

Land South of the B7062, Cardrona

**Representation to the Scottish Borders Local
Development Plan 2 Main Issues Report**

Renwick Country Properties

January 2019





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Author:	Checked By:	Date:
TF	TJ	30/1/19



Overview

- 1.1 We write on behalf of Renwick Country Properties in response to the request for comments on the Scottish Borders Local Development Plan 2 Main Issues Report (MIR).
- 1.2 This site representation relates (in part) to site **ACARD001** which, thus far, has been excluded from the Main Issues Report.
- 1.3 The site was put forward as a potential housing site at the “Call for Sites” stage. This submission will make reference to the Planning Department’s (PD) high level assessment and address why the site is indeed worthy of allocation (in addition and/or instead of some proposed sites contained within the MIR). Evidence provided will show the site’s acceptability and its assistance in meeting the housing shortfall/need in Tweeddale.
- 1.4 This submission is further supported by:
 - Landscape, Visual and Capacity Appraisal
 - Illustrative Masterplan

Scope and Structure

- 1.5 This statement reviews the current planning policy context and summarises the design process which has led to the preparation of a conceptual masterplan for the site. The remainder of this report is broken down into the following sections:
 - **Section 2 - Cardrona Context:** Provides background information to Cardrona and the context of the proposed site.
 - **Section 3 - Housing Opportunity:** Considers current proposals for housing land provision set out within the MIR and discusses the opportunity for the provision of housing on the subject site.
 - **Section 4 – Effective Land Supply Criteria:** the following section outlines the Scottish Government’s tests of site effectiveness and how the proposed Cardrona site meets those tests.
 - **Section 5 - Conceptual Masterplan:** Outlines some of the key built form, landscape and movement principles. Indicative plans are provided to help illustrate how housing numbers, roads, footpaths and landscape could be accommodated.
 - **Section 6 - Summary and Conclusions:** Sets out a review and reflection of the design development process and provides a link through to the next development stage process.



Cardrona Context

Cardrona

- 2.1 Cardrona is located approximately 3 miles east of Peebles and 3 miles west of Innerleithen, two key settlements within the Western Borders Strategic Growth Areas as identified within SESPlan (Refer to Figure 1).
- 2.2 The village is accessed via the A72 to the north, or the B7062 to the south, both offering good accessibility to Cardrona via both the private car and public transport.
- 2.3 Cardrona is approximately 15 miles or a 30 minute drive to Galashiels Train Interchange which provides services to Edinburgh and beyond. Travel time directly by car is approximately 40 minutes to the Edinburgh Bypass and a further 20 minutes into the city centre.
- 2.4 Cardrona is situated in a sustainable location as it is regularly serviced by the local public transport network. The village is serviced by four bus routes, the 62B, 363, P32 and X62 providing regular services every 30 minutes to Melrose, Innerleithen, Peebles, Edinburgh and Galashiels.
- 2.5 As a relatively new settlement Cardrona has the capacity to allow for further housing growth in the Western Borders and to take pressure off constrained settlements such as Peebles.

- 2.6 Cardrona is also a relatively small settlement with a total population of 880 recorded in the 2011 census. As Cardrona has seen limited expansion since its development in the late 1990s it has experienced limited population growth. There is an opportunity for Cardrona to expand in a respectable and sustainable manner to the existing settlement.
- 2.7 The village also boasts tourist facilities including the MacDonald Hotel and golf course bolstering local employment and facilities. The community is further serviced by a local café.

- 2.8 Cardrona is situated within an area of sensitive landscape that requires consideration. This includes the River Tweed as a site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC) as well as the wider landscape comprising the Tweed Valley and associated open countryside. These matters are reviewed in detail by the Landscape, Visual and Capacity Appraisal produced by Here + Now.



Figure 1. Site location in the Western Borders Strategic Growth Area. Source: Here + Now | urban design futures.

Historic Development

- 2.9 Cardrona is unique in the Scottish Borders as there are no other new settlements of its kind. It was created through an award winning rural village design concept by leading Architects.
- 2.10 Cardrona is the first settlement to be created in the Borders for over 200 years and was initially a major intervention in the landscape. The village was developed as part of a tourism project comprising a hotel, golf course and village. An historic hamlet was located at Cardrona Mains, where there is a cluster of C-listed buildings and which are now fully integrated within Cardrona village and softened with boundary treatment and open space.

- 2.11 Historically the only existence of Cardrona on maps included Cardrona Mains and Cardrona Hill as shown on Figures 2 and 3.
- 2.12 After development of Cardrona began in 1999, there has been minimal expansion to the settlement as its townscape has stayed relatively similar to the aerial Google Earth image from 2007 (shown in figure 4). Cardrona has not experienced significant expansion like other Borders settlements. Its development to the north and east is constrained by the Tweed River and the south is constrained by the golf course. There is therefore minimal opportunity available for expansion to the settlement beyond that proposed on the subject site.



Figure 4 Aerial image Cardrona 2007. Source: Google Earth Pro



Figure 2 Historical map of Cardrona. Source: National Library Scotland



Figure 3 Historical map of Cardrona. Source: National Library Scotland

Site Context

- 2.13 The subject site is located directly adjacent to the current Cardrona settlement on land south of the B7062. The site has the capacity to introduce circa 30-40 new housing units to Cardrona. It is within an area of agricultural land currently used for low level sheep grazing and contained by the hill to the south. Images of the site are shown in Figures 5, 6 and 7. The proposed site is not identified as being in a flood risk zone and sits low within the landscape.
- 2.14 Figure 8 and appended plans indicate the area shown in red is the area being considered for future housing development with the wider area retained under client control to enable any potential wider landscape measures.
- 2.15 The agricultural landform is restricted by the embankment which runs up from the rear of the subject site to a dense woodland that sits at the top of the hill. This also acts as a form of containment for the proposed housing.
- 2.16 The site is bound to the north and east by the B7062 and existing housing, to the west by 2 existing residential dwellings and to the south by a embankment towards the summit of Cardrona Hills and a tree belt.

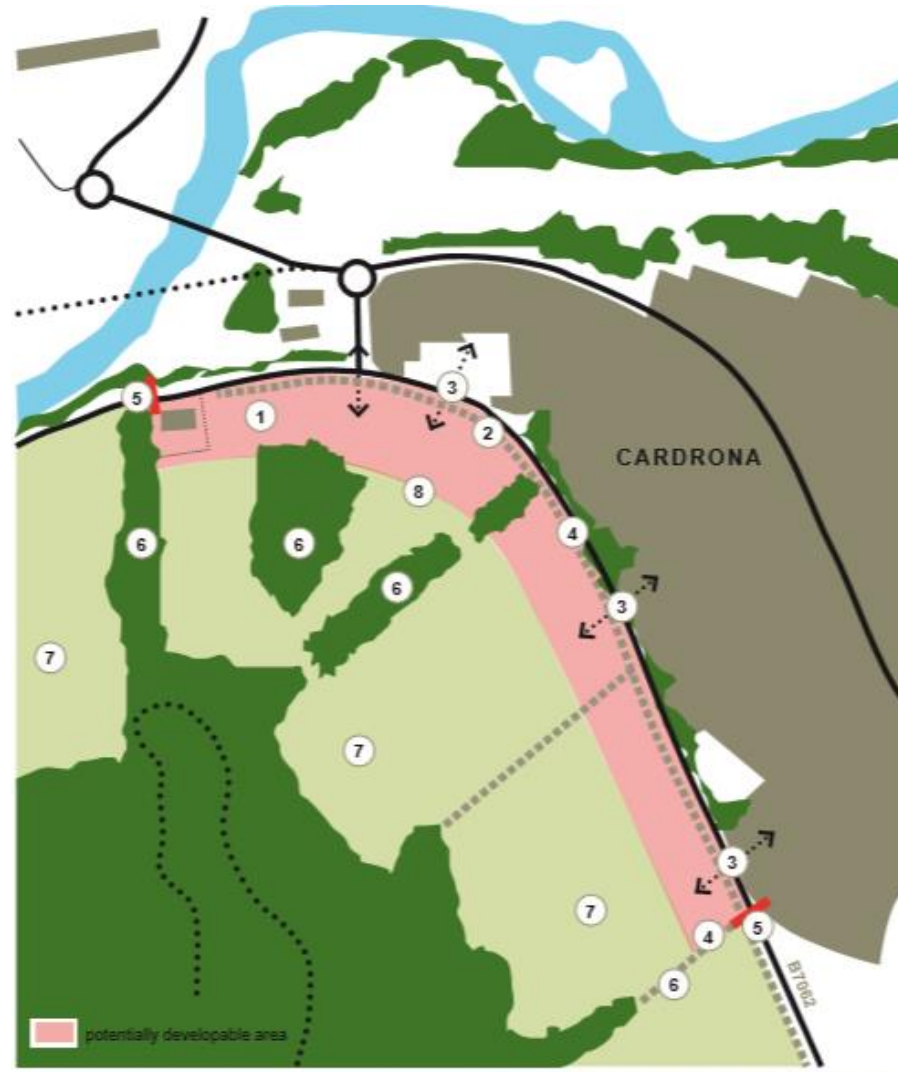


Figure 8 Potential developable area on the site. Source: Here + Now



Figure 5 north facing direction of site



Figure 6 west facing direction of site



Figure 7 east facing direction of site

← Cardrona Village



Housing Opportunity

Overview

- 3.1 The scale of housing required for the Scottish Borders area is set out within SESPlan and to be updated shortly once SESPlan2 has been formerly adopted.
- 3.2 The proposed SESPlan Spatial Strategy identifies Cardrona within the Western Borders as a Strategic Growth Area (SGA) and the Northern Housing Market Area (HMA). It is also identified, at the local level by LDP2 Main Issues Report (MIR), as being within the Tweeddale Locality.

The Scottish Borders Local Development Plan (2016)

- 3.3 Housing Supplementary Guidance accommodating the Scottish Borders Local Development Plan identifies a total of 135 houses in the Northern Housing Area Markets within Peebles and Innerleithen. The most significant allocation is for 70 units at March Street Mills, in the centre of Peebles which is not yet developed.
- 3.4 It is considered that the Tweeddale locality is significantly under delivering housing sites and not keeping pace with the ever increased consumer demand. Immediate steps are required and with it allocation of further sites. The lack of clarity on specification and timing of a bridge crossing within Peebles is further adding to housing constraints in the short to medium term.

Main Issues Report

- 3.5 The identification of a site to the north of Cardrona (SCARD002) land at Nether Horsburgh as a potential “Longer Term” mixed use site indicates that the Council recognise the opportunity for further development including housing to be located in or near Cardrona.
- 3.6 In our opinion, the allocation of land to the north of Cardrona, has not fully proven to be in line within the associated SEA criteria nor be deliverable in the short to medium term. The same conclusion is also reached for the sites mentioned at Eshiels and sites identified later in this report.
- 3.7 Subject site provides a strong opportunity to provide an expansion of the settlement and at a scale which is in keeping. The opportunity is deliverable in a short time-frame (ie. 5 years) and will assist in addressing the local housing shortfall in Tweeddale.
- 3.8 The proposed site most certainly should be considered more favourably in planning terms than the potential large allocation detailed within the MIR to the north of the A72 (ref.SCARD002) which is considered (including by SNH) to be exposed in the landscape and with no strong relationship to the existing village.

- 3.9 In addition to being more suitable than the above site, (in our opinion), it again should also be seen as sequentially preferable to other local sites identified. In particular:

- Ref. MESH1001-Eshiels-200 units
- Ref. MESH1002-Eshiels-40 units

- 3.10 Ferguson Planning have reviewed the Local Development Plan 2 (LDP) and Main Issues Report (MIR). In particular the ‘Growing our Economy’ and ‘Planning for Housing’ Chapters as they both relate to the potential allocation of new housing lands for the LDP 2.
- 3.11 Prior to coming on to answering the related questions within the MIR we would make a number of observations in terms of approach or structure of the MIR report and potential improvements when producing the Proposed Plan.

Current Housing Overview

3.12 There is a requirement for the LDP 2 Proposed Plan to use the most recent housing dataset that emanates from the SESPlan 2 Examination/Adoption. It is expected that a clearer picture will follow in the LDP 2 Proposed Plan as at that stage the latest housing audit will have fed into the process.

3.13 However, as part of this consultation process, while not always directly comparable, it is important to make some observations on housing requirements, supply and whether, at the current time, there is agreement that an effective 5 year land supply exists within the Scottish Borders (as required by SPP and SESplan policy guidance).

3.14 There is limited value going back over data that is considered out of date or superseded. However, it is worth touching upon housing supply and completions to understand whether there is or could be an effective five year housing land supply and whether additional housing is required in the future to ensure any shortfalls are addressed.

3.15 The current LDP touches upon the related HNDA and a yearly delivery target of 492 homes per annum. The SESplan Supplementary Guidance (SSG) target is almost twice that.

3.16 Table 1 ‘Housing Land Requirement’ outlines the Scottish Borders Supplementary Guidance (SG) and which was based on the SESplan Supplementary Guidance (SSG).

Table 1: Scottish Borders Housing Land Requirement

Housing Requirement	2009-2025
2009-2019	9,650
2019-2024	3,280
2025	492
TOTAL	13,422

3.17 The above requirement seeks the delivery of approximately 839 homes per annum. Whether one takes the HNDA or SSG it is critical to appraise whether that annual target and related effective 5 year land supply is being delivered.

3.18 It is noted by the Council within paragraph 5.1 of the LDP2 MIR that “a site is only considered to be effective where it can be demonstrated that within 5 years it will be free of constraints and can be developed for housing”.

3.19 With that in mind and the aforementioned yearly requirements mentioned previously one requires to look back and understand if that has been achieved and if not what actions are going to be taken to rectify the shortfall.

3.20 This is clearly outlined by the Reporter in the recent SESplan2 examination. The relevant extracts are outlined:

3. Replace the final sentence of paragraph 5.11 with the following: “They will maintain a five year effective housing land supply at all times, within each Council area, measured against the five year housing supply targets. These are calculated by multiplying the annual average housing supply targets (Table 5.1) by five, and fully accounting for any deficit or surplus in completions against the housing supply target in previous years.

Any deficits arising must be added to the 5-year all-tenure housing supply target to ensure that the whole target is achieved by the end of the plan period."

