gently sloping land, immediately north of recent development at Rosetta and extending towards Chapelhill Farm, whilst visible from the A703, and currently lacking landscape structure, is much less prominent and development here conform to recent patterns of expansion and would be less visible.

Relationship to settlement

Development here would continue the linear northward expansion of Peebles, with houses around a kilometre distant from the town centre. Existing road constraints along Rosetta Road would need to be addressed, potentially through a bridge linking Dalatho Street and Kings Land Road.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

It is recommended that steep slopes to the west of the minor road are not considered further. However, flatter ground between Rosetta and Chapelhill Farm, comprising the area highlighted on the map below, should be considered in greater detail. This area is referred to as **P1**.
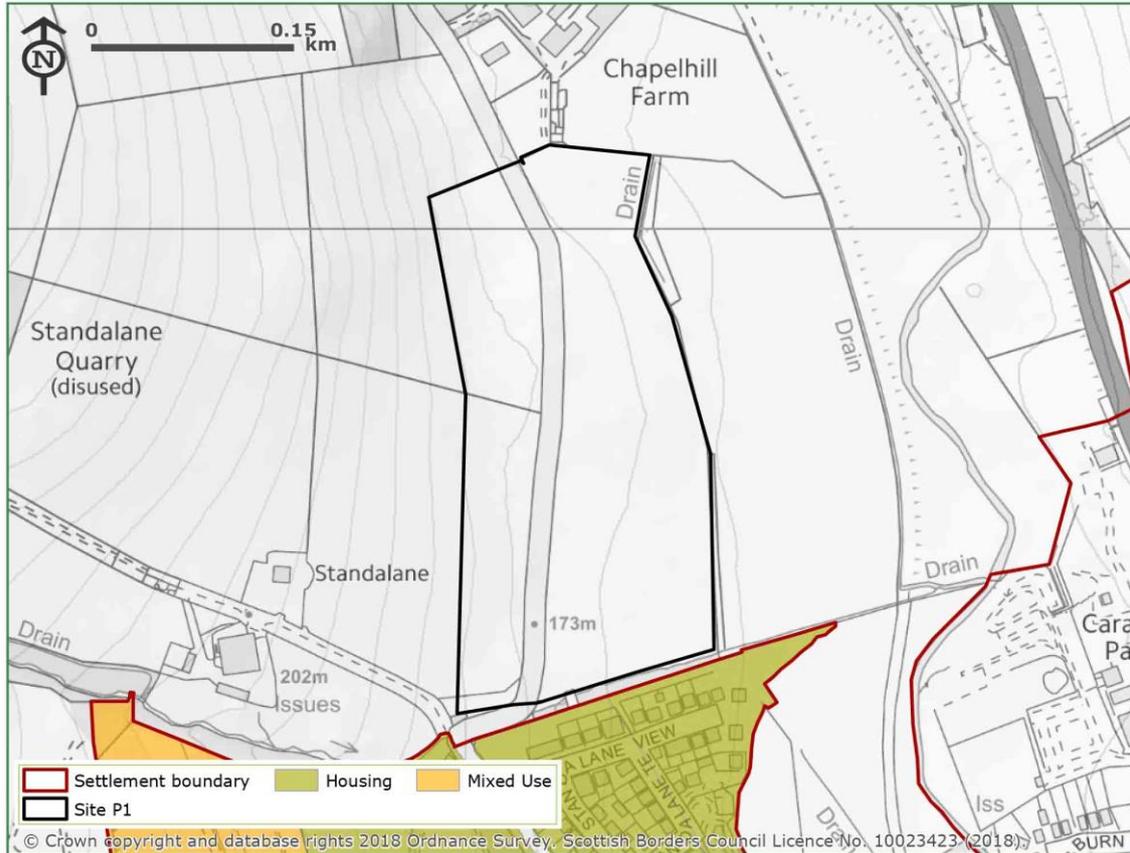
Search Area 12: Southpark and Edderston Burn

An area of lower constraint was identified to the south west of Peebles, extending south and west from commercial development at Southpark and residential development at Edderston Ridge, and including the bowl of land north of Edderston Farm. The area falls with the SLA and is adjacent to the NSA. Within this area, a potential development area was identified on the lower hill slopes, north of the minor road to Manor Sware. It abuts a residential allocation which has not been brought forward for development.

Landscape and visual issues relating to this area are described below.

NT 24591 39771 view west from Edderston Road

NT 23873 39595 (approx.) view north east from above Edderston Farm

NT 23460 39798 view north east from Manor Sware viewpoint

Landscape

The potential development area lies on lower and more gently sloping land closest to the existing urban edge. Further south and west the land rises and gradients increase. Slopes are generally smooth and even. The Edderston Burn is a minor feature in the landscape.

The land is used mainly for grazing, with a mix of sheep pastures and horse keeping associated with the livery at Edderston Farm. An area on the east side of the Edderston Burn is rushy and wetter in nature. Mature broad leaf field boundary trees make an important contribution where they survive. Tree clumps, farm woodland at Edderston and extensive woodlands along the River Tweed to the south and making up South Park Wood to the west, contribute to the enclosure and character of the area. Boundaries are a combination of stone walls and post and wire fences. Fields are rectilinear / geometric in shape, running across the fall of the land.

The edge of the site is within the Upper Tweeddale National Scenic Area, though it is not considered to contribute strongly to the special qualities of the NSA. The area does contribute to the Special Landscape Area as part of the setting of Peebles.

Views and visibility

From the lower part of the site, views are largely contained by the existing urban edge, structural woodland to the south and west, and rising land to the south. As one climbs the slopes to the south, more extensive views over Peebles and the wider Tweed and Eddleston valleys start to

open up. Views of the lower part of the site from surrounding areas are limited by topography and the screening provided by trees and buildings. This includes the A72 corridor which passes to the north, but is screened by woodland along the River Tweed.

