



**PLANNING AND BUILDING
STANDARDS COMMITTEE
MONDAY, 31ST MAY, 2021**

**Please find attached Item No. 7 in respect Item of the
agenda for the above meeting**

7.	Supplementary Planning Guidance: Tweedbank - Vision for Growth and Sustainability (Pages 3 - 214)	
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SUPPLEMENTARY PLANNING GUIDANCE : TWEEDBANK – VISION FOR GROWTH AND SUSTAINABILITY A Community for the Future & DELIVERING DEVELOPMENT QUALITY – DESIGN GUIDE

Report by Executive Director Corporate Improvement & Economy

PLANNING AND BUILDING STANDARDS COMMITTEE

31 May 2021

1 PURPOSE AND SUMMARY

- 1.1 A 34ha site is allocated within the Council's adopted Local Development Plan (LDP) 2016 to the north of Tweedbank for mixed use development which includes housing and business uses. The site was incorporated into the LDP as part of Supplementary Guidance (SG) on Housing, as required by the Planning and Environmental Appeals Division of the Scottish Government following Examination of the LDP. The Housing SG was approved by the Council and was cleared by Scottish Ministers in November 2017.
- 1.2 The LDP stipulates the requirement for Supplementary Planning Guidance (SPG) to be provided for the site. The purpose of the SPG is to set out the Council's vision for the site and gives greater clarity on measures to achieve a high quality development. This includes identifying site constraints to be addressed, the identification of zones for specific uses, indicative housing densities for the residential zones, a possible area for a care home facility, placemaking and design guidance and a pre-application checklist.
- 1.3 A draft version of the SPG was approved by the Council in January 2020 as the basis for consultation. A 12 week public consultation followed thereafter which included a public exhibition in the Tweedbank Community Centre. All representations received during the consultation period are summarised in a table within Appendix B along with Officer responses to the representations submitted. The table also confirms changes to the SPG proposed by Officers in response to the representations received and the consequent amended version of the SPG can be viewed in Appendix A.
- 1.4 Although the Draft SPG incorporated a section on placemaking and design it was considered this should be expanded upon. Consequently a Design Guide has been prepared which gives more detailed advice along with good practice examples and references other related material considerations. The Guide will help ensure a high quality sustainable development which is sensitively designed within the attractive landscape setting of the site and

meets the Council aspirations for a high quality community for the future. The Design Guide can be viewed in Appendix C.

- 1.5 In considering the purchase of Lowood Estate it was agreed that all future strategic decisions relating to the Estate would be considered by Council. Consequently the final approval of the SPG / Design Guide requires to be made by Council. At the meeting of the Council in January 2020 it was agreed that at the conclusion of the consultation period all consultation responses and any proposed consequential amendments to the Draft SPG would be reported initially to the Planning and Building Standards Committee for their review and comment. Thereafter the SPG and any comments from the Planning & Building Standards Committee would be reported to the Council. It is proposed to submit the SPG and associated Design Guide to Council at its meeting on 17th June 2021. Once approved by the Council the SPG and the Design Guide will be significant material considerations in guiding planning applications for the development of the site.
- 1.6 A number of decision have been taken by the Council in respect of the purchase of the Lowood Estate and the terms of the Full Business Case for the Edinburgh & South East Scotland City Region City Deal, which allows draw down of £15m of funding for the Central Borders Innovation Park that have an interrelationship with the proposed SPG. However, this report solely focusses on the Planning Guidance that will help shape development on the site and ensure that is becomes an integral part of Tweedbank. Further reports on the Development and Marketing Strategy will be forthcoming later this year.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Planning & Building Standards Committee:**
 - a) **Note the officer responses to the representations received and the consequent proposed amendments to the SPG (see Appendix B)**
 - b) **Approve the Supplementary Planning Guidance (see Appendix A)**
 - c) **Approve the Design Guide (see Appendix C)**

3 BACKGROUND

- 3.1 The Council's Local Development Plan was adopted in May 2016. Following the Examination of the LDP Reporters stated that the Plan had a shortfall of housing land and that in order to address the deficiency Supplementary Guidance (SG) on Housing should be prepared. A number of sites were considered including the site subject to this report. The site was selected for consideration for a number of reasons including that its high quality landscape setting would attract the interests of developers and property purchasers, it is in close proximity to the railway terminus at Tweedbank and it is located within the central part of an established housing market area.
- 3.2 Ultimately the site was taken forward as part of the Draft SG on Housing and issued for public consultation along with other sites proposed within the document. Following consultation the SG was approved by the Council and was then cleared by Scottish Ministers in November 2017 which meant that all the sites contained within the SG, including the Tweedbank Expansion site, became part of the adopted LDP. Within the LDP a number of site requirements were identified which planning applications must address. One of these requirements was that a masterplan / SPG should be prepared to help guide the development of this site.

4 PREPARATION OF SPG

- 4.1 The Council appointed Land Use Consultants (LUC) to undertake the preparation of the Draft SPG. LUC have expertise and experience in producing high quality guidance for similar projects. An internal working group of Council Officers was set up to develop the SPG in liaison with LUC. Scottish Water, SEPA and NatureScot also contributed to the development of the guidance. A well-attended public exhibition was held in Tweedbank Community Centre on 21st August 2019. Feedback was positive and points by local residents were incorporated into the Draft SPG. The Proctor Matthews Masterplan 2017 provided a useful starting point for the development of the Draft SPG.
- 4.2 In order to identify site constraints and areas which could be developed a series of maps were produced. These included constraints such as, for example, topography, flood risk areas, woodland and estate habitats, the River Tweed SAC and SSSI, cycle/footpath network, tree and ecology survey findings. A series of photographs identified key features on the site which should be taken account of and safeguarded and mitigated where necessary.

5 SPG FINDINGS

- 5.1 The Draft SPG was split into two parts. The first part identified the context, opportunities and constraints within the site and the second part confirmed uses identified within the development zones. The Draft SPG set out a vision for the development of the site and identified a number of opportunities and constraints. Taking account of the identified constraints eight development zones were identified. Predominantly these are residential zones. A mixed use zone to the west of the existing pond identified the possibility of the incorporation of a care home. The business

site will be a high amenity development for Class 4 (business) use. This will be located around the north, east and south of the pond and is a natural extension of the Borders Innovation Park to the south. The area around Lowood House (identified as the Lowood House neighbourhood centre zone within the Draft SPG) allows the opportunity for a small retail outlet to serve the development as well as workshops. There would also be the opportunity for other uses including a tourism facility at this location.

- 5.2 The LDP states an indicative figure of approximately 300 housing units on the site. The Draft SPG identified an indicative housing number for each zone and confirmed that number can be achieved. The figures for each zone are indicative only and it is likely that in practice the overall number of homes will exceed this figure. This is not unusual and the critical test is whether a proposal for each zone is acceptable in terms of design, site layout and that infrastructure issues are satisfactorily resolved.
- 5.3 The Draft SPG also identified areas of land to be safeguarded which included the higher quality woodland areas. The existing riverside walk will be retained and enhanced and further pedestrian walkways will be incorporated throughout the site. The large lower lying area to the extreme western part of the site is at flood risk and cannot be developed. This area of land allows the opportunity for some compensatory planting to be carried out. It is envisaged a single large scale play area /amenity area will be located within the central part of the site. Its finalised location and the timescale for implementation will be considered at the planning application stage as site phasing develops. It also confirms a new access road and bridge over Tweedbank Drive and the railway will be required on the south western side of the site. Access on the eastern side of the site will be via the existing Tweedbank Innovation Park. Ultimately, these routes will be internally linked to achieve connectivity within the site.
- 5.4 The Draft SPG considered opportunities for a range of energy options to serve the site which was aided by a study carried out by ARUP. Given the relatively small number of homes proposed on the site it appears unlikely that a centralised heating scheme (e.g. district heating system, wind turbine(s), biomass) will be financially viable at this time. Distributed schemes are most likely (e.g. roof mounted solar panels, air sourced heat pumps, ground-mounted panels) and this will be investigated and developed further.

6 CONSULTATION ON DRAFT SPG

- 6.1 Following approval of the Draft SPG by the Council in January 2020 a 12 week public consultation was carried out, commencing on the 21st February 2020 and ending on 15th May 2020. A public exhibition was held at the Tweedbank Community Centre on 4th March 2021 to discuss the proposals. Fortunately the exhibition took place before the Covid-19 lockdown and the event was attended by 56 persons. During the lockdown the SPG remained online for public viewing and comment and Officers remained available to answer queries regarding the document. Consequently it is not considered the pandemic prevented the opportunity for interested parties to submit representations. In total 22 representations were submitted in respect of the draft SPG.

- 6.2 The representations received can be viewed in Appendix B along with the Officer responses and any consequent proposed changes to the SPG. The main changes to the SPG are as follows:
- Placemaking and Design text has largely been moved from the Draft SPG into the Design Guide;
 - As requested by Historic Environment Scotland their policy for new build has been inserted into the document;
 - As requested by NatureScot reference has been made to the requirements for otter habitat surveys to be carried out by developers where required and a Habitats Regulations Appraisal must take account of NatureScot's comments; and
 - As requested by SEPA further matters have been identified to be incorporated into the Flood Risk Assessment and the River Basin Management Plan
- 6.3 The representation table also confirms that following comments submitted, the Council will consult and discuss with interested parties a range of matters as the site develops. This includes, for example: interests of the local community particularly in respect of potential uses within the neighbourhood zone near Lowood House; the longer term options for a new/replacement Lowood Bridge; discussions with Scottish Forestry regarding appropriate species for compensatory planting; and potential energy options for serving the site with developers.

7 DESIGN GUIDE

- 7.1 The Draft SPG incorporated placemaking and design advice for the development of the site. However, it was considered that this should be expanded upon and developed further in the form of a Design Guide. The Design Guide is intended to lead and inform all development proposals and planning applications relating to the site, ensuring that the expansion of Tweedbank delivers a high quality development in both form and design. It requires the use of innovative solutions which take cognisance of climate change impacts and the environmental quality on the site to maximise benefits and opportunities. The purpose of the Guide is not to provide a detailed design layout for the site nor to be so prescriptive in detail as to define specific individual designs for each house, colours of doors / windows, etc. These matters would most appropriately be addressed at the planning application stage. However, the document does give a clear expression of the quality required on the site and provides sufficient guidance to identify good practice principles which any interested developer would be required to follow in order to maximise the opportunities the site offers and achieve an exemplar standard of overall development the Council desires and expects.
- 7.2 An internal working group of Officers was set up to prepare the Guide. This included representatives from Development Management, Roads Planning and Built and Natural Heritage. In order to consider best practice options and examples of similar projects, a workshop was organised for the working group by Architectural Design Scotland who have knowledge and expertise on how such documents can best be produced. The findings of the workshop helped shape the final version of the Guide. The Guide has been presented and discussed with the Council's portfolio holders and the local members for Tweedbank and the Planning Working Group of Officers and

Members of the P&BS Committee. Any amendments requested during these briefings have been made where considered appropriate within the SPG/Design Guide.

7.3 The Guide should be read in conjunction with the SPG and between them there is sufficient information provided to ensure application submissions satisfy the Council's aspirations for the development of the site. The Guide requests that in advance of any planning application any interested developers contact Council Officers at an early stage to discuss the requirements of these documents to ensure compliance. This includes the need for early discussions with Scottish Water and SEPA to confirm implementation works to be addressed. Each application submission for the development of a zone must be supported by a mini planning brief along with any other supporting report identified in the Guide. A pre-application checklist is included which any developer must address.

7.4 The Design Guide comprises of the following component parts:

- 1) *Introduction* – confirms the purpose of the Design Guide and its relationship with the SPG
- 2) *Vision* – confirms development of the site will support the sustainable expansion of Tweedbank utilising a range of historical, cultural and environmental assets to create a distinct and exemplar development with a strong sense of place
- 3) *Planning Process and Site Zones*– confirms the identified site zones and that any application submission must comply with the requirements and advice within the SPG and Design Guide.
- 4) *Phasing and Service Infrastructure* – identifies the envisaged phasing for the development of each zone along with matters to be addressed when implementing service infrastructure.
- 5) *Heritage, Biodiversity and Landscape* – seeks to ensure new development has no adverse impacts on the attractive landscape setting of the site and protected habitats, species and the built heritage. This includes addressing any mitigation measures where required and promoting opportunities for improving habitats and the environment
- 6) *Movement and Infrastructure* – confirms the requirement to ensure the site is a well-connected place that is fully integrated into Tweedbank and readily and conveniently accessible from the surrounding area for vehicles, pedestrians and cyclists. It must adhere to the 20 minute neighbourhood initiative
- 7) *Climate Change, Utilities and Services* - confirms the Council's desire to ensure the delivery of a responsible, resilient, forward-looking 21st century net zero emissions community which responds innovatively to the challenges of climate change. The Council will work with developers to consider the most appropriate and up to date energy technologies and evolving practices as the development of the site progresses
- 8) *Responsive Placemaking and Design* – gives best practice examples and guidance for a range of placemaking and design considerations which should be encompassed within application submissions
- 9) *Guidance for Development Zones* – for each of the development zones a number of specific site requirements are identified

8 IMPLICATIONS

8.1 Financial

The Council has developed a detailed financial model for the costs of acquisition of the Lowood site and the wider redevelopment of Tweedbank. The model shows the costs of development of the various tranches of the Tweedbank development, including Lowood, as these are currently understood along with the associated economic benefits and a range of scenarios associated with funding. The full development appraisal of the site was considered by Members previously. That initial modelling indicates that the Council's investment in the site should be recouped through the development phases through the onward sale of the site with 179 jobs created during the construction phase and a further 173 jobs created in the post construction period, and a potential economic impact of £150 million GVA in the economy. Updates will continue to be provided as the financial implications of delivery are better understood.

8.2 Risk and Mitigations

- (a) *Risk of preparing the SPG*
There are no risks in preparing the SPG
- (b) *Risk of not preparing the SPG (and Design Guide)*
The LDP confirms the requirement to produce the SPG. The SPG has been written by experienced consultants with input from relevant stakeholders to ensure that the SPG is appropriate to the area and addresses any concerns that the local community, prospective developers and other interested parties may have. This should reduce the likelihood of objections to the proposed SPG and future developments. The SPG will be most useful in giving advice to a wide range of interested parties as to identifying the key issues to be addressed when submitting application proposals for the development of the site, reducing the likelihood of rejection of unsuitable submissions and/or delay in approving proposals.

8.3 Equalities

An Equalities Impact Assessment has been carried out on this study and it is not anticipated there will be any adverse equality implications.

8.4 Acting Sustainably

- (a) **Economic Growth**
The SPG identifies and confirms the economic growth opportunities within the site including the high amenity business site and residential zones.
- (b) **Social Cohesion**
The proposals contained within the Draft SPG will help to meet the diverse needs of people in the local communities, including the potential inclusion of a care home.

c) **Protection of the Environment**

The Draft SPG has identified all environmental matters to be addressed and mitigated as the site is developed.

8.5 **Carbon Management**

It is not considered the study brings any impact on the Council's carbon emissions.

8.6 **Rural Proofing**

It is anticipated the study will have a neutral impact on the rural environment.

8.7 **Changes to Scheme of Administration or Scheme of Delegation**

There are no changes to be made.

9 CONSULTATION

9.1 The Executive Director (Finance & Regulatory), the Monitoring Officer/Chief Legal Officer, the Chief Officer Audit and Risk, the Service Director HR & Communications, the Clerk to the Council and Corporate Communications have been consulted and any comments received have been incorporated into the final report

Approved by

Rob Dickson

Signature

Executive Director Corporate Improvement & Economy

Author(s)

Name	Designation and Contact Number
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Background Papers: Proctor & Matthews Tweedbank Spatial Framework, (January 2018), Scottish Borders Local Development Plan 2016, Draft SPG – Tweedbank: Vision for Growth and Sustainability January 2020

Previous Minute Reference: None

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Jacqueline Whitelaw can also give information on other language translations as well as providing additional copies.

Contact us at Jacqueline Whitelaw, Environment and Infrastructure, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA, Tel 01835 825431, Fax 01835 825071, email eittranslationrequest@scotborders.gov.uk

Tweedbank - Vision for Growth and Sustainability

A Community for the Future

Supplementary Planning Guidance and Design Guide

Scottish Borders Council

June 2021

Project Title:
Tweedbank Expansion Supplementary Planning Guidance

Client:
Scottish Borders Council

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The Process

Introduction

The following sets out the Supplementary Planning Guidance (SPG) process. Founded on strategic planning policy guidance and best practice objectives, the site context has been assessed in order to establish development zones.

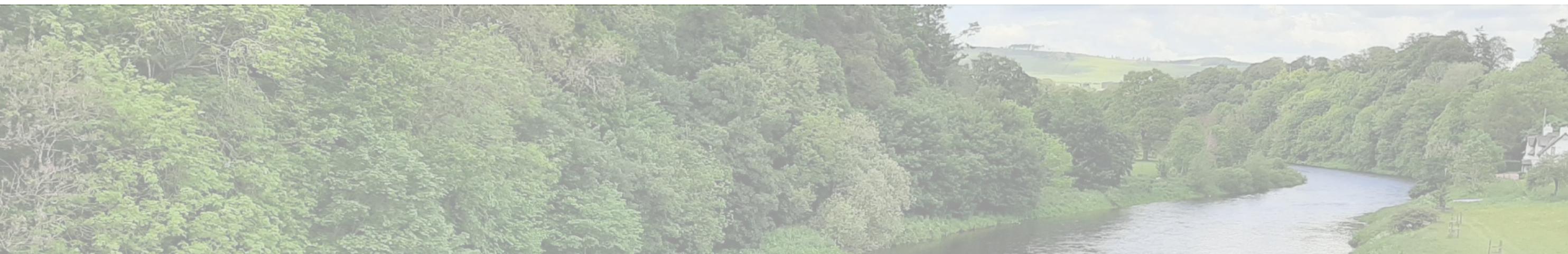
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Once approved, this SPG will form a material consideration in the planning application process and inform the future development of the Tweedbank Expansion into Lowood Estate in the context of the wider Tweedbank settlement.

Part 1 :

Introduction



1 Introduction

Introduction

This document sets out the Supplementary Planning Guidance (SPG) to guide and inform the future expansion of Tweedbank within the site of the former Lowood Estate in the Scottish Borders. This SPG builds on and refines the Tweedbank Masterplan and Spatial Framework prepared for Scottish Borders Council by the architects Proctor and Matthews, agreed on 25th January 2019.

This SPG sets out the spatial framework for a residential led mixed-use development of around 9 hectares of residential units and approximately 1.5 - 2 hectares of employment land. It sets out parameters that will help realise the potential of the site in delivering high quality and sustainable development. The 34 hectare site has been assessed to establish land uses, maximum developable areas and site constraints.

This SPG is set out in two parts:

- **Part 1** sets out the site context of the Tweedbank Expansion, and identifies the main opportunities and constraints of the site. It provides an overview of the policy framework and development vision.
- **Part 2** develops on the findings of the Tweedbank Masterplan and Spatial Framework, identifying developable areas and appropriate land uses within them. It describes the requirement for an approach that is focussed on placemaking and good design to create a sustainable, vibrant 21st century community and includes a development checklist to inform future anticipated planning application requirements.

Design Guide

Alongside the SPG, a 'Delivering Development Quality: Design Guide' has been produced to guide and inform all development proposals and planning applications relating to the site ensuring that the expansion of Tweedbank is delivered in the most appropriate form and design. It requires the use of innovative solutions which take cognisance of climate change impacts and environmental quality on the site to maximise benefits and opportunities. The Design Guide provides guidance on good design practice and seeks to balance the need to achieve specific structural goals and land use objectives, with the need to allow developers to develop appropriate and high quality solutions in collaboration with the Council.

Planning Status of the SPG

The SPG covers the Scottish Borders Local Development Plan (LDP) period to 2025 and aligns with policy objectives set out in Scottish Planning Policy (SPP) and the Strategic Development Plan (SESplan). It will be a material consideration in assessing planning applications within the allocated site boundary. This SPG is not a standalone document and should be read in conjunction with the Scottish Planning Policy (SPP) and local planning policy including the LDP, other SPGs and SESplan.

Location



2 Policy Framework

Scottish Planning Policy

Scottish Planning Policy (SPP) promotes the development of economically, environmentally and socially sustainable places which are of a high quality. SPP acknowledges that the planning system should allocate sites that are flexible enough to accommodate changing circumstances and allow the realisation of new opportunities – such as the development of the Lowood Estate.

The principal policies of the SPP relate to sustainability and placemaking, and that there should be a presumption in favour of development that contributes to sustainable development, and creates high quality places by taking a design-led approach. High quality places should seek to be: a successful, sustainable place; a natural resilient place; a connected place; and a low carbon place, which demonstrates the six qualities of successful place.

Creating Places

Creating Places is a policy statement on architecture and place for Scotland. It sets out the comprehensive value good design can deliver, including physical value, functional value, social value, environmental value, and viability.

The policy statement identifies six qualities that make a place successful. These are:

- Distinctive;
- Safe and pleasant;
- Easy to move around;
- Welcoming;
- Adaptable; and
- Resource Efficient.

The policy statement recognises that good buildings and places can provide numerous social benefits. Creating a place that is accessible to all encourages increased social interaction with a strong sense of community, resulting in a safe, stable and resilient community. Improved accessibility encourages healthy lifestyles through sustainable transport modes and increased recreational use of the outdoors. This decreases the health inequalities throughout a community whilst also reducing the emissions released. The policy statement recognises the need for buildings and places to be designed to be adaptable, whilst also reducing emissions, maximising energy efficiency and climate resilience. The role of the landscape is highlighted for its potential benefits to biodiversity, water resources and air pollution.

Designing Streets

Designing Streets is a policy statement that seeks to achieve good street design, favouring a design-led approach over a standards-based methodology. The document recognises the influence that street design can have on climate change, public health, social justice, inclusivity, local and district economies, and the overall sense of place. The statement highlights that a positive sense of place encompasses a number of aspects, most notably the street's local distinctiveness, visual quality, and its potential to encourage social and economic activity.

Strategic Development Plan (SESplan) 2013

SESplan is the Strategic Development Plan (SDP) for South East Scotland, including the Borders. It communicates strategic level and cross-boundary planning policy for the period up to 2032, and applies national policy and guidance from the Scottish Government. It is used to inform the Local Development Plans prepared by each of the Member Authorities in the region.

The spatial strategy of the plan is underpinned by the key placemaking principles which requires development to be: distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around.

It contains three overarching delivery themes relevant to the development of the Tweedbank Expansion including:

- Places to do business;
- Places for communities; and
- Better connected places.

Local Development Plan (LDP)

The 2016 Scottish Borders Local Development Plan incorporates various land allocations in Tweedbank, including business and industrial safeguarding, mixed use, key greenspaces and the Railway Station allocation. The principle of development on the Lowood Estate was established in the Housing Supplementary Guidance, where the entire Lowood Estate was allocated for mixed use development (MTWEE002). This allocated the site as an area for housing and employment uses.

A number of policies included in the Local Development Plan will be applicable to this site including policies:

- PMD1- Sustainability
- PMD2 – Quality Standards
- PMD4 – Development outwith Development Boundaries
- HD1 – Affordable and Special Needs Housing
- HD3 – Protection of Residential Amenity
- HD4 – Meeting the Housing Land Requirement/ Further Housing Land Safeguarding
- EP3 – Local Biodiversity
- EP6 – Countryside around Towns
- EP11 – Protection of Greenspace
- EP12 – Green Networks
- EP13 – Trees, Woodland and Hedgerows
- EP15 – Development Affecting the Water Environment
- EP16 – Air Quality
- IS1 – Public Infrastructure and Local Service Provision
- IS2 – Developer Contributions
- IS4 – Transport Development and Infrastructure
- IS6 – Road Adoption Standards
- IS7 – Parking Provision and Standards
- IS8 – Flooding
- IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage

Placemaking and Design SPG

The aim of the SPG is to ensure that Tweedbank will be a quality place in which to live, providing attractive, sustainable towns and villages that are distinct and diverse. The SPG provides guidance in relation to successful placemaking and design principles and the impact this can have on the quality of life, equality of opportunity and economic growth.

The SPG recognises that good design is at the heart of sustainable communities. It acknowledges that good design is not just about the aesthetic improvement of the environment, but is as much about improved quality of life, equality of opportunity and economic growth.

The SPG identifies 19 key design principles that can be broken down into three spatial categories: wider area context, local area context, and building design.

Wider Area	Local Area	Building Design
Landscape Character	Built Character	Energy Efficient Design
Views	Built Form	Relating to the Site
Settlement pattern	Built Heritage	Relating to the Townscape
Infrastructure	Siting of Development	Scale, Massing & Form
	Layout & Legibility	Proportion
	Sustainable Development	Materials & Colour
	Density & use	Details
	Open space	

The key objectives of the Placemaking and Design SPG state that development should:

- acknowledge the local variation throughout the Scottish Borders Region (*landscape character*)
- relate positively to long, medium and short distance views from key locations (e.g. public footpaths, views from major roads) (*views*)
- integrate well into pattern of settlement, whether urban or rural (*settlement pattern*)
- be appropriately scaled and sited to maximise use of existing roads/rail/services opportunities (*infrastructure*)
- sit well within surrounding built form (architectural style, urban grain, etc) (*built character*)
- create a contextual addition to the urban fabric (*built form*)
- demonstrate a responsive understanding of the historic context of a site or area (*built heritage*)
- create a place that fits within the landscape and built context (*siting of development*)
- create streets and places that are distinctive and legible with a clear sense of identity (*layout and legibility*)
- is efficient as is practicably possible in the use of natural and man-made resources (*sustainable development*)
- create a usable place with strong sense of local identity that is adaptable to future needs (*density and use*)
- make effective use of open space and creates meaningful spaces within the public and private domain (*open space*)
- maximise energy efficiency whilst minimising use of unsustainable resources within buildings (*energy efficient design*)
- reflect a detailed understanding of the nature and characteristics of a site (*relating to the site*)
- fit well within wider townscape (*relating to the townscape*)
- create a balanced whole with a clear design concept (*scale, massing and form*)
- create a sense of unity within the building where the individual elements work in harmony with each other (*proportion*)
- utilise an appropriate palette and quality of materials and colour tones when viewed within the wider context (*materials & colour*)
- incorporate finishes and details that are of quality and integrity within the Scottish Borders context (*details*)

Policy Context Summary

Policy Document	Key recommendations that inform this SPG
Scottish Planning Policy	Development should seek to create an economically, environmentally and socially sustainable place which is of a high quality. High quality places should seek to be successful, sustainable, naturally resilient, well-connected and energy efficient.
Creating Places	Recognises the value of good design, physically, socially, environmentally and functionally. Six qualities are recognised as being imperative for a place to be successful. A development should be: Distinctive; Safe and pleasant; Easy to move around; Welcoming; Adaptable; and Resource Efficient.
Designing Streets	Streets should be well-designed, and recognised for their important influence on creating a sense of place, climate change, public health, social justice and inclusivity, and the economy. Well-designed streets should be distinctive, inclusive and accessible, safe, aesthetically pleasing, adaptable and encouraging of social interaction and travel by active modes.
SESplan	The SESplan identifies 3 main delivery themes: that development should create places for communities, places to do business and places which are better connected. Development should provide a housing stock representative of the needs of a growing, aging population, and includes provision for affordable housing. It should safeguard and enhance the green network, recognising its important benefits for humans and nature, and should encourage travel by active modes and public transport. Sufficient land should be identified for business and employment use.
LDP	Development should be sustainable and meet the challenges of a changing climate. Development should be of high-quality, support economic development and provide for recreation and leisure. It should contribute towards meeting the housing needs of the Scottish Borders, whilst protecting and enhancing the environment.
Placemaking and Design SPG	<p>Development should be of high quality, distinctive and diverse, and should consider the wider and local area context as well as the design of individual buildings. Development should:</p> <ul style="list-style-type: none"> • Support the needs of an ageing population by providing more adaptable and accessible housing; • Support placemaking by creating a unique and distinctive neighbourhood which is safe and adaptable, with a strong sense of local identity; • Seek to ensure high quality and innovative building design; • Fit well within the wider built environment, in terms of settlement pattern, design, scale, massing and form; • Relate positively to the landscape, protecting, enhancing and creating green infrastructure and areas of open space. Development should sit well in views from key viewpoints in the surrounding landscape; • Encourage the use of sustainable transport modes, and promote healthier, more active lifestyles through improved access to public transport and walking and cycling routes; • Maximise energy efficiency through use of passive design and renewable energy; and • Be resource efficient, favouring reused and recycled materials, and using materials that are sustainably sourced.