4. Replace the first sentence of paragraph 5.12 with the following: "Where a shortfall in the five year effective land supply is identified, sites for greenfield housing development proposals may be allocated in Local Development Plans or granted planning permission to maintain a five years effective housing land supply, subject to the following criteria:"

- 3.21 In simplistic terms, when one acknowledges the annual housing requirement and then reviews, for example, Appendix 2 - Table 9 and 10 of the adopted LDP it gives rise to significant concern regarding an effective five year land supply.
- 3.22 It shows that over the five years between 2010 and 2014/15 there was an average annual completion trend rate of some 367 dwellings per annum.
- 3.23 Further completion trends are outlined within the MIR (Table 4) and Scottish Borders Housing Audit 2018 (Table 8) for the years 2012/13 to 2016/17 showing an annual (average) housing delivery of only 298 dwellings. This indicates a fairly significant drop in housing delivery and cause for concern.

- 3.24 It would therefore suggest that, in annual terms, housing delivery is running at c. 65% below the required target and gives rise to significant questions as to how the current land supply can indeed be considered "effective" now or into the future. This is further confirmed with the fact that historic trends show that, on average, 43% of completions are from windfall sites.

This leads to two general conclusions:

- There is considered not to be a five year effective land supply
- There is a "root and branches" review required of the sites deemed to be "effective" prior to the Proposed LDP2 consultation. It would appear from a review of available documentation that the sites allocated within the current LDP are not entirely "effective" and will not meet the five year supply targets in full as sought by SPP and SESplan.

- 3.25 The forthcoming Planning Bill does touch upon further gatechecks to better understand the actual delivery of allocated sites. While this may not mean the removal of some sites it does mean that they should be moved into a non-effective/constrained or long term development opportunity.

- 3.26 Undertaking the five year effective land supply study will also require a "reality check" and full understanding of the Scottish Borders Housing Market. This, in our opinion, should lead to the allocation of further deliverable sites in areas where people wish to live, such as Cardrona.

- 3.27 These are the locations that housebuilders want to develop in and are based on consumer demand. Recent trends show that the majority of housebuilding in the Scottish Borders has been by Affordable Housing providers. While this is commended, going forward, it is vital that a significant uplift in private sector housing is delivered across the Scottish Borders.

- 3.28 Not least to provide an appropriate tenure mix but also in that the private sector housing will assist in cross funding affordable housing in that particular area. Housebuilder interest (led by the market) is often in the more affluent towns where demand far outstrips supply both for mainstream and affordable housing. It is this issue that the LDP2 must address and pro-actively plan for.

Future Housing Overview

- 3.29 Much of the LDP2 MIR quite rightly focuses on planning for the future of housing delivery in the Scottish Borders.
- 3.30 It details the future housing supply targets within it and the appended technical note for the years 2021/22 to 2030/31 and, while slightly different years, relates to the SSG land requirements detailed within the Housing Supplementary Guidance (SG).
- 3.31 However, it is ill-advised to purely focus on those second ten year supply targets (ie. 2021/22 to 2030/32) as being all that LDP2 requires to concern itself with. There is a requirement to understand whether the first five year supply targets that form part of the current LDP are in fact being delivered in full as sought by SPP and SESplan. If not and, as previously outlined in the Reporter's conclusions to the SESplan2, that shortfall must be carried forward and added to any future requirement.
- 3.32 The Housing Technical Note that informs the LDP2 MIR outlines in Table 4 what is considered to be the 'Established Land Supply (2017 HLA). There are a number of concerns when reviewing the table. The first being looking at past trends in the 'Effective (Years 1-5)' supply against the annual delivery in reality.
- 3.33 One requires greater clarity on how any sites considered "potentially effective" and "Post Year 7" have been arrived at and beyond that how the 1,827 units on constrained sites will be addressed. There is passing comment that the sites can be delivered within the plan period of LDP2. But that largely fails to address if or how the five year effective land supply, as it currently stands, will hit the target levels set? And if they are not what additional sites are being provided to ensure it is met.
- 3.34 Housing delivery analysis should be undertaken annually and local councils stepping in where shortfalls have been identified.
- 3.35 We are now into 2019 and in the fourth year of the LDP. One would therefore expect to see all the sites identified to be completed or under construction.
- 3.36 While not exhaustive Table 2 on the following page outlines housing sites identified in the LDP but which we consider likely to be constrained in whole or part.
- 3.37 Thus the need to consider additional opportunities that are likely to be more deliverable within a shorter time frame.

Table 2: Potential LDP (Adopted) Constrained / Non Effective Sites

Market Area	Reference	Unit No.	Constraints
Supplementary Guidance sites			
Berwickshire HMA	SG-ACOLD011-Coldstream	100	<ul style="list-style-type: none"> 2019 Not Started No Planning Permission Low Market Demand Slow/Long Build Out Rate Access/Infrastructure Lower Dev. Density Unlikely to be started / completed by LDP 2021
	SG-AKELSO26-Kelso	100	<ul style="list-style-type: none"> 2019 Not Started Phase 1 requires to be built out first Access/landlocked in short term Unlikely to be started / completed by LDP 2021
Central HMA	SG-RKELSO002-Kelso	50	<ul style="list-style-type: none"> 2019 Not Started No Planning Permission Significant Access/Parking Constraints Listed Building / Capacity Constraints Unlikely to be started / completed by LDP 2021
	SG-ASELK033-Selkirk	30	<ul style="list-style-type: none"> 2019 Not Started Potential Flooding Constraints Unlikely to be started / completed by LDP 2021
Western HMA	SG-MSELK002-Selkirk	75	<ul style="list-style-type: none"> 2019 Not Started No Planning Permission Potential Flooding Constraints Potential Contamination from Mill Unlikely to be started / completed by LDP 2021
	SG-ATWEE002-Tweedbank	300	<ul style="list-style-type: none"> 2019 Not Started No Planning Permission Major Transport & Utility Infrastructure Required Potential Flooding Constraints Environmental/Landscape Constraints Unlikely to be started / completed by LDP 2021
Western HMA	SG-MPEEB006-Peebles	30	<ul style="list-style-type: none"> 2019 Not Started No Planning Permission Phase 1 requires to be built out first Access/landlocked in short term Potential Flooding Constraints Unlikely to be started / completed by LDP 2021
	SG-MPEEB007-Peebles	70	<ul style="list-style-type: none"> 2019 Not Started No Planning Permission / 'Live' Appeal in progress Unlikely to be started / completed by LDP 2021
SG Total: 755			

LDP (Adopted) Sites			
Central HMA	EA200-Ashkirk	20	<ul style="list-style-type: none"> 2019 Not Started Marketed. No Purchaser Low Market Demand Slow/Long Build Out Rate Access/Infrastructure Unlikely to be started / completed by LDP 2021
	MCHIR001-Chirside	60	<ul style="list-style-type: none"> 2019 Not Started No Planning Permission Low Market Demand Slow/Long Build Out Rate Access/Infrastructure Lower Dev. Density Unlikely to be started / completed by LDP 2021
Central HMA	EC2-Clovenfords	6	<ul style="list-style-type: none"> 2019 Not Started Land in Administration / Auction Flooding Unlikely to be started / completed by LDP 2021
	EC6-Clovenfords	60	<ul style="list-style-type: none"> 2019 Not Started No Planning Permission Unlikely to be started / completed by LDP 2021
Central HMA	AEARL011-Earlston	120	<ul style="list-style-type: none"> 2019 Not Started Phase 1 requires to be built out first Access/landlocked in short term Landscaping / Flooding Unlikely to be started / completed by LDP 2021
	EGL17B/41/L32 B/GL200 - Galashiels	270	<ul style="list-style-type: none"> 2019 Not Started No Planning Permission Land in Administration / Auction Land locked (in part) Low Market Demand Access / Trunk Road Topography / Engineering Unlikely to be started / completed by LDP 2021
Central HMA	AGATT007-Gattonside	40	<ul style="list-style-type: none"> 2019 Not Started Planning Permission (no action) Sale Value Expectations Flooding Unlikely to be started / completed by LDP 2021
	EL16B-Lilleasleaf	7	<ul style="list-style-type: none"> 2019 Not Started Bought by Community Trust Community Garden No houses to be developed on land Unlikely to be started / completed by LDP 2021

Table 2 continued...

	EM32B-Melrose	230	<ul style="list-style-type: none"> • Lower Density than specified • Topography / Access (in part)
	ANEWT005-NSB	900	<ul style="list-style-type: none"> • 2019 Not Started • Land locked (in part) • Low Market Demand • Access / Infrastructure • Landscape • Topography / Engineering • School Provision • Will not be completed by LDP 2021
	ASELK021-Selkirk	20	<ul style="list-style-type: none"> • 2019 Not Started • Potential Flooding Constraints • Unlikely to be started / completed by LDP 2021
Eastern HMA	AAYT0003-Ayton	20	<ul style="list-style-type: none"> • 2019 Not Started • No Planning Permission • Low Market Demand • Phase 1 requires to be built out first • Access/landlocked in short term • Unlikely to be started / completed by LDP 2021
	Aeyem006-7-Eyemouth	132	<ul style="list-style-type: none"> • 2019 Not Started • No Planning Permission • Low Market Demand • Slow/Long Build Out Rate • Access/Infrastructure • Lower Dev. Density • Unlikely to be started / completed by LDP 2021
	BEY2B-Eyemouth	244	<ul style="list-style-type: none"> • 2019 Not Started • No Planning Permission • Low Market Demand • Slow/Long Build Out Rate • Access/Infrastructure • Lower Dev. Density • Unlikely to be started / completed by LDP 2021
	MREST001-Reston	100	<ul style="list-style-type: none"> • 2019 Not Started • No Planning Permission • Slow/Long Build Out Rate • Access/Infrastructure • Contamination • Unlikely to be started / completed by LDP 2021
Northern HMA	TE6B-Eddleston	30	<ul style="list-style-type: none"> • 2019 Not Started • Low Market Demand • Flooding • Topography/Landscape • Density • Unlikely to be started / completed by LDP 2021

	AEDDL002-Eddleston	35	<ul style="list-style-type: none"> • 2019 Not Started • Low Market Demand • Access • Topography/Landscape • Density • Unlikely to be started / completed by LDP 2021
Western HMA	AWALK005-Walkerburn	100	<ul style="list-style-type: none"> • 2019 Not Started • Low Market Demand • Access • Topography/Landscape • Density • Unlikely to be started / completed by LDP 2021
Outside HMA	BC04B-Cockburnspath	45	<ul style="list-style-type: none"> • 2019 Not Started • Low Market Demand • Access • Density • Unlikely to be started / completed by LDP 2021

LDP- Sub Total 2,439	
TOTAL (SG+LDP)	3,194

- 3.38 As we have indicatively shown there are land allocations totalling a significant **3,194 homes, 200 of which are in the Western HMA** that we would question in terms of being fully deliverable as part of any five year effective land supply or during the lifespan of the current LDP.
- 3.39 Even if one were to take the approach that 50% of the above sites were delivered be it within the 5-10 year cycle that still results in **c.1,597 homes** not meeting the LDP's objective on housing delivery.
- 3.40 In short there are arguably a further 1,500 to 3,000 new allocations required in order to meet set targets given the constraints of existing allocated sites. An over reliance on windfall sites should not be advocated by the LDP2 but more modest and deliverable sites added to the housing supply.
- 3.41 To be clear we are not advocating in whole or part that the sites be removed but more an acknowledgment that there are more long term opportunities that are unlikely to go towards providing an effective five year land supply. Thus there is a need to provide sites that can be delivered within a 5 year period.
- Proposed Allocations: Deliverability Concerns**
- 3.42 Moving forward to the LDP2 MIR and the approach in identifying new land for housing in the forthcoming LDP2. We again have some reservations regarding the approach taken in allocating certain sites and the lack of allocations within demand housing market areas and towns.
- 3.43 As noted previously we consider prior to producing the LDP2 Proposed Plan further review is required and in taking on board the outcome of SESplan2. In our opinion there needs to be an increase to compensate for the identified shortfall.
- 3.44 If that requires altering the total allocation within the Housing Market Areas then we consider that should be undertaken. Over identifying land in locations where there is not significant housing demand is counterproductive and only going to lead to housing targets not being met and pent up demand in areas where developers and people wish to live.
- 3.45 Within Table 3 below we note sites that again we would request be reviewed in greater detail in relation to their general location acceptability and overall deliverability in the short to medium term. Many of which are identified in areas where large allocations are yet to come forward and thus adding further allocations in these areas requires greater consideration.
- 4.46 The MIR notes that it will consider stand alone new settlements. It would appear that one is being looked at nearby at Eshiels. For this to be considered it requires significant evidence that such proposals are deliverable within the lifespan of the LDP. In addition to this extending existing settlements, such as Cardrona, should be seen to be sequentially preferable. Not least because the infrastructure already exists and thus has a much greater chance in being delivered.
- 3.47 We have outlined within this representation a site immediately adjacent to Cardrona that we consider capable of delivering in the short-term and that should be allocated for housing in addition to / or in place of other opportunities highlighted by the LDP2 MIR consultation paper. There is a need for sites of a modest scale (30 – 40 units) that are in locations that are attractive to developers; that can commence in a relatively short timeframe, and are of a scale that do not require major investment in infrastructure

Table 3: MIR Proposed / Alternative - Site Constraints

Market Area	Reference	Unit No.	Constraint
Supplementary Guidance (MIR) Sites			
Eastern / Berwickshire HMA	MDUNS005-Duns	100	<ul style="list-style-type: none"> Landlocked/Access Flooding Existing Undeveloped Allocations
	ACOLD014-Coldstream	100	<ul style="list-style-type: none"> Landlocked/Access Flooding Existing Undeveloped Allocations
Western / Tweeddale HMA	MESH1001-Eshiels	200	<ul style="list-style-type: none"> No settlement Access Infrastructure /sewerage Landscape / Ecology Impact Unlikely to be completed by LDP2
	MESHIE002-Eshiels	50	<ul style="list-style-type: none"> No settlement Access Infrastructure /sewerage Landscape / Ecology Impact Unlikely to be completed by LDP2
	SCARD002-Cardrona	TBC	<ul style="list-style-type: none"> No settlement Access Infrastructure /sewerage Landscape / Ecology Impact Unlikely to be completed by LDP2
	SPEEB008-Peebles	TBC	<ul style="list-style-type: none"> Landlocked / Access Transport Impact Landscape Impact Infrastructure Unlikely to be completed by LDP2
	APEEB056-Peebles	150	<ul style="list-style-type: none"> Transport Impact Landscape Impact Infrastructure Unlikely to be completed by LDP2
	AEDDL008-Eddleston	40	<ul style="list-style-type: none"> Existing Undeveloped Allocations Transport Impact Landscape Impact Infrastructure Low Market Demand Unlikely to be completed by LDP2

	AEDDL009-Eddleston	35	<ul style="list-style-type: none"> Existing Undeveloped Allocations Transport Impact Landscape Impact Infrastructure Low Market Demand Unlikely to be completed by LDP2
	SEDDL001-Eddleston	TBC	<ul style="list-style-type: none"> Existing Undeveloped Allocations Transport Impact Landscape Impact Infrastructure Low Market Demand Unlikely to be completed by LDP2
	SPEEB009-Peebles	TBC	<ul style="list-style-type: none"> Transport Impact Landscape/Environmental Impact Flooding Infrastructure Unlikely to be completed by LDP2
TOTAL		675+	

Effective Land Supply Criteria

Effective Land Supply Criteria

- 4.1 It is considered that the planned development of housing on the subject site is not only deliverable within a five year time frame but could help to round off development on the southern side of Cardrona. The existing topography of the landscape and natural woodland act as a natural boundary to create a strong, defensible settlement edge. Further commentary on this is provided in the following sections
- 4.2 In the Effective Land Supply, it is acknowledged not all of the sites in the audit will be effective, and it is important that the audit distinguishes effective, i.e. unconstrained sites, from those which are affected by constraints and cannot be overcome in time to contribute to the housing land requirement.
- 4.3 As shown in Table 4, the proposed site meets all of the Effective Land Supply criteria and therefore is deemed as an acceptable site to be included as a housing allocation site in the Scottish Borders LDP 2.