Relationship to settlement

This area adjoins an uneven and varied settlement edge, and offers potential to create an enhanced edge that follows topography. It is likely that access issues will be key to the development of this area since it would require improved access onto Edderston Road and could add to pressures on the existing river crossing and High Street.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

It is recommended that the lower fields, closest to the urban edge, are considered in more detail, but that development is kept to below 200m AOD to limit wider visibility and retain the open and undeveloped character of the middle and upper slopes. Consideration could be given to allocating employment land within this broader area. The area identified on the map below has been explored further, and is referred to as **P2**.
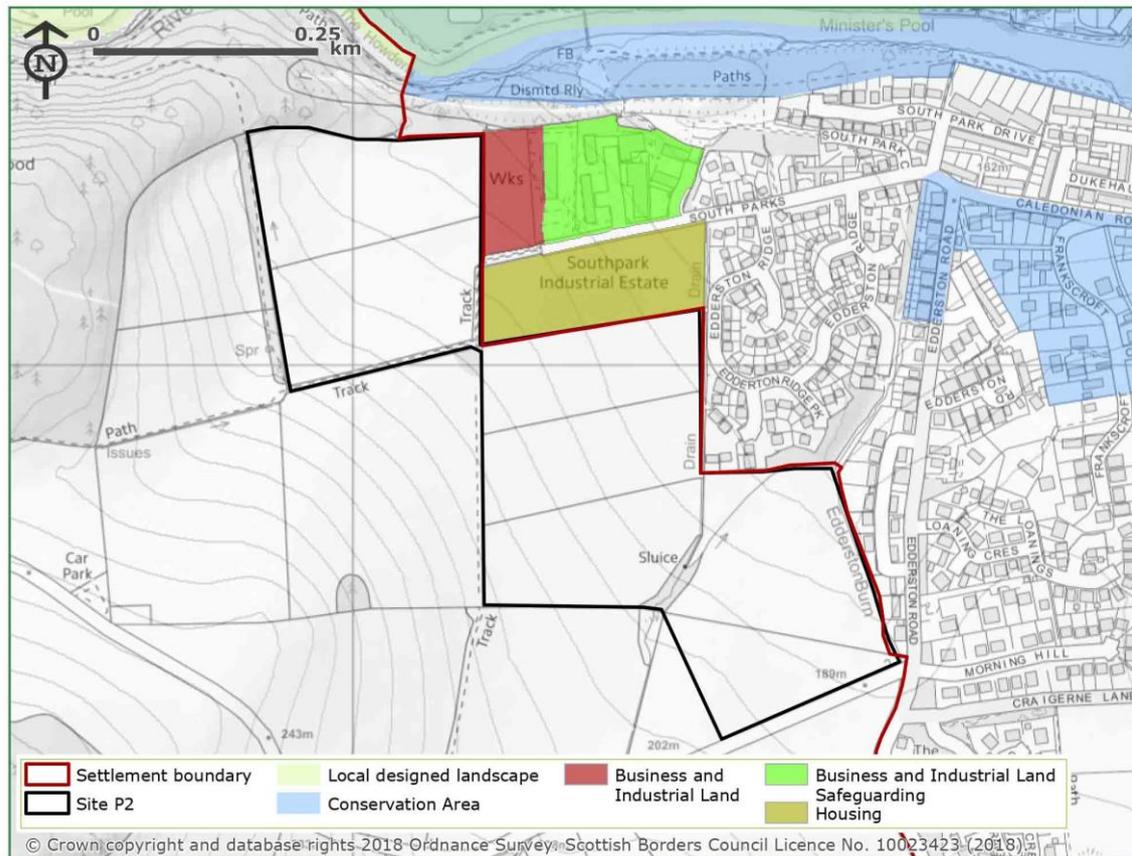
Search Area 13: Crookston Glen

An area of lower constraint was identified within the 'Crookston Glen' to the south of the Kings Muir and Gallow Hill parts of southern Peebles. The whole of this area does, however, fall into the Local Designed Landscape, associated with Haystoun House and forms part of the SLA. Within this area, three potential development areas were identified:

- An area immediately south of recent development at Kings Muir, extending each side of the minor road as far as the pipeline safeguarding zone around 250m to the south;

- West of Bonnington Farm, an area south of the pipeline safeguarding zone, extending a further 800m in the glen along both sides of the minor road;

- An area on the east side of the glen, approximately 500m x 500m, to the south east of Bonnington Farm

Landscape and visual issues relating to these are described in turn, below. Although all are within the Special Landscape Area, this side valley does not play a central role in its key qualities.

South of Kings Muir

NT 25253 39080 view south east from Kings Muir

NT 24772 38353 view north east from Cademuir Plantation car park

Landscape

Transition to upland landscape, with enclosing heather clad, rounded hills and ridges, scree slopes, conifer plantations on steep hill slopes, giving way to gentler lower valley slopes, draining to the straightened Crookston Burn.

Lower valley slopes and valley floor characterised by a geometric pattern of pastoral and occasional arable fields, with a strong structure of deciduous and coniferous tree and shelter belts, with hedges and post and wire fences marking some of the lesser field boundaries. These create a series of well-defined landscape compartments and the contrast between the rectilinear field pattern and enclosing, wilder uplands is distinctive and appealing.

Views and visibility

The urban edge of Peebles is visible in filtered views through a mature beech shelterbelt. Although some utility infrastructure (water and, further down the glen, gas) is present, this remains a distinctive and high quality rural landscape. This area is relatively hidden within the wider landscape, not visible from most of Peebles and the main valley of the River Tweed. It is

visible from the minor road that runs through the glen, and from enclosing moorland summits and ridges.