<p>Historic Environment Policy for Scotland (HEPS)</p>	<p>HEPS is designed to support and enable good decision making about changes to the historic environment. Good decision-making takes into account all aspects of the historic environment and the different ways people value it. Good decision-making is transparent and open to challenge, and recognises that a wide range of factors can affect the historic environment in different ways. Changes might support its long-term survival, impact on its current management or even give us new information to improve our understanding of it. HEPS sets out a series of principles and policies for the recognition, care and sustainable management of the historic environment. It promotes a way of understanding the value of the historic environment which is inclusive and recognises different views. It encourages consistent, integrated management and decision-making to support positive outcomes for the people of Scotland. It also supports everyone’s participation in decisions that affect the historic environment. By doing these things, HEPS helps to deliver the vision and aims of Our Place in Time. It takes into account principles that the UK and Scottish governments have agreed to in international charters and conventions on cultural heritage and landscape.</p>
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3 Site Context

Site Description

The Lowood Estate lies to the north of Tweedbank, in the Scottish Borders. It is bounded by a large meander in the River Tweed to the north, east and west, and by the settlement of Tweedbank and the Borders railway to the south. The site lies alongside Tweedbank Drive, a main road serving Tweedbank and the Tweedbank Railway Station but is currently accessed from the eastern end of the site along narrow estate roads.

Although the site is not within a national or local landscape designation, it is located approximately 130m to the west of the Eildon and Leaderfoot National Scenic Area and 420m to the north of the Tweed, Ettrick and Yarrow Confluences Special Landscape Area. The estate is not included within the Inventory of Gardens and Designed Landscapes.

The Lowood Estate is approximately 34 ha in size. The landscape has a strong estate character and consists largely of greenfield land, with an attractive mix of large blocks of mature woodland, tree belts, and meadows. A number of outbuildings and cottages associated with the Lowood House are located in the north of the site. Historically, development has been focussed in the central/ north-western sections of the site, within the cluster of buildings associated with the estate house.

The estate lies close to existing transport infrastructure with Tweedbank Railway Station located immediately adjacent to the southern boundary of the site. The Borders Abbeys Way and a Core Path runs through the site, adjacent to the river, and the Southern Upland Way passes to the south of the site. The site, being located adjacent to Tweedbank has potential to be well served by local bus stops located along the Tweedbank Drive.



Mature tree belts and woodland blocks



Local vernacular is of historic estate character



Ongoing infrastructure development



Active travel and transport provision



Defining association with River Tweed



Mature parkland and specimen trees



Tweedbank railway station



Traditional low-density residential buildings

Topography



The levels on the site range from approximately 90m Above Ordnance Datum (AOD) close to the River Tweed, to approximately 110m AOD at the highest point of the site, in Well Park. In broad terms, the land slopes east, west and north from that high point.

Topography is steeper around Well Park and Lowood Pond in the eastern portion of the site. Where the site borders the River Tweed along the north-western boundary, the land is flatter with a gentle slope leading down to the river.

The defining topographical features are two steep terraces, attributed to the river.

Steep Embankments and River Terraces



Two steep sided ridgelines representing former river terraces cut through the site from the north-west to south-east. One is located in the north-east of the site, adjacent to the river, and the second runs around the north of Well Park and to the south of Lowood Pond.

These steep terraces provide topographical structure to the site and will inform the layout of developable zones, which can be accommodated by areas of flatter terrain.

Floodplain



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The site is bounded by the River Tweed to the north, east and west. Low lying land close to the river is subject to flooding, with the SEPA Indicative Flood Risk Map highlighting areas in the north-west and north-east. River terraces and rising ground to the south mean that most of the site lies outside this flood risk zone.

Please note that the line indicated above is for indicative/illustrative purpose only. Detailed flood risk assessments will be required as part of a detailed planning consent application where relevant, once specific locations of buildings are confirmed, in consultation with SEPA and the Council's Flood Protection Team.

Existing Waterbody



Drainage within the site is generally good, with the steep river terraces guiding runoff towards Lowood Pond in the east of the site, and towards the railway line to the south. The gently sloping ground in the north-west of the site drains north-westwards towards the river.

The Lowood Pond is a natural feature that is shown in the previous historic maps. As well as character defining and an attractive visual asset, this feature provides good biodiversity value and supports a range of flora, fauna and insect life. Future development must ensure there is no impact on the quality and character of this site feature.

Future development zones will need to accommodate measures for surface water management within their development area. The floodplain, ridges and woodland areas will not be suitable for SuDS features.

SSSI + Special Area of Conservation



The entire length of the River Tweed corridor, including the section that bounds the Lowood Estate is designated as a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI) due to its internationally important freshwater habitats, and its population of Atlantic salmon, sea lamprey, river lamprey, brook lamprey, and otters.

The SSSI and the SAC boundaries do extend approximately 15m into the site from the northern, eastern and western boundaries. Although the majority of the site lies outside these natural heritage designations, development at Lowood will be required to demonstrate that it will not affect the conservation interest of the Tweed.

An ecological appraisal has been undertaken to support this SPG. A summary diagram is illustrated on p21-22

Woodland and Estate Habitats



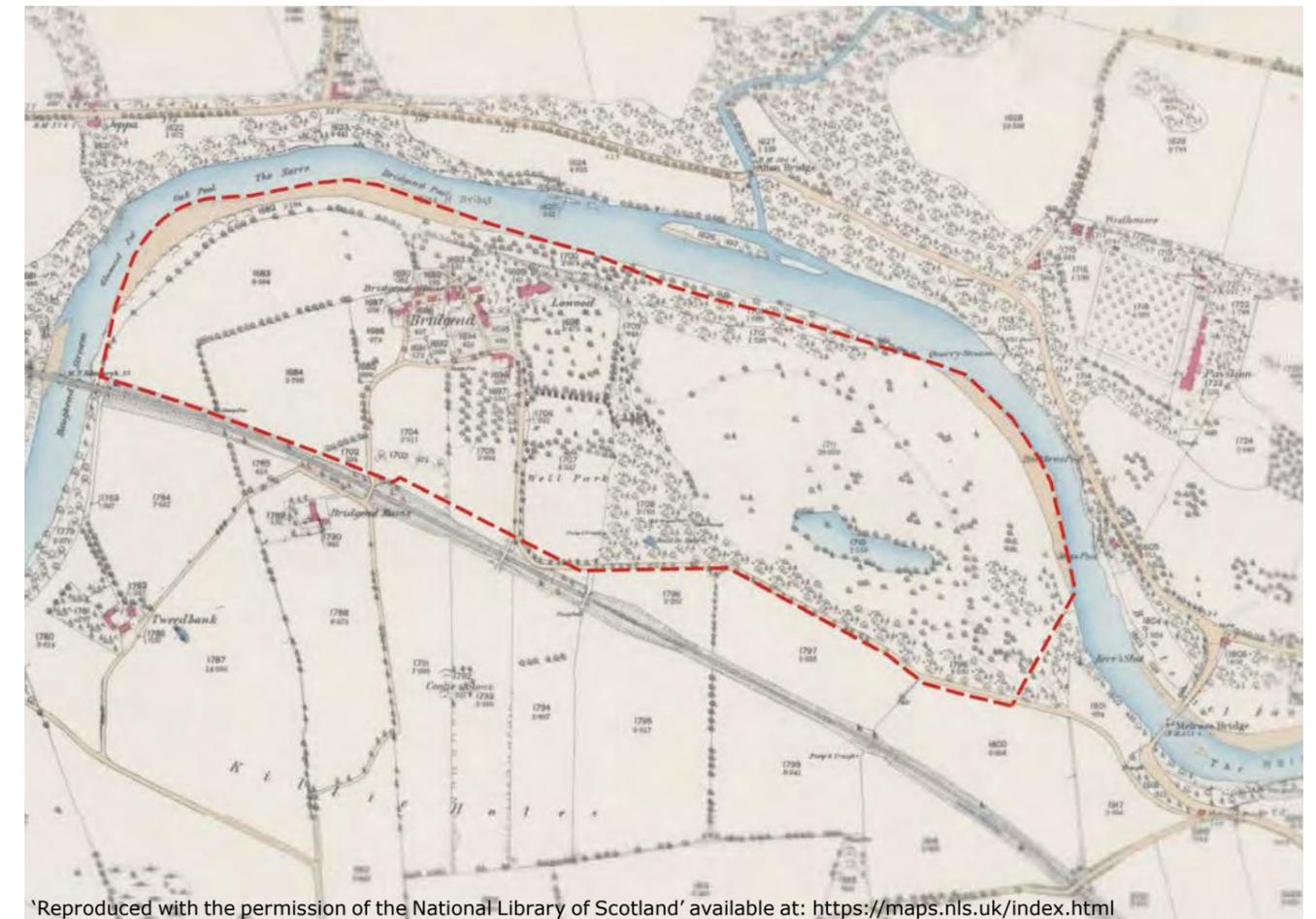
The landscape of the site has a strong estate character, reflecting the influence of Lowood House. This is most evident in the stone estate walls, pond and areas of parkland with mature specimen trees. The areas of parkland are structured by large blocks of mature deciduous woodland and areas of productive forestry. Tree belts are present along the railway line to the south, and along the unclassified road that served Lowood. Tree belts are also found along the northern boundary of the site, adjacent to the River Tweed.

A Tree and Woodland Assessment has been undertaken to support this SPG. A summary diagram is illustrated on p20.

Historic Core: the house and its setting



Historic Plan - 1855-1882



The first records of a small settlement at Bridgend - at the north part of the Lowood site - are found in the First Statistical Account for Melrose Parish in the 1790s. The size and extent of the village is unknown but the records suggest several large buildings were located there. Other sources suggest that Bridgend settlement is older, possibly medieval. While the village no longer exists the buildings present on the site date from the mid 19th Century.

In addition, the estate includes the site of a medieval bridge over the Tweed, and road extending through Bridgend to Tweedbank. The river terraces are also a likely source of archaeological evidence.

A desktop historical appraisal will be required at the early stages of any development proposal. There is potential for archaeology, particularly around the settlement core, bridge, estate parkland and river terraces. Mitigation may therefore be required. Depending on development location and form, a written scheme of investigation may be required.

An analysis of historic maps dating back to 1855 shows that the built form of the site has remained largely unchanged for the past 150 years, although the cluster of buildings was extended in the south near Well Park between the 1850s and 1890s. The remainder of the site has been maintained primarily as parkland with areas of deciduous woodland particularly on steep river terraces. The only noticeable changes are amendments to field boundaries. A review of historic maps also charts the growth of residential and industrial land use to the south of the site and railway line, in the area currently occupied by Tweedbank, since 1970.

Built Form / Listed Buildings



There is generally little built development within the Lowood site. A cluster of stone or whitewashed cottages and outbuildings associated with Lowood Estate House, are present near the site of the historic Bridgend Village. Whilst this cluster has extended southwards, to the west of Well Park, the rest of the Lowood Estate remains free of built development. Beyond the built up settlement of Lowood, the site consists mainly of parkland and deciduous woodland blocks and tree belts. The high stone walls are a defining feature and separate the site from Tweedbank station, car parking and the expanding Central Borders Business Park to the south-east of the site. No buildings or structures on the estate are listed.

Development within the area is concentrated to the south of the railway line. The settlement of Tweedbank and the Central Borders Business Park, to the south and south-east of the Lowood Estate, respectively, contrasts strongly with the open, largely undeveloped nature of Lowood.

Rail + Settlement Context



The Lowood Estate equates to approximately a third of the size of the current Tweedbank settlement and therefore represents a substantial new neighbourhood zone. The site is well located with respect to the existing rail transport infrastructure with Tweedbank Railway Station located immediately adjacent to the southern boundary of the site. This station opened in 2015, and is the terminus for the Borders Railway line which runs from the city of Edinburgh to Tweedbank, via Newcraighall, Newtongrange, Gorebridge and Galashiels. The station is served by a large 'park and ride' carpark and a number of onward bus services.

The feasibility of a supplementary Lowood vehicle bridge is currently being progressed. For the purposes of this SPG it is assumed that it will not impact on the Lowood development area.

Road



The site is in close proximity to the B6360 and A6091 which connect Tweedbank and Lowood with Melrose and Galashiels. There is one unclassified road within the site boundary. It serves the small cluster of properties at Lowood, and is accessed via the B6374 near the Lowood Bridge, to the east of the site. An additional private road leading to Lowood House is accessed from the bend in the B6374 immediately south of Lowood Bridge.

The site, being located adjacent to Tweedbank is well served by bus stops located along the Tweedbank Drive. A number of bus services run throughout the Scottish Borders; ten routes operate from Tweedbank Drive and the B6374, to the south and east of the site, respectively. These bus services provide connections between Tweedbank and Galashiels, Edinburgh, Jedburgh, Peebles, Melrose, and Newtown St Boswells.

Cycle/footpath network



A number of national and local networks for walking and cycling can be found within or close to the site. The existing Core Path network (Core Path 1) is present within the site, running along the northern, eastern and western boundaries of the site, beside the southern banks of the River Tweed. This section of the Core Path network coincides with the Borders Abbays Way. These routes continue beyond the site along the River Tweed, towards Melrose and Abbotsford to the east and south-west, respectively. They connect to other established Core Paths and Scottish Great Trail routes running east and west along the River Tweed. In addition, the Southern Upland Way and National Cycle Network (NCN) Route 1 passes along the southern boundary of the site. The NCN route continues towards Melrose to the east, and along the banks of the River Tweed towards Innerleithen, to the west of Galashiels.

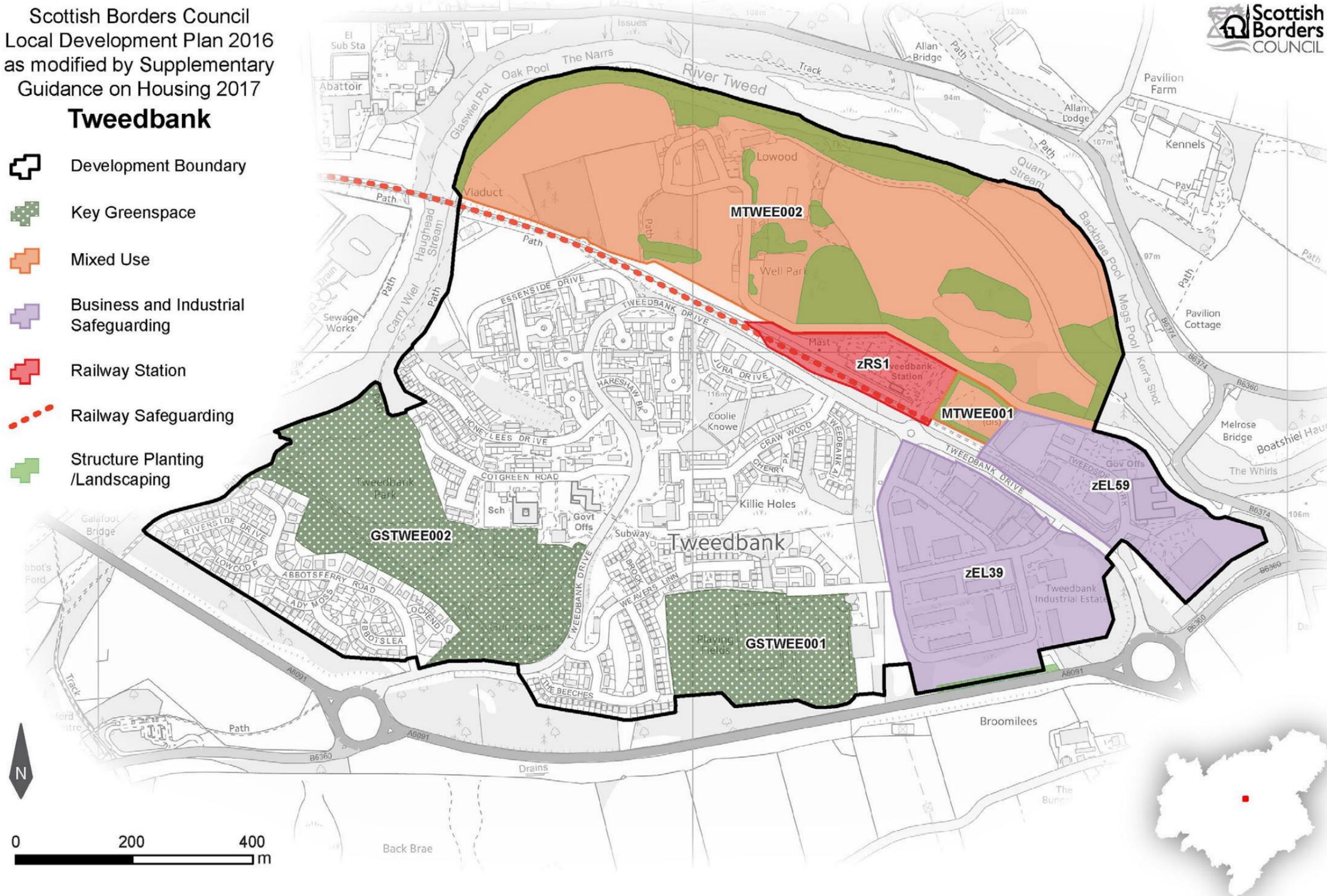
Settlement Context - Scottish Borders Local Development Plan 2016



Scottish Borders Council
Local Development Plan 2016
as modified by Supplementary
Guidance on Housing 2017

Tweedbank

-  Development Boundary
-  Key Greenspace
-  Mixed Use
-  Business and Industrial Safeguarding
-  Railway Station
-  Railway Safeguarding
-  Structure Planting /Landscaping



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Disclaimer: Scottish Borders Council uses spatial information from a range of sources to produce the mapping contained within this document. The mapping is for illustrative purposes only. The original sources should be consulted to confirm information.

This plan represents the development context, as contained within the Scottish Borders Council Local Development Plan 2016, as modified by Supplementary Guidance on Housing 2017.

Part of the business area to the south-east of the site is safeguarded as a Strategic High Amenity Site. This business zone will inform the development of commercial areas within the Tweedbank Expansion plan, as natural extensions of the innovation park.

Tree Survey Findings

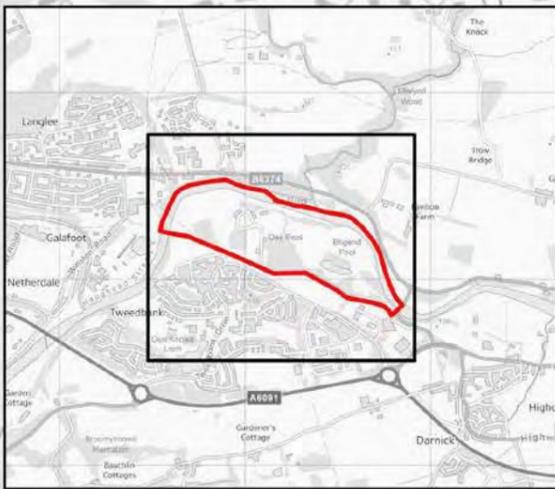
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Aerial: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/ Airbus DS, AeroGRID, IGN and the GIS User Community

- Category A** - Area of mature trees to be retained and protected
 A1 18,938m²
 A2 27,540m²
 A3 6,705m²
 A4 9,093m²
 A5 8,508m²
 A6 1,778m²
 A7 721m²
 TOTAL - 73,283m²
- Category B** - Area of early mature plantation
 B1 6,793m²
 B2 11,221m²
 B3 2,801m²
 TOTAL - 20,815m²
- Category C** - Area of young plantation
 C1 12,252m²
 C2 9,175m²
 C3 683m²
 TOTAL - 22,110m²
- Category U** - Area of unstable plantation
 U1 8,182m²
- Individual trees to be **removed**
- Land with potential for **compensatory planting**
 1. 23,089m²
 2. 7,571m²
 TOTAL - 30,660m²

Ecological Survey Findings



Lowood Preliminary Ecological Appraisal

Figure 1: Extended Phase 1 Habitat

- Survey area
- Squirrel Drey
- Squirrel Foraging Remains
- A1.1.1 Broadleaved woodland (semi-natural)
- A1.1.2 Broadleaved woodland (plantation)
- A1.2.2 Coniferous woodland (plantation)
- A1.3.1 Mixed woodland (semi-natural)
- AL Allotment
- B2.2 Neutral grassland (semi-improved)
- B4 Improved grassland
- C3.1 Other tall herb and fern (ruderal)
- G1 Standing water
- G2 Running water
- HS Hard standing
- J1.2 Amenity grassland
- J3.6 Buildings
- OP Ornamental planting

Map Scale @A3: 1:4,500

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Source: LUC

Ecological Survey Findings

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Lowood Preliminary Ecological Appraisal

Figure 2: Bat Roost Potential

- Survey area

Bat Roost Potential Structures

- High
- Moderate
- Low
- Negligible

Bat Roost Potential Trees

- ▲ High
- ▲ Moderate
- ▲ Low

BRP Levels

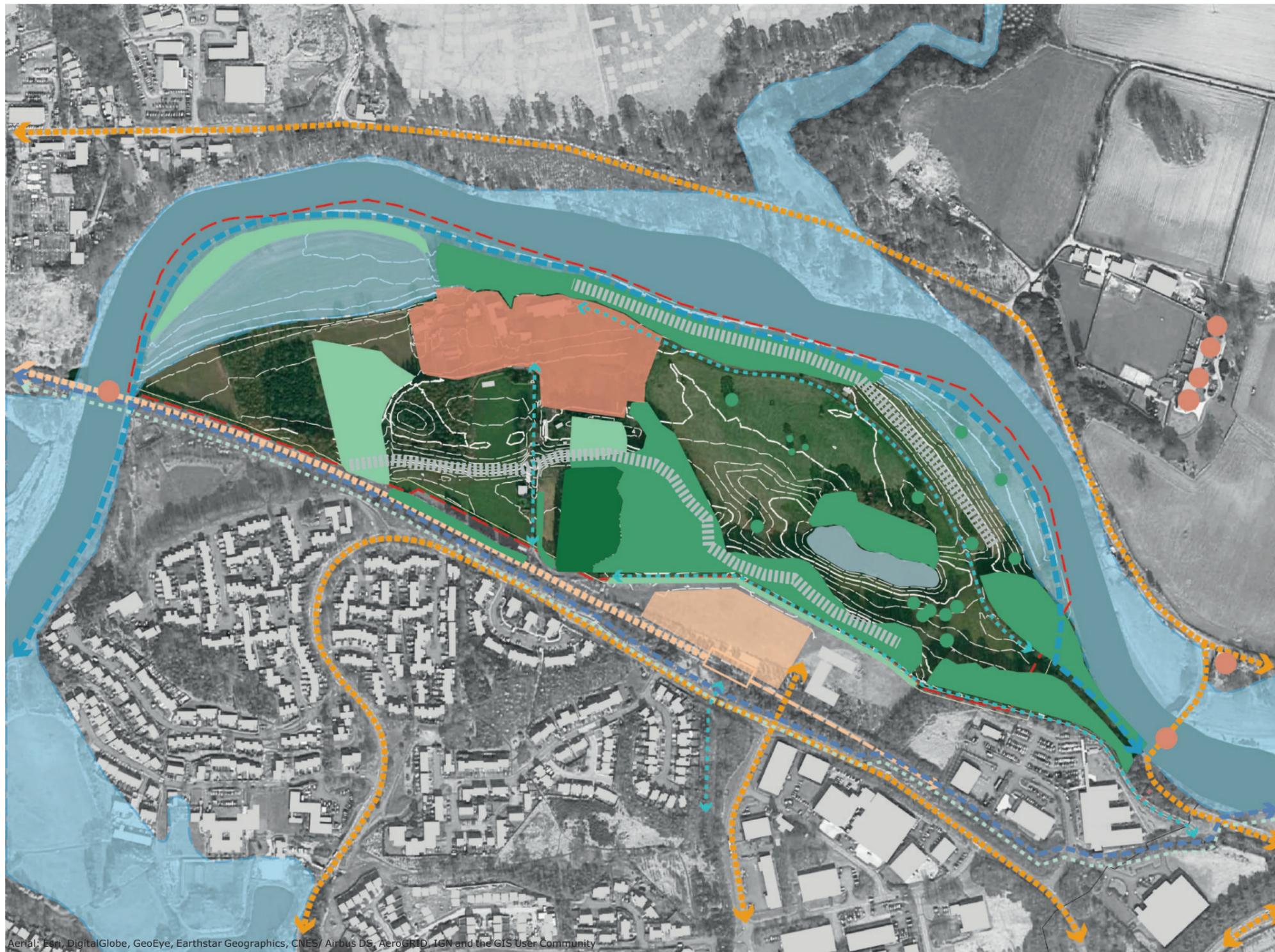
- BRP1- High
- BRP2- Moderate
- BRP3- Low
- BRP4- Negligible

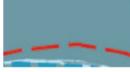
Map Scale @A3: 1:4,500

LUC **Scottish Borders COUNCIL**

Source: LUC

Overall Site Constraints: Established through the appraisal exercises



-  Site Boundary
-  Existing contours
-  River terraces
-  Indicative line of the 1 in 200 year flood extent
-  Lowood Pond
-  River Tweed - SSSI and Special Area of Conservation
-  Existing mature trees - to be retained and protected
-  Lowood House and setting
-  Existing Listed Buildings/ Structures
-  Railway line/station
-  Existing roads
-  Existing footpaths

This drawing summarises the key findings from the appraisals to set overall constraints.

4 Site Observations

The following images illustrate the existing character and defining features of the landscape in and around Lowood. The site is rich in natural assets, with opportunities for landscape enhancement presenting themselves. Fieldwork was undertaken in July 2019.



Veteran trees and mature tree belts are central to Lowood's character and quality. These should be retained unless there is exceptional justification such as long term health of the trees.



Estate largely hidden from public roads- any development can be contained by existing woodland. The river corridor should be protected from development.