Table 4: Effective land supply criteria and site assessment

Effective land supply Criteria	Interpretation	Site Assessment	
Ownership	the site is in the ownership or control of a party which can be expected to develop it or to release it for development	All landowners are actively promoting the site for development and are willing to work together to achieve that aim	✓
Physical	the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development	The area of the site put forward as suitable for development is considered to be free from physical constraint as identified in the accompanying LVIA. The site is capable of being accessed from the existing road network. We believe that HSE pipeline installation safety requirements have been taken into account.	✓
Contamination	previous use has not resulted in contamination of the site	The site has always been in agricultural use and there is no known contamination on the site.	✓
Deficit funding	any public funding required to make residential development economically viable is committed by the public bodies concerned	The development would be financed privately with no public funding sought. An affordable housing provider may be brought in to deliver that aspect. There are no known deficits or constraints to funding the development.	✓
Market ability	the site, or a relevant part of it, can be developed in the period under consideration;	The site is considered to be capable of delivering in the short-term (0-5 years) should it be allocated for housing. The client has recently sold allocated housing land in Cardrona and expressions of development interest in the subject site can be provided if required.	✓
Infrastructure	the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer	It is understood that water / drainage capacity is available in the existing network. Utilities infrastructure and any road improvements that may be required to serve the development can realistically be provided by the developer.	✓
Landuse	Housing is the sole preferred use of the land in planning terms	The request for this site to be allocated as housing is the sole purpose of this representation.	✓

Cardrona

Site Reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
ACARD001	South of B7062	Cardrona	Western	Housing	30-40	3.5	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
N/A	N/A	N/A	N/A	N/A

Initial assessment summary

- The site is within the Tweed Valley Special Landscape Area.
- The River Tweed has a number of local environmental designations e.g. SSSI, SAC, however none within the proposed site identified for housing development.
- SEPA 1 in 200 year flood mapping shows no likelihood of river or surface water flooding. There are no water courses on the site.

Background Information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use	Planning history references
N/A	N/A	On/Adjacent to site	Greenfield	As part of the original Golf course village development (97/05665/REM). The site (ACARD001) was considered as part of the Housing SG. There have been no site specific applications on the site.

Accessibility and sustainability assessment

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

Accessibility and sustainability summary

The site is located in a sustainable location and is close to the strategic public transport network. The site is serviced by a bus route that runs along B7062 through the bus stop at Cardrona Mains going both directions is located directly opposite the site. The main bus stop located at Cardrona Shop is located within a few minutes' walk from the site, providing a regular connection to Peebles, Innerleithen, Melrose, Galashiels and Edinburgh. The hotel, golf course and services provided adequate employment opportunities and its close proximity to Peebles and Innerleithen, also provide further opportunities.

Local impact and integration assessment

Conservation area	Open space	Listed Buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
N/A	N/A	Adjacent to site	N/A	N/A	Adjacent to site	N/A

Local impact and integration summary

The site will have no direct impact on existing historical buildings in Cardrona.

While there are no known archaeological sites within the proposed, in any case that there may be archaeological issues, an archaeological impact assessment may need to be carried out.

Landscape Assessment

NSA SLA Over 200 metres? Over 12 degree slope? Wild land

Landscape summary

The character of the landscape established a setting which due to its undulating landform and associated treebelts/pockets can absorb further development. The development site offers strong back-clothing, and the shelter belt and forestry plantation associated with the site and within the landscape context which forms landscape compartments in this undulating landscape.

These actions may increase the existing landscape's capacity for development or enhance the existing environment for both the settlement and its context.

Planning and infrastructure assessment

Physical access/road capacity

The development of the site will impact on the location of 30 mph speed limit, however this offers an opportunity to provide improvements to road safety measures. The B7062 road that runs between Cardrona and the site provides a connecting route to the surrounding area. The scale of development is respectful of the village setting and the limitations of the road.

Right of way	TPOs	Contaminated land	Water supply	Sewerage	Gas Supply	Education Provision
	N/A	N/A	Available	Available	Available	Good

Planning and infrastructure summary

It is acknowledged that a Transport Assessment will be required to assess the capacity of the B7062 road and its use as a housing access.

Development of the site may require improved safety measures to be implemented on the B7062 road, including pedestrian crossing, street lighting and extension of the 30mph speed limit.

The site is in a sustainable location as it is in close proximity to public transport networks.

Any upgrade to the infrastructure would be undertaken by the developer.

Overall Assessment

MIR Status	Overall assessment	Site Capacity
Excluded	Acceptable	30-40

Conclusions

The site comprises a large grassland located to the south of the B7062 in Cardrona. The landscape of the site is characterised by a gradual incline from the road up towards Cardrona Hill. Due to the difficult topography, development potential of the site is limited to the section following the B7062 edge.

The site is within the Tweed Valley Special Landscape Area, however there is none in the proposed development site.

New landscape treatment of the new southern extents of Cardrona settlement should be positively incorporated.

Landscape buffers will be required and the long term maintenance of the landscaped areas must be addressed; Refer to Landscape Appraisal provided.

In conclusion, it is not considered that there are any insurmountable planning issues, which cannot be overcome through mitigation. Therefore, the site is deemed acceptable as a preferred housing site allocation.

Tweed Valley
Forest Park
Cardrona



5.1 This section sets out the key policy-related and physical features in Table 5 that have been identified throughout the report. From these features opportunities and constraints that will help shape and guide a masterplan have been highlighted and interpreted by indicative masterplans of how the site may be developed.

Table 5. Outlining constraints and opportunities on the site

Contextual Analysis	Key Features	Opportunities/ Constraints
Strategic and Local Setting	<ul style="list-style-type: none"> • Subject site near an established residential development across the B7062. • The site is located along the south of the B7062 and would strengthen and round off the settlement southern boundary. 	<ul style="list-style-type: none"> • Provide development that is in keeping with the residential areas of Cardrona. • The proposed site is not identified as being within a flood risk area.
Topography and Landscape	<ul style="list-style-type: none"> • The majority of the site gradually slopes towards the Tweed. • The shelterbelt/woodland along the southern boundary provides screening from Cardrona Hills. • Traditional stone wall runs along the northern edge of the site. 	<ul style="list-style-type: none"> • Ensure development layout responds directly to the need for levels on the site to be addressed. • Contain development towards the B7062, as the land slopes steeply upwards, development will need to be carefully designed to respect the topography. • The site is identified as a Special Landscape Area, therefore it is essential that any development is sensitive and respectful of the surrounding area. • Provide additional screening on the northern boundary following the B7062 to enable reduced views from the road.
Townscape and Connections	<ul style="list-style-type: none"> • The site is accessed via the north through the A72 or the B7062 from the south. • The townscape is traditional of built form found within the Scottish Borders. 	<ul style="list-style-type: none"> • Introduce properties that have front gardens and stone wall boundary treatments. • Provide a new pedestrian access point from the site into the existing village and The Green. • Provide new pedestrian footpaths and street lighting along B7062 as traffic calming measures. • Extend the 30mph speed limit to Cardrona Way Junction.

- 5.2 The following masterplan (Fig.9) layout outlines how the proposal can be developed in response to the key opportunities and constraints of the site. The indicative layouts focus on how a development would respond to the fabric of the existing village and the topography.
- 5.3 The layout shows a density of approximately 30-40 dwellings. This density level enables the site to deliver affordable housing as part of the development and introduce enough development in order to shape the southern settlement boundary of Cardrona. This latter point is encouraged by the Border Council's SPG Placemaking and Design (2010) on the design and guidance for '10-49 houses on or near settlement edge.'
- 5.4 The density and location of the development also responds to criteria set by Policy PMD2 Quality Standards of the Scottish Borders Local Development Plan, which stipulates that a development should be of a 'density appropriate to its surroundings'.



Figure 9 Indicative masterplan of proposed site and its integration into the existing village. Source: Here + Now



MACDONALD
CARDRONA HOTEL
GOLF & SPA

Summary and Conclusions

Summary

- 6.1 It is positive that the LDP2 MIR has identified the Cardrona area as being suitable for expansion. However, we consider the identified location on the opposite side of the A72 to be misguided. The subject site is considered the more logical area in terms of growth and relationship with the existing settlement.
- 6.2 A masterplan solution has been provided which explores the housing potential of the site and sets out a vision for a new housing development south of B7062 to create a strong, defensible settlement edge to Cardrona. This proposal responds to the existing landscape characteristics of the local area, and provides a design solution to accommodate approximately 30-40 new residential dwellings.
- 6.3 The Site Assessment identifies the B7062 as separating the proposed development site to the existing Cardrona village. However, the proposed development will create a continuous extension of the already existing village that will respect the character and landscape of the surrounding area as shown in the proposed Masterplan.
- 6.4 The development of the proposed site would be incorporated within the existing character of Cardrona and would therefore create an extended settlement boundary that is natural and appropriate.
- 6.5 The proposal also can assist in creating a new gateway to Cardrona from the East and West as well as traffic calming measures along the B7062.
- 6.6 The development would create a safer pedestrian environment as the housing development is likely to require increased safety measures to be implemented along the B7062, such as the earlier introduction of the 30mph speed limit and, pedestrian footpaths and street lighting.
- 6.7 There are no protected trees on or adjacent to the site and there are no international or national designation constraints associated with the site. The site is located within the Tweed Valley SLA and it will be important to respect the landscape setting through appropriate location and density of housing as well as through the implementation of robust landscaping and structure planting, as mentioned and shown within the Landscape Appraisal.
- 6.8 The opportunity is one which is considered deliverable in a short time-frame given housing demand in this part of the Borders. Cardrona is a popular village in which to live, mainly due to its countryside setting combined with excellent public transport links to both Edinburgh and the central and southern Borders via the A72. It is important that land allocations are made in sustainable and sought after locations.
- 6.9 It is possible for the new housing development to be absorbed into the landscape successfully through strong landform, ensuring field patterns and tree and hedgerow cover are integrated respectfully. Careful consideration of the landscape ensures the new development doesn't appear too elevated in relation to the existing settlement.
- 6.10 The PD outlined, in the review of the subject site, previous comments made by the Reporter during the current LDP review.
- 6.11 This process should be about looking at new sites afresh and appraising them on today's requirements and associated evidence.
- 6.12 One also needs to take account of the potential contradiction in how other sites have been reviewed. For example, a possible large allocation (SCARD002) on the opposite side of the A72 has been indicated at Cardrona and to which we believe would have a far more significant impact on the landscape and with no real relationship with the existing settlement.
- 6.13 This is confirmed when one reviews the LUC development appraisal undertaken on behalf of the PD. It comments that it is *not directly related to the settlement* and that the site is highly visible and could potentially effect the Special Landscape Area.

Conclusions

6.14 Ferguson Planning believes the MIR does not currently provide enough land for housing in the Western Borders Strategic Growth Area. It also proposes to allocate a number of sites in unsustainable positions.

6.15 It is considered that the subject site should be included in any future provisions for housing land within Local Development Plan 2 and for approximately 30-40 houses. We believe that the site offers a strong opportunity for residential development by:

- Being located within close proximity to the original core of Cardrona Village, and in close proximity to the bus stop and village centre.
- Occupying only the lower part of the site immediately adjacent to the existing housing and avoids the higher, more visible part of the site.
- Having no direct impacts on the River Tweed and there is no flood risk associated with the site.
- Providing a logical extension and natural rounding off to the settlement boundary towards the south of the village. Development which is close to rear of houses opposite the B7062 would be less dense to respect and reflect existing character.

- Being visually contained by existing tree belts to the south east and by housing and by further tree belt to the north-west.
- Offering a housing land opportunity that is in a sought after location to live.
- Creating a focal point at this location/junction through a Gateway to Cardrona and to reduce traffic speed on the B7062 including footpath links to the surrounding countryside and around the village.
- Providing a footpath route that can be integrated, offering an off road walking and biking route which links into the wider Core Path network.
- Providing an opportunity to increase the affordable housing supply in the village alongside market housing. This site would provide an excellent opportunity to work with Scottish Borders Council /Eildon HA to provide a further phase of Affordable Housing units at this location. There is known further demand for all tenures in the Peebles Housing Market Area.
- Being viable and deliverable within the 5-year plan cycle

Response to MIR - Question 7: Do you agree with the preferred options for additional housing sites? Do you agree with the alternative options? Do you have other alternative options?