Relationship to settlement

Development here would mean breaching the visual boundary created by the mature beech shelterbelt along the southern edge of Kings Muir and would represent a notable incursion into the landscape of the glen. However, the structure of geometric fields and precedent of shelterbelts could provide a framework which, as new planting matured, would help frame and filter views of new development. Improved road access would be required to the town centre and the A72 corridor.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

West of Bonnington Farm

NT 25113 38023 view east towards Bonnington Farm

Landscape

Separated from the previous area by a 200m wide pipeline safeguarding zone, this area shares many of the characteristics described in relation to the area south of Kings Muir. By virtue of its location further from the existing urban edge, and closer to the point where the valley narrows between higher, enclosing hills, this area has a stronger rural and upland character. There is a similar strong structure of geometric fields, boundaries and shelterbelts. The western part of this area rises more steeply to the conifer plantation on Cademuir Hill.

Views and visibility

As with the area to the north, this area is relatively hidden within the wider landscape, not visible from most of Peebles and the main valley of the River Tweed. It is visible from the minor road that runs through the glen, and from enclosing moorland summits and ridges.

Relationship to settlement

Subtle local topography means that the north eastern field is gently oriented away from Peebles. This, combined with the open corridor along the route of the pipeline, would increase the perceptual separation of development in this area from that further north. It has been assumed that this area would be developed in conjunction with the area immediately south of Kings Muir, described in the previous section. Improved road access would be required to the town centre and the A72 corridor.

Conclusion

Landscape impact			High
Townscape impact	Low		
Visibility / prominence		Medium	
Scope for mitigation / enhancement		Medium	

South east of Bonnington Farm

Landscape

This area shares many of the characteristics described in relation to the areas west and north. By virtue of its location further from the existing urban edge, and closer to the point where the valley narrows between higher, enclosing hills, this area has a stronger rural and upland character. There is a similar strong structure of geometric fields, boundaries and shelterbelts.

Views and visibility

As with the area to the north, this area is relatively hidden within the wider landscape, not visible from most of Peebles and the main valley of the River Tweed. It is visible from the minor road that runs through the glen, and from enclosing moorland summits and ridges. The easternmost fields occupy rising land and are more visible as a result.

Relationship to settlement

This area is relatively distant from Peebles, and has a limited relationship with the town. It has been assumed that this area would be developed in conjunction with the two other development areas described in the previous sections. Improved road access would be required to the town centre and the A72 corridor. Access into the site could be integrated with development to the west.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

Overall conclusion for Crookston Glen

It is recommended that the potential of these three sites should be examined in more detail. This should include consideration of how development within the glen could be integrated with Peebles, the landscape implications of access requirements, and how the rural character of undeveloped parts of the glen could be protected.

The areas to be explored further are shown on the map below, and are collectively referred to as **P3**.

Legend:

Pipeline hazard
- Inner zone
- Middle zone
- Outer zone

- Settlement boundary
- Site P3
- Local designed landscape
- Scheduled Monument
- Housing
- Longer Term Housing
- Longer Term Mixed Use

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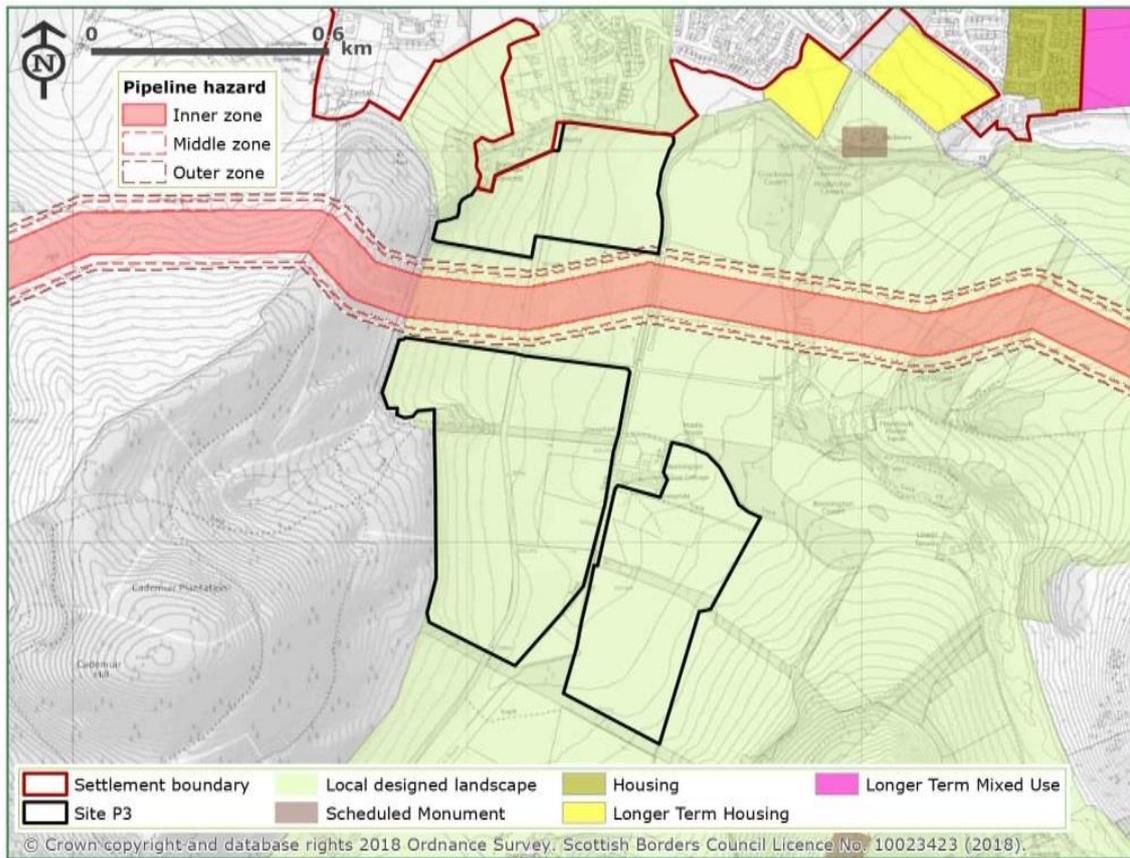
Search Area 14: Haystoun