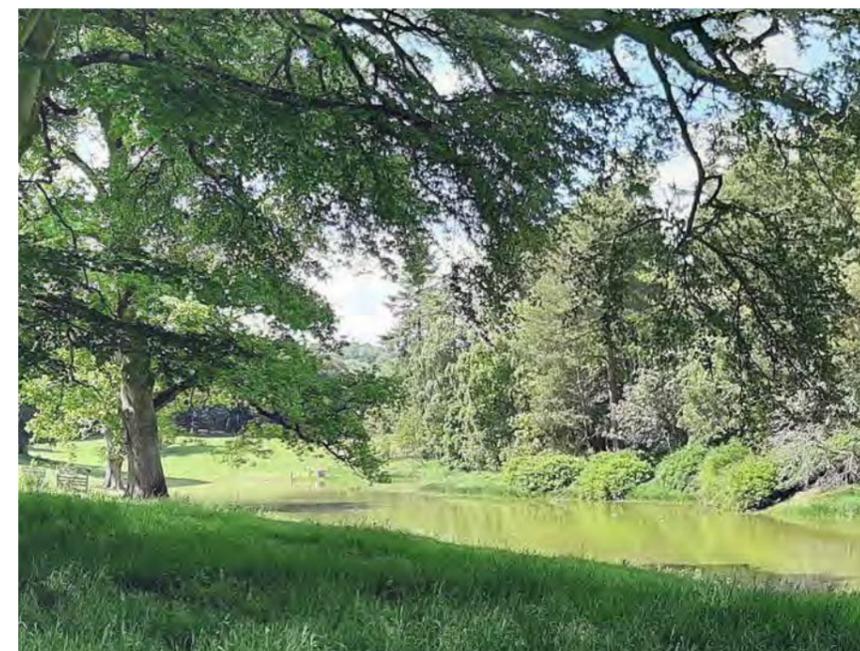
The rural character of this section of the Borders Abbays Way must continue to be safeguarded.



Views of the estate parkland from the riverside path must be safeguarded and retained.



Estate entry opens up to create a wide area of parkland largely contained and concealed from views. The character of this access contributes to the unique site characteristics.



Key natural assets such as the Lowood Pond create a distinctive sense of place.



This natural gap in the tree belt where levels are most favourable is an appropriate new vehicle access point.



Large open pasture- screened from the riverside path and north river bank could accommodate sensitively designed development by means of retaining mature trees and a developing a strategy of new tree planting.



The mature treebelt along the ridgeline creates identity and a natural enclosure to development. This should be retained and protected.



Areas of newly established and cleared woodland are suitable for redevelopment.



Areas of plantation forest are at the end of their lifespan and should be cleared for forestry management reasons. This provides future development opportunities.



The perimeter access road with its historic wall and mature avenues should be retained and protected. This can form a new active travel corridor for pedestrian and cycle use.

5 Site Opportunities and Constraints

The following section sets out the key opportunities and constraints to be considered by a future developer(s):

Opportunities

- The site offers the opportunity to create an exemplar of high quality sustainable development, that is sympathetic to the unique character of the site, whilst having its own sense of place.
- The Lowood Estate provides opportunities to develop approximately 300-400 homes and to help meet the Scottish Borders affordable housing needs, there is a requirement for 25% of residential properties to be affordable housing.
- The development of the site provides opportunities to adopt a low carbon approach to development. The site offers the opportunity to be a low carbon development with options including passive and active solar, air or ground source heat pumps and implementation of a biomass fuelled heat network. The passive design of buildings could also contribute significantly to reducing energy use.
- The proximity of the site to the existing Central Borders Innovation Park provides opportunities for the development of land in the east of the site for business and employment use. Business and employment land on this site would benefit from the existing transport links, including the numerous bus services and Tweedbank railway station which are all within close proximity to the site.
- The high quality environmental setting of the site provides an excellent location for a 'Care Village' with dementia hub, the need for which has been identified by the Council, where residents and patients could receive therapeutic care.
- The proposed development brings opportunities to increase connectivity between the site and Tweedbank, encouraging the use of sustainable transport modes and outdoor space for recreational purposes.
- The development offers potential to support access along the riverbank, encouraging recreational use of the area, connecting to popular tourist attractions nearby, including Abbotsford House, Melrose Abbey and Scott's View.
- The site provides opportunities for biodiversity net gain, through habitat protection, enhancement and creation in the undeveloped areas of the site. This valuable green infrastructure can bring significant benefits to local biodiversity, enabling increased connectivity throughout the ecological network.
- The site offers potential to enhance recreational greenspace, encouraging the use of outdoor areas, within the site, and along the waterfront.



High quality environmental setting of Lowood Estate Parkland provides opportunities for mixed use development.



Development of the site promotes connectivity between neighbouring settlements, supported by an existing network of recreational and active travel routes.

Constraints

- Careful consideration with regards to vehicular access will be required. Currently there is one single track road which serves Lowood House and the cluster of buildings to the west and south. Widening this access would have impacts, particularly along the southern side of the estate where the road runs between the estate wall and mature trees. A new vehicular access point in the western part of the site will be required. Consideration of the impact on the existing road network will be required.
- The site is located within a broad meander along the River Tweed which is designated as a SSSI and SAC. Consideration of any potential effects on the river corridor and these designations resulting from the development is essential. Likewise, consideration of effects on biodiversity in undesignated areas of the site (e.g. areas of woodland) will be required; as such areas could provide valuable habitats for mammals and bats etc.
- Part of the site in the north and north-west is located within the high risk flood zone. There is no development opportunity within these areas although they could support wet woodland compensatory planting.
- Development must protect the potential future extension of the railway line. Any future extension could impact upon proposed access links into the Lowood Estate.
- The site is located approximately 130m west of the western most boundary of the Eildon and Leaderfoot National Scenic Area (NSA). Any impact upon the NSA must be given due consideration when assessing development proposals. In addition, careful consideration should be given to potential impacts on the Special Landscape Area located approximately 420m to the south of the site.
- Services to the development site face limitations. In particular, the Galashiels Waste Water Treatment Works (WWTW) is nearing capacity. Currently all flows from Tweedbank have to pass under the river to access the WWTW. Consideration must be given to water and sewerage provision, ensuring that the infrastructure is appropriate for the number of units developed, in consultation with SEPA and Scottish Water.
- Development will need to consider and include surface water management as an integrated approach and comply with best practice.



A new vehicle access point will be required as the existing road infrastructure has limited capacity.



Development will need to consider the ecological designations and flood risk constraints of the River Tweed.

6 Vision and Aspirations

Development Vision

The site provides a unique opportunity to support the sustainable expansion of Tweedbank with a range of historical, cultural, economic and environmental assets to create a distinct and exemplar development with a strong sense of place. These important assets will be safeguarded and enhanced, encouraging their recreational use and enjoyment by the local community and visitors. The integrated and expanded settlement of Tweedbank will be an inclusive, well-connected and cohesive community which people will aspire to live in and visit.

The strategic objectives for the development are to:

- to deliver new development sustainably and sensitively within this attractive landscape setting;
- to create and complete a coherent, inclusive, well-connected settlement which is fully integrated into Tweedbank and which is readily and conveniently accessible from the surrounding area;
- to lead by example implementing the Scottish Government's and the Council's commitments to the achievement of net zero carbon emissions and to facilitate the establishment of a responsible, resilient, forward-looking community which responds decisively to the challenges of climate change, employing state-of-art technologies and producing its own renewable energy;
- to realise a place which embodies the concept of 20-minute neighbourhoods; that is well-laid out, designed with clear, logical linkages that appeal to residents, visitors, and business users alike; and which encourages active travel, utilises and develops the site's green infrastructure and supports healthy lifestyles;
- to deliver a development with a strong sense of place which is an integral part of Tweedbank and sympathetic to its site and setting;
- to respect the core landscape, built heritage, natural and historical environmental assets and topography of the site and its surroundings;
- to ensure that future generations will continue to benefit from the site's qualities and that this character underpins delivery of a unique sense of place;
- to support the needs and wellbeing of all members of the community within a coherent, resilient and inclusive place and;
- to deliver a development which makes nature an integral component part and which encourages and promotes biodiversity within and around the site.



Existing tracks provide excellent opportunity for foot and cycle connections to the railway station



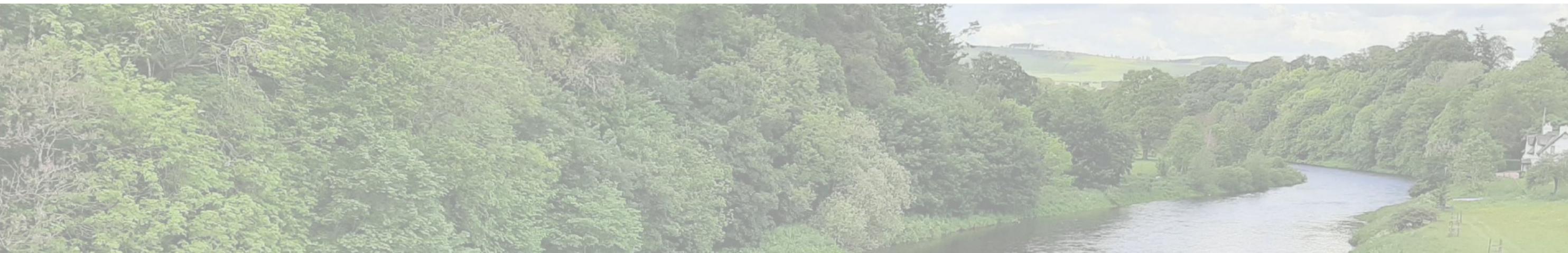
The character of the parkland should be retained with opportunities to support enhancements to biodiversity and access



New development should be sensitively contained by retained mature trees

Part 2 :

Development Analysis and Zoning Opportunities



7 Development Zoning Opportunities

The Site's Natural Assets: Building on and supporting the site's character and value

The following summarises the key areas of landscape consideration to be taken forward with any new development



Establishing the Developable Areas



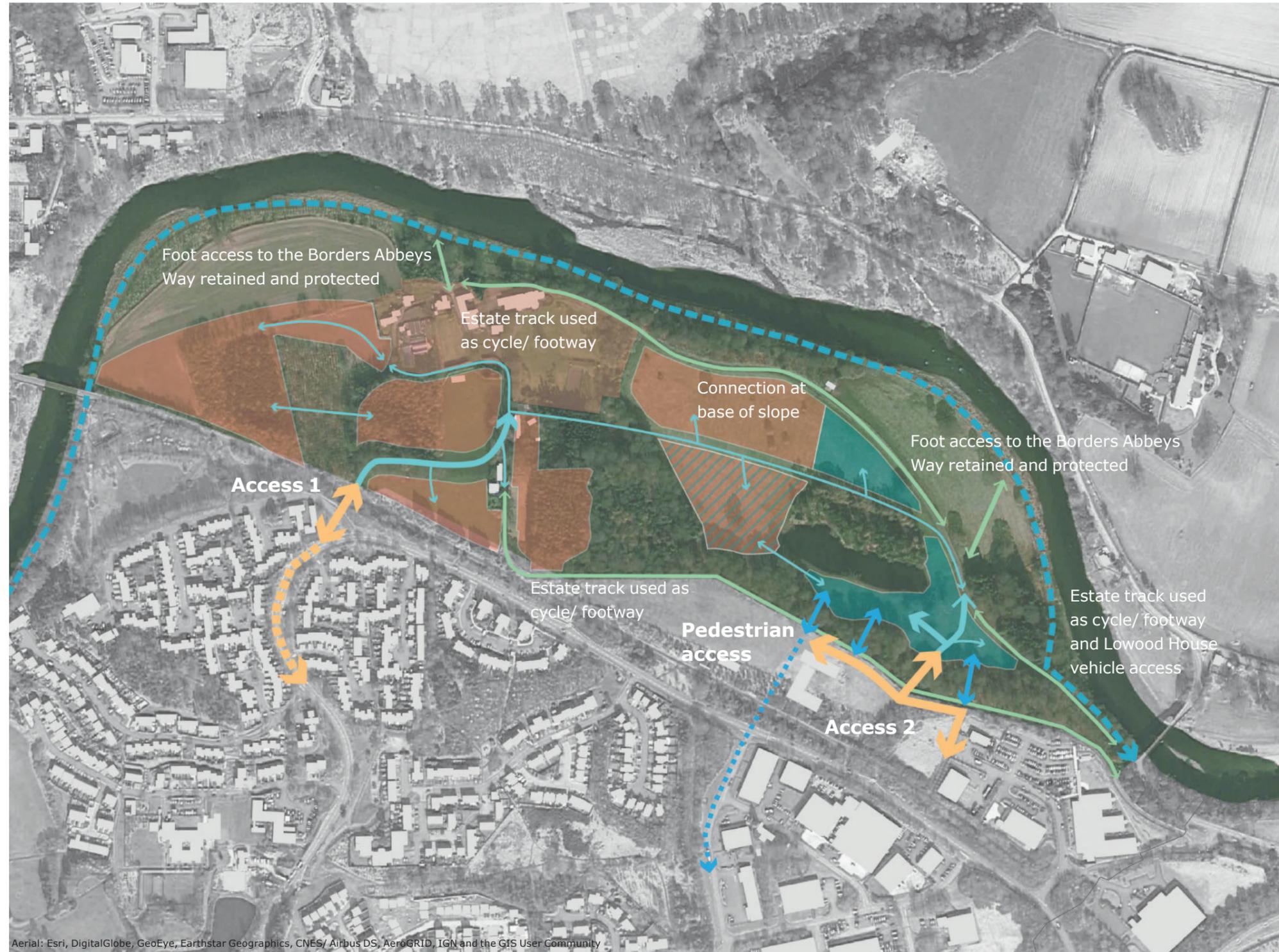
- Residential Zone 1 - 28,655m²
- Residential Zone 2 - 12,422m²
- Residential Zone 2a - 6923m²
- Residential Zone 3 - 10,847m²
- Residential Zone 4 - 17,240m²
- Zone 5 - Residential or Employment mix - 12,434m²
- Business Zone 1 - Employment Land (Class 4) - 12,614m²
- Business Zone 2- Employment Land (Class 4) - 5859m²

There is the opportunity for a future dementia facility to be accommodated within the residential zones, most likely to the east of the site.

It should be noted that these plans are indicative only and may be subject to change as the development progresses and further information becomes available through full site investigations/surveys.

Development Access

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Aerial: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/ Airbus DS, AeroGRID, IGN and the GIS User Community

Two vehicular access points are required to serve the development.

Access 1: A new road bridge would provide a critical connection with Tweedbank allowing vehicular access to the western part of the site.

Access 2: Access from the Innovation Park into the eastern part of the site provides a commercial link.

Phasing of infrastructure is critical to development opportunity. Both accesses and internal connectivity are essential for a neighbourhood expansion.

- Proposed vehicle access point
- Proposed pedestrian access point
- Proposed access roads
- Proposed cycleway/footpath
- Borders Abbays Way

8 The Development Zones

Density Calculations



- Zone 1 - 2.8ha, 35dph = max. 100 units
- Zone 2 - 1.2ha, 35dph = max. 43 units
- Zone 2a - 0.69ha, 35dph = max. 24 units
- Zone 3 - 1.0ha, 50dph = max. 54 units
- Zone 4 - 1.72ha, 25dph = max. 43 units
- Zone 5 - 1.2ha, 35dph = max. 31 units

295 Residential units (indicative only)

This figure confirms the indicative no. of 300 units on the site as stated in the LDP can be provided. It should be noted that it is likely applications for each zone may exceed the indicative no. and therefore the overall figure will be increased. Any proposed increase in numbers will be subject to scrutiny in terms of design, site layout and infrastructure provision.

Business Zone 1 - 1.2ha
 Business Zone 2 - 0.59ha
 Total = 1.61ha

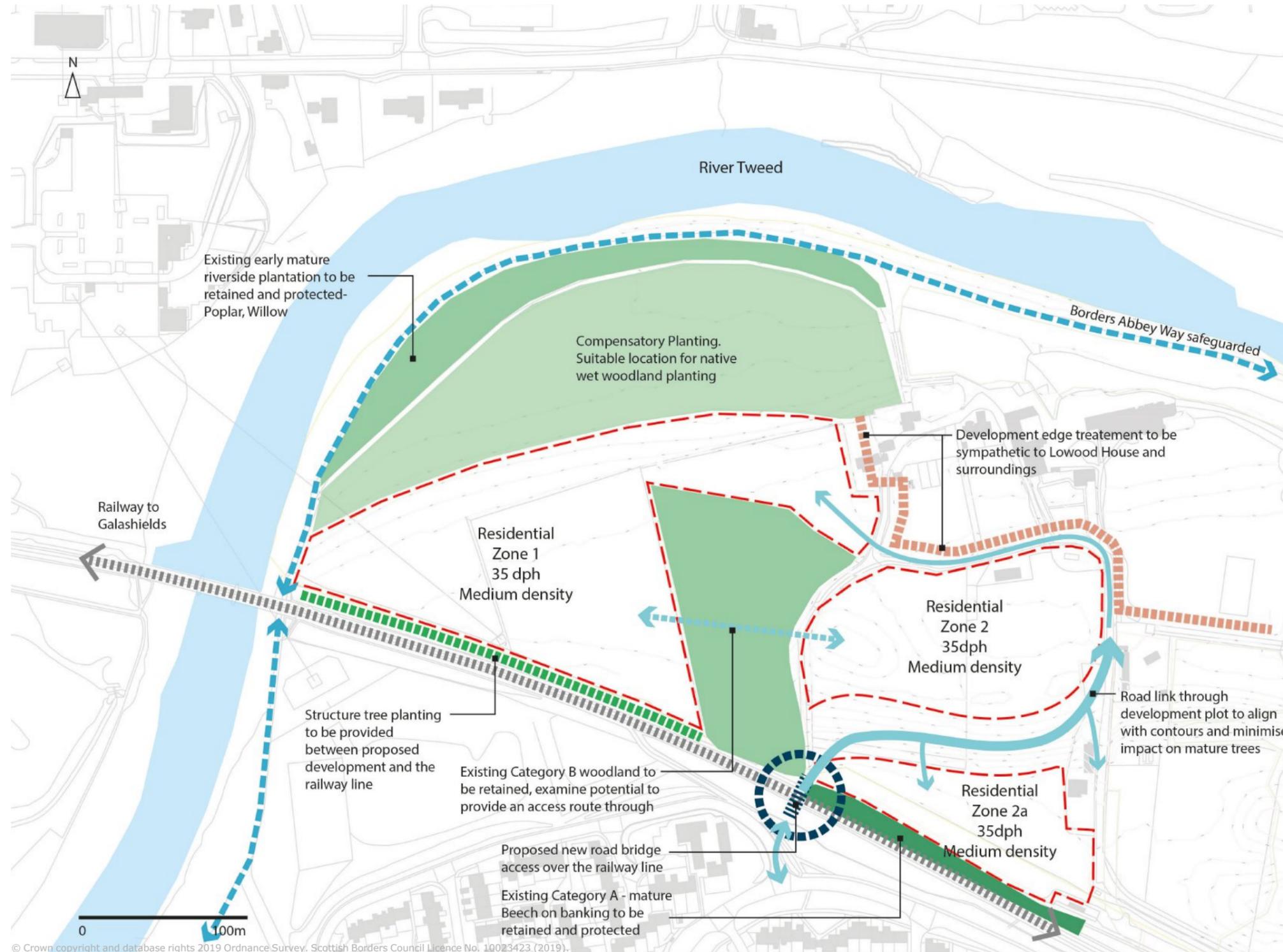
Neighbourhood centre with opportunities for infill commercial spaces such as studios, workshops and small retail.

Future redevelopment of Lowood House for hotel, education, residential or commercial use.

Total area of woodland loss = 2.9ha
 Compensatory planting = 3.0ha

Please note, further compensatory planting will be necessary within the site.

Detailed area - Zone 1 and 2/2a



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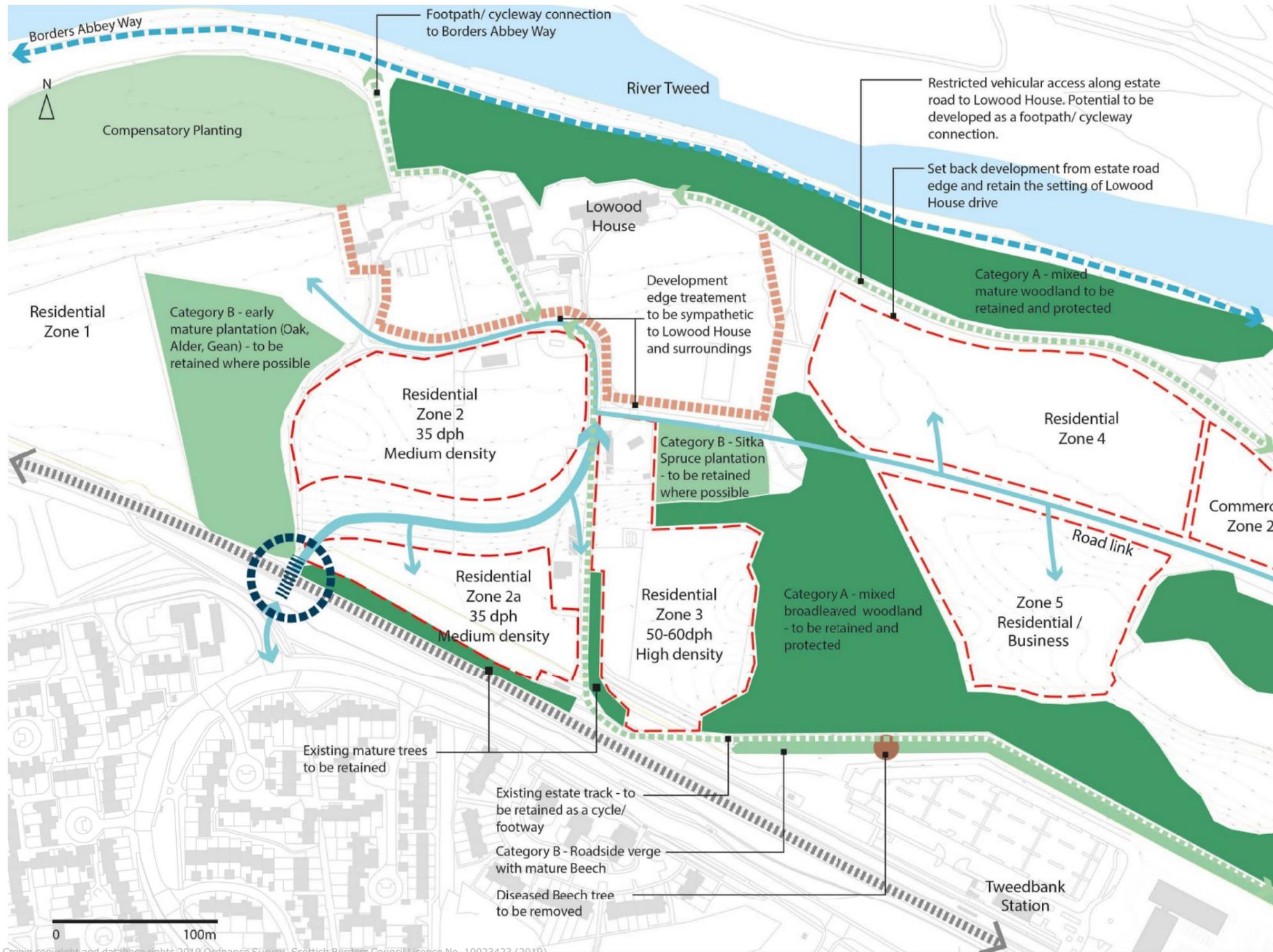


Image: Derwenthorpe Housing Development, York. Studio Partington



Image: Elmsbrook Housing, Bicester. Fabrica

Detailed area - Zone 2/2a and 3



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Image: Higher density residential development example by Oberlander Architects



Image: SuDS, Highland Housing Expo. Civic Engineers

Detailed area - Zone 4 and Commercial

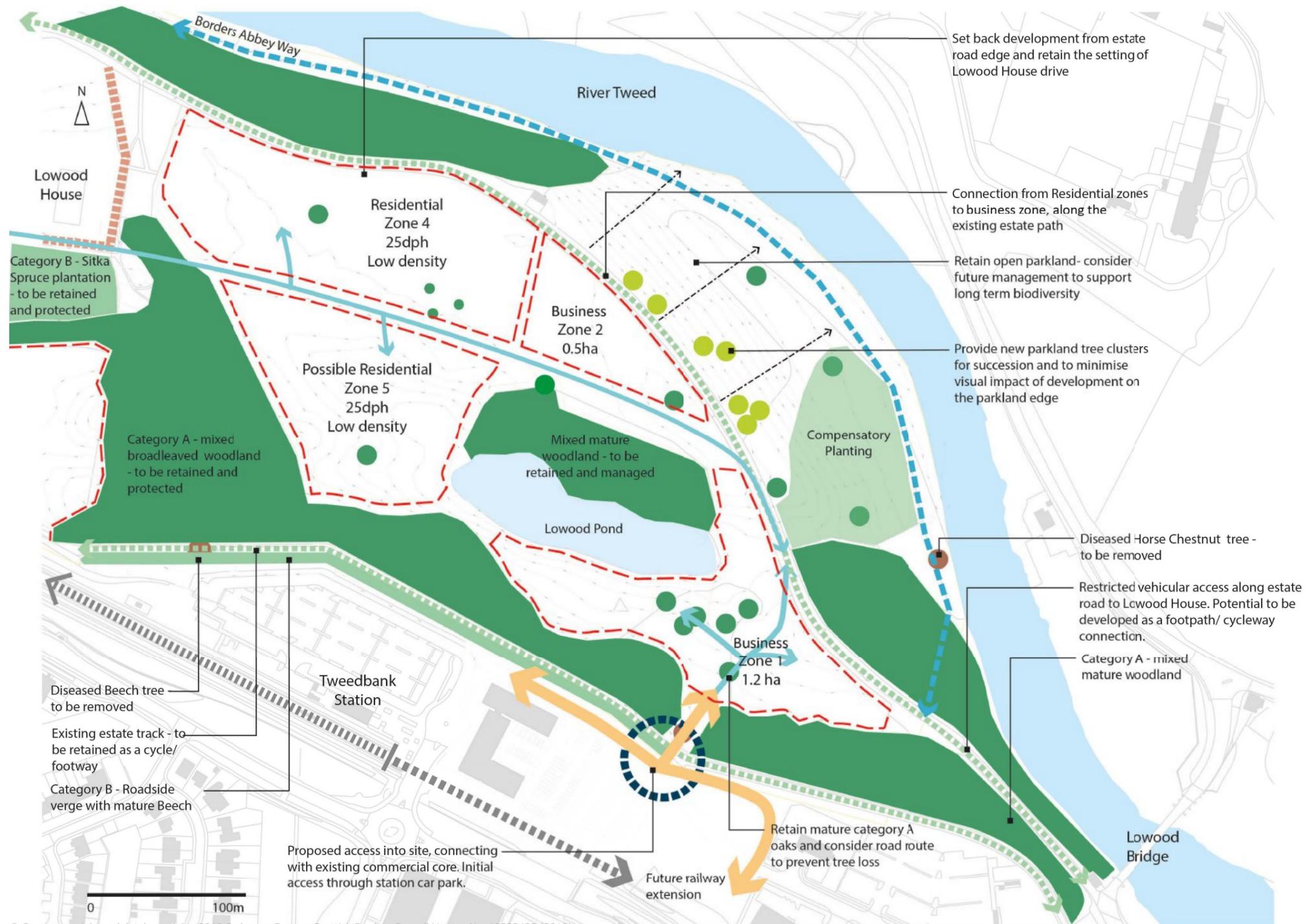


Image: Carrowbreck Meadow, Greater Norwich. Hamson Barron Smith

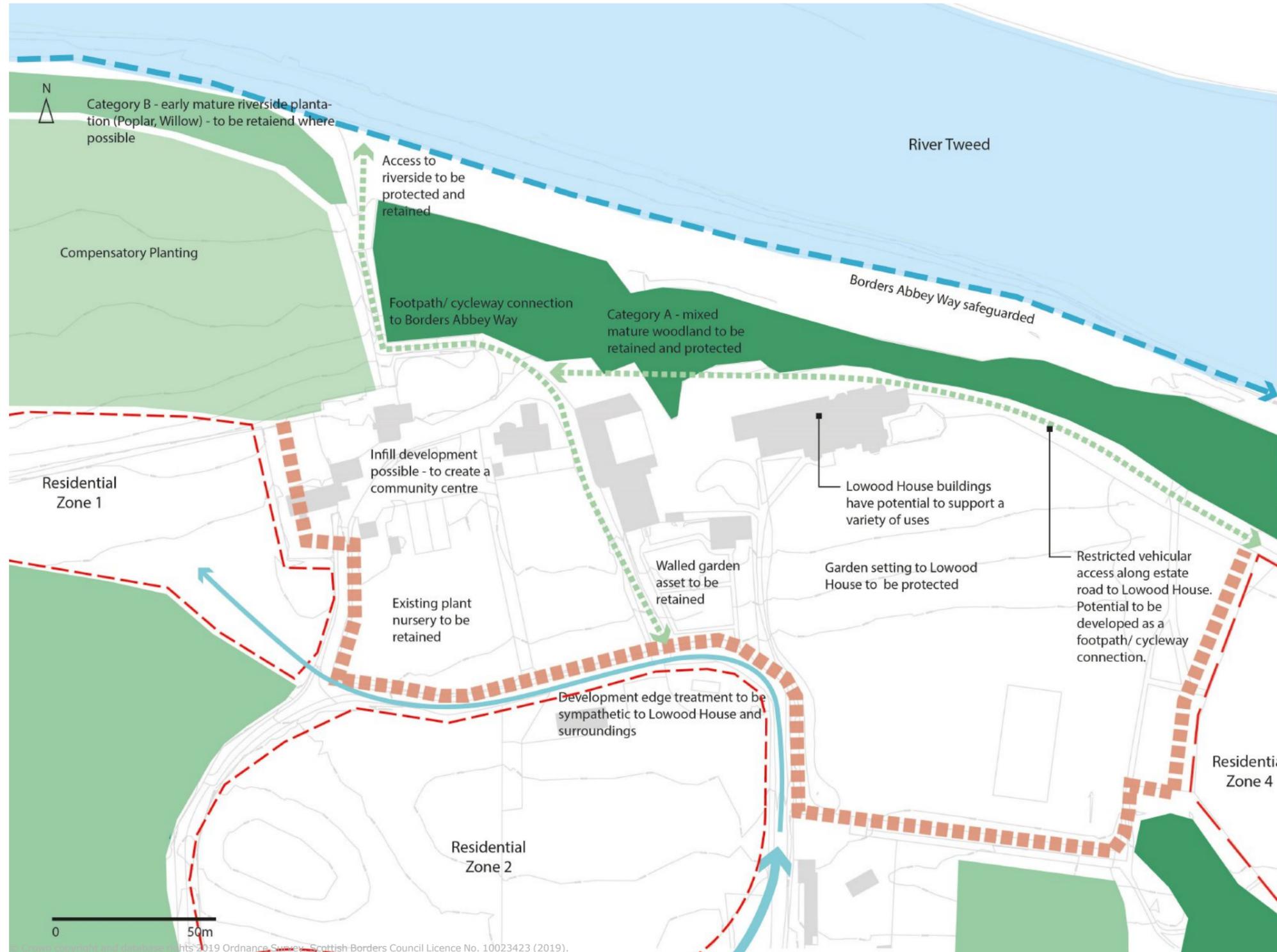


Image: Carrowbreck Meadow, Greater Norwich. Hamson Barron Smith



Image: Tweedbank, adjacent to site.