We disagree with the preferred site allocations set out within the MIR and contend that there is a need to identify further appropriate housing land opportunities with the Western Borders area to ensure that demand is met and pressure on Peebles is reduced. The site at the south of Cardrona provides a short term and deliverable site that can contribute to the provision of additional units (30-40).

F E R G U S O N
P L A N N I N G

GOING
THE EXTRA
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LANDSCAPE + VISUAL IMPACT APPRAISAL LANDSCAPE CAPACITY STUDY

LAND SOUTH OF B7062 , CARDRONA

PREPARED ON BEHALF OF
RENWICK COUNTRY PROPERTIES



HERE
+ NOW



urban design futures

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INTRODUCTION + METHODOLOGY

This report provides an analysis and appraisal of the landscape character and capacity for development of the land to the south of the B7062 where it forms the existing southern extents of the settlement of Cardrona. Land within this study area is being proposed for potential housing development by Renwick Country Properties. This report describes the landscape qualities and its capacity for housing development.

The study provides a landscape and visual capacity appraisal for a new housing development and includes an analysis of the impact of potential housing development on the landscape character and townscape context. It includes recommendations and mitigation measures which would positively enhance the site's landscape character and value, and help to manage the impact of housing on the visual amenity of this site.

This report is prepared by HERE+NOW with urban design expertise input from consultants at Urban Design Futures. Landscape analysis informed an early urban design layout response which provided extents and locations of development envelopes which form the basis for the assessment work.

For the purposes of landscape analysis, visual impact appraisal and landscape recommendations, it should be noted that development is only being considered in the lower part of the overall study area. Control of the overall area in ownership is retained which enables a comprehensive approach to be taken. As such, diagrams and landscape analysis / recommendations make specific reference to the stretch of land fronting the B7062 between the existing semi-detached building in the north west corner and the field boundary diagonally opposite the junction of B7062 with Cardrona Way.

The analysis and appraisal exercise was carried out by desk and field survey, with photography taken using a AF-S NIKKOR 18-70mm lens set to 50mm. Individual photos were stitched using Adobe Photoshop 'automate photomerge'. Photographs were taken on publicly accessible land from a height of 1.65m using a Nikon D80 505Si SLR.

A range of viewpoints were visited in order to appraise visual impact, the local site impact, and potential changes to landscape character arising from the proposed development. The report identifies any significant direct or indirect impacts on the character of the landscape and the visual impact from these viewpoints.



Land ownership indicated over Google Earth aerial imagery. A zone suitable for potential housing development is indicated as a finding in this report; landscape analysis diagrams use the ownership boundary for the purposes of locating information and for ease of cross referencing.

01 SITE CONTEXT

SITE CONTEXT

THE SITE LOCATION

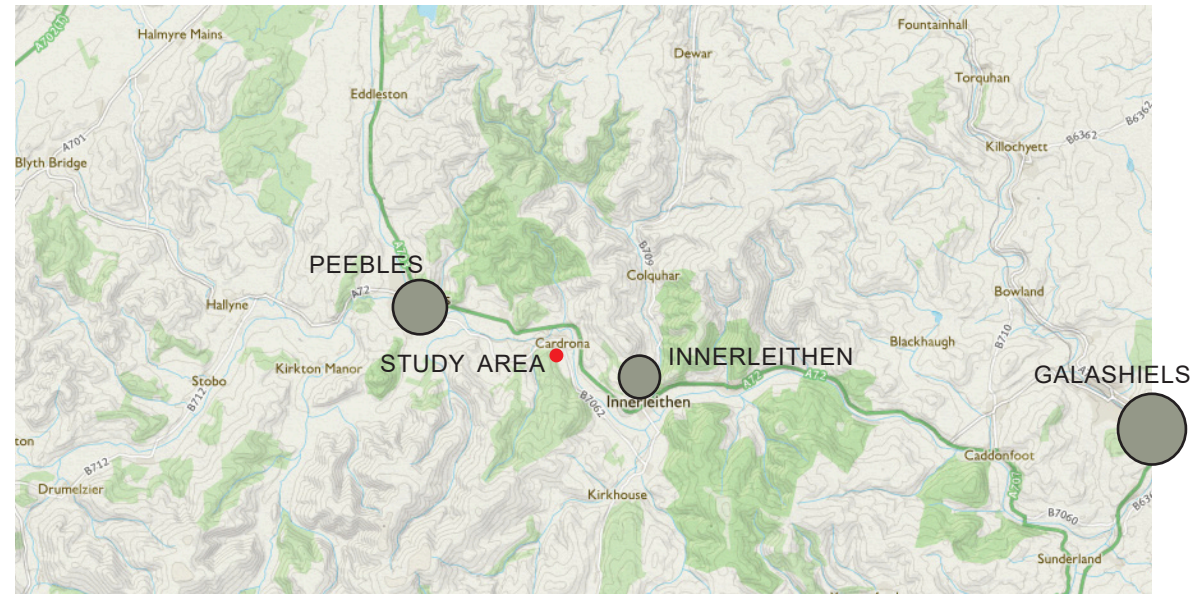
The study area is located on the southern fringes of the existing settlement of Cardrona, a village which is approximately 3 miles east of Peebles and 3 miles west of Innerleithen, two key settlements in the Scottish Borders.

Cardrona is accessed via the A72 to the north, or the B7062 to the south, both routes offering good transport connections. 15 miles east is Galashiels, which benefits from the Galashiels Rail/Bus Interchange. Cardrona is approximately an hour's drive from the centre of Edinburgh, and the cluster of Tweed Valley settlements (Peebles, Cardrona, Innerleithen) have very much formed their own economy and offer based around outdoor pursuits and the leisure industry.

The Cardrona MacDonald Hotel is an important local employer, and the golf course a key feature of this leisure landscape. In addition, visitors come from much further afield to enjoy the excellent biking infrastructure - routes, trails and cafes set within the rural Borders landscape setting.

The study area is within an agricultural area of coarse grassland currently used for sheep grazing. The southern extents give way to the summit of Cardrona Hill, and the north edge of the site is fronted onto by the residential properties which back onto the B7062. There is evidence of informal use of the fields for dog walking, linking into the wider footpath network.

The only existing building within the study area is a sub-station, in the north west corner; there is an underground gas (ethylene) pipeline within the area to the south, route indicatively shown on the landscape analysis diagrams on p15.



PLANNING CONTEXT

The site is an area of open agricultural fields designated within the Tweed Valley Special Landscape Area (SLA2). This designation is described in fuller detail on p9, where the landscape character is appraised.

Immediately to the north of the proposed development site is a site identified for mixed use development - MCARD007, South of Horsburgh Bridge (1.95ha.) This site has been allocated with a housing capacity of 5 units.

Further north, at the main approach to Cardrona from the A72 another housing site is identified - MCARD006, North of Horsburgh Bridge (1.59 ha.), with an indicative housing capacity of 25 units. This housing designation is supported by landscape and open space policies - LCARD001- open space and LCARD002 - woodland.

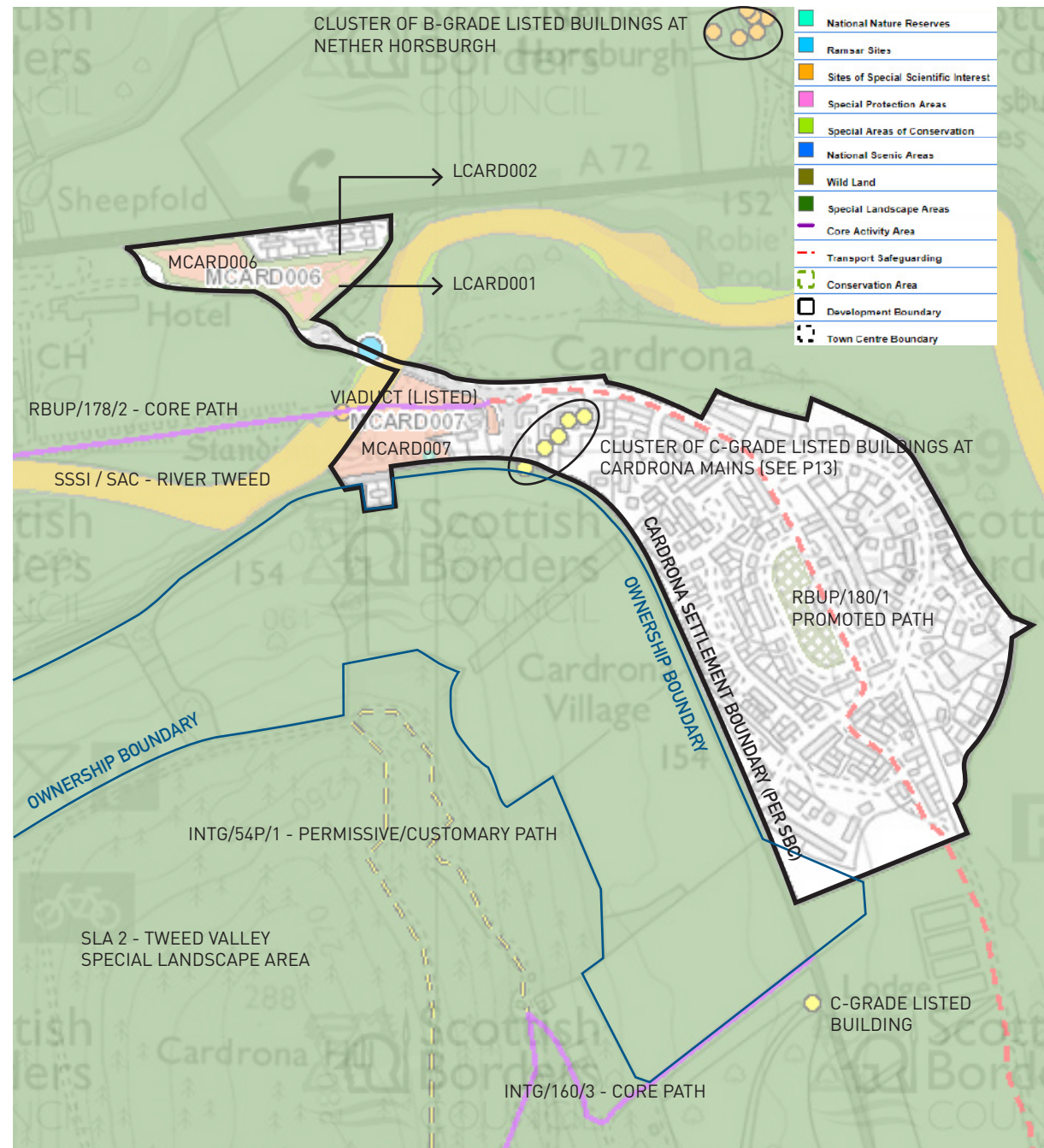
The historic settlement at Cardrona, Cardrona Mains, is formed of a group of C listed buildings, which are situated immediately to the north of the proposed site boundary.

There are core paths in the area, which are noted to be very well used, however they do not bound or cross the proposed site.

ENVIRONMENTAL DESIGNATIONS

There are a number of environmental designations within the landscape context of Cardrona, specifically the River Tweed is both identified as a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

The wider landscape context comprising the Tweed Valley and associated open countryside is a Special Landscape Area (SLA).



Extract from Scottish Borders Local Plan (2016), with ownership boundary overlaid

BUILT ENVIRONMENT CHARACTER

The majority of settlements in this part of the Scottish Borders including Peebles, Innerleithen and Walkerburn, which are all in relatively close proximity to the site, began as ribbon developments located on the main roads that ran through the valley floors before gradually expanding outwards to take the forms that they have today. The original buildings are characterised by predominately stone walls with a natural or harled finish, steeply pitched slate roofs and narrow sash and casement windows and dormer windows in the roof space.

The modern village of Cardrona takes many of its cues from these traditional building forms. The layout comprises relatively compact terraced houses grouped in mews courtyards around the original C listed Cardrona Mains together with a larger and looser arrangement of terraced and semi detached houses to the south grouped around a large village green. The mews houses are predominately 1.5 - 2 storey and generally finished with a white render although they also contain some small elements of natural stone and timber. Roofs are steeply pitched with a grey slate finish throughout and incorporating dormer windows projecting above the eaves as a repeating feature. The houses grouped around the village green are more stylistically varied incorporating a mixture of natural stone, brick and render but again characterised by steeply pitched roofs and dormer windows.

There is a short terrace of original 1.5 storey stone cottages immediately to the north of the site (photo 1) and a semi-detached pair of original 1.5 storey stone cottages immediately to the west (photo 2).

The B7062 which runs along the eastern and northern boundaries of the site currently forms a boundary edge to Cardrona with the majority of development turning its back onto the road.



Innerleithen Main Street and traditional building forms - stone walls, steep slate roofs, sash and casement windows



Mews terraced housing around Cardrona Mains + adjacent traditional stone cottages



Photo 1



Photo 2

BUILT ENVIRONMENT ASSESSMENT

Drawing from good examples of housing in Borders settlements, and having reviewed the Scottish Borders Council's SPG 'New Housing in the Borders Landscape', the following principles are noted which could be taken forward as design recommendations to guide siting of housing in this landscape context:

- The site is visually sheltered due to the associated topography which allows housing to front onto an existing infrastructure corridor thus completing the village fringe of Cardrona;
- Housing will be integrated with the surrounding landscape using planting to create a strong boundary, as woodland backdrops are typical in the Tweed Valley region;
- Housing design should take cognisance of SPG advice especially in relation to roof pitch (the majority of roofs on older houses in the Borders are pitched at between 40-45 degrees), eaves design and window proportion (windows in Borders architecture are traditionally designed with a strong vertical emphasis);
- Layout design should avoid the use of excessive under-building, and instead should aim to orient buildings parallel with the contours, older houses tend to have a relatively narrow plan depth and short frontage. House plan design should be considered to limit landform manipulation and shallow roof profiles;
- Well designed and carefully sited houses will look more pleasing and provide shelter from prevailing winds and rain;
- Building material should relate to adjacent housing / vernacular - which is observed to be principally natural stone and wet dash render with slate roofs.