A small area of lower constraint was identified on the southern fringes of Peebles. Forming part of the Haystoun House Estate, this site lies north of the Haystoun Burn and west and south of two unimplemented residential allocation sites. While it might appear logical to link these two allocations with a further, small area of housing, in practice the southern part of the site includes a historic enclosure site which has been designated as a scheduled monument. It would therefore be difficult to accommodate a meaningful number of houses without impacting the setting of this monument, or on the tree-lined north-east boundary which follows the Southern Upland Way.

It is recommended that this site is not considered further.

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

NT 26120 39095 view west across this area, looking towards the scheduled monument on high ground

Search area 15: Soonhope

Most of this area was considered too steep to accommodate development, with access issues. The presence of the chalets along the valley is also a significant constraint. One area of potential was examined further: the fields north-east of the Peebles Hydro Hotel, which are of slightly more limited gradient, and are adjacent to the settlement boundary.

NT 26488 40672 looking west towards Peebles Hydro

Landscape

This site is on the eastern flank of Ven Law, sloping down to the Soonhope Burn. The burn runs south through a v-shaped valley, with pasture and rough grazing on both sides. Coniferous and deciduous woodland frames the valley edges, with lines of mature trees along field boundaries close to Peebles. The grand Peebles Hydro Hotel stands to the south, with several ancillary buildings located around the burn. A series of chalets occupy the narrow floor of the Soonhope valley. This secluded and attractive side valley contributes indirectly to the Tweed Valley SLA.

Visibility and views

The eastern side of the Soonhope valley is visible from the A72, but the western side is more hidden. There are limited views from the wooded paths on Janet's Brae, and from the footpath along the valley floor. There are no landmarks in this area, though the adjacent hotel is a key landmark in Peebles, and development in this location may conflict with its presence in key views.

Relationship to settlement

Although adjacent to the settlement boundary, this area is not adjacent to existing residential development, except a small group of houses by the Soonhope Burn, and recent development in the grounds of the hotel. Dwellings in this part of Peebles generally take the form of larger houses in extensive gardens. Access to and from the area would need to by-pass the hotel and grounds, and would likely have a high landscape impact in itself.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

Given the steep terrain and proximity to the landmark Peebles Hydro, as well as the difficulty of access and the landscape impact this might have, it is recommended that this area should not be considered further.

Search area 16: Eshiels

Principal areas of interest were identified closer to the A72, where slope constraints are lower and access potentially better. The higher parts of the search area are too elevated and steeply sloping, as well as being remote from access and services. The following sections describe landscape and visual issues relating to the area between Eshiels house and the A72, extending east to Glentress.

NT 23906 46870 view north from the A72 towards Eshiels houses.

Landscape

The site lies on the lower slopes of the Tweed, facing south, and grading in to flatter land by the A72. The area is currently under pasture, with a well-defined series of field boundaries with mature beech trees. Eshiels is a small cluster of houses centred on the farmhouse and steading, accessed via a tree-lined lane from the A72. To the east, there are large car parks for Glentress, and a number of agricultural buildings and storage sheds. The mature woodland structure and undulating ground makes a local contribution to the SLA.

Views and visibility

The lower slopes are open and overlooked from the A72 as it passes by, but are not prominent in the wider landscape, being contained by surrounding higher ground. From the bend in the A72 to the east, only the upper parts of the search area are visible, and the mature trees serve to further limit views into this location. The area is overlooked from the Glentress overflow car parks, but not from the main part of the complex. Houses in Eshiels are generally oriented to the south, to take in the view across the Tweed valley, and look across the lower fields. Again, some screening by trees is present. To the south, vegetation along the A72 is generally denser, although there are some glimpses to the south side of the valley.

Relationship to settlement

This area does not relate to an established settlement. The cluster of dwellings at Eshiels has grown organically around the original farm buildings, and does not have its own services. There are residential and agricultural buildings to the south of the A72, and a recycling centre further west. Existing commercial development at Glentress includes the mountain biking centre, holiday wigwams, and a restaurant. Peebles is around 3km to the west. Residential or commercial development would not be wholly inconsistent with this area.