Detailed area - Lowood House Area



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Proposed Neighbourhood Centre
 Restoration and enhancement of Lowood House and surrounding area, for a variety of uses, to create a neighbourhood centre.



Image: Restoration Yard, Dalkeith Country Park. Malcolm Fraser



Image: Clear Lake Cottage, Ontario. MacLennan Jaunkalns Miller Architects



Image: Mews and courtyard development example by Oberlander Architects

Business Zone

The below sketch illustrates an indicative layout for the Commercial Zone (produced by Michael Laird Architects). The situation of the proposed Commercial Zone is to enable a link with the existing business/industrial land to the south-east of the site, and to tie in with current proposals for the Borders Innovation Park being led by Michael Laird Architects.



Sketch layout of Commercial Zone (Michael Laird Architects).



Borders Innovation Park indicative visual (Michael Laird Architects).

Dementia Hub

This SPG recognises that a Dementia Hub facility may be located within the Tweedbank Expansion area. As the Dementia Hub will primarily be of residential use, it may be premature to identify specific location options. However, the following precedent images represent that the building should reference the landscape setting.



Image: Dementia Care Centre visual, Lowood. JM Architects

Design Guide

The following visions are set out within the Design Guide to ensure that future development is of a high quality and follows current best practice:

Heritage, Biodiversity & Landscape

The vision is to work with the setting, retain all that is significant within the natural and built environment; to conserve connections with the existing estate with a view to ensuring the endurance of the high quality landscape framework and historic setting of the site. The existing framework of natural and built heritage on the site will inform a character-led response to new development. New development proposals should strengthen and enhance the existing framework to deliver a strong sense of place. The site should be developed to reflect this unique sense of place, and should be done in a cohesive manner, expressing strong linkages in and between the different phases of development.

Movement Infrastructure

The development should be an integral part of Tweedbank, augmenting this settlement while being the site of a well-connected, coherent and inclusive community. It should adopt the concept of 20-minute neighbourhoods and be well-laid out, designed with clear, logical linkages appealing to residents, visitors, and the community and business users alike.

Climate Change, Utilities & Services

The site will be a responsible, resilient, forward-looking 21st century net zero emissions community, which responds genuinely, innovatively and resourcefully, to the challenges of climate change. The development will ensure that heat demand within buildings is based on zero direct emission systems, it will employ state-of-art technologies to best effect, ensure reliable and locally generated renewable energy; reduce, if not eliminate, waste; and ensure that its infrastructure, utilities and services are climate-ready.

Responsive Placemaking & Design

The historic heart of the site is provides a strong neighbourhood centre and acts as an anchor point for new placemaking. Together the historic estate character and high quality designed landscape offer an existing unique sense of place which provides a creative springboard for placemaking. New, innovative and bold development should build on this sense of place which encompasses a strong framework and setting across the site for uniting the different development zones. There is a real opportunity for the identified zones to provide unique, high quality design solutions which will act as an exemplar and introduce more creative and contextual contemporary design to the Scottish Borders.



Integrated SuDS.
Image: Highland Housing Expo, John Lord



In-built solar panels
Image: Well Grove, Christine Johnstone



Biodiverse grassland planting
Image: LUC



Retained mature trees and natural play spaces
Image: LUC



Low impact lighting
Image: Mounment lighting, Harper



Local vernacular
Image: LUC

9 Pre-application Checklist

Scottish Borders Council welcomes planning applications for proposals that meet the guidelines and objectives set out within this SPG.

Ahead of the submission of any planning application, developers are strongly encouraged to make a Pre-Application Enquiry to the Planning Authority with respect to their proposals for the site. This is in order to ascertain whether or not their proposals would meet these standards and/or to establish what supporting details and information they should include in support of their planning applications. The Planning Authority and relevant consultees would then be able to provide feedback on these matters, which may identify the need for particular assessments, investigations or studies, and the scope and requirements of these, ahead of the planning application being made.

With a view to assisting applicants within the progress and preparation of their proposals, ahead of a Pre-Application Enquiry to the Council's Planning Authority, the table below sets out a pre-application checklist, which is intended to help applicants identify key concerns and potential issues that they will need to have considered within the preparation of their development proposals, and ultimately must have addressed within their planning applications for the site. The list is not exhaustive, but identifies key areas of research that should inform the form, layout and design, as well as operation, of the proposed development.

Issue	Research Required
Planning Context	Consult the Statutory Development Plan to identify all relevant policies.
	Identify planning constraints which apply to the site (e.g. designed landscapes, listed buildings, tree preservation orders etc.).
	Identify relevant planning guidance affecting the site (e.g. Supplementary Planning Guidance).
	Establish if there are any live planning applications and any extant planning consents on the site or in the immediate vicinity.
	Each planning application for the development of each zone must be accompanied by a mini planning brief which identifies the salient issues identified within the SPG and Design Guide.
Movement Infrastructure	Contact and seek advice from SBC's Roads Planning Section about access constraints, specific development requirements, design standards, road drainage, materials etc. Where the requirement is identified, the Pre-Application Enquiry would also be an appropriate opportunity to establish the method and scoping of transport assessments;
	Establish where existing infrastructure, including bus stops and shelters, are located, and identify whether there are any improvements to existing facilities planned or required to support the development, including to any foot/cycle path connections to bus stops and whether or not there is a need for secure cycle parking at main bus stops.
	Identify existing and potential walking, cycling and public transport access routes between the development site and community facilities and accommodate these and where required, identify opportunities for appropriate new connections to these within development proposals; and
	Establish if there is the need and/or appropriate opportunities to provide on-road and off-road cycling facilities and/or safe, high quality paths and footpaths for pedestrians
Flood Risk	Establish if the site, or any part thereof, is at risk of flooding and/or whether development of the site would be liable to have any flood risk implications. SEPA and the Council's Flood Risk Management team would require to be consulted in the event of any flood risk being identified as being a likely consideration. Undertake Flood Risk Assessment where necessary. Consideration will need to be given to bridge structures located upstream and downstream of the site. The presence of Lowood Pond within the site should also be considered within a Flood Risk Assessment where relevant. The appropriate climate change uplifts for the River Tweed catchment should be applied.
Biodiversity, Trees and Landscape	Identify and take account of any natural heritage and/or landscape designations which may apply to the site (e.g. Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC) designations) and take account of any Protected Species that may be present on the site or in the vicinity. Commission habitat surveys by appropriately qualified individuals and organisations where necessary. Establish the requirement and timescales for an HRA (refer to Nature Scot's comments within the Appendices). Any development within 200m of the north bank of the River Tweed will require a survey of otter habitat to be undertaken and submitted prior to the submission of any planning application.
	Identify and take account of any and all mature trees, hedges and landscaping on and around the site that are liable to be impacted by development. Where impacts are likely Developers will be required to identify these impacts and account for any possible and appropriate mitigation of them through a site specific Tree survey and Tree Impact Assessment to BS5837:2015.
	Appropriate account of the Landscape and Visual Impacts of proposals must be taken to ensure that development is accommodated sensitively in its landscape setting, and in the most appropriate form, allowing key views to be maintained where appropriate and ensuring that appropriate visual connections are achieved and maintained between the site and the surrounding area, including Tweedbank, to allow for it to be accommodated, and included within a shared landscape framework; identifying any and all new tree and woodland planting required to achieve this objective.
	Protected species surveys for otter, bats, badger, red squirrel and breeding birds will be required. Furthermore, any development within 200m of the north bank of the River Tweed will require a survey of otter habitat to be undertaken. Further guidance on surveys for bats and otter can be found here (https://www.scotborders.gov.uk/technicaladvicenotes). An appropriate sensitive lighting scheme and biodiversity enhancements will be required.
Archaeology and Built Heritage	Undertake a desktop study, plus geophysical survey and/or archaeological evaluation trenching in advance of development. Contact and seek advice from the Council's Archaeology Officer.

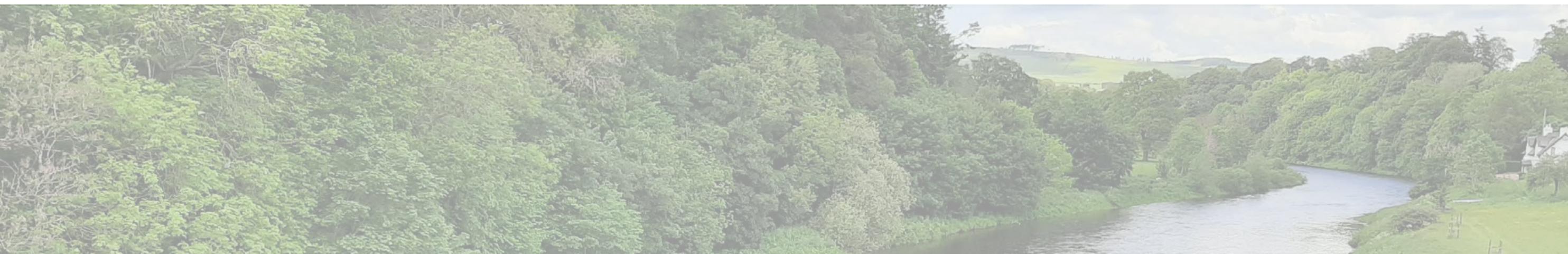
Water/Wastewater/SUDS		Establish whether or not there is capacity within Scottish Water’s existing infrastructure to accommodate the development; and identify standards and key requirements for SUDs. While the advice and guidance of SEPA should be sought, such proposals would also usefully be referred to the Planning Authority for its consideration at the Pre-Application stage.
		Establish whether or not a Drainage Impact Assessment is required.
Recycling and Waste Management		Contact and seek advice from SBC to establish requirements for the accommodation and management of refuse and recycling on site, and ensure that these are accommodated within the design and layout in ways that are functional but as discreet as possible.
Net Zero Carbon Emissions		Establish how the energy needs of the development would be met while producing net zero carbon emissions; and make this an integral component of the development. This should be incorporated within an Energy Options Study. Applicants may find it helpful to refer to the ARUP Study and/or to contact the Environmental Strategy Officer with regard to potential energy options.
Development Contributions – Education; Play Provision; and Affordable Housing		Contact and seek advice from SBC to establish primary and secondary school capacity for the local area and identify whether or not contributions will be required to accommodate the impacts of the development;
		Contact and seek advice from SBC to establish the requirement/extent of play provision required; and identify whether or not contributions will be required to accommodate the impacts of the development;
		Contact and seek advice from SBC to establish the requirement/extent of affordable housing required; and identify whether or not contributions will be required towards affordable housing provision;
Land Contamination		Establish whether or not there are any land contamination concerns on site, contact can be made with the Council’s Contaminated Land Officer in this respect. There may be a requirement to carry out a desktop study and follow through with intrusive investigations where necessary.
Phasing		Liaise with SBC to establish phasing of the development and its timescales with any other developments on site or in the area; and consider the implications of these for the progress of development proposals.

Appendices

A.1 Tree and Woodland Assessment

A.2 Ecological Appraisal

A.3 Consultation Responses



A.1 Tree and Woodland Assessment



Tree and Woodland Assessment

Lowood, Tweedbank

For

LUC and Scottish Borders Council

06 August 2019



1. GENERAL INTRODUCTION

- 1.1. Alan Motion Tree Consulting Ltd has undertaken a brief overview of existing trees and woodlands within Lowood Estate at Tweedbank, for LUC on behalf of Scottish Borders Council, in connection with proposed mixed use development.
- 1.2. This initial survey and report provides a description of the broad categories of tree and woodland cover, their distribution, and relative arboricultural/silvicultural value, and highlights those areas where future development has the potential to impact adversely on tree cover. It identifies areas where future development might proceed with little or no impact on existing trees and woodlands.
- 1.3. This report has been prepared in order to inform the masterplanning process. It does not provide the level of detail that would be required to inform detailed design considerations. A full, detailed tree survey in accordance with the recommendations of BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations" will be required as detailed designs emerge.

2. SITE DESCRIPTION

- 2.1. Lowood Estate lies to the north of the Borders Railway at Tweedbank Station, and is enclosed to the west, north and east by the River Tweed. The estate is a mixture of pasture and policy woodland, with a few scattered parkland trees. The land has a generally northerly aspect, sloping down to the river.
- 2.2. Lowood House is towards the river within mature, ornamental gardens. Long-established woodlands provide good enclosure and seclusion for the house. Lying to the west of the house are further houses, cottages and buildings at Bridgend.
- 2.3. The earliest edition Ordnance Survey maps (Six Inch First Edition 1843-1882) shows the gardens and parkland extending to the south and east of the house. A stone wall forms the southern site boundary, and a linear woodland of beech and Scots pine provides a more-or-less continuous screen along this edge. A row of mature beech

trees lines the estate access road beyond the boundary wall. A pond is present within the open parkland, and individual trees are shown throughout the parkland, and along field boundaries to the west of Bridgend.



Ordnance Survey 6 Inch 1st Edition, 1843-1882. National Library of Scotland

- 2.4. The southern woodland edge remains today, and is dominated by mature beech and Scots pine, but becoming more diverse towards its western end, where ash and sycamore become more obvious. Although not recorded as such in the Ancient Woodland Inventory Scotland, these woodlands are Long-established of Plantation Origin.
- 2.5. A section of mature conifer plantation, comprising Sitka spruce and larch, now grows over much of the area at Well Park on the former gravel pit. This area is suffering from wind damage and is in a poor condition. It will need to be felled in the near future.

- 2.6. The original woodlands to the east of Lowood House also remain, containing a mix of species including beech, oak, Scots pine and sycamore. These extend down a steep bank towards the river.
- 2.7. More recent areas of woodland are also present within the estate. A mixed woodland containing Douglas fir and Scots pine, with underplanting of beech, gean and western hemlock, grows on the slope rising north from the pond. Along the northern edge of this is a narrow strip of mature European larch.
- 2.8. In the west of the site, west of Bridgend, there are blocks of woodland including young broadleaved planting; a central block of early-mature broadleaved woodland consisting of oak, alder and gean; and an early-mature block of Sitka spruce and larch lying to the west of this.
- 2.9. Established tree cover extends along the north-west edge of the estate along the edge of river walkway.
- 2.10. Within the open areas of pasture around the pond; and to the north-east of the internal estate road, there are scattered remnants of the original parkland trees including beech, sycamore, horse chestnut and oak. There are some good early-mature specimens of common walnut to the north-west of the pond.

3. POTENTIAL DEVELOPMENT IMPACTS

- 3.1. The site has been identified for a mixed development of commercial and residential. Potential access routes into the site include utilising the existing road serving Tweedbank Station; and a new bridge and access from Tweedbank Drive, joining the access road to Bridgend.
- 3.2. Commercial development is likely to be located in the open ground to the south and east of the pond, with residential development to the north and west of the pond; and to the west of Bridgend.
- 3.3. It would be possible to form a new access road through an existing gap in the southern boundary woodland, with only minimal impact on existing trees (one

Category B Scot spine removed). Road alignment would need to avoid impact on existing high-quality parkland oak and beech trees which are located close to the south-east corner of the pond, although a few of the mature beech trees here are in poor and declining condition.

- 3.4. Residential development to the north of the southern boundary woodland can be accommodated with minimal impact on tree cover. A sufficient buffer will be needed to minimise potential impact on the very large, edge trees which are dominated by beech with low and spreading canopies. The impact of shading from these trees will have a significant impact on any adjacent development.
- 3.5. The poor and unstable conifer crop at Well Park in the former gravel pit will need to be clear-felled. This could provide an opportunity for some limited residential development. The line of oak trees along the edge of the existing small field would need to be retained and protected.
- 3.6. Land to the west of Bridgend provides considerably greater scope for development. It could be acceptable to remove the existing young plantation, and the spruce/larch plantation to accommodate development. The central broadleaved woodland is well-established and could be retained, with a new road located along its northern edge to access the western section. Alternatively, a new road could cut through the central woodland block without compromising stability and longevity of the retained tree cover.
- 3.7. In order to comply with current Scottish Government policy on the control of woodland removal, any loss of woodland area should be compensated with replacement planting. It may be possible and acceptable to provide compensatory planting on the arable field in the north-west of the estate, part of which lies in the floodplain. Further planting could be accommodated in the existing meadow pasture in the north-east of the estate, extending to the river corridor. Any planting here would need to be of smaller scale, group planting in order to maintain the open parkland/meadow character. New planting that extended along the northern edge of the estate road, on the higher ground, would provide benefit in screening long-

distance views of any development from the B6374 road, on the east side of the river valley.

- 3.8. The plans accompanying this report show the broad woodland areas, prominent tree groups, and significant individual specimen trees. Based on these features, the second plan indicates potential development areas, access points, and areas that might accommodate compensatory planting.

4. SCOTTISH GOVERNMENT POLICY ON CONTROL OF WOODLAND REMOVAL

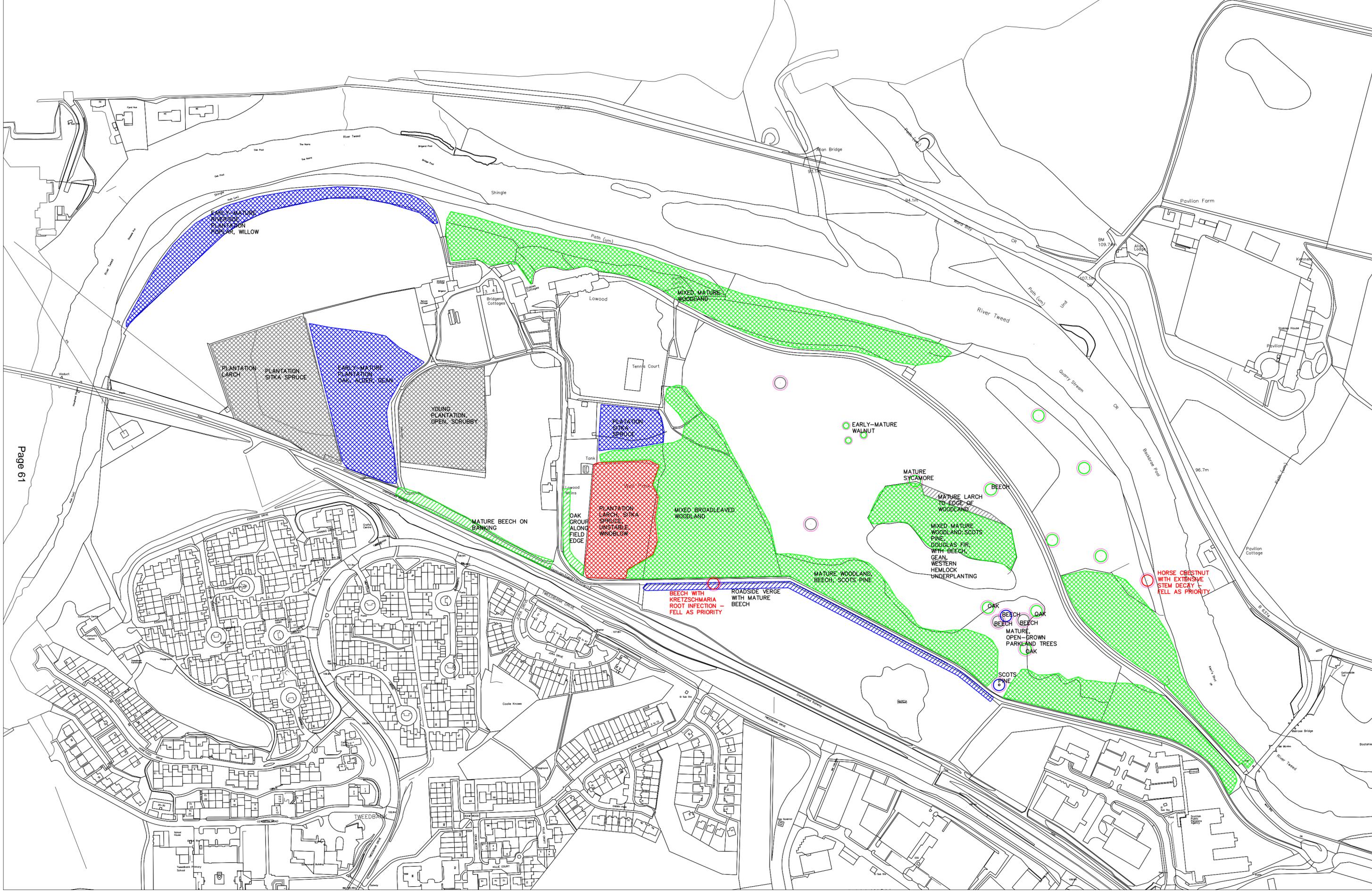
4.1. The guiding principles of the Scottish Government's policy are:

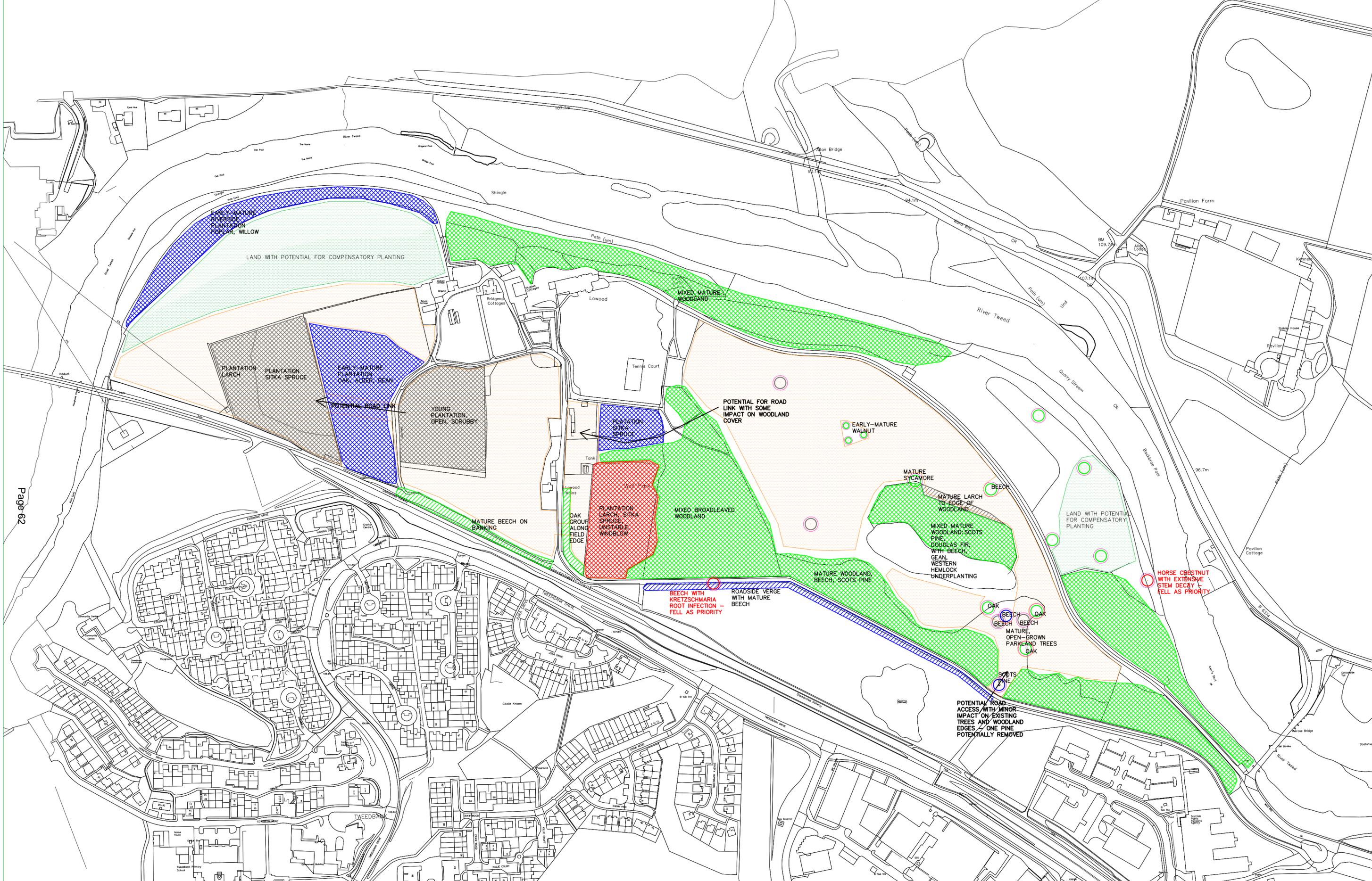
- There is a strong presumption in favour of protecting Scotland's woodland resources.
- Woodland removal should be allowed only where it would achieve significant and clearly defined additional public benefits (note that public benefits include social, economic and environmental benefits). In appropriate cases a proposal for compensatory planting may form part of this balance.
- Approval for woodland removal should be conditional on the undertaking of actions to ensure full delivery of the defined additional public benefits.
- Planning conditions and agreements are used to mitigate the environmental impacts arising from development and Forestry Scotland will also encourage their application to development-related woodland removal.
- Where felling is permitted but woodland removal is not supported, conditions conducive to woodland regeneration should be maintained through adherence to good forestry practice as defined in the UK Forestry Standard.