New housing in Cardrona village - one and a half storey with steep roof pitches and consistent materials palette



B-grade listed building at Nether Horsburgh - buildings set against a woodland backdrop



Integrating historic buildings - Cardrona Mains, on opposite side of the B7062

INTEGRATED HABITAT NETWORKS

A number of notable areas of habitat value are recorded on the Habitat Map of Scotland (HabMoS) as prepared and made available by Scottish Natural Heritage. An extract is referenced opposite, annotated with the habitats identified in this survey.

- Woodland block within fields - broadleaved deciduous plantations
- Field boundary / wind breaks - 'highly artificial coniferous plantations'
- Cardrona Hill - highly artificial coniferous plantation, with pockets of [Betula] woodland not on marshy terrain.

From these habitat areas, best practice would encourage buffers to be extended which represent areas of potential enhancement and dispersal areas for the mapped habitats. There is potential to improve the network of woodland blocks and field boundaries by planting further areas to connect stand-alone woodland areas.

In terms of sensitively siting housing in the countryside, or fringes of an existing settlement, the woodland offers a well established and visually dominant back drop.

The area of arable land which constitutes the majority of the potential development site could be brought into active management for local biodiversity, with grazing reduced to encourage flora found in the acid alpine, subalpine and extensive grassland habitat area identified to the west where grazing is less intensive.

Neutral grassland on the settlement fringe could offer connective habitat mosaic to strengthen and augment the more valuable habitat typologies.



Extracted from the HabMoS Web Map Viewer (SNH, Dec. 2018)

LANDSCAPE CHARACTER ASSESSMENT

A Landscape Character Assessment (LCA) was completed for The Borders as part of the Scottish Natural Heritage (SNH) national programme of landscape character mapping. The landscape is comprehensively described in report No. 112, published 1998, using a range of distinct Landscape Character Types. These reflect site-specific qualities and characteristics including human influences and natural processes which shape the land.

The Landscape Character Assessment was referred to in the process of desktop survey for assessing the land to the south of Cardrona, and forms a valuable resource in assessing the potential development site. It provides a valuable baseline to appraise the landscape setting as typical or otherwise of the specific landscape character of the Tweed Valley setting. The reporting offers a source of information for managing change within the landscape, and the recommendations within this report are also referenced.

LANDSCAPE TYPE

The study area is located within the Upland Valley with Woodland landscape type, an enclosed valley landscape with significant woodland cover. The key qualities of this landscape type are:

- Meandering river valley, strongly enclosed by uplands;
- Flat valley floor; prominent terraces;
- Strong influence of woodland, with extensive coniferous forest plantations prominent on valley sides, and mature hedgerow tree lines, broadleaf, and mixed policy woodlands on valley floor;
- Traditional dwellings, farmsteads and hamlets clustered at the foot of valley side slopes;
- Mill towns prominent on valley floor and sides.

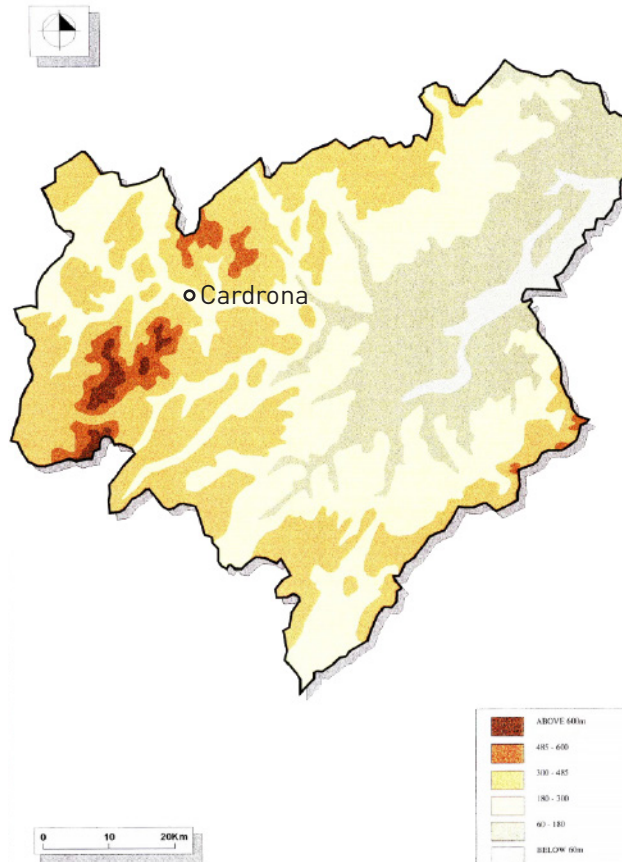


Figure 4 from the SNH review 112 - The Borders
Simplified topography map

FEATURES OF THE LANDSCAPE - TOPOGRAPHY

Cardrona is situated deep within the incised valley of the River Tweed, between the Moorfoot and Lammermuir plateaus. Where the existing settlement is sited on an alluvial terrace, the proposed development site rises up a till terrace; these foot slopes are distinctive in the area and often form a backdrop to existing settlement extents.

LANDSCAPE DESCRIPTIONS

Regional Landscape Area: Central Southern Uplands

Landscape Type: (25) Upland Valley with Woodland

Landscape Character area: Upper Tweed landscape character area

LANDSCAPE CHARACTER AREA

Views are generally enclosed by interlocking spurs of the valley sides, and the smooth undulating profile of the surrounding uplands. Intermediate visual horizons are formed by hedgerow trees and woodlands. There is a rich diversity of textures and colours arising from the pattern of pastoral land use and the strong woodland structure, which is intermixed with modern settlement and industrial heritage features and structures. Overall, this landscape structure gives a pleasing sense of shelter and allows features and buildings to sit comfortably in the landscape.

The SNH review (1998) assesses this landscape character area to have a low to intermediate internal intervisibility, and a low external intervisibility. This is due to the limited capacity for views in or out, with views being confined to the immediately adjoining upland areas.

The area is however assessed to have high visual sensitivity, as it is frequently viewed by local, regional and tourist traffic. This is offset by the enclosed / intimate scale of the landscape, where views are glimpsed or are restricted due to the high diversity of landscape scale and features. The report summarises the positive attributes of this landscape area as follows:

- strong topographic definition;
- strong visual enclosure;
- relatively high percentage of woodland and forest cover;
- diversity of large and small scale features giving high visual interest and appeal;
- designed policies and parklands make significant contribution to woodland cover and character;
- landscape and environmental sensitivity recognised by multiple existing designations.



View towards the proposed development site, over the River Tweed, footbridge, and towards housing typical of the Borders vernacular architecture



View along the B7062, with shelter belts and stone dykes, typical of the Upper Tweed landscape character area

FEATURES OF THE LANDSCAPE - MIDDLE TWEED

LAND USE: TREES + WOODLAND

Small woodlands and shelterbelts are a particularly important element in many Borders landscapes and it will be important to continue to encourage sustainable management of existing examples. Field boundaries in the valley floor are predominantly formed by hedgerows with frequent mature tree lines and deciduous or coniferous shelterbelts. Woodland is an important element of this landscape type. Many of these include a variety of species and are well integrated into the landform.

Landowners are encouraged to establish new woodlands which enhance the character and appearance of landscape, encouraged to plant hedgerow trees, small groups of amenity trees and shelterbelts where appropriate. Although hedgerow loss now appears to be stabilised, much still requires to be done to promote restoration and replacement of the existing resource. Similarly, continued and widespread support is required for the restoration of dykes and other traditional stone structures.

SETTLEMENTS

The main settlements of Peebles, Innerleithen and Walkerburn are mainly built of grey whinstone; the light coloured buildings of later development are conspicuous against the darker fields and trees.

TOPOGRAPHY

The Upland Valley with Woodland landscape type is characterised by the strong relief of the enclosing uplands. The valley sides are generally smooth and moderately to steeply sloping.

02 LANDSCAPE ANALYSIS

LANDSCAPE ANALYSIS

BOUNDARIES

The extents of the study area follow existing field boundaries of agricultural land to the south of Cardrona. The northern boundary follows the B7062 roadside verge and fenceline, and is defined by a drystone wall which is retaining in sections. This drystone dyke is in good condition and is a key landscape feature along this route.

The B7062 is a locally well used route linking between settlements, and is also used by local walkers and cyclists accessing wider distance active travel networks.

The north west corner is adjacent to a semi-detached residential building which fronts onto the B7062, with gardens extending some 20m up the slope to the south. Extending from this building to the south is a field edge defined by a mature coniferous shelterbelt plantation, which is enclosed with a post-and-wire fence.

To the south the ownership boundary is defined by mature mixed woodland which covers the majority of the flanks and summit of Cardrona Hill.

TREES + WOODLAND

There are sub-boundaries within the site, defined by blocks of woodland and shelterbelt field boundary plantations, which offer the division of landscape into compartments with a north east aspect. Setting housing development against a background of trees is one of the most successful means by which new development can be absorbed into the landscape. The existing woodland block and the field boundary trees offer a framework structure which could be expanded and enhanced to reduce the visual impact of the new development.

Tree and hedgerow planting can be invaluable to visually integrate development with the landscape, and the existing windbreak tree plantations offer a basis for further planting proposals.



LANDSCAPE ANALYSIS

LANDFORM + DRAINAGE

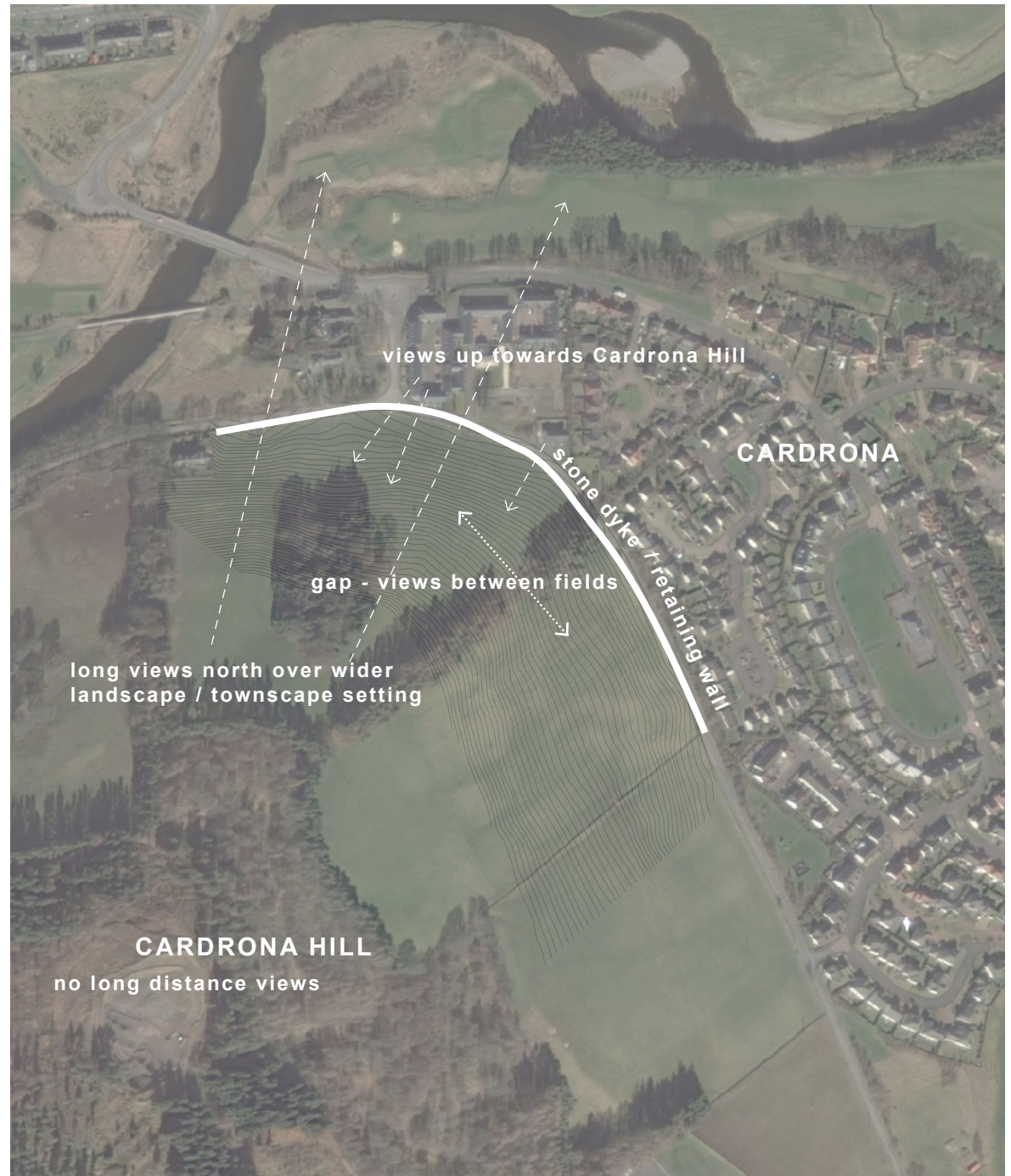
The study area is located on the lower extents of a till terrace, where the topography rises from the alluvial terrace where the existing settlement of Cardrona is sited.

These foot slopes are locally distinctive, and many Borders villages and hamlets nestle tight into their lower slopes, visually back-clothed by the landform and often associated with forestry or woodland cover.

As such, the proposed development site is sloping, from south to north into the valley of the River Tweed. Any resultant distortion of the landform to create a building platform could be visually disruptive; especially if retaining walls are required on the downhill side of the excavations where the existing stone dyke already forms a retaining wall.

Housing at the existing extents of the settlement to the south runs parallel with the contours, with the B7062 also largely taking this line.

Due to the steep gradient of the slope there is no standing water, however it is noted that where the ground has become compacted the ground can be boggy underfoot. Planting on the uphill side may help to stabilise the ground and reduce run-off into the roadside area or the potential developable area.