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

It is recommended that the potential of the area highlighted on the map below should be examined in more detail. The presence of a scheduled Roman camp in the south-east of the area may constrain development. These areas are referred to as **P4**.
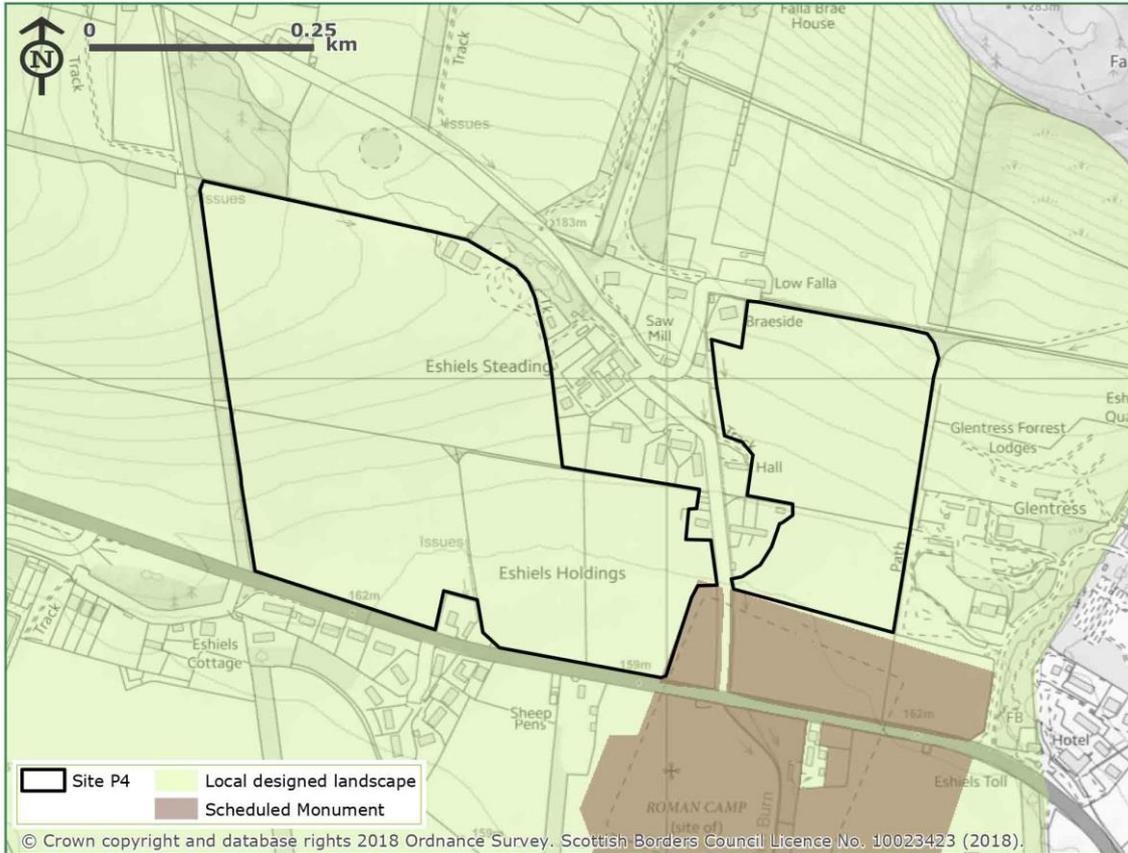
Search area 20: Horsburgh

Much of the northern part of this area comprises wooded slopes that are highly visible in the wider landscape, and a narrow upland glen north of Nether Horsburgh. However, the open fields west of Nether Horsburgh, although constrained by a number of issues, may offer some potential, and the landscape and visual issues relating to these areas are described below.

NT 30340 39375 view west across the area, from the new forestry access road

Landscape

A series of largely flat fields lie to the north of the A72, alongside a long straight section of the road. These fields of pasture include recent field tree plantings, and are used for the annual Peebles Show. The river lies south of the road, and this is one of the few locations where the road crosses the floodplain, in contrast to the tight bend immediately east. The flat fields are framed within a bowl of rising ground to the west, north and east, including Castle Hill and Bught Hill. The traditional farmhouse at Nether Horsburgh is a distinctive local feature. More recent additions include the housing at Horsburgh Ford, and the Macdonald Hotel. A timber haul road has been built across the eastern part of the area, linking to forest tracks that climb the hill behind. The area makes some contribution to the SLA, though it does not offer the strong visual diversity seen elsewhere.

Visibility and views

The area is overlooked from a section of the A72 between the Macdonald Hotel and Nether Horsburgh, but is not visible more widely from this route. There are no landmarks within the fields, though the opening out of the view is a feature at this location. In views from adjacent hills it is seen on the valley floor alongside Cardrona to the south. On the ground, intervisibility between this area and Cardrona is limited by riverside woodland and planting around the golf course. More distant views from this location are also relatively limited.

Relationship to settlement

The area has no direct relationship to any settlement. Cardrona is currently visually and functionally separate, although further development around Horsburgh Ford is planned. It may be possible to introduce development in a way that builds on this nucleus and thereby relates to Cardrona south of the river. Extensive masterplanning work would be required to achieve a satisfactory result.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