4.2. Woodland removal, with compensatory planting, is most likely to be appropriate where it would contribute significantly to:

- helping Scotland mitigate and adapt to climate change;
- enhancing sustainable economic growth or rural/community development;
- supporting Scotland as a tourist destination;
- encouraging recreational activities and public enjoyment of the outdoor environment;
- reducing natural threats to forests or other land; or

- increasing the social, economic or environmental quality of Scotland's woodland cover.
- 4.3. The policy states that there will be a strong presumption against removing, amongst other designations, ancient semi-natural woodland; areas supporting priority habitats and species listed in the UK Biodiversity Action Plan; and woodlands critical to water catchment management or erosion control.
- 4.4. Where compensatory planting is stipulated as a requirement of planning permission, specifications of that planting will be determined by the relevant planning authority.





A.2 Ecological Appraisal



www.landuse.co.uk

Lowood

Preliminary Ecological Appraisal Report

Prepared by LUC
September 2019

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1 Chapter 1

Executive Summary

- 1.1 LUC was commissioned by the Scottish Borders Council in August 2019 to undertake an Extended Phase 1 Habitat Survey of the Lowood Estate and provide a Preliminary Ecological Appraisal report, to provide input for Supplementary Planning Guidance.
- 1.2 Key findings of the survey are summarised in **Table 1.1** below.

Table 1.1: Summary of Findings

Ecological Feature	Key Findings
Habitats	<p>The site is primarily comprised of grazed parkland, consisting of semi-improved neutral grassland and improved grassland surrounded by broadleaved woodland.</p> <p>The site is bounded to the north, west and east by the River Tweed and to the south by the new Borders Railway line and station, residential properties and an industrial estate.</p> <p>The centre of the site consists of Lowood House, historically associated residential properties and a plant nursery.</p>
Protected Species	<p>Badger setts were recorded at two locations within the site; both main setts and outlier setts were recorded.</p> <p>Evidence of squirrel was found at two locations within the woodland areas. We cannot confirm whether these were red or grey squirrel signs as no individuals were seen, though both species have been recorded in the area.</p>

2 Introduction

- 2.1 LUC was appointed by the Scottish Borders Council in August 2019 to undertake an Extended Phase 1 Habitat Survey on the Lowood Estate, Tweedbank. The survey was commissioned to inform the council as they draft Supplementary Planning Guidance (SPG) and to help inform future requirements for detailed surveys, mitigation requirements, enhancement opportunities, and a possible strategic-level Habitat Risk Assessment (HRA) for future development proposals.
- 2.2 This report sets out the methods adopted and the baseline findings of the Extended Phase 1 Habitat Survey. It also details potential constraints which may be imposed on future developments and enhancement opportunities which could be adopted for this site.

Site description

- 2.3 The site is located immediately north of Tweedbank in the Borders; between Melrose and Galashiels. The site consists mainly of parkland used for the grazing of cows and sheep, with large areas of broadleaf woodland and smaller areas of coniferous woodland throughout. There are a small number of buildings within the site which consist of the main Lowood House, residential properties and a plant nursery which is made up of wooden sheds and poly tunnels. To the north, west and east the site is bound by the River Tweed and to the south is bordered by the new Borders Railway line and end terminus. Further south are residential buildings and a small industrial estate.
- 2.4 Photographs of the site and are provided in **Appendix 1**.

Proposed Development

- 2.5 Though no specific development has been planned, the site has been identified by the Council as having development potential and an Extended Phase 1 Habitat Survey has been sought to determine the baseline environmental data for the site.

Policy and legislation

- 2.6 The report has been prepared in cognisance of relevant legislation and policy, including European and domestic environmental legislation, UK nature conservation policy and local biodiversity guidance.
- 2.7 European and National legislation along with Planning Policy and guidance relevant to the site is listed below:
- The Conservation (Natural Habitats, &c.) Regulations 1994 as amended;
 - The Wildlife and Countryside Act 1981 (as amended);
 - Protection of Badger Act 1992 (as amended); and
 - Scottish Planning Policy.

3 Methods

Overview

- 3.1 The Extended Phase 1 Habitat Survey was undertaken by LUC and comprised of a field survey conducted by qualified ecologists. A desk study was completed using data supplied by the Scottish Borders Council, which was undertaken by The Wildland Information Centre (TWIC).
- 3.2 Each of the survey components is set out as such;
- 3.3 **Desk Study** – a review of existing records of designated sites and protected species activity at the site and in its vicinity; and
- 3.4 **Field Study** - based on an Extended Phase 1 Habitat Survey, the field study comprised various elements, including an assessment of the site’s potential to support protected species.

Desk Study

- 3.5 The desk study involved a review of the records (supplied by TWIC) of protected species activity at the site and in a 2 km vicinity. Applications to Scottish Badgers and the Borders Bat Group were also placed for further historical data.
- 3.6 Designated sites were searched for using SNH Sitelink¹ and non-designated sites through the Scottish Borders Council Local Development Plan interactive mapping tool².

Field Study

- 3.7 An Extended Phase 1 Habitat Survey of the site was completed in accordance with JNCC³, Bat Conservation Trust⁴ and SNH⁵ methodology. The survey was conducted on 19 September 2019 during warm, dry and sunny weather conditions.
- 3.8 The survey methods provide a rapid and standardised approach to documenting and classifying habitats together with any evidence of, and potential for, legally protected and notable fauna.
- 3.9 The following were searched for within the site boundary, as informed by the Scottish Borders Council Ecologist and our understanding of protected species in southern Scotland:
 - signs of otter activity including spraints, tracks, feeding remains and holts along any watercourses within or adjacent to the site;
 - signs of water vole including latrines, feeding remains, tracks and burrows along any watercourses within or adjacent to the site;
 - signs of badger activity including setts, tracks, snuffle holes and latrines;
 - features which may provide suitable roosting opportunities for bats within trees and buildings;

¹ Available online at SNH website. Search conducted 24/09/2019

² Available online through Borders Council website. Search conducted 24/09/2019

³ JNCC. Handbook for Phase 1 habitat survey. 2010

⁴ Collins, J.(ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn).

⁵ Protected Species Survey Advice for Developers. Badgers, Great Crested Newt, Otter, Pine Marten, Red Squirrel and Water Vole.

- the most common non-native invasive species (Japanese knotweed, giant knotweed, hybrid knotweed, giant hogweed, rhododendron and Himalayan balsam) which are subject to strict legal control.

3.10 The bat roosting potential survey takes into account the range of roosting conditions required by bats throughout the year and followed assessment criteria set out by standard guidance prepared by the Bat Conservation Trust⁴.

3.11 The criteria used to categorise bat roost potential (BRP) are summarised in **Table 3.1**. The table also summarises what actions, if any, are required following classification.

Table 3.1: Bat Roost Potential Categories.

BRP Category	Roosting Habitat Features	Commuting and Foraging Habitat Features	Survey Requirement
Negligible	Negligible habitat features likely to support roosting, commuting or foraging bats		No surveys required
Low	Structures in this category offer one or more potential roost sites for individual, opportunistically roosting bats. These sites do not offer the space, shelter or appropriate conditions to support large numbers of bats or maternity roosts. Tree in this category include those of sufficient size and age to support suitable roosting features, but none are visible from the ground	Habitat on and around the site could be used by a small number of commuting bats. This category includes densely urbanised landscapes or linear vegetation features poorly connected to the wider landscape (e.g. gappy hedges in an agricultural context).	1 dusk or dawn survey required for structures. No surveys required for trees.
Moderate	Structures and trees in this category offer one or more roost site that, due to their space, shelter or conditions, offer roosting potential for a range of species. Roosts may be more permanent, rather than opportunistic. Small maternity roosts of common species may form in one of these roost sites.	Habitat on and around the site is well-connected to wider continuous habitat and offers commuting and foraging habitat to a larger number of bats across a number of species. (e.g. tree lines or linked gardens in the urban context, or continuous hedge/ tree lines and watercourses in an agricultural setting)	1 dusk and 1 dawn survey required for both structures and trees. Tree-climbing may be an appropriate alternative to dusk and dawn surveys.
High	Structures and trees in this category have one or more potential roost sites that are suitable for large number of bats. Roosts are likely to be permanent and include maternity roosts. Potential roost sites exist for a wide range of species or species of particular conservation interest.	Habitat on and around the site is diverse, continuous and linked to extensive suitable habitat. This category includes well-vegetated rivers, streams, hedgerows and woodland edge. Habitat is sufficiently diverse to offer opportunities to a wide	3 surveys, including both dusk and dawn elements. Tree-climbing may be an appropriate alternative to dusk and dawn surveys.

BRP Category	Roosting Habitat Features	Commuting and Foraging Habitat Features	Survey Requirement
		range of species or those of particular conservation interest.	

Constraints to methods

- 3.12 Evidence of protected species is not always discovered during a survey. This does not mean that a species is not present, hence the surveys also record and assess the ability of habitats to support protected species. The time frame in which the survey is implemented provides a 'snapshot' of activity within the survey area and cannot necessarily detect all evidence of use by a species.
- 3.13 All non-native species are legally controlled under of the Wildlife and Countryside Act 1981 (as amended by the Wildlife and Natural Environment (Scotland) Act 2011). The Extended Phase 1 Habitat Survey checked, in particular, for the presence of Japanese knotweed (as well as giant knotweed and hybrid knotweed), giant hogweed, rhododendron and Himalayan balsam. There may be other invasive plant species present within the survey area which were not recorded, but it is considered that this survey is sufficient to identify any significant constraints posed by invasive plants.
- 3.14 It is important to note that the survey was carried out at towards the end of the recognised survey season for undertaking habitat surveys. However, plants were still identifiable and it was not felt to be a significant constraint to the study.
- 3.15 A large proportion of the banks of the River Tweed were not accessible due to the steepness of the land or thick vegetation. As such not all suitable habitat was able to be surveyed in detail for evidence of otter.

4 Results

Desk Study

4.1 The desk study identified the following protected species within the 2 km buffer:

- Otter *Lutra lutra*;
- Badger *Meles meles*;
- Red squirrel *Sciurus vulgaris*;
- Daubenton's Bat *Myotis daubentonii*;
- Noctule *Nyctalus noctula*;
- Common pipistrelle Bat *Pipistrellus pipistrellus*; and
- Soprano pipistrelle Bat *Pipistrellus pygmaeus*.

4.2 No historical records (excluding Badgers) were found for within the site.

4.3 Information provided by Scottish Badgers shows a high number of badger evidence within the site and the 2 km buffer. Eighty-one incidences of badger road traffic accidents and 20 accounts of setts and activity were recorded in the site and 2 km buffer.

4.4 No records were held by the Borders Bat Group.

4.5 Statutory designated sites within 2 km of the site are listed in **Table 4.1**, below.

Table 4.1: Designated Sites

Name of Site	Designation	Qualifying Features	Proximity to Site
River Tweed	Site of Special Scientific Interest	<ul style="list-style-type: none"> • Atlantic salmon (<i>Salmo salar</i>) • Brook lamprey (<i>Lempetra planeri</i>) • River lamprey (<i>Lampetra fluviatilis</i>) • Otter (<i>Lutra lutra</i>) • Beetle assemblage • Fly assemblage 	Borders site at north
River Tweed	Special Area of Conservation	<ul style="list-style-type: none"> • Atlantic salmon (<i>Salmo salar</i>) • Brook lamprey (<i>Lempetra planeri</i>) • River lamprey (<i>Lampetra fluviatilis</i>) • Sea lamprey (<i>Petromyzon marinus</i>) • Otter (<i>Lutra lutra</i>) • Rivers with floating vegetation often dominated by water-crowfoot 	Borders sight at north
Avenel Hill and Gorge	Site of Special Scientific Interest	<ul style="list-style-type: none"> • Green hairstreak (<i>Callophyrus rubi</i>) • Upland oak woodland 	Approx. 1.4 km north

4.6 Non-statutory designated sites within 2 km of the site are listed in **Table 4.2**, below.

Table 4.2: Non-designated Sites

Name of Site	Designation	Qualifying Features	Proximity to Site
Eildon and Leaderfoot	National Scenic Area	N/A	Borders site at eastern edge
Tweed, Ettrick and Yarrow Confluences	Special Landscape Area	N/A	Approx. 750 m south

Field Study

Habitats

- 4.7 The site consists of a small number of common and widespread habitats, detailed below along with their JNCC codes. When considering these descriptions, please also refer to site photographs in **Appendix 1** and the Phase 1 Habitat Map in **Appendix 2**.

Semi-improved neutral grassland (B2.1)

- 4.8 There are two large areas of this habitat in the centre and the east of the site. It is periodically, though not intensively, grazed by cattle and sheep and parts of it appeared to have been mown. Species found in this habitat were Yorkshire fog *Holcus lanatus*, sweet vernal grass *Anthoxanthum odoratum*, cock's foot *Dactylis glomerta*, thistle *Cirsium* sp. and common bent *Agrostis capillaris*.

Improved grassland (B4)

- 4.9 This habitat was found in two fields, one to the northeast of the site and one to the west. They are similar to the semi-improved neutral grassland in species composition however, the overall species diversity is lower, due to heavy usage of fertilisers and/or heavy grazing. The dominant species were perennial rye grass *Lolium perenne*, white clover *Trifolium repens* and creeping buttercup *Ranunculus repens*. Like the grassland above it is periodically, though not intensively, grazed by cattle and sheep and parts appeared to have been mown.

Parkland (A3.1)

- 4.10 There are scattered trees within the semi-improved neutral grassland and improved grassland at the east end of the site. These were mostly large mature individuals, though some semi-mature trees were recorded. The majority of species found were sycamore *Acer pseudoplatanus*, oak *Quercus* sp., ash *Fraxinus* sp. and beech *Fagus sylvatica*.

Semi-natural broadleaved woodland (A1.1.1)

- 4.11 This is an abundant habitat within the survey boundary and runs through the centre of the site, with small areas bordering the river to the north. Dominant species in the majority of the site were beech, sycamore and oak. In the small section to the northwest which borders the river the dominant species was black poplar *Populus nigra*.

Mixed Woodland (A1.3.1)

- 4.12 There are three areas of mixed woodland within the site. The dominant broadleaf species in each were beech, cherry *Prunus avium* and sycamore. The coniferous portion of the woodlands consisted of Norway spruce *Picea abies* and larch *Larix decidua*.

Coniferous Plantation (A1.2.2)

- 4.13 There was one small area of conifer plantation in the centre of the site, made up of tall mature Norway spruce.

Hard Standing (HS)

- 4.14 This habitat comprises of roads which traverse the length of the site and parking areas outside of houses and the plant nursery.

Buildings (J3.6)

- 4.15 There are several buildings in the centre of the site, comprising residential properties, Lowood House and the plant nursery.

Ornamental Planting (OP) and Amenity Grassland (J1.2)

- 4.16 These habitats make up the small areas of garden and lawn associated with the buildings described above.

Protected Species

Otter and Water Vole

- 4.17 The River Tweed and the pond on site were searched as thoroughly as possible; however, no signs of otter or water vole were recorded.
- 4.18 The River Tweed provides suitable habitat for otter; as evident from the SAC designation it has been given. The river does not provide suitable water vole habitat due to the fast flowing and deep river and shallow, stony banks which are unsuitable for burrowing.
- 4.19 The pond within the site was not deemed optimal for water vole due to lack of suitable foraging vegetation for water voles. It was also deemed suboptimal for otter due to the lack of resting site opportunities as the area surrounding the pond was heavily impacted by cattle and is also used as a recreational area.
- 4.20 Water voles will not be considered further during this study due to lack of evidence and historical records.

Badger

- 4.21 Two main and four outlier setts were recorded within the site, with multiple dung pits and foraging signs recorded throughout. The habitats found in the site are optimal for badger foraging and sett creation, with plentiful grassland for foraging and woodland with soft soil in which to safely dig setts.
- 4.22 Due to the sensitive nature of the information, a confidential map of badger evidence is provided separately.

Red Squirrel

- 4.23 The broadleaf, mixed and coniferous woodlands found extensively on the site offer excellent foraging and habitation opportunities for red squirrel. Evidence of squirrel, including foraged cones and dreys were found on the site; however, as no sightings were recorded it is not possible to determine whether these are red or grey.

Great Crested Newt

- 4.24 No signs of great crested newt were recorded during the survey. The single pond on the site was scored for habitat suitability following published guidance⁶ and was assessed as having poor suitability, which is the lowest rating a water body can receive. No other water bodies were identified within the site.
- 4.25 Great crested newts will not be considered further in this report due to lack of evidence and historical records.

Nesting birds

- 4.26 Active bird nests are not common at the end of September and as expected, none were recorded.

⁶ ARG UK (2010). ARG UK Advice Note5: Great Crested Newt Habitat Suitability Index. Amphibian and Reptile Groups of the United Kingdom

- 4.27 Many small passerines (e.g. robins *Erithacus rubecula* and sparrows *Passer domesticus*) and common species such as pigeon *Columba livia* were encountered during the survey.
- 4.28 Six grey herons *Ardea cinerea* were seen roosting in the large Norway spruce which border the northern edge of the pond.

Non-Native Invasive Species

- 4.29 Himalayan Balsam *Impatiens glandulifera* was recorded at many areas in the site. The densest areas were along the northern border of the site, on the banks of the River Tweed.

Bat Roost Potential (BRP)

- 4.30 There were many large and mature trees identified on the site with features suitable for supporting bat roosts. Features included woodpecker holes, knot holes, and damaged and rotten limbs. Single large trees with BRP were recorded separately; where multiple trees were identified as having BRP, in the same area a 50 m² grid was applied and given a rating based on the guidelines in **Table 3.1**. A map of the BRP grid for woodland on the site can be found in **Appendix 2**.
- 4.31 The buildings on the site were also surveyed for BRP and given a corresponding score. The majority of buildings were deemed to have moderate potential, with one scored as high due to the surplus of entrance points seen. Lowood House was not accessible for surveys and as such has no score.
- 4.32 Surveyors also received a personal communication from a resident of the site indicating bats were roosting in their building, in the roof or walls of their apartment (No. 4). He reported that "hundreds of bats", possibly young staying close to the roost, were observed emerging and foraging this year. The access point of this roost had appeared to move from one side of the roof to another over the course of recent years.
- 4.33 The mixture of habitats found within the site (woodland, grassland and river) provide optimal foraging for a variety of bat species. The river and bordering trees supply a commuting corridor for bats to move to the east and west of the site into the surrounding farmland.

5 Discussion

Desk Study

- 5.1 Records of bats, otter, badger and red squirrel were found within the site and the 2 km buffer, suggesting that the site and vicinity provides suitable habitat for these protected species and acts in conjunction with the wider environment. Enhancement opportunities for these species will be considered in the following section.
- 5.2 The River Tweed is a statutorily designated site which borders more than half of the site and as such, enhancement opportunities and possible constraints will be considered in the following section.

Field Study

- 5.3 No evidence of otter was recorded in our survey. This could be due, at the pond, to a lack of suitable resting sites or holt options and also the area being used for recreation. The River Tweed is designated for otter and as such it was expected that signs of otter would be recorded on the river bank. No evidence was documented on the southern bank, which borders the site; this could be explained by the public footpath, popular with dog walkers, and lack of habitat suitable for holt use. The northern bank may appear more attractive to otters due to the improved security presented by lack of disturbance and habitat diversity, with the presence of large rocks which provide crevices.
- 5.4 A number of badger setts were identified on the site and prior to any planned development a badger protection plan should be created to explain the likely impact on badgers caused by the development and any mitigation measures which will be implemented to limit or avoid these impacts. Impacts to be considered should include both legal offences and general potential for clashes between human and badger use of the wider areas.
- 5.5 Both red and grey squirrel have been recorded historically in the area and further detailed studies would be required prior to development to determine if the dreys recorded belong to the protected red squirrels or not.

6 Enhancement opportunities and constraints

Trees and woodland

- 6.1 There is a variety of woodland found across the site, all of which adds value in the form of biodiversity and habitat for faunal species or for visual amenity and character. Generally speaking, retaining woodland and trees is preferable to removal in order to retain these services. The value of developed and varied woodland cannot be easily replaced by replanting individual trees as the value of the woodland includes the mature soil habitat and ground flora also associated.
- 6.2 Where trees are to be removed or cut back for safety or due to the health of the trees, alternatives to full removal should be considered. For example, should a tree need to be cut back to avoid diseased or damaged limbs from falling, retention of the tree itself should be the first consideration, as opposed to wholesale removal and replanting. Only cut back to where necessary and try to retain splits or cracks where safe to do so. Where a tree is severely diseased or dead, consideration should be given to cutting the tree back to make it safe and leave it standing to permit invertebrates, birds and mammals to continue using it. It may be possible to make new slices into branches to create crevices for wildlife. Where this is not possible and the tree offers potential bat roosting features, or similar, consideration should be given to strapping the relevant section of the tree to another healthier, but younger, tree nearby; this would allow the retention of those features whilst slightly immature trees have a chance to mature.
- 6.3 Where trees are removed and logs and branches are stacked nearby, ensure these are left in site to offer refugia to local invertebrates and mammals. If any stockpiling is to be removed, do so quickly (after forming the pile) and make sure it's done at an appropriate time of year to prevent disturbance to sheltering animals.
- 6.4 Comparatively young plantations, such as in the western part of the site, if retained, would benefit from careful thinning and integration of paths to allow more open canopy and encourage better ground flora growth.
- 6.5 Mature treelines around the margins of the site should be retained to provide screening. However, they can also be planted up further (e.g. hedging and scrub) to create wildlife corridors around the site to allow wildlife a safe path to avoid future development obstacles. Taller planting or a 'greenwall' type approach in the south would help screen noise from the railway line and reduce light pollution. These new green tree/hedge corridors should remain unlit or only have low-level lighting. Planting along footpaths should be denser to provide a buffer between human and wild fauna users.
- 6.6 The vegetated areas closer to the river are remarkably dry and not currently displaying evidence of a wet woodland (one of the proposed landscape options); therefore, it could continue to provide parkland tree compensation opportunities by just supplementing what is already there.
- 6.7 The woodland located in RZ 3 is dominated by very tall broadleaved species with some conifers mixed in. Care must be taken for any development within this woodland, as keyholing could open up vulnerability to wind throw, as already evidenced on site. Where tree removal is required for development, the impact assessment must consider this possibility.
- 6.8 Wherever new trees or scrub species are planted, they must be native species, preferably of local provenance, to avoid offences under the Wildland and Countryside Act and to offer more value to local wildlife.

Open spaces

- 6.9 As mentioned above, planting up the open spaces between mature trees at the margins of the site could offering screening and help create a safe, green corridor for wildlife. More flowering species would offer foraging for birds, bats and invertebrates, such as bees and butterflies.
- 6.10 The floodplain areas, at the western end of the site and at the northeast, could be utilised for playground or free play in a new parkland setting without removing its service as a flood storage. Planting trees and hedges in this area could provide shade, soil security, and some compensation for tree-loss elsewhere. Mixed with wildflower meadows, meandering mown footpaths (as opposed to gravel), and benches, the area could help make these areas attractive in order to avoid fly-tipping and anti-social behaviour. With the correct planting schedule, management of these areas could be minimal, with less mowing (to retain long swards) and no formal paths to maintain.
- 6.11 The River Tweed banks are dominated by non-native plants, such as the invasive Himalayan balsam and many garden escapees. This is a common problem on watercourse and requires landscape scale solutions. Consideration will be required to avoid offences during development and perhaps to help mitigate or control the problem in this area.

Dementia hub and pond

- 6.12 The existing pond at the proposed dementia hub location could benefit from sensitive planting of marginal plants to improve biodiversity and act as a buffer or barrier to people (potentially reducing risk of drowning). The mature wood stand north of the pond should be retained and protected, as it is used by roosting herons and badgers, though some work would be required to improve its amenity. A careful path through the pond woodland, with extra plants to create a buffer between the path and rest of the wood would offer some protection to the wildlife but allow walks by local residents and users of the Hub. Selected thinning and soil preparation could open up potential for ground flora.
- 6.13 With proposed development surrounding this pond and wood, careful landscape design will be required to avoid habitat severance and movement of, for example, badger through the site. The planting schedules for the proposed Hub, business park and dwellings will also need to consider species type and subsequent management to avoid pollution and nutrient loading into the pond, which can result in algal blooms as well as expensive and damaging maintenance.

Business Park (RZ4)

- 6.14 The proposed access road, below RZ 4, is currently at the site of a former field gate through a historic wall. The species currently present are typical of gate points in grazed fields (e.g. nettle, thistle, sorrel). However, any road through this area will need to avoid the mature trees scattered in this parkland. Any buffer applied to the individuals must be sufficient to not only protect the root zone, but also avoid future health and safety risks which could result in felling after planning consent is granted. This is very important to note in any planning conditions, as the potential root protection zone could be very large and could require thoughtful and creative construction approaches, beyond standard methods. The retention of these trees, and the addition of more will be key to avoid severance across the site and to retain its historic and rural character.

Protected species

- 6.15 As there are no detailed development plans for this site yet, it is not possible to assess impacts on any bat habitat or roosts. As mentioned above, they are clearly present on site and the mixed habitats present both in site and adjacent make it likely bats are thriving at Lowood. Targeted surveys will be required on trees and buildings to be affected by developments. Any development impacts on bat roosts should result in good quality like-for-like replacement, rather than

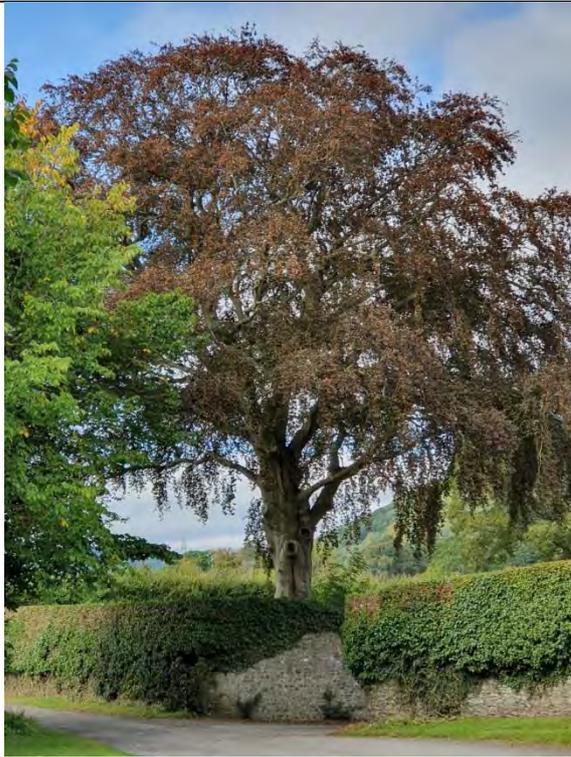
miscellaneous bat boxes in trees. Adjacent to the existing road into the nursery is a large historic stone wall. Within the woodland, on the east face of the wall, are several defunct outbuildings, at least one being thatched. These buildings could be retained and restored to create bespoke bat houses to act as compensation for any roost loss nearby. This would help to retain historic features of the park whilst offering a good alternative for bats.