LANDSCAPE ANALYSIS

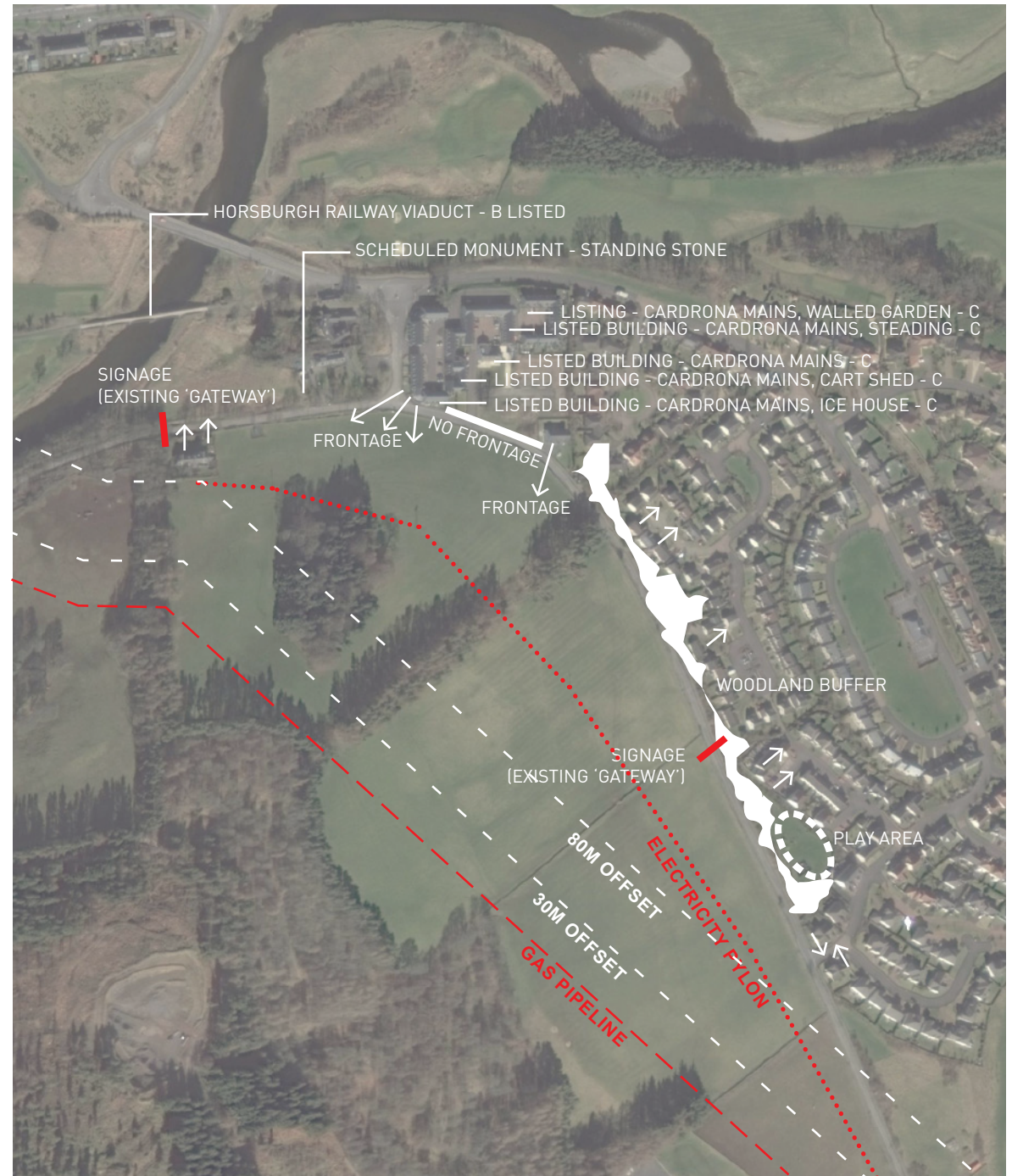
BUILT CONTEXT + INFRASTRUCTURE

The study area runs parallel with the B7062, an existing infrastructure route which forms the current extents of the settlement at Cardrona. The locations of signage announcing the extents of Cardrona is indicated on the diagram opposite: notably the south eastern sign is un-associated with any evident built environment feature.

At the historic settlement of Cardrona Mains, there is a cluster of C-listed buildings, which are now fully integrated within the sub-urban expansion forming Cardrona village. It would be important that new buildings do not detract from the setting, aspect or privacy of existing buildings, in particular the character and distinctive style of the buildings associated with the Cardrona Mains listed building cluster.

Existing housing is currently set back from the B7062, with back gardens extending towards the road separated in the southern half by a narrow buffer of new woodland planting.

There is a gas pipeline located in the southern portion of the study area – the position indicated is extracted from hard-copy records, and is indicative only. An overhead electricity pylon passes through the site.



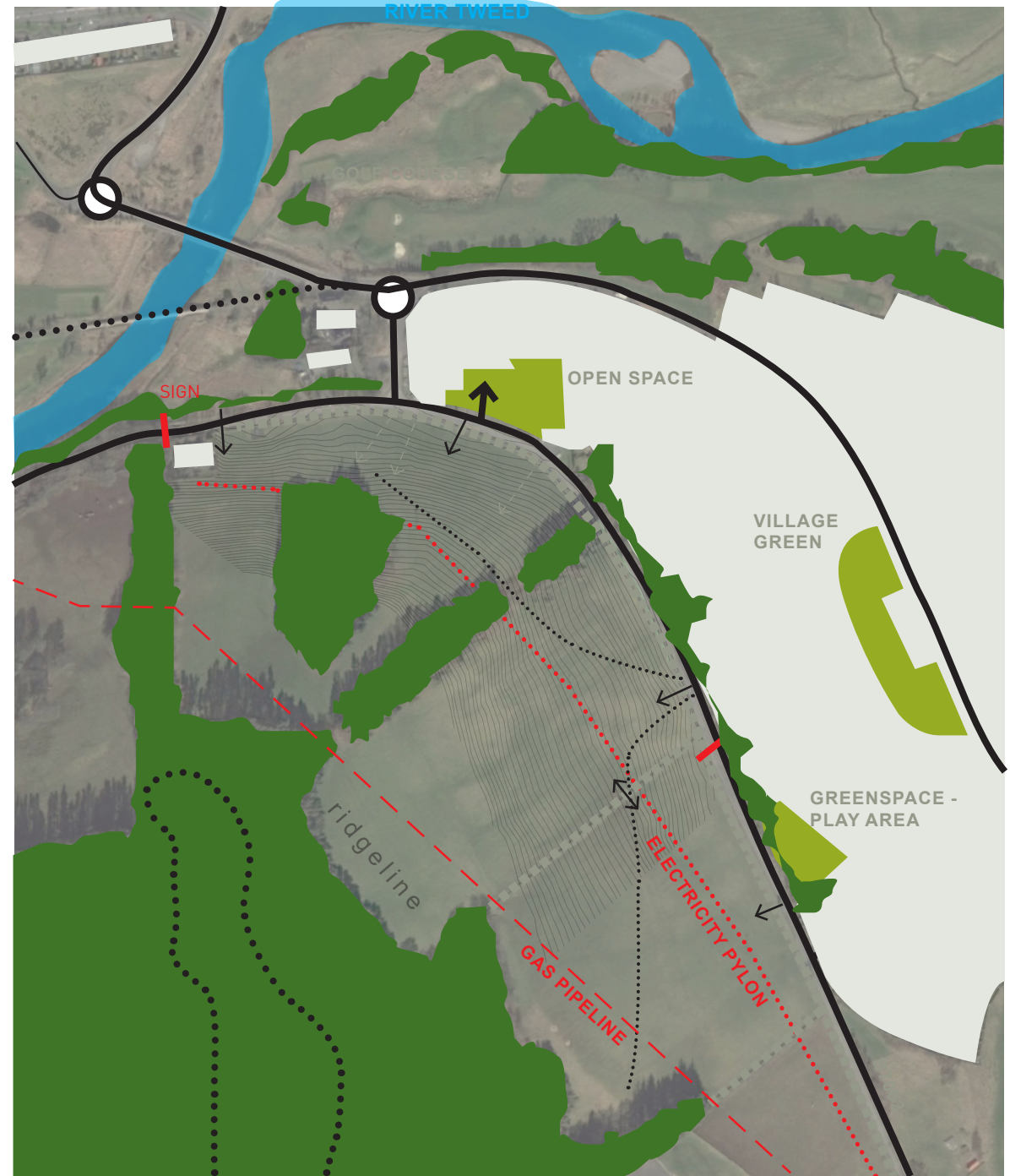
LANDSCAPE APPRAISAL

The landscape setting to the south of the village of Cardrona is characterised by its sloping ground of complex topographic form and of small scale landscape compartments defined by plantation and shelterbelts. It is strongly back-clothed by the mature mixed woodland on the summit of Cardrona Hill. The lower reaches are bounded by a drystone dyke in good condition, and field boundaries are defined by a combination of drystone dykes, shelterbelt plantation and post-and-wire fencing.

In the wider landscape context, the study area occupies a low lying till terrace, nestled tight to the edge of an alluvial terrace. It is visually contained by the interlocking hillside spurs of the wider landform, and views to and of the site are fragmented by tracts and blocks of mature coniferous and mixed deciduous woodland planting.

If new housing is to be absorbed successfully into this landscape setting it is important that this strong landform, the field patterns and the tree and hedgerow cover are integrated and respected. The localised retaining edge to the B7062 will need careful treatment, so that housing doesn't appear elevated in relation to the existing settlement, and the extents of housing development need to make distinctive approach / gateway definition as perceived from this route.

- site boundary
- existing settlement
- gate points
- roads
- stone dykes
- woodland / shelterbelt
- direction of views
- footpath (core path)
- footpath (informal routes)
- existing 'Cardrona' signs

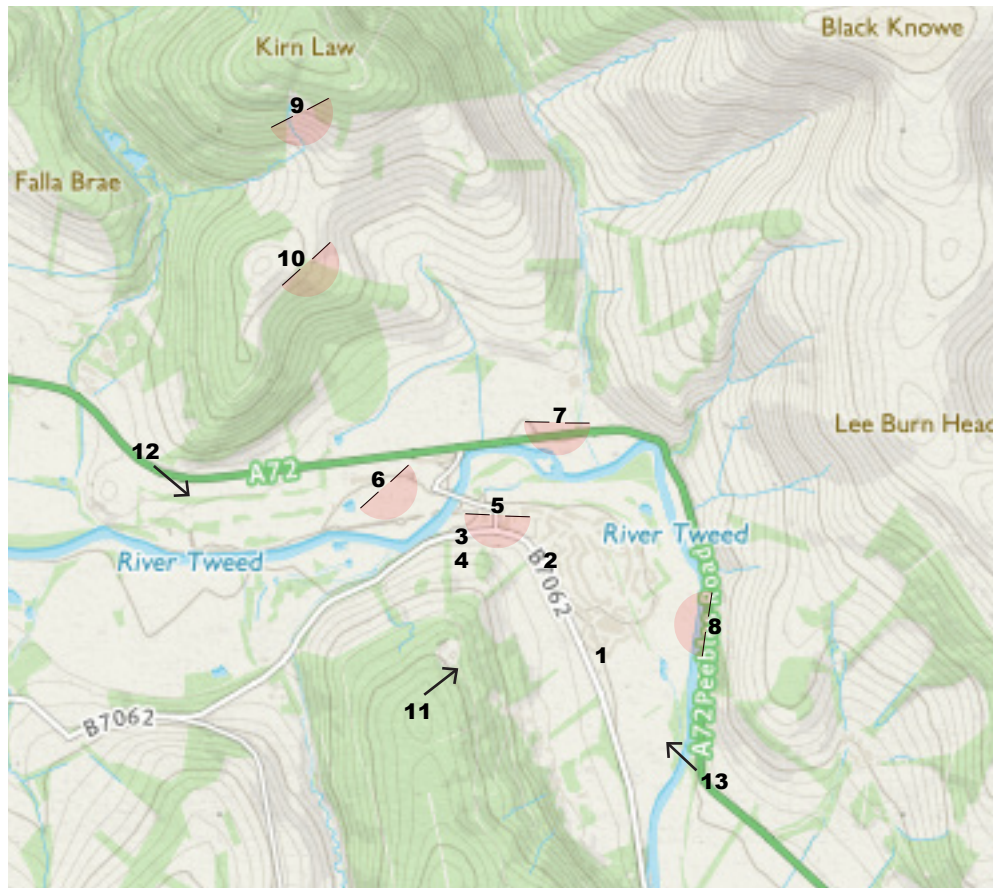


03 LANDSCAPE + VISUAL ANALYSIS

VIEWPOINT / RECEPTOR ANALYSIS

In order to assess the study area's capacity for housing development in terms of potential visual impact, development is only being considered in the lower part of the site.

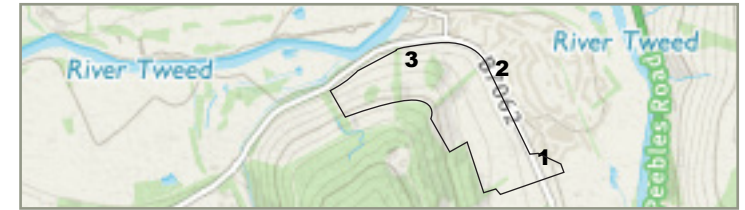
The full study area is photographed, and control of the overall area is retained which enables a comprehensive approach to be taken, however a working approach of considering an envelope of potential development one unit deep along the route of the B7062 was adopted. The study area and a number of visual receptor locations in the landscape context, such as high points and roadside views were visited. These are summarised below.



ID	Descriptive name	site visible	Notes
Study area viewpoints			
1	View into site from junction of B7062 with Cardrona Way	Yes	
2	View across site from B7062	Yes	
3	View across site from existing houses on south side of B7062	Yes	
4	High point at south west corner of site	Yes	
Landscape viewpoints			
5	Roundabout at approach to Cardrona from the west	Yes	
6	View back along access road to MacDonald Hotel towards site	Yes	Shoulder of hillside obscures eastern half of proposed area for development.
7	View across River Tweed towards site from access to Nether Horsburgh	No	View of elevated areas of fields in study area, but not of proposed area for housing.
8	View from A72 roadside layby	No	Screened view of elevated areas of agricultural fields in study area, but not of proposed area for housing.
9	View from Kirn Hill	Yes	Western side of proposed housing area visible.
10	View from Castle Hill	Yes	Western side of proposed housing area visible.
11	View from Cardrona Hill	No	Woodland cover.
12	View from A72 Eastbound	No	Ownership area visible, but not site for proposed housing.
13	View from A72 Westbound	No	Screened view of elevated areas in study area, but not of proposed area for housing.