It is recommended that the potential of the area north of the A72 and west of Nether Horsburgh, as shown on the map below, should be examined in more detail. This area is referred to as **C1**.
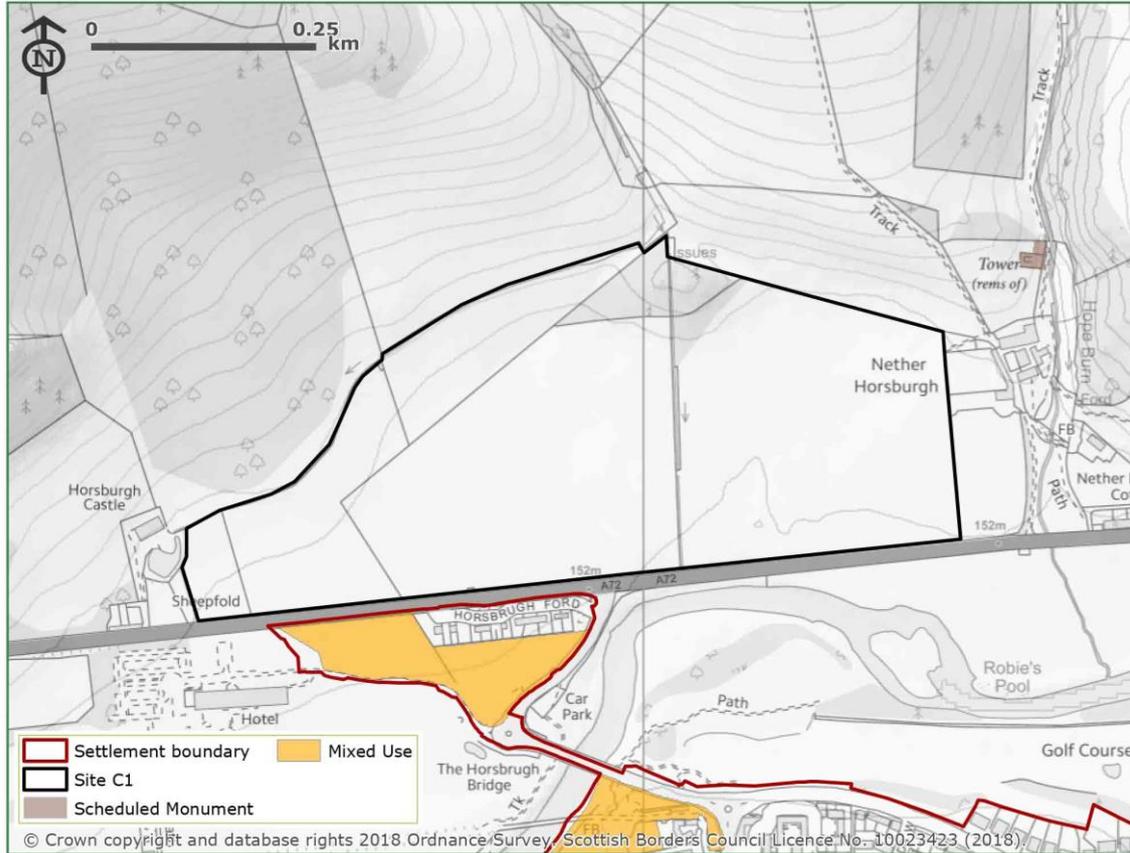
Search area 22: Innerleithen west

This area lies on the flatter ground to the west of the settlement. The southern part of the area includes the site of a Roman camp, so the area to the north of the former railway line has been examined in the field. The landscape and visual issues relating to this area are described below.

NT 32552 36321 Looking south-east across the area from the A72 approaching Innerleithen

Landscape

This area is largely flat, though rising up slightly towards Peebles Road (A72) at its northern edge. Comprising pastoral fields, the area is contained by the former railway line that curves around its south side. Trees along this line, now a cycle route, form a clear line across the floodplain, though including some uncharacteristic species. The high ground of Caerlee Hill forms a prominent wooded landmark at the west end of the village.

Views and visibility

The A72 overlooks these fields, on the bend around Caerlee Hill that forms a distinct arrival into Innerleithen from the west. The view looks across these fields and over the edge of the settlement to forested hills on the south side of the Tweed. Views east from the B road north of Traquair also include this area, in wider views of the settlement in its setting. The site itself does not contain landmarks: the key landmarks in the village are the church spire and Caerlee Hill that forms a backdrop. Views from the cycle path look across this area to Caerlee Hill.

Relationship to settlement

The location is an important gateway to the settlement. The western settlement edge of Innerleithen is not particularly strong, formed of garden boundaries to later 20th-century houses. The site could form a logical extension, while providing opportunities for an enhanced settlement edge. To the north, Caerlee Estate is comprised of distinctive individual homes in a woodland setting, and is less related to the site.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

It is recommended that the potential of the area highlighted on the map below should be examined in more detail. This area is referred to as **I1**.
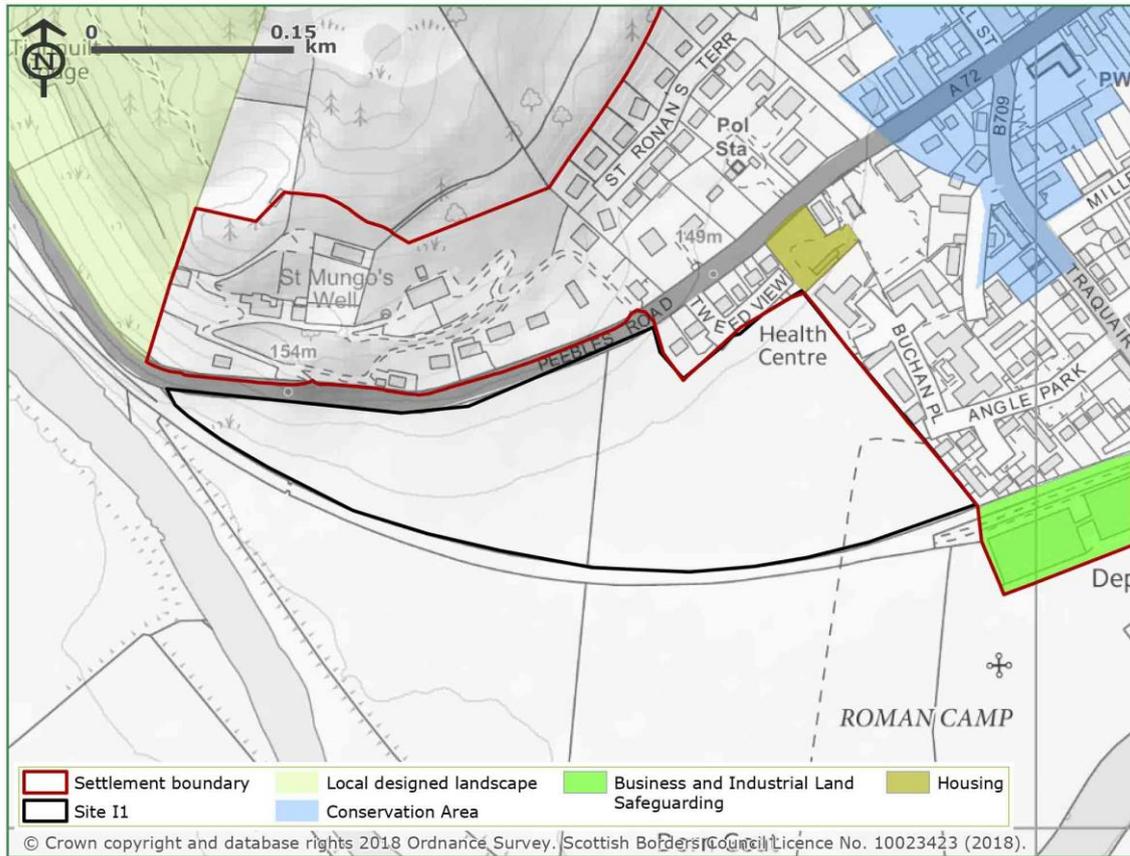
Search area 28: Walkerburn west