- 6.16 At the moment, human presence, along with associated lighting, disturbance, and hard standing, is minimal. Proposed development would result in the loss of edge and woodland habitats and will likely include significantly more lighting. Connectivity across the site, especially between woodlands will help allow bats to continue using the site effectively. Hedgerows, more trees, and flowering scrub species could be used for creating these corridors. Cutting-edge lighting design should be incorporated into any landscape plan as a forethought. Lighting should consider LEDs, bollard lights, timers, and user buttons in order to minimise impacts. Published good practice guidance is available, for example from the Bat Conservation Trust: *Artificial lighting and wildlife* and *Bats and artificial lighting in the UK*.
- 6.17 Badgers are present on site and using it for shelter and foraging (see the confidential figure for details). Connectivity through the landscape is just as important for badgers as for bats. Although the legislation doesn't require as rigorous consideration for badgers, avoiding human conflict once the development is operational should be a consideration for any developer. Creating the green corridors for bats and as described further above, would lend itself to badger use with little extra effort. Where corridors are required, thorny species, such as hawthorn, could help keep the wildlife paths separate from humans, reducing conflict and harassment. Large areas of foraging especially in proximity to main setts, will help to reduce the risk of badgers using future gardens. Again, forethought during masterplanning can help address future conflict and reduce impacts.
- 6.18 It is not certain if red squirrels are present on site. Detailed surveys, e.g. hair tube deployment, could answer this key question. If red squirrels are present, then retention of drey trees and woodland and improved connectivity could help this species cope with future development. However, red squirrels can be shy and careful animals and depending on the level and type of development proposed at Lowood, this species may still be displaced. The planning authority should consider off-site locations nearby for habitat enhancement and protection to help offset impacts at Lowood.
- 6.19 Otters have become fairly ubiquitous across Scotland after concerted efforts to improve watercourses and protect habitats. The adjacent River Tweed is designated as a Special Area of Conservation, in part because of its otter population. However, there were no signs of otter on the Lowood bank. It is possible current levels of disturbance discourage use by otters or the lack of sufficient sheltering opportunities. There are certainly areas which could be used at couches, but no potential holts or hovers were recorded. The northern (left) bank appeared less disturbed, more significantly buffered, and more diverse in habitat type. It is possible otter prefer the left bank to the right. Any development will need updated baseline surveys and pre-works surveys, as a minimum, on both banks to ensure otter shelters are not disturbed and direct impacts can be avoided.

Appendix 1: Photographs

	
<p>Mature Broadleaved Woodland</p>	<p>Young Broadleaved Woodland</p>
	
<p>Tall Ruderal</p>	<p>Improved Grassland and Large, Mature Oaks</p>

	
<p>Improved Grassland</p>	<p>Improved Grassland with Scattered Broadleaf Trees (Parkland)</p>
	
<p>Pond</p>	<p>Semi-improved Neutral Grassland</p>



Mature Beech



Himalyan Balsam on River Edge



Mature Beech Tree with Woodpecker Holes



Mature Sycamore Tree with Limb Damage



Building with High BRP. Gaps under roof



Building with Moderate BRP

Appendix 2: Survey Results Maps



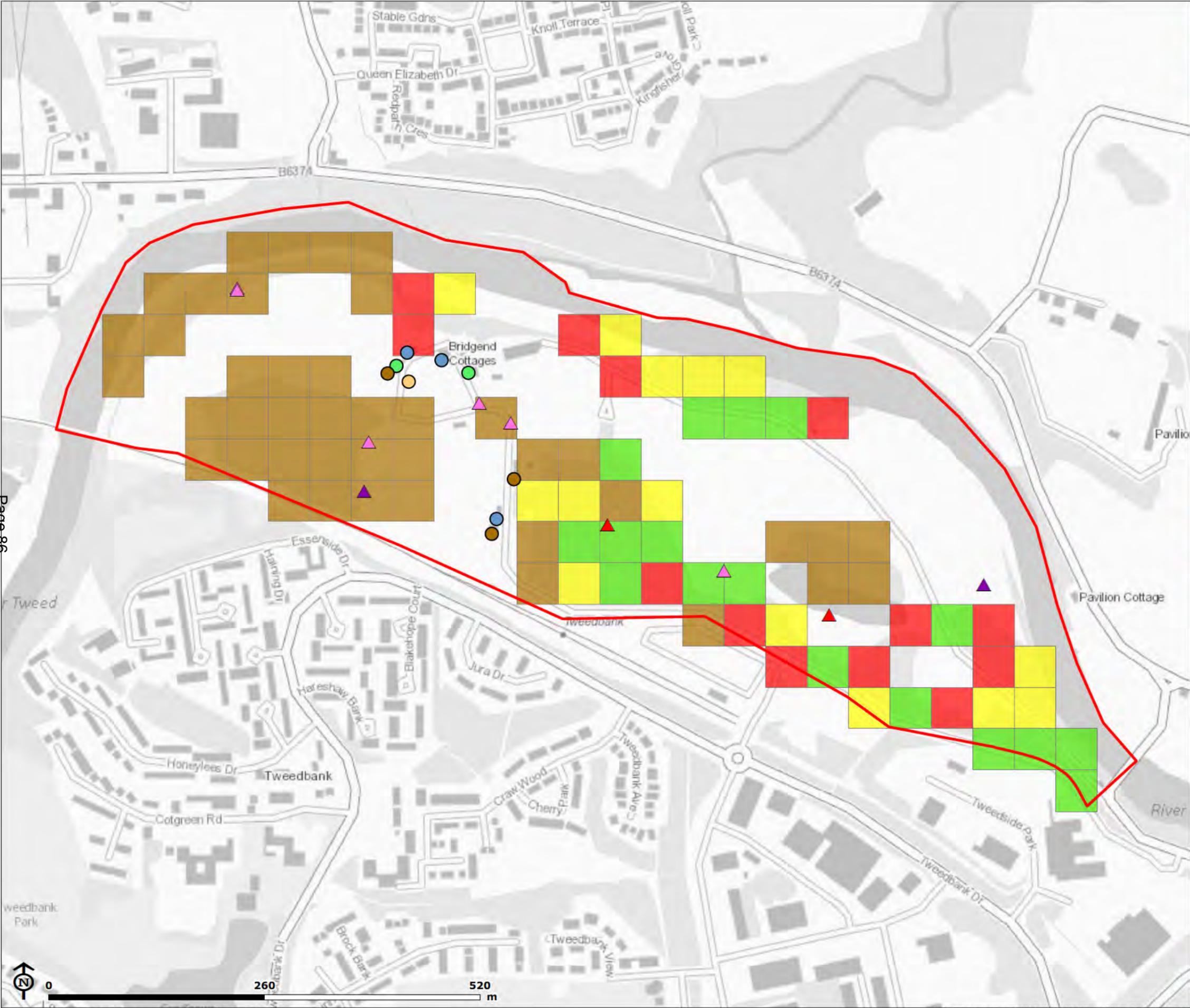
Lowood Preliminary Ecological Appraisal

Figure 1: Extended Phase 1 Habitat

- Survey area
- Squirrel Drey
- Squirrel Foraging Remains
- A1.1.1 Broadleaved woodland (semi-natural)
- A1.1.2 Broadleaved woodland (plantation)
- A1.2.2 Coniferous woodland (plantation)
- A1.3.1 Mixed woodland (semi-natural)
- AL Allotment
- B2.2 Neutral grassland (semi-improved)
- B4 Improved grassland
- C3.1 Other tall herb and fern (ruderal)
- G1 Standing water
- G2 Running water
- HS Hard standing
- J1.2 Amenity grassland
- J3.6 Buildings
- OP Ornamental planting

Map Scale @A3: 1:4,500





Lowood Preliminary Ecological Appraisal

Figure 2: Bat Roost Potential

- Survey area

- Bat Roost Potential Structures**

 - High
 - Moderate
 - Low
 - Negligible

- Bat Roost Potential Trees**

 - ▲ High
 - ▲ Moderate
 - ▲ Low

- BRP1- High
- BRP2- Moderate
- BRP3- Low
- BRP4- Negligible

Map Scale @A3: 1:4,500



Figure 3: Badgers

 Survey area

Map Scale @A3: 1:4,500



A.3 Consultation Responses

Response ID ANON-1MFD-RY3N-M

Submitted to **Tweedbank – Vision for Growth and Sustainability, A Community for the Future. Draft Supplementary Planning Guidance**
Submitted on **2020-05-05 16:27:29**

About you

Are you responding as an: individual or organisation/group/agent?

Organisation / group / agent

Organisation / group / agent

Organisation / Group / Agent

Organisation / group name / agent:

Scottish Natural Heritage

Name:

Vivienne Gray

Contact telephone number:

Email address:

viv.gray@nature.scot

Comments

Tweedbank – Vision for Growth and Sustainability, A Community for the Future. Draft Supplementary Planning Guidance

Please provide comments here:

Comments:

We generally agree with the content of the draft Supplementary Guidance and particularly welcome the principles and requirements which focus on biodiversity and place-making. Our detailed comments focus on protected species and the River Tweed Special Area of Conservation (SAC).

Protected species

The detail of the Phase 1 survey provided in the Appendices (Preliminary Ecological Appraisal Report, paragraph 3.9) states that species were surveyed for within the site boundary. In general, we are content with the findings presented in the report but suggest that it may be useful to consider the benefit of including the opposite bank of the River Tweed in the narrative. The opposite bank of the River Tweed is at varying distances from the site boundary but this is always within 100m. As explained in our Species Planning Advice note on otters (<https://www.nature.scot/sites/default/files/2019-10/Species%20Planning%20Advice%20-%20otter.pdf>), all suitable otter habitat within 200m of proposed development should be surveyed.

The extent of the buffer area required for surveying is based on the sensitivity of otters to disturbance during breeding and when using their places of shelter. Activities within this buffer, if otters are present, are licensable.

We recommend that the Supplementary Guidance should demonstrate that the north bank of the River Tweed has either been included in survey or that it will be prior to planning applications being made.

Habitats Regulations Appraisal

The draft Supplementary Guidance identifies the need for project level Habitats Regulations Appraisal (HRA). We welcome this and generally agree with the handling of this subject area.

However, we consider that there are other measures proposed in the draft that are intended to act as mitigation for flooding and other issues which may also act as designed-in / intrinsic mitigation that would avoid likely significant effect (LSE). In particular, we consider that the effect of the constraints arising from the floodplain and river terraces that restrict development alongside the River Tweed would also help mitigate any impact of development on the Special Conservation Area (SAC). This is further demonstrated by the developable areas shown in Part 2 of the draft.

One of the effects of the People Over Wind European Court of Justice (ECJ) decision was that there must be a clear distinction in a HRA between those measures within a plan or project intended to avoid or reduce harmful effects on a European site, and elements that may incidentally provide some degree of mitigation, but which are intrinsic or essential parts of the plan or project itself and would have been included regardless of the presence of a European site. Detail of this is available on our website here:

<https://www.nature.scot/sites/default/files/2019-08/Guidance%20Note%20-%20The%20handling%20of%20mitigation%20in%20Habitats%20Regulations%20Appraisal%20>

In this case, we consider that the measures that are planned to be taken to avoid floodplain and river terraces are an essential part of the project itself. Furthermore, these measures have not been introduced in order to reach a conclusion of no LSE, meaning that we believe that they meet the requirements of the

ECJ decision in terms of the application of mitigation.

To make the handling of this issue clear to readers and users of the Supplementary Guidance we suggest that, when carried out, the HRA Screening of this proposal should consider the approach suggested above, and that the finalised Supplementary Guidance should make a clearer analysis of the effect of the existing mitigation / standoff from the River Tweed and explain the effect of that on the need for further appraisal within the HRA.

Or upload comments:

Upload:

No file was uploaded

Our ref: PCS/170255
Your ref:

If telephoning ask for:
Silvia Cagnoni-Watt

12 May 2020

Karen Ruthven
Scottish Borders Council
Planning & Economic Development
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

By email only to: dcconsultees@scotborders.gov.uk

Dear Karen

**Town and Country Planning (Scotland) Acts
TWEEDBANK. VISION FOR GROWTH AND SUSTAINABILITY
Supplementary Planning Guidance
Scottish Borders Council**

Thank you for your consultation email which SEPA received on 21 February 2020.

We understand that this Supplementary Planning Guidance (SPG) is linked to the Adopted Local Development Plan (LDP) 2016.

We welcome the opportunity to comment on the proposal for the whole area at this stage and support the approach taken with relation to placemaking. We consider important to look at a site of this scale with an holistic approach, taking into consideration not only the requirements of the Adopted Local Development Plan, but also new and forthcoming opportunities coming from recent and emerging legislation and guidance.

We have provided general comments referring to our previous responses as part of the LDP consultations and structured the other sections of this response on the basis of the comments provided by our specialists. We would expect the Council to review and incorporate them in the SPG as appropriate, however we would be able to discuss this in more detail, and with reference to more specific sections of the SPG, before it is finalised, if necessary.

1. General

- 1.1 We commented on this site on 30 January 2017 (our ref: PCS/150397) as part of the consultation for the Scottish Borders Council - Housing Supplementary Guidance. We said:



Chairman
Bob Downes

Chief Executive
Gordon Hearn

SEPA Edinburgh Office
Silvan House, 3rd Floor, 231 Corstorphine Road,
Edinburgh EH12 7AT.
www.sepa.org.uk • customer enquiries 03000 99 66 99

MTWEE002 - We **support** the requirement for a FRA to assess the flood risk from the River Tweed and the requirement for the developer to demonstrate how the risk from surface water would be mitigated. Consideration will need to be given to bridge and culvert structures within and adjacent to the site.

We however **require a modification** to the developer requirement to investigate the possibility of deculverting

1.2 We also commented as part of the LDP2 consultation:

MTWEE003 – Flood risk -We require an FRA which assesses the risk from the River Tweed, Allan Water and small watercourse which flows along the boundary of the northern allocation. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will likely be constrained due to flood risk.

Water environment - The site borders the River Tweed along a large part of its length so care must be taken to protect this sensitive water environment. There also appears to be a pond within the estate which should be protected. Foul water must be connected to the SW foul network, however this site is not currently within the sewered catchment.

Co-location: potential for odour from Easter Langlee landfill (PPC) and WML exempt composting site at Pavillion Farm.

2. Flood risk

2.1 We have been asked to provide comments on the Public Consultation: Draft Supplementary Planning Guidance (SPG) on Tweedbank – Vision for Growth & Sustainability, A Community for the future. The proposal is for a residential/mixed use development at Lowood, Tweedbank comprising approximately 9 hectares of residential development and 2 hectares of employment land.

Technical Report

2.2 We have reviewed the documents provided with this consultation with respect to flood risk and it is noted that the application site (or part thereof) is located within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map, and may therefore be at medium to high risk of fluvial flooding from the River Tweed. SEPA Flood Maps also indicate that the site is at risk of surface water flooding.

2.3 We have previously been consulted on this site (MTWEE002) in the Scottish Borders Council 2016 Local Development Plan consultation. However, the site was not included within the adopted Local Development Plan (LDP). Further comments were provide for the inclusion of site MTWEE003 in LPD2 in 2017.

2.4 We note that the proposed development is residential and mixed use. It should be noted that residential development is considered within the Highly Vulnerable Use category within SEPA's Land Use Vulnerability Classification.

- 2.5 As is noted within the Draft SPG, SEPA will require that a Flood Risk Assessment (FRA) is undertaken to assess the flood risk to the site from the River Tweed. Consideration will need to be given to bridge structures located upstream and downstream of the site. The presence of Lowood Pond within the application site should also be considered within the FRA. The appropriate climate change uplifts for the River Tweed catchment should be applied.
- 2.6 We are aware that Scottish Borders Council have recently undertaken a Surface Water Management Plan for Galashiels, which includes Tweedbank and the application site. We recommend that contact is made with the Council's Flood Risk Management staff to determine if there is available output from that study which may provide further information regarding surface water flood risk to the application site.

Caveats & Additional Information

- 2.7 The [SEPA Flood Maps](#) have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km² using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess, flood risk at the community level and to support planning policy and flood risk management in Scotland.
- 2.8 We refer the applicant to the document entitled: "[Technical Flood Risk Guidance for Stakeholders](#)". This document provides generic requirements for undertaking Flood Risk Assessments. Please note that this document should be read in conjunction with [Policy 41](#) (Part 2).
- 2.9 Our [Flood Risk Assessment Checklist](#) should be completed and attached within the front cover of any flood risk assessments issued in support of a development proposal which may be at risk of flooding. The document will take only a few minutes to complete and will assist our review process.
- 2.10 Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.
- 2.11 The flood risk advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Scottish Borders Council as Planning Authority in terms of the said Section 72 (1).

3. Water environment

- 3.1 Planning authorities have been designated responsible authorities under the Water Environment and Water Services (Designation of Responsible Authorities and Functions) Order 2006. As such authorities are required to carry out their statutory functions in a manner that secures compliance with the objectives of the Water Framework Directive (i) preventing deterioration and (ii) promoting improvements in the water environment in order that all water bodies achieve "good" ecological status by 2015 and there is no further deterioration in status. This will require water quality, quantity and morphology (physical form) to be considered.
- 3.2 The water environment also includes the pond, which needs protection, as highlighted already in Section 1 above.

Surface water

- 3.1 We note the intention to require a Drainage Impact Assessment.
- 3.2 We expect surface water from all developments to be treated by SUDS in line with Scottish Planning Policy (Paragraph 268) and, in developments of this scale, the requirements of the Water Environment Controlled Activities Regulations (CAR). SUDS help to protect water quality and reduce potential for flood risk. Guidance on the design and procedures for an effective drainage system can be found in Scotland's [Water Assessment and Drainage Assessment Guide](#).
- 3.3 The proposed SUDS should accord with the [SUDS Manual \(C753\)](#) and the importance of preventing runoff from the site for the majority of small rainfall events (interception) is promoted. The applicant should use the Simple Index Approach (SIA) Tool to ensure the types of SUDS proposed are adequate. We would also expect that the SUDS complies with General Binding Rule (GBR) 10, 11 and 21 (see the [CAR Practical Guide](#)). There should be appropriate capacity for the SUDs and take in to account for climate change
- 3.4 Construction phase SUDS should be used on site to help minimise the risk of pollution to the water environment. Further detail with regards construction phase SUDS is contained in Chapter 31 of [SUDS Manual \(C753\)](#).
- 3.5 Comments should be requested from Scottish Water where the SUDS proposals would be adopted by them and, where appropriate, the views of your authority's roads department and flood prevention unit should be sought on the SUDS strategy in terms of water quantity and flooding issues.
- 3.6 GBR 9 should be taken in to consideration at points as machinery could well be in close proximity to River Tweed SSSI and SAC. This will include silt mitigations so that not construction run off can enter the water environment without appropriate treatment. Consideration should also be given to the potential for flood/ high rainwater to inundate the site during works and result in silt/ materials/ being carried into waterbodies.
- 3.7 The development would require a Construction Site Licence (CSL). See further details in the regulatory requirements section below.

Waste water

- 3.8 All proposed foul water should be going to existing foul sewer, as it is close proximity to Galashiels WTW. We understand that there may be capacity issues and therefore consultation with Scottish Water and the SEPA local regulatory team are essential to determine the approach to this proposal.
- 3.9 It should be noted that should a connection to the public sewer not be achievable then we would be required to be re-consulted as any private waste water discharge would require authorisation under Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR). Given the size of the development SEPA would have concerns over such an authorisation, which could in turn potentially constrain development at the site.

4. Engineering activities in the water environment

- 4.1 In order to meet the objectives of the [Water Framework Directive](#) of preventing any deterioration and improving the water environment, developments should be designed to avoid engineering activities in the water environment wherever possible. The water environment includes burns, rivers, lochs, wetlands, groundwater and reservoirs. We require it to be demonstrated that every effort has been made to leave the water environment in its natural state. Engineering activities such as culverts, bridges, watercourse diversions, bank modifications or dams should be avoided unless there is no practicable alternative. Paragraph 255 of SPP deters unnecessary culverting. Where a watercourse crossing cannot be avoided, bridging solutions or bottomless or arched culverts which do not affect the bed and banks of the watercourse should be used. Further guidance on the design and implementation of crossings can be found in our [Construction of River Crossings Good Practice Guide](#). Other best practice guidance is also available within the water [engineering](#) section of our website.
- 4.2 If the engineering works proposed are likely to result in increased flood risk to people or property then a flood risk assessment should be submitted in support of the planning application and we should be consulted as detailed below.
- 4.3 A site survey of existing water features and a map of the location of all proposed engineering activities in the water environment should be included in the ES or planning submission. A systematic table detailing the justification for the activity and how any adverse impact will be mitigated should also be included. The table should be accompanied by a photograph of each affected water body along with its dimensions. Justification for the location of any proposed activity is a key issue for us to assess at the planning stage.
- 4.4 Where developments cover a large area, there will usually be opportunities to incorporate improvements in the water environment required by the Water Framework Directive within and/or immediately adjacent to the site either as part of mitigation measures for proposed works or as compensation for environmental impact. We encourage applicants to seek such opportunities to avoid or offset environmental impacts. Improvements which might be considered could include the removal of redundant weirs, the creation of buffer strips and provision of fencing along watercourses. Fencing off watercourses and creating buffer strips both helps reduce the risk of diffuse water pollution and affords protection to the riparian habitat.

5. River Basin Management Plan (RBMP)

- 5.1 We would welcome reference to the River Basin Management Plan for the river Tweed and ensuring that developments consider opportunities as appropriate. Having consulted our specialists, please see their comments below which could be incorporated in the SPG.
- There are no RBMP pressures on the river at this site –this long stretch is currently at good condition and should be protected from deterioration.
 - Biosecurity measures should be employed on the development site.
 - No morphology pressures are logged in our system– but this has not been surveyed/groundtruthed – so there may be opportunities to improve but these would need proper assessment.

- Riparian planting should always be sensitive: an appropriate scheme to fit with what is currently there; planning of tree stands ages etc; using native species mix and implemented with regard to banks etc. Biodegradable tree shields are also now available.

5.2 See also <https://www.sepa.org.uk/environment/water/river-basin-management-planning/>

6. Ecology

6.1 We note the recommendation to use native planting in Section 9 – Design Guidance.

6.2 Management of Invasive non-native species (INNS). The full plan must cover mitigation of spread when working in and around Himalayan Balsam (and any other INNS found- Japanese Knotweed and Giant Hogweed are present nearby.) Whilst Himalayan Balsam has already been identified in the Phase 1 survey, it is important that a survey of the area to check for other INNS is completed immediately prior to any development commencing to inform biosecurity plan as these species can spread quickly. All developers should work with the Tweed Forum regarding these issues in terms of mitigation and biosecurity for the duration of any development and post development. All developers should be aware of the waste management implications when dealing with Japanese Knotweed.

6.3 Works to be conducted around the pond and near the river must comply with best practice for avoiding water contamination. There must be plans to control run off and manage site drainage. Consideration must also be given to the potential for flood/ high rainwater to inundate the site during works and result in silt/ materials/ being carried into waterbodies.

6.4 The extended Phase 1 survey does not suggest presence of groundwater dependent terrestrial ecosystems (GWDTEs) or peat based habitats so this is not a concern for SEPA.

6.5 Planting is mentioned a few times. Should this form part of the final plan, in particular the suggestion of planting the pond margin, careful consideration should be given to ensure native and non-invasive species are chosen which naturally occur in this geographic area.

7. Air quality

7.1 The planning system has an important role to play in improving air quality and reducing exposure to air pollution and this is recognised in current Scottish Government policy, as set out in the Scotland's National Planning Framework 3 (NPF3), Scottish Planning Policy (SPP) and Cleaner Air for Scotland, Strategy - The Road to a Healthier Future (CAFS, 2015). All of these documents are currently under review, with the role of planning in promoting good air quality expected to take greater prominence in the forthcoming NPF4 and CAFS documents.

7.2 Scottish Borders Council does not currently have any AQMAs, however ensuring the delivery of good air quality objectives should be a priority for all developments. The Scottish Borders LDP also outlines a clear policy commitment under Policy EP16: Air Quality. This outlines that development proposals, which could adversely affect the quality of air in a locality to a level that could potentially harm human health and wellbeing or the integrity of the natural environment, must be accompanied by provisions that the Council is satisfied will minimise such impacts to an acceptable degree. This policy will also be applicable to the development proposals which are subject of this draft SPG.

- 7.3 The “Tweedbank – Vision for Growth and Sustainability, A Community for the Future” – Draft Supplementary Planning Guidance (SPG), outlines the development and policy framework for the development of the Lowood Estate located north of the town of Tweedbank. The 36ha site will provide mixed use development, including 9ha of residential and 1.2-2ha of employment. The Lowood Estate is approximately a third of the size of the existing Tweedbank settlement and therefore represents a significant neighbourhood expansion.
- 7.4 The proposed development site is located in close proximity to the Tweedbank train station, travel hub and park and ride which offers accessible opportunities for public transport infrastructure for residents of the forthcoming development. The draft SPG also identifies a number of national and local walking and cycling networks in close proximity which also offer opportunities for active travel. The site is therefore well connected to encourage internal and outward mobility without the use of private vehicles.
- 7.5 The SPG describes a vision for the site which will include ensuring that the site is visually and physically connect to Tweedbank and encourage active travel, green infrastructure and community integration and provides further detailed analysis of site zoning and design details which contribute to the overarching design guidance proposals outlined in the document. The key principle of the design guidance relevant to air quality include that parking should be based on Scottish Borders Council minimum requirements and incorporated within the development sensitively. We note that as part of the pre-development checklist transportation, public transport and connectivity should be discussed with the Council in order to identify the actions for the future developer.
- 7.6 It is encouraging to note that the draft SPG document already describes a number of principles which already promotes good air quality within new development areas including the integration of the inputs of the planning, transport, housing, education and environment functions prior to application submission via the pre-development checklist to ensure that environmental considerations, including those related to air quality, are considered at the earliest stages of the planning application process. Additionally the site is located nearby existing bus and rail services, which are accessible both by foot and cycling, with the additional benefit of design considerations being identified including being safe, well lit and integrated within the development layout.
- 7.7 We would **recommend** that as part of pre-development checklist, that the SPG also ensures that good air quality outcomes for the proposed site are integrated into the document by identifying the principles of good practice, as outlined in the Delivering Cleaner Air for Scotland – Development Planning and Development Management guidance ([Guidance from Environmental Protection Scotland and the Royal Town Planning Institute](#)). The pre-development checklist should require that these are followed and incorporated in to the considerations for design and operation of the site as far as practically possible. This could include the identification of the location of buildings where particularly sensitive members of the population are likely to be present such as school buildings or care home, which should be sited 100m or more away from busy roads. Also, that new housing in central areas of the development should be designed to ensure residents are not exposed to poorer air quality as a result of being located nearby busier roads and congested junctions.
- 7.8 We would advise that the further following good practice measures should be included in the draft SPG document to ensure that the development framework for the site is as up to date as possible in advance of updated strategies with regards to protecting and improving air quality in Scotland, both in planning and environmental policy areas.

These good practice measures include,

Design measures:

- Wherever possible, new developments should not create a new “street canyon” or building layouts that inhibit effective dispersion of pollutants;
- Delivering sustainable development should be the key theme for the assessment of any application for development on site;
- New development should be designed to minimise public exposure to pollution sources, e.g. by locating habitable rooms away from busy roads, or directing combustion exhaust through well-sited vents or chimney stacks.
- Giving careful consideration to the location of developments where particularly sensitive members of the population are likely to be present;

Operational measures:

- The provision of at least 1 Electric Vehicle (EV) “rapid charge” point per 10 residential dwellings and/or 1000m² of commercial floor space. Where on-site parking is provided for residential dwellings outside individual driveways, these should include EV charging points to the standard of one point per 10 residential units or a higher standard if set out in the LDP.
- Where development proposals will generate significant additional traffic, provision of a travel plan (with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport (public, cycling and walking) via subsidised or free-ticketing, improved links to bus stops, improved infrastructure and layouts to improve accessibility and safety must be required if other mitigation measures are unable to be met. Where bus services are limited or non-existent the Travel Plan should consider the need to fund and subsidise bus services for at least the first 5 years of the development. Bus operators, the Councils Transport function and the Regional Transport Partnership should be asked to provide costs and operational advice where bus services are limited or non-existent.