VIEWPOINT PHOTOGRAPHY : STUDY AREA

Local views of the study area are principally perceived from the B7062 local transport route, which is used by car drivers for local access, cyclists linking into wider active travel routes, and walkers. There is some use of the fields for dog walking, with desire lines noted in gaps in the shelterbelt and at gates between fields. Views are up the hillside towards the tree topped Cardrona Hill, and along the road corridor as framed by the drystone dyke and woodland roadside planting.



VP1 - View into study area from junction of B7062 with Cardrona Way



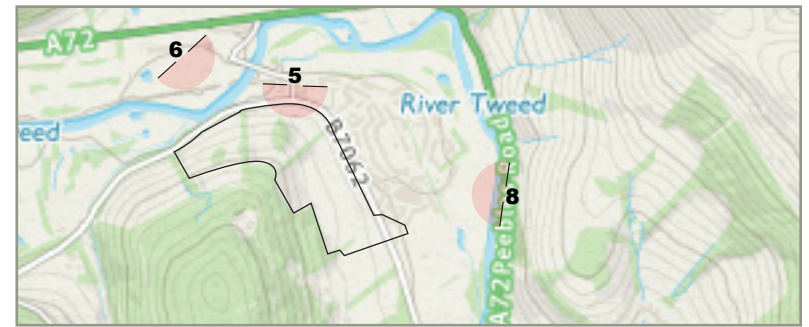
VP2 - View across study area from B7062



VP3 - View across study area from existing houses on south side of B7062

VIEWPOINT PHOTOGRAPHY : LANDSCAPE CONTEXT

There is no complete view of the study area, and like the settlement of Cardrona itself near views of the built environment are fragmented by mature tree planting and the complex topography of terraced landform, interlocking hillside spurs, and undulation along the roads. A direct view of a small part of the site is presented at the roundabout which marks the north west gateway into Cardrona village. Views from receptors further afield at the MacDonald House Hotel & Resort, and from the A72 are highly fragmented by existing housing development and substantial woodland blocks and shelterbelts associated with Cardrona golf course.



VP5 - Roundabout at approach to Cardrona from the west



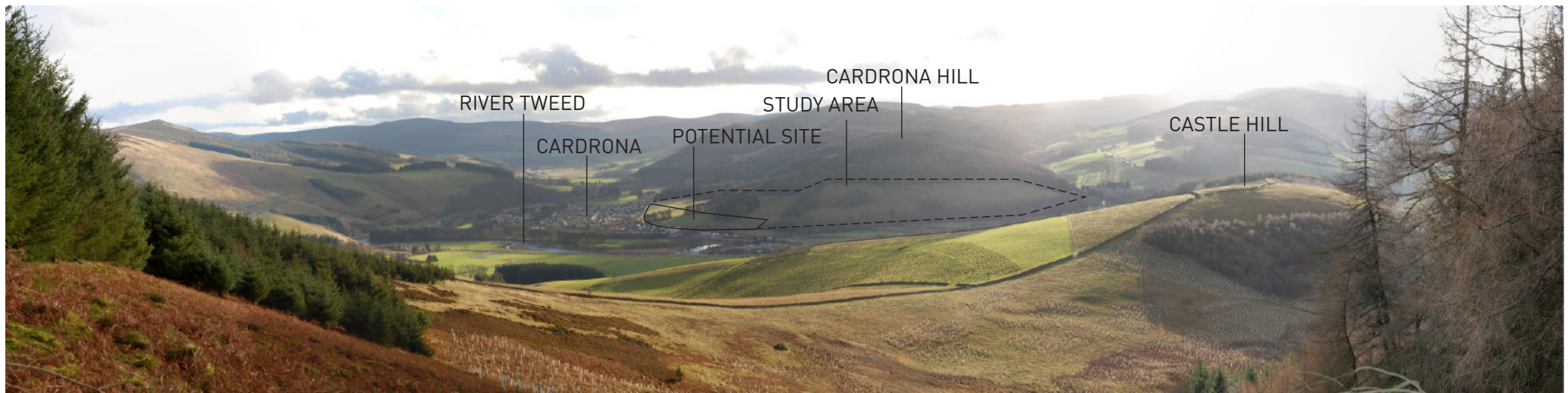
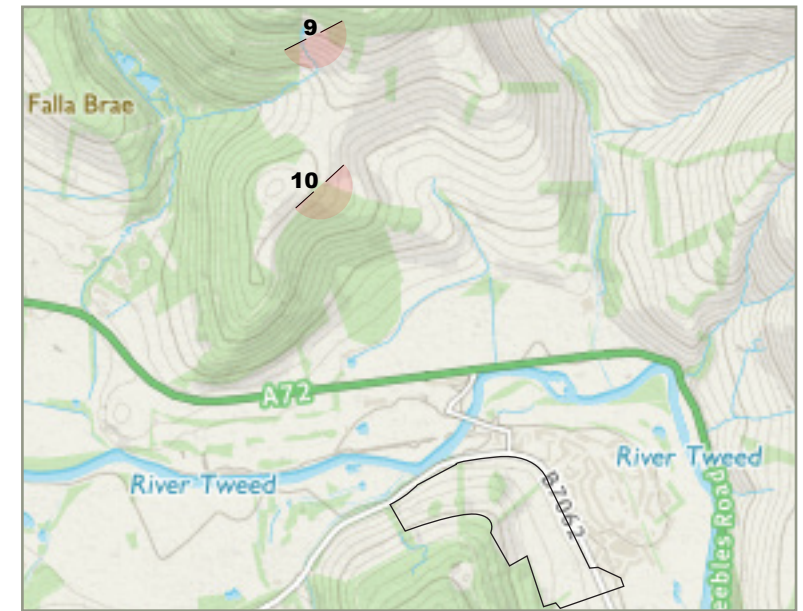
VP6 - View back along access road to MacDonal Hotel towards site



VP8 - View from A72 roadside layby

VIEWPOINT PHOTOGRAPHY : LANDSCAPE CONTEXT

The study area is visible from the elevated viewpoints of Kirn Hill and Castle Hill, to the north of Cardrona on the opposite valley side of the Tweed Valley. Cardrona itself is well sited in the typical Borders landform, located on the alluvial terrace of the south bank of the River Tweed, and visually enclosed by the steeply rising landform to either side of the valley.



VP9 - View from Kirn Hill



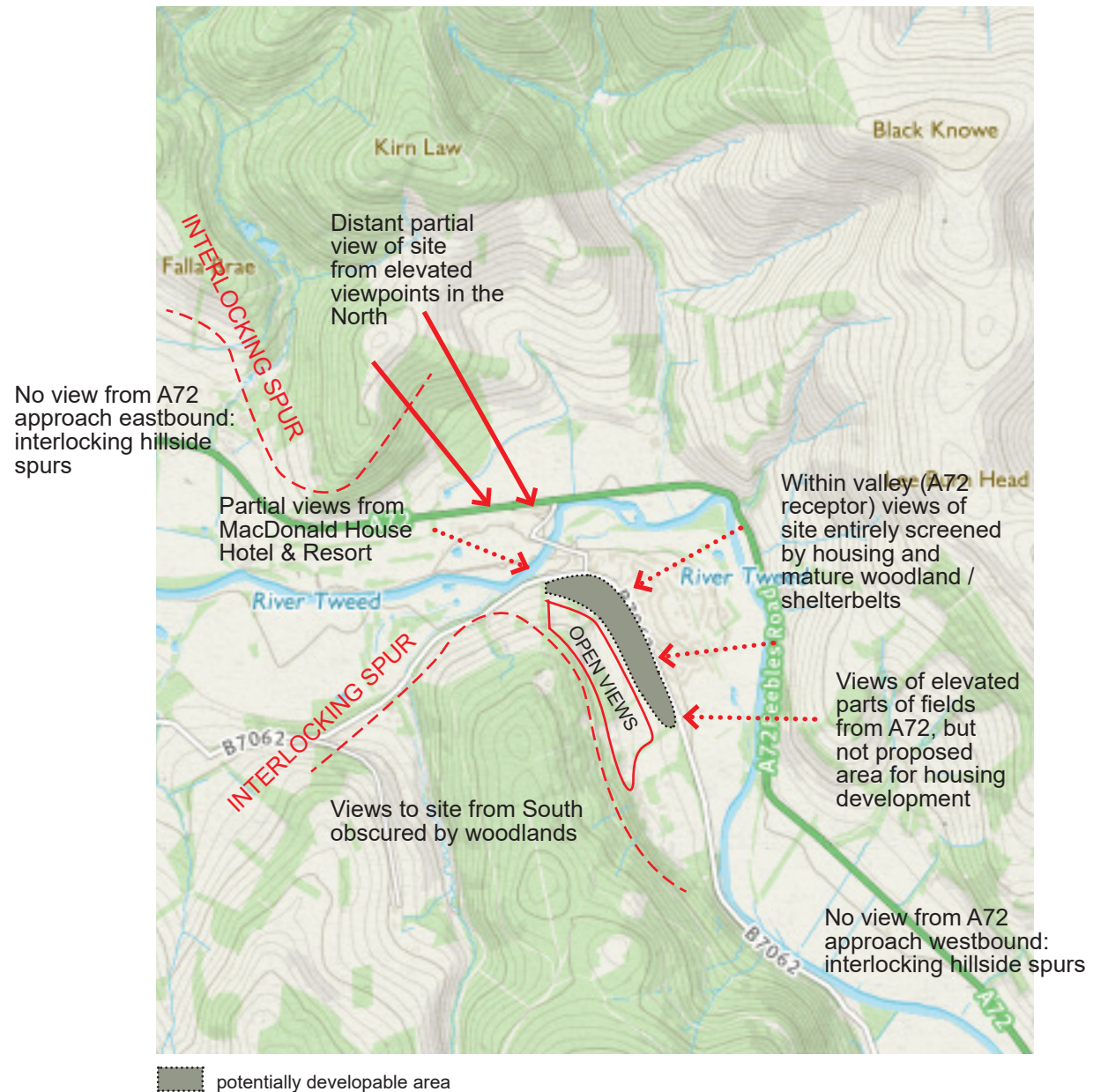
VP10 - View from Castle Hill

VISUAL APPRAISAL: SUMMARY DIAGRAM

This diagram summarises some of the key findings from the visual appraisal and analysis at key receptor sites and locations.

In relation to the study area, particular consideration should be taken concerning:

- There are uninterrupted views of the North-Western side of the study site from elevated view points at Kirn Hill and Castle Hill in the well used recreational area of Glentress Forest, however these particular elevated locations are not on main access tracks / recreational routes;
- The experience of the B7062 where the land is elevated by approximately 1m should be carefully planned, where the existing drystone dyke forms a retaining wall and the land within the study area is elevated above the horizontal alignment of the road corridor;
- More localised receptors including the existing housing at Cardrona, in particular at Cardrona Mains where the historic farm buildings are integrated into the urban fabric and form a well articulated building layout. Housing development should take cognisance of the visual complexity arising from the combination of landform, planting, and built environment layout and massing;
- There are open views of the elevated parts of the fields from receptor locations in the north and east, and therefore these elevated reaches are not considered appropriate for housing development.



04 LANDSCAPE CAPACITY

LANDSCAPE CAPACITY

Landscape capacity is the measure of the degree of acceptable modification that the landscape can absorb (PAN 44). This study appraises and reports on the proposed development site's sensitivity and the potential of new elements to strengthen its positive features, which can ameliorate the impact of elements which might otherwise detract from the overall integrity of the landscape.

The landscape appraisal (p16) summarises the existing natural features, describes the site's edges, landform and groundcover vegetation; together these landscape components create a landscape of medium capacity - i.e. it is a site which is undulating, creating a strong backdrop, and which benefits from tree cover and field boundary planting to create a medium scale landscape of distinctive compartmentalisation.

The lower portion of the study area as enclosed by the structural planting associated with the field boundary shelterbelt plantations has capacity for built development, largely due to the complex topography which offers strong back-clothing, and the shelterbelt and forestry plantation associated with the site and within the landscape context which forms landscape compartments in this undulating landscape.

While housing development is often considered to have a negative impact on the visual amenity of a landscape, there is also potential for the integration of new positive elements, for the healing of unresolved boundaries and landscape edges, and for the mitigation of negative structures or elements in an existing landscape. These actions may increase the existing landscape's capacity for development, or may enhance an existing environment for both the settlement and its context. The notes opposite establish a landscape led approach based on a set of design considerations which would result in appropriate and sensitive development:

OPPORTUNITIES

1. The landform defines this site and is typical of Borders settlements nestling tight into foothill terraces: there is an opportunity to reference vernacular Borders architecture in creating a stronger settlement edge to the south of Cardrona.
2. The lower reaches of the fields have a medium visibility from limited elevated viewpoints (i.e. those in the north only), and these fields are not visible in far distance views from the main receptor of the A72 road corridor.
3. Local views from the existing housing and B7062 corridor are generally screened by woodland planting, and the significant majority of these existing houses face away from the site i.e. back gardens extend to the south.
4. The woodland block and the tree topped summit of Cardrona Hill offers an excellent degree of visual back clothing and ensures there is no view where new housing development would punctuate the skyline.
5. The shelterbelts associated with the existing field boundaries offers a good degree of visual complexity, reducing the overall effect of housing in the proposed site.
6. The area is well used by walkers and cyclists, and there is an opportunity to improve the safety and resource of active travel routes where the B7062 enters the southern edge of Cardrona to create better and more user-friendly links with other core paths.
7. Housing on the other side of the B7062 would take advantage of existing infrastructure, and would help to strengthen the gateway into Cardrona when approaching on this route.