The majority of this search area is on steeply sloping and prominent ground, which was not examined further. One area of less steep ground in the east was examined in the field, and landscape and visual issues relating to this area are set out below.

NT 36241 36631 view north across Walkerburn towards the site

Landscape

The area of interest slopes evenly down towards the south-east, towards the Walker Burn. The east side of this valley is much steeper and comprises rough grazing with conifers on the upper slopes. The pasture fields are contained by deciduous and mixed shelter belts, defining an approximately pentagonal area to the north of Walkerburn. The land is several metres higher than the existing housing on the north edge of Walkerburn, which comprises stone-built dwellings of one and two storeys, several of which are built in to the hill with distinctive upper-storey access from the rear. This small area does not make a significant contribution to the Tweed Valley SLA.

Visibility and views

The site is set back into the side valley of the Walker Burn: it is much less prominent than the western parts of this search area, and cannot be seen from the A72. The field and surrounding shelter belts are visible from across the Tweed, and from the approach to Walkerburn from the south, from where the site is seen above the existing village.

Relationship to settlement

The site is well above the settlement, and is separate from it, but is adjacent to an existing allocation. Should this area be developed, the new housing would be relatively prominent on the slope above the village, and will be seen from the A72. The area of interest would be behind this housing, so that it could form a further extension. Further housing may be partly screened by buildings and/or planting on the allocation site. An existing footpath follows the Walker Burn into the village.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

Although this area has some potential in landscape and visual terms, discussions with the Council indicated access issues with the existing allocation, which would be exacerbated by a further allocation in this area. It is recommended that this site should not be considered further.

Search area 30: Walkerburn east

This search area includes steeply sloping, prominent hillsides on the east side of Walkerburn. Much of this area was considered too constrained for further development, though two small areas were examined in the field:

- The area immediately north-east of the existing settlement boundary; and

- The area south of the A72, between the settlement and the sewage works.

Landscape and visual issues relating to these are described in turn below.

North-east of Walkerburn

NT 36620 36756 view north to Walkerburn, with the site above the houses and mature trees

Landscape

This area comprises steeply sloping south-facing ground to the north of the Windlestraw hotel. The pastoral fields are fringed by conifer woodland along their upper edge, and descend to the A72. To the west is mixed woodland, and to the south the mature grounds of the hotel.

Visibility and views

This area is visible in views heading west along the A72. Currently the mature trees in the hotel grounds form the visible settlement edge. From across the Tweed, these mature trees screen views of the hotel. The fields that form this site appear higher on the hill than existing houses at Walkerburn, the majority of which lie below the road.

Relationship to settlement

Although adjacent to the settlement boundary, this area is separated by mature wooded grounds of the hotel and adjacent large houses. The central part of the settlement is in the west, and walking access is only available via the A72.

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

Due to the steepness of the terrain and the likely high visibility of development at this location, it is not recommended that this area be examined in more detail.

South of the A72

Landscape

6.11   The land drops steeply from the A72, then levels out towards the Tweed floodplain. The housing at Tweedholm Avenue has been built up slightly from the floodplain. The floodplain area is used for pasture, with rougher grazing on the steep slopes. Some mature trees are located near the road, including a stretch of non-native conifer screening alongside the sewage works. The works themselves include a vacant domestic-style building as well as extensive outdoor works.

Visibility and views

6.12   The area is not greatly overlooked from the A72: there are long views towards the east edge of Walkerburn that include the sewage works, but views from closer to look across the area from above. Views from across the Tweed include houses along Tweedholm Avenue, with the sewage plant clearly separate, set below the screen planting on the A72.

Relationship to settlement

6.13   The area lies at the eastern end of Tweedholm Avenue, though this cul-de-sac does not currently offer linkage to the east. Maturing trees form the settlement boundary in this area. The sewage plant is clearly a separate element from the settlement, though associated. There currently no linkage between this area and the village centre, other than via the A72.

Conclusion

Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation / enhancement	High	Medium	Low

It is recommended that this site should not be considered further.