Further measures to offset potential site emissions also include,

- Support and promotion of car clubs;
- Contributions to low emission vehicle refuelling infrastructure;
- Provision of incentives for the uptake of low emission vehicles;
- Financial support to low emission public transport options; and
- Improvements to cycling and walking infrastructure.

7.9 We would further advise that we note and support other proposed approaches throughout the draft SPG which promote high quality building standards, reduce energy use, both of which can help to reduce local emissions of air pollutants. They will also align with other policies aimed at increasing sustainability, notably for reducing greenhouse gas emissions.

8. Energy

- 8.1 We welcome the identification in section 5, page 24, of the opportunity for low carbon energy/low carbon development within the site and the direction in section 9, page 37, that all new development should employ renewable energy solutions. We note the consideration that has been made as part of the review of Energy Options for Tweedbank Expansion (page 44).
- 8.2 In addition to this, we recommend that any layout or design of the development is informed and provides space for low carbon energy (including heat) within the site, as an integrated part of the design.

9. Sustainable waste management

- 9.1 Scottish Planning Policy Paragraph 190 states that “All new development including residential, commercial and industrial properties should include provision for waste separation and collection to meet the requirements of the Waste (Scotland) Regulations.” In accordance with this policy, the relevant Local Development Plan and the Scottish Government [Planning and Waste Management Advice](#), space should be designated within the planning application site layout to allow for the separation and collection of waste, consistent with the type of development proposed. This includes provision to separate and store different types of waste, kerbside collection and centralised facilities for the public to deposit waste for recycling or recovery ("bring systems"). Please consult the council's waste management team to determine what space requirements are required within the application site layout.
- 9.2 Scottish Planning Policy (Paragraph 192) states that planning authorities should consider requiring the preparation of sites management plans for construction sites. In the interests of seeking best practice and meeting the requirements of Scottish Planning Policy, we recommend that a site waste management plan (SWMP) is submitted, showing which waste materials are going to be generated and how they are going to be treated and disposed.
- 9.3 All wastes should be handled in accordance with the “waste management duty of care” – residual contamination should be dealt with through the local authority planning and contaminated land departments.

10. Contaminated land

- 10.1 Advice on land contamination issues should be sought from the local authority contaminated land specialists because the local authority is the lead authority on these matters under Part IIA of the Environmental Protection Act 1990 except for matters relating to radioactively contaminated land or special sites.

11. Co-location

- 11.1 We mentioned in Section 1 the possible co-location issues related to the SEPA regulated sites.

12. Regulatory requirements

- 12.1 Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs).
- 12.2 Management of surplus peat or soils may require an exemption under The Waste Management Licensing (Scotland) Regulations 2011. Proposed crushing or screening will require a permit under The Pollution Prevention and Control (Scotland) Regulations 2012. Consider if other environmental licences may be required for any installations or processes.
- 12.3 A Controlled Activities Regulations (CAR) construction site licence will be required for management of surface water run-off from a construction site, including access tracks, which:
- is more than 4 hectares,
 - is in excess of 5km, or
 - includes an area of more than 1 hectare or length of more than 500m on ground with a slope in excess of 25°

See SEPA's [Sector Specific Guidance: Construction Sites \(WAT-SG-75\)](#) for details. Site design may be affected by pollution prevention requirements and hence we strongly encourage the applicant to engage in pre-CAR application discussions with a member of the regulatory services team in your local SEPA office.

- 12.4 Below these thresholds you will need to comply with [CAR General Binding Rule 10](#) which requires, amongst other things, that all reasonable steps must be taken to ensure that the discharge does not result in pollution of the water environment. The detail of how this is achieved may be required through a planning condition.
- 12.5 Details of regulatory requirements and good practice advice for the applicant can be found on the [Regulation section](#) of our website or by contacting waterpermitting@sepa.org.uk or wastepermitting@sepa.org.uk.
- 12.6 If you have any queries relating to this letter, please contact me by email at planning.se@sepa.org.uk.

Yours sincerely

Silvia Cagnoni-Watt
Senior Planning Officer
Planning Service

ECopy to:

Karen Ruthven KRuthven@scotborders.gov.uk
Charles Johnston cjohnston@scotorders.gov.uk

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages](#).

From: Viv Gray <Viv.Gray@nature.scot>
Sent: 05 May 2020 16:46
To: Ruthven, Karen
Subject: Tweedbank supplementary guidance - HRA advice

Hi Karen,

I hope you're well and coping with the current lockdown.

I thought I should email you as I've just submitted our response to the Tweedbank Supplementary Guidance consultation. Our advice on HRA is hopefully clear but it takes a somewhat different approach to that you might have experienced before and I think it would be useful for me to say a bit more about that. We have based our advice on recent case law (the People Over Wind decision in the ECJ) in combination with the proposed standoff from the River Tweed that is already set out in the draft Supplementary Guidance. There are two things to be aware of:

- The case law has changed the application of mitigation in HRA and one thing it does is clarify that provided that mitigation is already an intrinsic part of a proposal, it can be applied as a means of avoiding Likely Significant Effect (LSE).
- The draft Supplementary Guidance includes standoff areas from floodplain and river terraces, effectively introducing areas that are not developable.

The latter means that we consider that intrinsic mitigation is in place which, due to its nature, then means that LSE can be avoided.

The clarification I wanted to make which I think is perhaps difficult to include in the response itself without things becoming confusing is that we are happy that this can be done in this case but you would need to take care with any future plan or strategy that you weren't seeking to introduce 'intrinsic' mitigation for the purpose of avoiding LSE as that would expressly be outwith the acceptable applications set out in the People Over Wind decision. Similarly, we would encourage you to treat any applications with caution if they appear to be including mitigation for the express purpose of avoiding having to undertake further HRA. It's hopefully fairly straightforward to avoid either of these situations by considering whether mitigation has been identified for a reason clearly unrelated to HRA and which is nevertheless required and justifiable. In these situations we can then advise on whether it would also avoid LSE or not.

I hope that this and our advice on this matter in our response is clear but please don't hesitate to contact me to discuss further if required. I'm available either via email or on my usual direct dial number below.

Regards,
Viv

Vivienne Gray | Policy and Advice Officer – Planning Advisor

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Draft SPG - Tweedbank Expansion

Public Consultation Responses - Summary

Contributor No.	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
1 (Individual)	Issues relating to increased traffic and need for improved public transport. Impacts on public services and carbon neutrality.	Comments noted. It is considered that these matters are suitably considered and addressed within the Draft SPG. These are also matters which will be required to be addressed through the process of future planning applications for the site.	No action required.
2 (Individual)	No demand for new properties in this location, should be focused in Galashiels.	This site was allocated with an indicative capacity of 300 units through the process of the Council's Supplementary Guidance on Housing. This was approved by the Scottish Ministers. The allocation of this site for mixed use development has therefore been accepted and cannot now be questioned. The site is within a highly attractive landscape setting in a central location within a well-established housing market area.	No action required.
3 (Individual)	In favour of the plan, asks that affordable housing is provided, need for environmentally friendly properties, sufficient parking, should be considerate of surrounding stonework, provision of shops/play area/school (if necessary), suitable access roads, consideration of flood risk and appropriate landscaping.	Comments noted. It is considered that these matters are suitably considered and addressed within the Draft SPG. These are also matters which will be required to be addressed through the process of future planning applications for the site.	No action required.
4 (Individual)	Train stop in Heriot?	This is not a matter for consideration through the process of this Supplementary Planning Guidance for the expansion of Tweedbank.	No action required.

5 (Individual)	Railway should be extended to Hawick/Carlisle.	The Draft Supplementary Planning Guidance for this site does not impinge upon any potential extension of the railway on to Hawick/Carlisle. The Scottish Borders Local Development Plan confirms the Council's long term aspirations to see the reopening of the Borders Railway southwards to Carlisle	No action required.
6 (Individual)	Development should be focused in Galashiels.	This Draft Supplementary Planning Guidance provides guidance for a site which is already allocated within the Scottish Borders Local Development Plan 2016. Consequently the principle of development at this location cannot be challenged.	No action required.
7 (Individual)	More dedicated parking required for railway.	This is a matter for Network Rail to address. Network Rail have responded to this consultation and are aware of the issues around parking at the railway terminus.	No action required.
8 (Individual)	Must factor in need for additional railway parking.	This is a matter for Network Rail to address. Network Rail have responded to this consultation and are aware of the issues around parking at the railway terminus.	No action required.
9 (Historic Environment Scotland)	Welcome the Draft SPG. Advise it would be worthwhile explicitly mentioning the historic environment within the strategic objection (page 26) and suggest that the Historic Environment Policy for Scotland (HEPS) is included within the policy context summary table (page 9). HEPS should be used for the whole historic environment, not just designated assets.	Comments noted and agreed.	Amend the second bullet point of the key objectives set out on Page 25 to read <i>'Ensure new development strengthens and safeguards the core landscape, environmental (<u>including historic</u>) assets and ensures future generations continue to benefit from its richness'</i> . Furthermore, add the Historic Environment Policy

			<p>for Scotland (HEPS) to the policy context summary table on Page 9 noting the following: <i>HEPS is designed to support and enable good decision making about changes to the historic environment. Good decision-making takes into account all aspects of the historic environment and the different ways people value it. Good decision-making is transparent and open to challenge, and recognises that a wide range of factors can affect the historic environment in different ways. Changes might support its long-term survival, impact on its current management or even give us new information to improve our understanding of it. HEPS sets out a series of principles and policies for the recognition, care and sustainable management of the historic environment. It promotes a way of understanding the value of the historic environment</i></p>
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			<i>which is inclusive and recognises different views. It encourages consistent, integrated management and decision-making to support positive outcomes for the people of Scotland. It also supports everyone's participation in decisions that affect the historic environment. By doing these things, HEPS helps to deliver the vision and aims of Our Place in Time. It takes into account principles that the UK and Scottish governments have agreed to in international charters and conventions on cultural heritage and landscape.'</i>
10 (Individual)	Concerned that opportunities for sustainable transport are being missed. Suggests centralised underground vehicle parking. This would be attractive to home owners and would add security and character and allow for more garden ground (ecology).	It is considered that the need for sustainable transport is clear within the Draft SPG. Policy PMD1 – Sustainability of the Scottish Borders Local Development Plan 2016 encourages walking, cycling and public transport in preference to the private car. This is replicated within the Council's Placemaking and Design SPG which encourages the use of sustainable transport modes, and promote healthier, more active lifestyles through improved access to public transport and walking and cycling routes. The site is well placed for access to these modes. The Draft SPG notes that the site lies	No action required.

		close to existing transport infrastructure with Tweedbank Railway Station located immediately adjacent to the southern boundaries of the site. The Borders Abbeys Way and a Core Path runs through the site, adjacent to the river, and the Southern Upland Way passes to the south of the site. The site, being located adjacent to Tweedbank has potential to be well served by local bus stops located along Tweedbank Drive. Underground vehicle parking may be considered at the design/planning application stage.	
11 (Individual)	Too many houses planned. Each household must have sufficient parking. Tweedbank would become a town with a lack of infrastructure to support it. Post Office, pharmacy, public house, improved community centre would be required. Raises issues relating to density. Supportive of Dementia Care Centre and the retention of woodland.	This site was allocated with an indicative capacity of 300 units through the process of the Council's Supplementary Guidance on Housing. This was approved by the Scottish Ministers. The allocation of this site for mixed use development has therefore been accepted and cannot now be reviewed. Parking provision requirements would be addressed at the planning applications stage and the SPG identifies the opportunity for mixed use/amenity facilities in the vicinity of Lowood House. The SPG confirms adequate infrastructure would require to be provided in order to deliver the site. The site is within a highly attractive landscape setting in a central location within a well-established housing market area. Support noted in relation to Dementia Care Centre and the retention of woodland.	No action required.
12 (NatureScot)	Generally agree with content. Phase 1 Ecological Survey (Appendices, Preliminary Ecological Appraisal Report,	Comments noted. In respect of sensitivity to otters, it is considered that the following	It is recommended that the Finalised SPG includes the

	<p>Para 3.9) re sensitivity to otters, recommend that the SPG should demonstrate that the north bank of the River Tweed has either been included in the survey or that it will be prior to planning applications being made. Content with handling of Habitats Regulations Appraisal (HRA) within the Draft. When carried out, the HRA Screening of this proposal should consider NatureScot's comments and the finalised SPG should make a clearer analysis of the effect of the existing mitigation/standoff from the River Tweed and explain the effect of that on the need for further appraisal within the HRA.</p> <p>NatureScot's advice on HRA is hopefully clear but it takes a somewhat different approach to that SBC might have experienced before. NatureScot have based their advice on recent case law (the People Over Wind decision in the ECJ) in combination with the proposed standoff from the River Tweed that is already set out in the draft Supplementary Guidance. There are two things to be aware of:</p> <ul style="list-style-type: none"> • The case law has changed the application of mitigation in HRA and one thing it does is clarify that provided that mitigation is already an intrinsic part of a proposal, it can be applied as a means of avoiding Likely Significant Effect (LSE). • The draft Supplementary Guidance includes standoff areas from floodplain and river terraces, effectively introducing areas that are not developable. 	<p>requirement should be added to the Pre-application Checklist on Page 45 of the SPG: Protected Species: Any development within 200m of the north bank of the River Tweed will require a survey of otter habitat to be undertaken and submitted prior to the submission of any planning application.</p> <p>The SPG sets out a Pre-application Checklist on Page 45 which requires, prior to the development of designs and prior to any planning application submission, the requirement for an HRA and its timescales must be established. NatureScot's comments are noted and it is agreed that the Finalised SPG should note the need for the HRA Screening to take account of NatureScot's comments.</p>	<p>following requirement within the 'Biodiversity' section of the Pre-application Checklist on Page 45: <i>'Any development within 200m of the north bank of the River Tweed will require a survey of otter habitat to be undertaken and submitted prior to the submission of any planning application'</i>. Furthermore, it is recommended that the Finalised SPG should note the need for the HRA Screening to take account of NatureScot's comments. These should be attached to the SPG as an Appendix.</p> <p>The north bank of the River Tweed is shown to be included in the survey area of the Extended Phase 1 study (LUC, September 2019) although it is not clear in the text of that report that this area has been surveyed.</p> <p>NatureScot's requirement should be added into a section in the Pre-</p>
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	<p>The latter means that NatureScot consider that intrinsic mitigation is in place which, due to its nature, then means that LSE can be avoided.</p> <p>NatureScot are happy that this can be done in this case but SBC would need to take care with any future plan or strategy that SBC weren't seeking to introduce 'intrinsic' mitigation for the purpose of avoiding LSE as that would expressly be outwith the acceptable applications set out in the People Over Wind decision. Similarly, NatureScot would encourage SBC to treat any applications with caution if they appear to be including mitigation for the express purpose of avoiding having to undertake further HRA. It's hopefully fairly straightforward to avoid either of these situations by considering whether mitigation has been identified for a reason clearly unrelated to HRA and which is nevertheless required and justifiable. In these situations NatureScot can then advise on whether it would also avoid LSE or not.</p>		<p>application checklist of the SPG as follows:</p> <p>Protected species surveys for otter, bats, badger, red squirrel and breeding birds will be required, including any development within 200m of the north bank of the River Tweed will require a survey of otter habitat to be undertaken. Further guidance on surveys for bats and otter can be found here</p> <p>Pre-application checklist should also include requirements for an appropriate, sensitive lighting scheme and biodiversity enhancements.</p>
13 (Network Rail)	<p>Network Rail requests that due consideration is given to the impacts that this new development may have on the existing rail network. A large residential development of between 300 and 400 homes may impact on the strategic function/capacity of the network and the station infrastructure. Where growth areas or significant housing allocations of this type are identified, it is essential that the potential impacts on the existing rail infrastructure are assessed. The station car park is running at or close to capacity and a significant increase in patronage may create the need</p>	<p>This site was allocated with an indicative capacity of 300 units through the process of the Council's Supplementary Guidance on Housing. This was approved by the Scottish Ministers. The allocation of this site for mixed use development has therefore been accepted and cannot now be reviewed.</p> <p>The 'Borders Railway Maximising the Impact: A Blueprint for the Future' is a strategy to maximise the potential of the railway line. It</p>	<p>SBC will continue to consult Network Rail throughout this project.</p>

	<p>for an extension as well as other infrastructure such as ticket machines, cycle lockers and EV and electric bike charging points. If the development of sites is not linked to a commensurate increase in rail services, capacity and infrastructure then impacts on the operation of the railway may occur and the result is not sustainable.</p> <p>Further discussions will be required with the Network Rail Property Team in relation to access rights across the railway. Furthermore, discussions with the Network Rail Asset Protection Team will be required to inform the design and safe construction of the structure.</p> <p>Network Rail agrees that it is important to maintain an opportunity to extend the railway should this become feasible in the future.</p> <p>Network Rail requires further details in relation to the proposed use of the station access road as 'Access 2' for the Lowood site as this access road is within Network Rail ownership. Notwithstanding this, Network Rail would resist any change to the prioritisation of the road layout at this location which currently favours station users and would require any traffic assessment to demonstrate that the additional traffic arising from the development does not impact upon the safe and efficient operation of the junctions with Tweedbank Drive and the station car park entrance.</p>	<p>was launched by the First Minister in November 2014 and aims to capitalise on the transformational impact of the new line in creating new places to 'live, work, visit, learn, play and grow'. From a planning perspective, the site in question was allocated within the aforesaid Supplementary Guidance on Housing due to its location immediately adjacent to the railway terminus, directing development towards the railway in line with the Blueprint.</p> <p>The Council will continue to engage in dialogue with Network Rail in respect of the issues raised as the project develops. Network Rail's comments have been copied to the Council's Projects Manager.</p>	
14 (Campaign for Borders Rail)	CBR are generally supportive of the document and of development in the area under consideration, provided development is undertaken sensitively and based on principles of sustainability. CBR's ambition is that the guidance will facilitate increased usage of the railway by	This response relates to all bullet points raised collectively. The Central Borders Business Park Supplementary Guidance/Simplified Planning Zone (2017) states that development must protect the potential future extension of the	No action required.

	<p>addressing the needs not only of those who use Tweedbank Station as a departure point or destination, but also in the future of those who may travel through by rail and those whose freight may also pass through. CBR's comments relate to ensuring that the route safeguarding provisions in the Tweedbank masterplan for extension of the Borders Railway are developed in sufficient detail to be adequate in practice. The key issues that CBR think need to be addressed are:</p> <ul style="list-style-type: none"> • Confirmation is required of the land-take and spatial envelope required for the extended rail formation with space for double track (even if only constructed as single track initially) and for electrification. • Identification is required of land for railway stabling sidings potentially needed both during the construction phase of an extension and afterwards. These would accommodate passenger rolling stock overnight such that infrastructure trains can run to and from the extension and to permit other trains to run outside passenger service hours. • A clearer concept is required for access into the Lowood site, the existing Tweedbank station car park and the adjacent development land (sites MTWEE001 and zEL59) post-extension, given that extension of the railway would sever the existing car park access road. • The spatial requirements for a considerable distance of the onward extension of the railway will need to be fully understood in order to establish the design parameters for the subject site. Identification of land is required with potential for use as temporary compounds and work sites during the construction phase. 	<p>railway line. This requires the exclusion of development along the potential line as well as the reconfiguration of the entrance into the existing railway station car park. A Rail Route Protection Study (2015) undertaken by Mott McDonald on behalf of Scottish Enterprise found that the extended railway line could extend under the existing road network at Tweedbank Drive/Tweedside Park which would suitably maintain access at this location. A Transport Statement, undertaken by Mott MacDonald in August 2016, recommends that a holistic approach be applied to development of the area, including consideration and implementation of transport measures to facilitate sustainable access, which in turn will support the framework vision of the SG and Simplified Planning Zone Scheme. No development is therefore permitted by the SG/SPZ which might prejudice the future provision of the extension of the Borders Railway from Tweedbank through to Hawick and onwards to Carlisle. This is in line with Policy IS4: Transport Development and Infrastructure of the Scottish Borders Local Development Plan 2016.</p>	
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<p>15 (David Bell Planning Ltd)</p>	<ul style="list-style-type: none"> In terms of good practice masterplanning, a key principle is that masterplanning is an iterative process which involves an understanding of development costs and wide ranging deliverability issues together with an understanding of financial returns that could flow from completed development – all aimed at ensuring development viability in commercial terms. One of the key points set out in my client’s letter of 28 June 2019 was that until such time as the Council decide what scale of housing and mixed use development on the site is commercially viable, it cannot begin to properly plan the net developable areas. As part of this a detailed assessment would be needed to be carried out to establish the associated costs of the delivery of the required level of supporting infrastructure including access roads, vehicular over-bridges, education provision, healthcare, waste, water and drainage etc. It will be critical therefore for the housing market information and the associated infrastructure costings to inform the draft SPG and the various points listed above in terms of housing density, broad specification, phasing etc. The importance of this approach is set out in Government guidance. 	<p>The contributor’s letter raises a number of non-planning related matters which have been responded to separately by the Council’s Legal/Project Management teams. Each bullet point is responded to individually as follows:</p> <ul style="list-style-type: none"> The draft consultation relates to draft Supplementary Planning Guidance. A Masterplan was undertaken by Proctor Matthews Architects on behalf of the Council which was agreed by Council in January 2018. This was the starting point against which the Council could begin to fulfil its commitment within the Borders Railway Blueprint and City Deal to maximise the full economic potential of the Borders Railway and comprised a mixed-use development, primarily focused on the delivery of residential and Class 4, 5 and 6 business space. There remained significant work to be undertaken that would include commencing the formal planning process to adopt the masterplan as Supplemental Planning Guidance, developing a communications and branding strategy which would attract private sector investment through an agreed delivery mechanism, development of business cases for individual projects as they come forward, analysis of risk and detailed costed proposals for the comprehensive development of the area. The Tweedbank masterplan was seen as a significant 	<p>No action required.</p> <p>No action required.</p>
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	<ul style="list-style-type: none"> • A further critical point is the need for a full Flood Risk Assessment (FRA) to be undertaken at this stage to establish the proper extent of the functional floodplain (1:200 year output) and what the effect of an exceedance event output is. Both are critical. The first because no development is allowed on a functional floodplain. The second because mitigation measures will need to be put in place to deal with the exceedance event flooding (e.g. raised development platforms or raised floor levels) which will have an impact on viability. This FRA cannot be left to the detailed stage. Until the FRA is carried out, development viability cannot be properly estimated. The potential impact of flooding and the cost to the local authority, residents and businesses needs to be fully considered by the Council and councillors. 	<p>expansion to the existing Tweedbank settlement as well as repositioning the current Tweedbank Industrial Estate as a new Borders Innovative Park. The masterplan was intended as a 'vision' document that demonstrated one architect's proposals and architectural language for how the area could be developed. As more formative proposals and detailed planning applications are brought forward, these would be subject to change and likely to reflect private developer's aspirations for the site, particularly in relation to the proposed residential development sites.</p> <ul style="list-style-type: none"> • The Draft SPG sets out a requirement for Flood Risk Assessments to be undertaken at the planning application stage, where considered necessary. This is in agreement with the Scottish Environment Protection Agency and the Council's Flood and Coastal Management team. It should be noted that development is not proposed within the functional flood plain. 	<p>No action required at this stage.</p>
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	<ul style="list-style-type: none"> • Furthermore, the Council needs to carry out a proper Habitats Regulations Assessment (HRA) as part of this exercise involved in the promotion of this guidance. This is because of the impact of the Sweetman decision which expects the measures that are intended to be applied to mitigate the impact of a development on a European site, such as the River Tweed SAC have to be properly identified. It is no longer good enough for to just rely on the position in principle that policies in place which are designed to ensure that no adverse impact would occur. The Council needs to identify now as part of this exercise what mitigation measures would apply. These measures will need to be costed too as part of the viability appraisal. 	<ul style="list-style-type: none"> • The site was considered through the process of the Habitats Regulations Assessment (HRA) undertaken as part of the Housing Supplementary Guidance. The HRA concluded the following: <i>'Any housing development taking place on this site would still require to be acceptable under LDP Policy EP15, which confirms that development that would adversely affect the water environment would be refused. Furthermore, the development requirements for this site include a flood risk assessment, mitigation required to ensure that there will be no significant adverse effects on integrity of the River Tweed SAC, possibly an environmental impact assessment, a drainage impact assessment, contact with Scottish Water in respect of water treatment works, and the assessment of ecology impacts and the provision of mitigation. The above is considered sufficient mitigation for any potential minor effects on the SAC.'</i> The Draft SPG sets out the need to establish the requirements and timescales for an HRA. This approach has the agreement of NatureScot who confirm they are content with handling of Habitats Regulations Appraisal (HRA) within the Draft. When carried out, the HRA Screening of this proposal should consider NatureScot's comments and the finalised SPG should make a clearer analysis of the effect of the 	<p>No action required at this stage.</p>
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		<p>existing mitigation/standoff from the River Tweed and explain the effect of that on the need for further appraisal within the HRA. NatureScot have based their advice on recent case law (the People Over Wind decision in the ECJ) in combination with the proposed standoff from the River Tweed that is already set out within the Draft SG. There are two matters to be aware of:</p> <ul style="list-style-type: none">• The case law has changed the application of mitigation in HRA and one thing it does is clarify that provided that mitigation is already an intrinsic part of a proposal, it can be applied as a means of avoiding Likely Significant Effect (LSE).• The Draft SG includes standoff areas from floodplain and river terraces, effectively introducing areas that are not developable. <p>The latter means that NatureScot consider that intrinsic mitigation is in place which, due to its nature, then means that LSE can be avoided.</p> <p>NatureScot's comments will be included as an Appendix to the SPG.</p> <p>Carrying out an HRA at this stage as part of the SPG as suggested by the respondent would be of little value and not standard practice. By the time a planning application is submitted the circumstances of a</p>	
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	<p>My client's view still stands, as set out in the letter to the Council of 28 June that the process of developing the SPG cannot be properly started until this viability issue has been satisfactorily addressed.</p> <p>Despite the requirements set out in the Brief set by SBC and approved by Committee on 30 January 2020, namely that the development proposals be realistic and deliverable and that detail be provided on phasing and in particular that phasing for development should take into account infrastructure issues and indeed that clear guidance should be provided "<i>on delivery mechanisms for the development of the site</i>", it would seem that these aspects have been entirely ignored. The draft SPG is silent on them and the consultants have made no reference whatsoever to these matters having been taken into account in drawing up the new layout guidance in the draft SPG.</p> <p>The draft SPG has:</p> <ul style="list-style-type: none"> • Failed to address even a preliminary flood risk assessment applying SEPA's guidance on the need to build in mitigation measures to deal with climate change not just the 1:200 year event shown on the site constraints map with a view to establishing the impact on the potential developable areas and the potential need for additional flood defence infrastructure. 	<p>habitat(s) may have changed considerably in the interim period and new issues may need to be addressed. Consequently any planning application must be accompanied by an HRA identifying up to date and relevant matters to be addressed.</p> <p>Issues relating to viability are not a matter for the SPG to address. As noted above, the contributor has been contacted separately by the Council's Legal/Project Management teams on this matter. The Design Guide sets out an anticipated phasing plan for the development.</p> <ul style="list-style-type: none"> • Please refer to flooding issues noted above. 	<p>No further action required.</p> <p>No further action at this stage.</p>
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	<ul style="list-style-type: none"> • Failure to instruct even a preliminary surface water drainage assessment to consider the need for a district wide Sustainable Urban Drainage (SUDS) scheme and the location and size of any required SUDS pond and the impact on the potential developable areas, particularly important if land raising is required to achieve gravity run off. The LDP SPG specifically requires an assessment of how the risk from surface water would be mitigated for this site. • Failed to address or reference the impact of the “indicative” 295 / 300 units housing development on the local school estate and whether a new primary school might be needed again with a potential huge impact on the potential developable areas and costs or if it is not needed on site the potential need for phasing linked to increased capacity being provided in the existing school estate and estimation of the potential developer contribution (s.75 planning obligation) costs. 	<ul style="list-style-type: none"> • The Draft SPG notes the requirement that during the development of designs and prior to any application submission, advice should be sought from Development Management, the Council’s Flood and Coastal Management Team and Transport Manager to identify their key requirements for SUDS. • The Draft SPG sets out the need for future developers to contact and seek advice from SBC’s Education Officer in order to establish availability of primary and secondary school capacity and the need for any developer contributions. The site was allocated through the Housing SG, at which time it was considered that an extension to the existing primary school may be required. The forecasting in respect of if and when such extensions are required cannot be confirmed with any certainty at this point in time. As Lowood develops through time SBC Education will be taking account of other residential developments being implemented in the catchment area and impacts they may be having on school capacities. Any Developer Contributions towards any identified school extensions will be confirmed through this process at the appropriate time. 	<p>No further action at this stage.</p> <p>No further action at this stage.</p>
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	<ul style="list-style-type: none"> • Failure to establish when the identified capacity constraints in the local Waste Water Treatment Works (WWTW) will be addressed and how that would impact potentially on development phasing • Failure to identify a requirement for Affordable Housing and the impact of a 25% requirement on financial viability of the development overall. • Failure to address phasing: particularly important if a district wide SUDS scheme needs to be created as the pond would need to be sited and built at the start. • Failure to address any aspect of phasing also raises questions about the effectiveness of the site as a housing allocation. The site was specifically allocated to address a shortfall in the 5 year effective housing land supply identified by the Scottish Ministers. Having been allocated through the promotion of SPG the expectation was that the site would start to deliver housing by 2022 and the latest HLA reflects that expectation. Against that background it is incumbent upon the SPG to set out a phasing arrangement that demonstrates how the first batch of housing units will be delivered on site by 2022. 	<ul style="list-style-type: none"> • The Draft SPG sets out the need for future developers to contact and seek advice from Scottish Water and SEPA on this matter. SW/SEPA are content with this. • The SPG sets out the need to seek advice from SBC to establish the requirement/extent of affordable housing provision. The Council's Affordable Housing Supplementary Guidance sets this at 25%. • The SPG sets out the need for any future developer to establish phasing. The Design Guide sets out an anticipated phasing plan for the development and further guidance relating to SUDS. • It is not considered necessary for the SPG to detail deliverability. It has already been established that the site is deliverable hence its allocation for development with an indicative capacity of 300 units through the process of the Council's Supplementary Guidance on Housing. This was approved by the Scottish Ministers. The allocation of this site for mixed use development has therefore been accepted and cannot now be questioned. It is not suggested that the indicative number of units will all be built within a 5-year period. This was not a requirement of the SG on Housing. Typically, a site of this size in the 	<p>No further action at this stage.</p> <p>No further action required.</p> <p>No further action at this stage.</p> <p>No further action required.</p>
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	<p>If these matters are not addressed, then the legal advice MPL has obtained is that the process of preparing detailed planning guidance that the Council has embarked upon is fundamentally flawed, thereby rendering any future decision on the part of the Council to adopt the SPG based on this current approach being open to challenge in the courts.</p> <p>I would be grateful if you could please confirm how the Council proposes to address the matters set out above in the final SPG.</p>	<p>Borders may take some time to be completed notwithstanding the fact the Council remains clear the site will be a highly popular option for potential housebuilders and house purchasers.</p> <p>The Council would refute this statement.</p> <p>Please refer to responses above.</p>	<p>No further action required.</p> <p>See above actions.</p>
16 (Scottish Forestry)	<p>Comments relating to specific trees which require to be considered (and potentially TPO'd?).</p> <p>It is strongly recommended that the entire C1/B2/C2 woodland complex be retained. Additional compensatory planting in the field edge along the railway line running west from the woodland C1 along the site boundary and around to connect with the area marked as compensatory area 1 would provide a much stronger biodiversity corridor and screen to any development at the very visible west end of the site. Located within area C1, there is a heronry of significant size, approximately 15 nests in close proximity within the central area of C1 within the younger area of Sitka Spruce plantation. It is recommended that advice is</p>	<p>As part of the preparation of the SPG an initial tree survey was undertaken by LUC. This confirmed the removal of the woodland areas referred to. As part of the consultation process the Council's Landscape Architects and Development Management Officers concluded that the retention of these trees could not be justified. It was agreed compensatory planting would be carried out elsewhere on the site, as indicated. All proposed new planting will be carried out, taking cognisance of wider screening issues promotion of biodiversity</p>	<p>The Council will further consult where necessary with Scottish Forestry.</p>