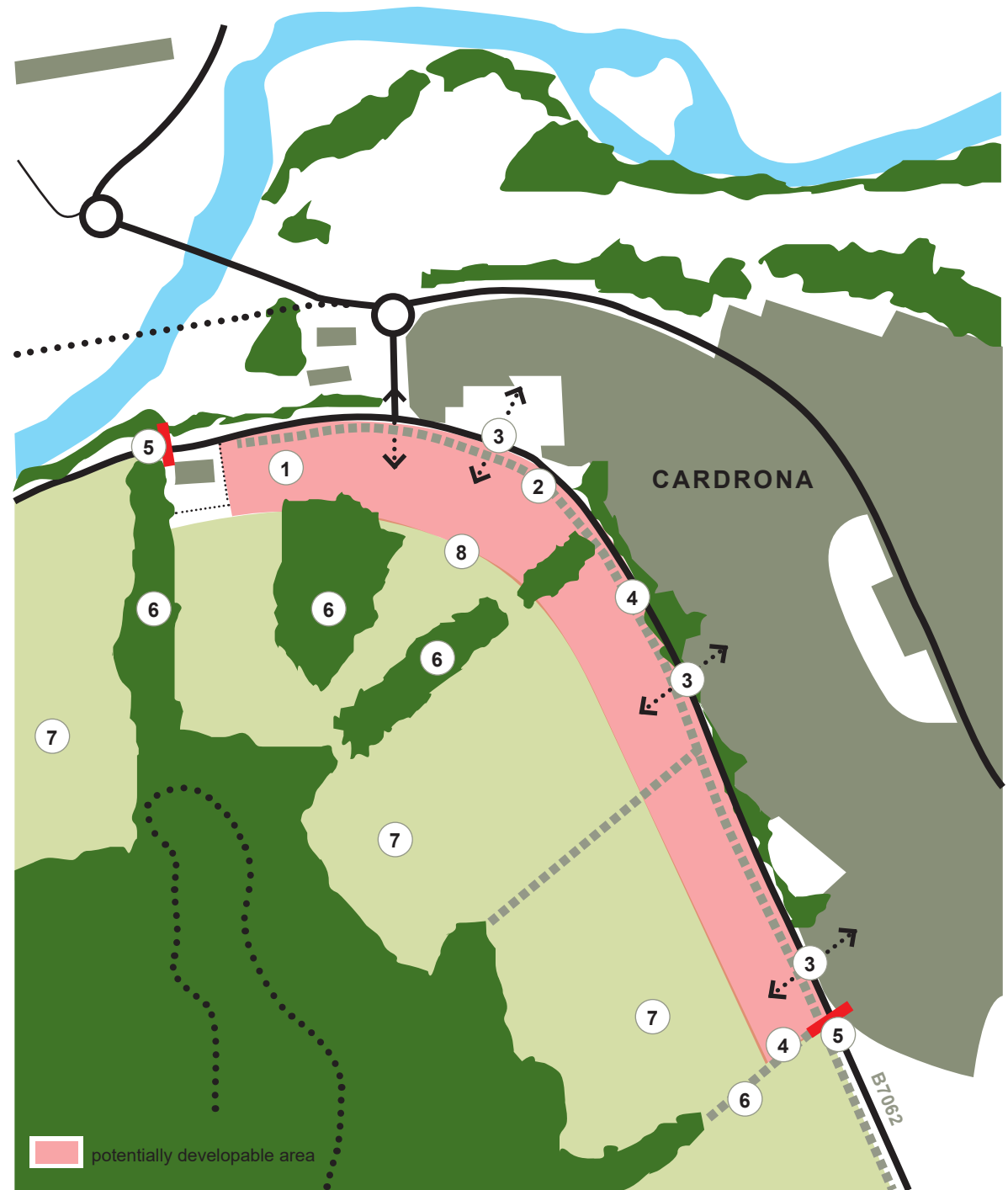
CONSTRAINTS

8. The land in this study area is identified as a Special Landscape Area. It would be essential that any development is sensitive to the features and built environment character associated with this designation.
9. The land is steeply sloping from the B7062 roadside, and development will need to be carefully designed to respect this topography without resulting in extensive under-building or heavily engineered landform manipulation.
10. Vehicular access off the B7062 will need to establish sight line implications on the bend in the road, and shouldn't detract from the route's 'country lane' character which is enjoyed by a range of active travel users. The masterplan must carefully consider the integration of all modes of transport wherever possible.
11. The southern boundary of the proposed development area will be visually elevated, and the landscape treatment of this boundary should carefully integrate with the features, typologies and scale of this landscape character area.

LANDSCAPE RECOMMENDATIONS

The character of the landscape within the envelope defined in this diagram - due to its undulating landform and associated tree belts / pockets - can absorb sensitively designed housing development. The following recommendations are put forward for consideration at an early stage in the development of the housing layout plan:

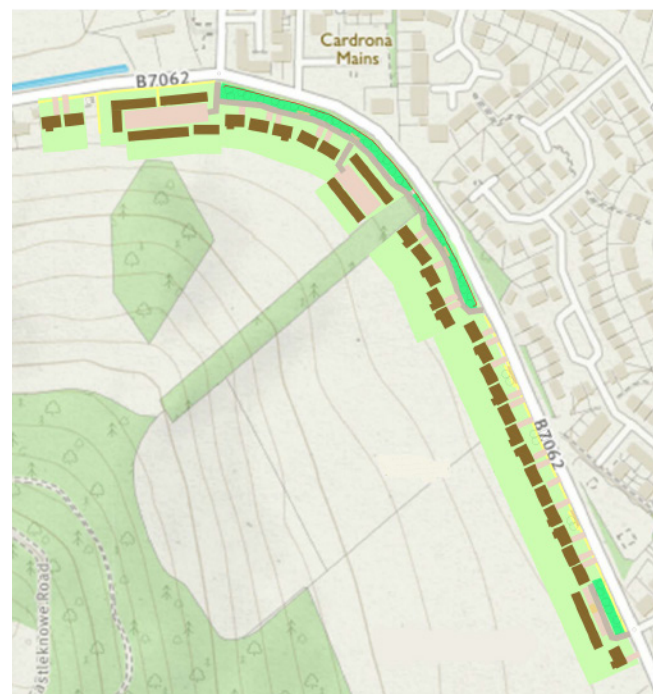
1. Buildings should be arranged parallel to the contours to complement the topography. A single line of houses fronting the B7062 is likely to be well integrated, as no buildings will be seen against the sky rather they would be seen against a solid backdrop of fields and woodland.
2. The existing drystone dyke should be retained. Design should reference the existing semi-detached houses to the north west of the potential development area, for cues to edge treatment and frontage to the road.
3. Footpath and visual connections should 'knit' new housing development with the existing settlement fabric and road and pedestrian infrastructure should be fully integrated.
4. Footpath improvements could be integrated as part of the design of the driveways / frontages, improving the use of the B7062 as part of a village circular (it is currently used informally in this manner, however safety and the experience of this route could be enhanced). Consider appropriate wayfinding signage promoting linkage to the Core Paths, e.g. the INTG/160/3 - core path at the south east boundary of the study area.
5. New gateways into Cardrona should be defined by positioning appropriate signage, introducing sensitive street lighting design, and moving the point of speed limit change.
6. Shelterbelt woodlands should be brought into positive management and enhanced, and extended / newly planted through supplementary broadleaf tree planting along field margins of retained agricultural land.
7. Land which is not suitable for housing development should be actively retained as agricultural land, and the landowner could explore opportunities for enhancing habitat value in line with the findings of the Habitat Map of Scotland (p9), i.e. managed for Acid Alpine, Subalpine and Extensive Grassland.
8. The garden boundaries of proposed new housing should adopt a landscape treatment typical of the Borders countryside e.g. taking on the field boundary character and made defensible using low hedgerows or a drystone dyke, with hedgerow trees.



URBAN DESIGN, MASSING AND NOTIONAL LAYOUT - OPTIONS EXPLORATION

Led by the landscape findings of the analysis, visual impact appraisal, and research into vernacular / contextual development precedent in the Scottish Borders, a series of notional housing layouts were explored. These are included here to demonstrate the potential capacity of the land area identified as suitable for housing development. Housing is limited to the lower extents of the ownership area, as land further south is not assessed to be suitable for housing development.

These are notional and for indicative purposes only; more detailed design should be undertaken to determine the unit numbers, and should be guided by landscape considerations, available infrastructure capacity, and Scottish Borders Council SPG policies.



OPTION 1

Nodal density at the two gateway locations defining the settlement of Cardrona. Inspiration drawn from the mews / courtyard development typologies found within Cardrona village. Cross sectional studies discourage this option due to extents and visual invasion of landform manipulation required to the south.

OPTION 2

Nodal density at the two gateway locations defining the settlement of Cardrona. Articulation of frontage by introducing second mews / courtyard on bend in B7062. Not practicable due to topographic constraints.

OPTION 3

Development fronts entirely onto B7062 in a single unit depth layout. Brings the existing semi-detached housing to the north west into context. Layout aims to create variety along the sequential experience of the B7062 by setting houses back from existing drystone dyke in the retaining portion, and introducing a secondary route which could be used by pedestrians as part of a village circular.

NOTIONAL HOUSING LAYOUT



- 1** 4 bed detached
1.5 storey, possible split level, double garage + 2 pp
 - 2** 3/4 bed terraced houses
1.5 storey, possible split level, integral garage + 2 pp
- All houses to be in modern vernacular style to complement that of Cardrona Mains.
- 3** existing dry stone retaining wall retained. New informal admixture access road to accommodate level difference + enable safe curtilage access. Landscaped open space edge to incorporate possible swales + 20% visitor parking
 - 4** Village entrance/ 30mph speed limit extended to Cardrona Way junction. B7062 incorporated within village envelope.
 - 5** Safe pedestrian crossing point link to connect with existing play area + The Green

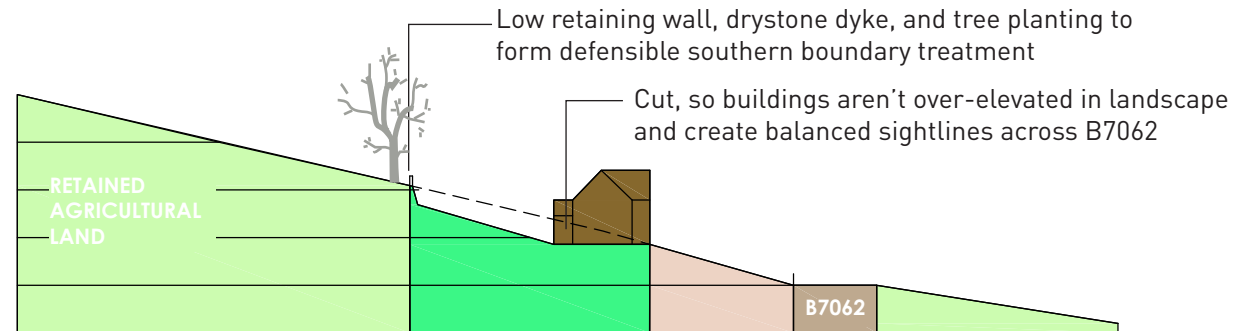


INDICATIVE SECTIONS

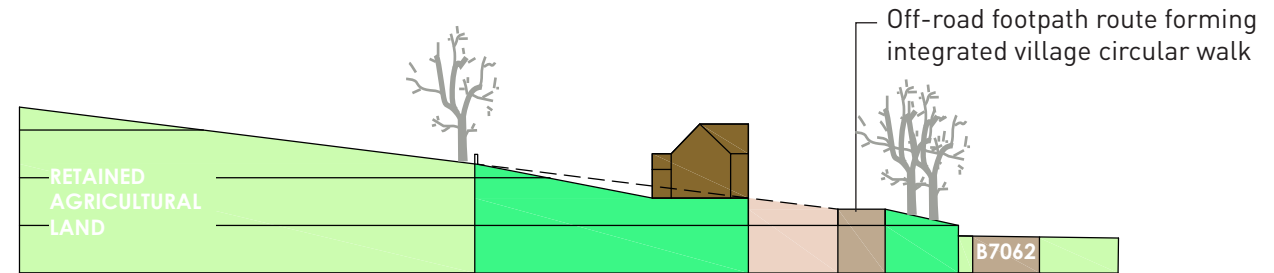


View from B7062 looking westbound, over north west corner of study area.

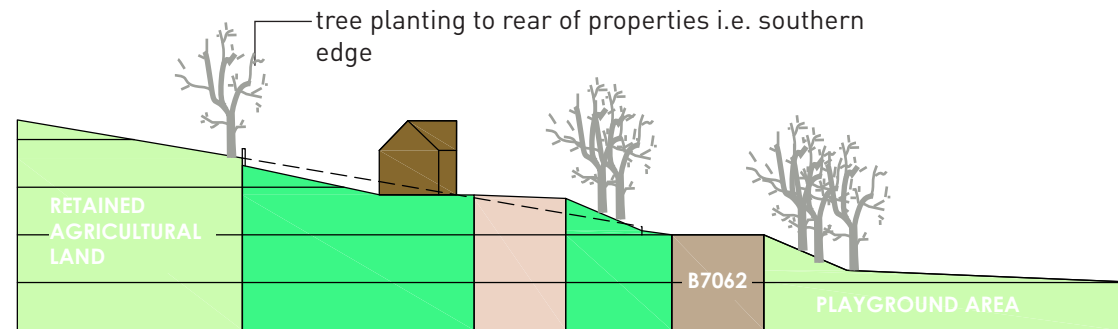
These sections are based on the building proportions and height of the existing residential property located at the north west corner of the proposed site for housing development.



SECTION 1



SECTION 2



SECTION 3

INDICATIVE MASTERPLAN - ILLUSTRATIVE



The findings of this report confirm that the study area is located in a sensitive landscape location, which is distinctive and typical of its landscape character and context. With sensitive integration relating to the existing built context of the village of Cardrona, the lower reaches of the site can accommodate well considered housing development.

Well designed housing development could achieve more positive gateways into Cardrona on the B7062, enhance its relationship with the adjacent countryside setting by creating a more locally distinctive edge of built environment form, and reference vernacular Borders settlement pattern which includes nestling villages tight to the lower reaches of foothill terraces.

As such, housing development, from a landscape and visual viewpoint, could be successfully accommodated within this lower reach, a defensible edge defined by landform (retaining drystone dyke) and tree planting formed, resulting in the enhancement of the southern edge of the settlement.



EXTRACTED FROM

LANDSCAPE + VISUAL IMPACT APPRAISAL
LANDSCAPE CAPACITY STUDY

30.01.2019

ILLUSTRATIVE MASTERPLAN

LAND SOUTH OF B7062 , CARDRONA

N.T.S N↑ JAN 2019

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urban design futures