Appendix 4
Site appraisal checklist

Topography & hydrology			
Slope	<5%	5-12 degrees	>12 degrees
Altitude	<200 m	200 – 300 m	<300 m
Flood risk	0 site	0-25% site	More than 25% site
Biodiversity			
European sites (SAC, SPA, Ramsar)	>500 m	< 500m	Adjacent or part of site
National sites (SSSI)	>500 m	< 500m	Adjacent or part of site
Local wildlife sites	>100 m	< 100m	Adjacent or part of site
Important Bird Area	>500 m	< 500m	Adjacent or part of site
Geological Conservation Review Site	>100 m	< 100m	Adjacent or part of site
Ancient woodland	None	Adjacent	Within site
Integrated Habitat Network (core only)	>100 m	< 100m	Adjacent or part of site
LBAP Priority habitats (from Phase 1 survey)	>100 m	< 100m	Adjacent or part of site
Green network	Within the green network area	Potential to link to the green network area	Distant from the green network area
Cultural heritage			
Conservation Area	>100 m	< 100m	Adjacent or part of site
Scheduled Monument	>500 m	< 500m	Adjacent or part of site
Listed building	>100 m	< 100m	Adjacent or part of site
Gardens and Designed Landscapes	>500 m	< 500m	Adjacent or part of site
Local Gardens and Designed Landscapes	>100 m	< 100m	Adjacent or part of site
Historic Environment Record sites	None	Adjacent	Within
Common Good Land	>100 m	< 100m	Adjacent or part of site
Landscape and visual			
NSA	>500 m	< 500 m	Within NSA
SLA	>500 m	< 500 m	Within SLA
Iconic views	> 2km	500m – 2km	< 500 m
Landscape impact	Low	Medium	High
Townscape impact	Low	Medium	High
Visibility / prominence	Low	Medium	High
Scope for mitigation/ enhancement	High	Medium	Low
Accessibility, transport and infrastructure			
Walking and cycling	Site served by existing walking and cycling routes	Site within 50m of existing walking and cycling routes	Site >50 m from existing walking and cycling routes
Bus	Site served by existing bus route	Site within 400m of existing bus route	Site over 400m from existing bus route
Road access	Good access from trunk/main roads	Moderate access from trunk/main roads	Poor access from trunk/main roads
Infrastructure needs	Minimal infrastructure required	Moderate infrastructure required	Major infrastructure required

Appendix 5
Site appraisal matrix

Site number	E1	E2	E3	P1	P2	P3	P4	C1	I1
Slope (across majority of the area)	5-12 deg	<5 deg	5-12 deg	<5 deg	<5 deg	<5 deg	5-12 deg	<5 deg	<5 deg
Altitude	200-300m	200-300m	<200m	<200m	<200m	<200m	<200m	<200m	<200m
Flood risk	None	None	0-25% site	None	0-25% site	0-25% site	0-25% site	None	None
Biodiversity									
European sites (SAC, SPA, Ramsar)	<500m	<500m	<500m	<500m	<500m	<500m	<500m	<500m	<500m
National sites (SSSI)	>500m	>500m	>500m	>500m	<500m	>500m	<500m	<500m	<500m
Local wildlife sites	>100m	>100m	>100m	>100m	Adjacent	>100m	>100m	>100m	>100m
Important Bird Area	>500m	>500m	>500m	>500m	>500m	>500m	>500m	>500m	>500m
Geological Conservation Review Site	>100m	>100m	>100m	>100m	>100m	>100m	>100m	>100m	>100m
Ancient woodland	None	Adjacent	None	None	None	None	None	None	None
Integrated Habitat Network (core only)	>100m	Adjacent	<100m	<100m	Adjacent	Within site	Adjacent	Adjacent	>100m
LBAP Priority habitats (from Phase 1 survey)	>100m	<100m	<100m	<100m	Adjacent	Adjacent	Adjacent	Adjacent	<100m
Green network	Distant	Distant	Distant	Within	Within	Within	Within	Within	Within
Cultural heritage									
Conservation Area	<100m	>100m	<100m	>100m	<100m	>100m	>100m	>100m	<100m
Scheduled Monument	>500m	>500m	>500m	>500m	<500m	>500m	Adjacent	<500m	<500m
Listed building	>100m	<100m	>100m	>100m	<100m	<100m	>100m	<100m	<100m
Gardens and Designed Landscapes	<500m	>500m	>500m	>500m	>500m	>500m	>500m	>500m	<500m
Local Gardens and Designed Landscapes	<100m	Within	<100m	>100m	<100m	Within	Within	>100m	<100m
Historic Environment Record sites	None	Adjacent	Adjacent	Adjacent	Within	Within	Within	Adjacent	Adjacent
Common Good Land	>100m	>100m	>100m	>100m	<100m	>100m	>100m	>100m	>100m
Landscape and visual									
NSA	>500m	>500m	>500m	>500m	Within	>500m	>500m	>500m	>500m
SLA	>500m	>500m	>500m	Within	Within	Within	Within	Within	Within
Iconic views	>2km	>2km	>2km	>2km	<2km	<2km	>2km	>2km	>2km
Landscape impact	Low	Medium	Medium	Medium	Medium	High	Medium	High	Low
Townscape impact	Low	Medium	Medium	Low	Low	Low	Low	Low	Low
Visibility / prominence	Low	Medium	High	Medium	Low	Medium	Medium	High	Medium
Scope for mitigation/ enhancement	Medium	High	Medium	Medium	Medium	Medium	High	High	High
Accessibility, transport and infrastructure									
Walking and cycling	Adjacent	Adjacent	Adjacent	Adjacent	Adjacent	Adjacent	>50m	>50m	Adjacent
Bus	On route	<400m	<400m	<400m	<400m	>400m	On route	On route	On route
Road access	Good	Moderate	Moderate	Moderate	Moderate	Poor	Good	Good	Good
Infrastructure needs	Minimal	Moderate	Moderate	Moderate	Major	Major	Moderate	Major	Moderate
Potential use									
Development type (residential/employment)	RES	RES	RES	RES	RES/EMP	RES	RES/EMP	RES/EMP	RES/EMP
Gross area (ha)	4.4	5.5	3.6	6.9	19.2	66.3	25.5	23.6	6.6
Developable area (assumed 70%)	3.1	3.9	2.5	4.8	13.4	46.4	17.9	16.5	4.6
Indicative capacity (assumed 30 dwellings/ha)	92	116	76	145	403	1392	536	496	139