	<p>sought from an appropriately qualified ecologist to identify the significance of the heronry and what mitigation will need to be put in place prior to any tree felling works.</p> <p>Area U1 has rightly been identified as unstable, with several windblown trees evident (most of the windblow appears to have occurred following removal of the original woodland edge for realignment of the tarmac road and wall associated with railway development about 5 years ago). However, no note has been made as to how a wind firm edge will be located to stop area A2 becoming unstable once area U1 has been removed. Further thought is required here with additional details provided.</p> <p>Scottish Forestry is in general supportive of the areas identified for use as compensatory planting, however</p>	<p>opportunities. In terms the heronry within area C1, the trees have an estimated shelf life of approximately 15 years and would require to be felled in any event.</p> <p>The numbers of herons has varied at this location with between 1-16 nest recorded between 2011-20, although surveys were not carried out in all years. The count in 2020 was 8 nests. The proposed development phasing means that this area, residential zone 1, may not be developed for some time and during this period the trees may have reached age of felling and be treated under the tree management programme. Any felling would be required to occur outside of the breeding season, and it is likely that the herons using this site will re-locate to a suitable location within the local area.</p> <p>This will be reviewed in due course and will be addressed by the Council via its forthcoming estate management plan.</p> <p>The Council will prepare details of specific species to be planted within the compensatory</p>	<p>The Council will further consult where necessary with Scottish Forestry.</p>
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	<p>further information on species selection is requested to fully inform choice of areas to ensure that appropriate species are used. There is mention of wet woodland planting (which may be appropriate in places) but most of the compensatory planting area appears to be free draining and fertile, suitable for a wide range of species including the likes of oak.</p>	<p>planting area in due course. The Council will be happy to forward these proposals to Forestry Scotland for their observations.</p>	<p>The Council will further consult where necessary with Scottish Forestry.</p>
17 (NHS Borders)	<ul style="list-style-type: none"> There is no mention or detail within the plan of health care facilities. The planned 300-400 homes would have a significant primary and community health care requirement particularly as some of these homes are earmarked for individuals with dementia. It is unclear how and where primary and community health care will be provided. The health care facility most closely located to this site is Eildon Practice in Melrose which currently has significant space and capacity challenges. NHS Borders requires clarification on how healthcare will be provided for the development within Lowood estate and would expect a resolution to this to be part of the conditions of any planning decisions. Part of the site is earmarked for a dementia care village. What would the impact be of this 	<ul style="list-style-type: none"> The Scottish Borders Local Development Plan Examination report proposed modifications to require an additional 916 housing units, to be identified through Supplementary Guidance (SG) on Housing. Lowood (MTWEE002) was identified within the Draft SG for public consultation (5 Dec 2016 – 30 January 2017) and the NHS were formally consulted. No response was received from the NHS during this period. NHS comments were sought again via email in May 2017 however no comments were forthcoming. On 9 November 2017, Scottish Ministers confirmed that SBC could proceed to adopt the SG, it is now an adopted document and forms part of the Scottish Borders Local Development Plan 2016. The Council will continue to discuss and communicate on forthcoming Local Development Plan it is the NHS's responsibility to provide sufficient healthcare to the community. Scottish Borders Council are working with partners, architects, care organisations and 	<p>No action required although the Council will continue to discuss and communicate with the NHS regarding Local Development Plan proposals.</p> <p>The Council will continue to liaise with interested parties</p>

	<p>development on NHS secondary care mental health and elderly services and what plans are in place to make sure health and social care work in an integrated way. NHS Borders requests further information on this.</p>	<p>the NHS to establish new build care services that will ensure choice, participation, dignity and respect for older people in care spaces that support and protect all aspects of their life.</p>	<p>as details of the care village develop.</p>
<p>18 (Ben Tindall Architects)</p>	<ul style="list-style-type: none"> • General - The site at Lowood is so exceptional that it demands a special and inspiring response. The opportunities afforded by the site being owned by SBC gives the rare chance of the committed long term owner participation that is the key to all successful new settlements. • Vision? - This document is no 'vision', it is more a gathering together of standard policy documents with some added landscape analysis. A 'vision' needs to be inspiring and drive forward a reality on the ground. A 'vision' is something that applies to the future, which will now so obviously be different from today. The pre-existing policies will produce the same results as can be seen today. • Process - 'Life' has to be the first consideration, then followed by appropriate infrastructure and spaces, with buildings coming last, built in a coherent but flexible manner to agreed guidelines. This is an 	<ul style="list-style-type: none"> • Noted and agreed. • Page 26 of the Draft SPG sets out a clear development vision for the site along with strategic objectives for the development of the site. The development vision states 'The Lowood site provides a unique opportunity to support the sustainable expansion of Tweedbank with a range of historical, cultural and environmental assets to create a distinct sense of place. These important assets will be safeguarded and enhanced, encouraging their recreational use and enjoyment by the local community and visitors. The integrated and expanded settlement of Tweedbank will be a social, well-connected community which people will aspire to live in and visit. • Comments noted. There is not a set methodology nor template which all SPGs should follow and there will be a range of opinions from a range of bodies as to how 	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>

	<p>approach that has been developed by the Scandinavians that is now generally accepted as good practice and exemplified by Gehl People. David Sim, of Gehl People, https://gehlpeople.com has just published a book, <i>Soft City</i>, which is a template for the kind of human based development needed here.</p> <ul style="list-style-type: none"> • Needs - The Vision does not articulate the community's needs and aspirations at all. Successful long term development depends entirely on the community's buy-in and active participation. This is what gives a place economic and social sustainability. • Zoning - The vision lays out zones. Zones were brought into the planning system by CIAM (Corbusier etc) in the 1930s when the world was a very different place and has been the main cause of planning failures worldwide ever since. At Lowood there is the opportunity to do correct this and revert to a natural and human way of mixed use developing, plot by plot, based on an infrastructure plan, where employment is integrated into the whole. 	<p>this should be done. The Council are content with the format and aspirations of the SPG.</p> <ul style="list-style-type: none"> • The Council held two well-attended public events in relation to this SPG, one an 'information gathering' event prior to the preparation of the Draft SPG and another during the public consultation period of the SPG. The feedback received was positive for the most part. The Council has also received a detailed response from Tweedbank Community Council which is included within this table. The Council is of the view that the local community has and will continue to have active participation as the process develops. • The employment element of the development is tied up through the City Deal, this dictates that the business element of the development sits adjacent to the existing business part at Tweedside Road, in close proximity to the Railway terminus. The Council is satisfied with the development approach laid out in the SPG. 	<p>No further action required at this stage.</p> <p>No further action required.</p>
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	<ul style="list-style-type: none"> • Infrastructure - Whilst of course Lowood's wonderful picturesque landscape is important, and I believe it's more important than stated in the report, the most important thing is the railway station. This is the obvious 'market square'/centre of the settlement. From there should emerge streets that fit in with the landscape and gives a circulation that prioritises walking and social interaction. • Design - The design of the buildings and the public realm is critical for the success of the development and is not something to be left to developers. The vision needs to encompass design too. I believe that this is best achieved by a code. This gives owners confidence in their investments and allows owners and builders flexibility to meet changing markets. • So? - I suggest that SBC invites David Sim david@gehlpeople.com to give presentations to the local community and the Council. Having led the design for Christchurch New Zealand and many projects such as this I have no doubt will provide the kind of inspiring vision that is needed. 	<ul style="list-style-type: none"> • The area of land in question is outwith the allocated site and land availability around the railway station is at a premium. This is therefore an issue relating to deliverability and available space. • Further to a detailed Workshop with Architecture and Design Scotland (ADS) as well as many internal working groups specifically based on this matter, a Design Guide has been prepared and is attached to the SPG. • Suggestion noted. However, the Council is content with the vision, format and aspirations contained within the Draft SPG and from the input received from a wide range of both internal and external parties. 	<p>No further action required.</p> <p>No further action required.</p> <p>No further action required.</p>
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<p>19 (Dementia Village Associates (DVA))</p>	<p><u>DVA approach, 'The Dutch Model'</u> A Senior living development and Dementia Village concepts requires a cultural shift in thoughts about care of older persons. A shift from the medical system to a social relational system that focusses Quality of Life, on experiencing health and enjoying a normal and social life, despite the dementia syndrome and other health problems that occur: a holistic view on people and organisations. This cultural shift demands creativity and person-centred focus from the developing team and all professionals within the organization. It is a shift from the institute to normal surroundings and a normal daily life with professional help and support. The familiarity of e.g. the Dementia Village is designed to reduce residents' confusion and create an environment which promotes active participation in the community and facilitates opportunities to remain engaged with activities you enjoyed throughout your life. The underlying integral concept contributes to a socially active environment that clearly couldn't be more different than a traditional care model. All in a holistic way to realize social inclusion and to integrate and combine different living solutions, recreation, education, mixed generations, various steps of care, meeting places and common facilities, sustainable and with new energy solutions.</p> <p><u>Paradigm shift</u> Paradigms under the senior living and support and (dementia) care for the elderly have to change dramatically. Therefore, new initiatives have to follow the change of paradigms as described hereafter if they want to deliver a state-of-art elderly care. These</p>	<p>Dementia Village Associates, who are based in the Netherlands, have provided a particularly articulate response, the contents of which are useful. Scottish Borders Council has looked to international innovation to ensure that we have the best principles of care and building for care established in the Scottish Borders. The Covid-19 pandemic has suggested that we need to do better for older people in our care and traditional care builds are no longer fit for purpose. We are working with partners, architects, care organisations and the NHS to establish new build care services that will ensure choice, participation, dignity and respect for older people in care spaces that support and protect all aspects of their life.</p>	<p>No action required from a planning perspective at this stage.</p>
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	<p>paradigms are also the vision of the European providers of housing support and care for vulnerable seniors. The paradigm changes are:</p> <ul style="list-style-type: none">• Quality of life will be the focus of the core business as an outcome of the delivery of support and care services. Often the quality of care seems dominant in the quality thinking. While the support and care must serve a purpose: a by the customer perceived good quality of life.• From 'care' to 'prevention and inclusion'. This means that although customers are in need of care, we must all do to prevent a (higher) need of care and isolation and loneliness of people in need of (high) care. Actually, 'caring for' is more important than 'taking care of'.• The current facilities are often based on an institutional model that was back in the 70's the standard but needs to shift to a home model where people feel more at ease.• When a person is in need of care, family is often not involved anymore when a person is receiving residential care. We believe that involvement (co-creation) of the family will increase the customer orientation and therefore the quality of care. Co-creation means also that professional and family bear shared responsibilities.• The institutional design of residential aged care of the 70's was designed based on a dominant medical point of view. Without denying the importance of the medical services in residential aged care we think that a social approach better addresses the needs of the customers in maintaining the life they want to live and choices they want to make.		
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	<ul style="list-style-type: none"> •Focus on quality of life means also that we have to personalise the service and care for the customers where we now deliver a more 'one size fits all' package. We need to involve the lifestyle of the person, so the support and care are more individualised. •The consequence of that approach is that we have to maximise the choices that a person can make based on what they are used or want to do (customer focus). This instead that the life of our customer is regulated by the way we have organised our delivery (system dominance). •With the help of smart technology, we believe that we can maintain the quality of support and care primarily because we believe that technology can support the professional staff instead of taking it over from them. That will relieve the pressure and therefore will increase staff satisfaction. 		
20 (Scottish Environment Protection Agency (SEPA))	<p><u>Flood Risk</u> As is noted within the Draft SPG, SEPA will require that a Flood Risk Assessment (FRA) is undertaken to assess the flood risk to the site from the River Tweed. Consideration will need to be given to bridge structures located upstream and downstream of the site. The presence of Lowood Pond within the application site should also be considered within the FRA. The appropriate climate change uplifts for the River Tweed catchment should be applied.</p> <p><u>River Basin Management Plan</u> Would welcome reference to the River Basin Management Plan (RBMP) for the River Tweed, the following should be incorporated within the SPG:</p>	<p>Comments noted. These matters would be fully assessed through the process of planning applications within the vicinity of the areas mentioned. It is considered that these comments should be added to the relevant sections of the Pre-application Checklist of the SPG.</p> <p>Comments noted. It is considered these points should be attached to the SPG in an Appendix for the information of developers.</p>	<p>It is recommended that the Finalised SPG includes the following requirements within the 'Flood Risk Assessment' section of the Pre-application Checklist on Page 45:</p> <p>It is recommended that these points are attached to the SPG as an Appendix for</p>

	<ul style="list-style-type: none"> • There are no RBMP pressures on the river at this site – this long stretch is currently at good condition and should be protected from deterioration. • Biosecurity measures should be employed on the development site. • No morphology pressures are logged in our system– but this has not been surveyed/groundtruthed – so there may be opportunities to improve but these would need proper assessment. • Riparian planting should always be sensitive: an appropriate scheme to fit with what is currently there; planning of tree stands ages etc.; using native species mix and implemented with regard to banks etc. Biodegradable tree shields are also now available. <p><u>Air Quality</u> Recommend that as part of pre-development checklist, that the SPG also ensures that good air quality outcomes for the proposed site are integrated into the document by identifying the principles of good practice, as outlined in the Delivering Cleaner Air for Scotland – Development Planning and Development Management guidance. The pre-development checklist should require that these are followed and incorporated in to the considerations for design and operation of the site as far as practically possible. This could include the identification of the location of buildings where particularly sensitive members of the population are likely to be present such as school buildings or care home, which should be sited 100m or more away from busy roads. Also, that new housing in central areas of the development should be designed to ensure</p>	<p>This matter would be addressed by Environmental Health during the development of the site in the normal manner.</p>	<p>the information of developers.</p> <p>No action required at this stage.</p>
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	<p>residents are not exposed to poorer air quality as a result of being located nearby busier roads and congested junctions.</p> <p><u>Energy</u> Recommend that any layout or design of the development is informed and provides space for low carbon energy (including heat) within the site, as an integrated part of the design.</p> <p><u>Water Environment / Surface Water / Waste Water / Engineering activities in the water environment / Ecology / Waste / Contaminated Land / Co-location</u> General advice provided.</p>	<p>Comments noted. It is considered that these matters are suitably incorporated within the SPG/Design Guide.</p> <p>It is considered that SEPA's advice in respect of these subject matters should be attached to the SPG as an Appendix for the information of future developers.</p> <p>SEPA's full response should be attached to the SPG as an Appendix.</p>	<p>No action required.</p> <p>SEPA's full response should be attached to the SPG as an Appendix.</p>
21 (Scottish Water (SW))	<p>No further comments to make on this consultation. Scottish Water are content that previous comments have been included and are satisfied that the document reflects these.</p>	<p>Comments noted.</p>	<p>No action required.</p>
22 (Tweedbank Community Council)	<p>Consultation The Community Council is concerned that the consultation took place during lockdown, with its significant restrictions. SBC may feel that the consultation has concluded successfully, the Community Council would ask that consideration is given as to how best to carry out some further consultation, as it is not</p>	<p>The detailed comments of the Community Council are greatly appreciated and useful.</p> <p>The Council is content that the public consultation period was fruitful given the number of responses received. Fortunately, the public exhibition was held before the outbreak of the pandemic. Issues regarding the pandemic in terms of continuing to operate public services and consultations of this nature are appreciated and challenging for everyone.</p>	<p>See comments below:</p> <p>No further action required.</p>

	<p>convinced that the consultation responses received will not have been significantly impacted upon by Covid-19.</p> <p>Turning to the Tweedbank Master Plan consultation, the Community Council supports the extension of Tweedbank. Tweedbank was formed as the result of the purchase of most of the Lowood estate, the village began life in 1974 and the original plan was to create a community of mixed housing types with outstanding landscape quality, good community facilities and the provision of high quality business space.</p> <p>Tweedbank's Contribution to the Scottish Borders The original vision has been enormously successful. Tweedbank has grown in phases into a vibrant community with a mix of housing designs and styles, and with accommodation for those who need social housing, affordable housing and private home ownership.</p> <p>The Tweedbank industrial area, which contains the Innovation Park and Industrial Estate, houses a number of significant companies and supports a great many jobs in the Scottish Borders. The village has a range of important community facilities that are well regarded. With the arrival of the railway, Tweedbank has become</p>	<p>The only party who contacted the Council requesting an extension of time to submit comments due to the pandemic was the Community Council. It was considered this was a very reasonable request in the circumstances and the Council was happy to agree this. Planning officers did offer to discuss the SPG with the Community Council via a Teams meeting.</p> <p>Support noted.</p> <p>Comments noted and agreed.</p> <p>Comments noted</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
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	<p>a significant community in the Scottish Borders and a destination where a great many people wish to live, work and enjoy their leisure time.</p> <p>Lessons Learned The Community Council is pleased to see that the proposed Tweedbank Master Plan has learned the lessons from history and intends to largely follow the well thought out principles that helped Tweedbank become the community it is today.</p> <p>Phased Basis to Development Development on a phased basis over a number of decades is a sound approach. The provision of further social and private sector housing is very welcome and proposals to develop supported housing for the elderly, and a possible care home, are something the Community Council is fully supportive of.</p> <p>The Community Council is pleased that additional business land will be made available to support inward investment, to encourage existing companies to grow and new start-ups to flourish.</p> <p>Landscape development The Master Plan makes much reference to the need for high standards of landscaping and good quality green open space. The Community Council supports this aspiration and it is critical that high quality green open spaces are provided as part of the proposed new housing.</p>	<p>Comments noted.</p> <p>Support noted.</p> <p>Support noted</p> <p>Comments noted and agreed.</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
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	<p>The Community Council welcomes the sensitive approach being taken to design and, in particular, the proposals around tree retention within Lowood and the additional space being provided for new tree planting to replace any which need to be felled to support new development.</p> <p>Wildlife Habitats The current Lowood estate is a haven for wildlife with badgers, deer, bats and a significant number of species. It will be critical to consider the impact of the development on wildlife and to ensure that appropriate consideration is given to protect wildlife interests. Local Tweedbank resident, Andrew Bramhall, who is on the Community Council, has extensive knowledge of the wildlife presence in the Lowood estate and Scottish Borders Council may wish to discuss these matters with him as he has built up a considerable understanding of this issue over decades.</p> <p>Community Facilities Enhanced community facilities are critical and the Community Council would like to see an area of land identified for a large new play park to be developed to support the proposed housing. It will be essential to ensure that an appropriate developer contribution is made for every house built so that the play park can be provided and be of a size and scale to support the proposed housing.</p>	<p>Comments noted</p> <p>Comments noted. Mr Bramhall has been present at our exhibitions and has provided useful information. The SPG has been prepared in discussion with relevant national wildlife bodies and relevant internal Council Officers. The Council will welcome any comments Mr Bramhall may wish to make via his role within the Community Council when future planning applications for the development of the site are submitted</p> <p>It is agreed that there will be a requirement for a large play area / amenity open space to be incorporated within the site. It is envisaged it will be located in a central location, probably in proximity to Lowood House. Its exact location and timescale for implementation will be determined at the planning application stage as phasing is confirmed. Each house will be required to make a financial contribution towards the facility.</p>	<p>No action required.</p> <p>No action required at this stage.</p> <p>A play area / amenity open space to be provided on the site and delivered via developer contributions.</p>
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	<p>There has long been a desire for a church in Tweedbank and land for a church, and the development of one, was part of the original Tweedbank concept although it has never materialised. The Community Council would hope that an area of land could be identified that may support the development of a new church in the future.</p> <p>Tweedbank currently enjoys a fantastic Community Centre but it is already too small for the community's needs, with poor parking provision. The proposed additional housing will mean that the Community Centre is totally inadequate for the village's future needs. We would urge Scottish Borders Council to either identify land within Tweedbank in the new extension, or the existing village, for the development of a Community Centre or at least commit to a separate feasibility study on this particular issue.</p> <p>The Community Council is encouraged that the Master Plan consultation highlights the need to provide land for additional community amenities in and around the existing Lowood House. An ongoing discussion around the development of community facilities would be very much welcomed by the Community Council.</p>	<p>Comments noted. The SPG identifies the opportunity of a mix of uses in the vicinity of Lowood House and the church could be facilitated in this location. It is assumed the church would set up necessary funding to ensure its implementation – this would not be a financial requirement for the Council nor any developer.</p> <p>Comments noted. The Draft SPG sets out the need for key areas of research that should be undertaken during the development of designs and prior to any planning application submission. Land in the vicinity of Lowood House is identified for a range of uses which could incorporate a new Community Centre. The recently approved Proposed Local Development Plan does not identify a site for a new Community Centre in Tweedbank. In any event it would not be normal practice to identify such land via the LDP process. However, that does not prevent planning applications being submitted on potential infill sites within the village. Council officers would be happy to work with the Community Council to help identify a suitable site.</p> <p>Comments noted. Council Officers would be happy to engage with the Community Council to help discuss potential uses around Lowood House. However, any such inclusions must be considered to have a reasonable certainty that these could be delivered.</p>	<p>Land in the vicinity of Lowood House is identified for a range of uses. A new church could be accommodated within this land.</p> <p>Council Officers to work with the Community Council to help identify a suitable site within the village for a new Community Centre.</p> <p>Council Officers to discuss potential community facilities around Lowood House with the Community Council in due course.</p>
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	<p>Tweedbank Primary School It is the Community Council's understanding that the current primary school has sufficient capacity for the community's needs and that going forward the roll is projected to fall. This means that as the new housing development takes place on a phased basis, it is likely that the school will be able to cope as the school's spare capacity will be taken up as the housing develops, without the need for additional development at the school. However, Tweedbank Primary school is an important community asset which is very well respected and it has seen significant redevelopment in 2012, which enhanced the school greatly. The Community Council would want to ensure that SBC carefully considers any future impact that the Tweedbank extension might have on the school and that should there be a need for additional accommodation, the Council will move swiftly to address these needs.</p> <p>Links across Tweedbank communities The Community Council is pleased to see the proposed vehicular and pedestrian bridge linking the new part of Tweedbank to the existing village around Essenside Drive. This is one of the most critical elements of the new development and it must be agreed at the outset that this important piece of infrastructure will be provided. The bridge is not only necessary for vehicular transport and pedestrian connectivity, it is also essential for linking the proposed Tweedbank extension to the existing community and will play an important part in community cohesion.</p>	<p>Comments noted. SBC Lifelong Learning (Education) will continue to monitor and advise on this matter as the development phasing is implemented.</p> <p>Support noted.</p>	<p>SBC Lifelong Learning (Education) to continue to monitor the development phasing and any implications this may have on the Tweedbank School capacity.</p> <p>No action required.</p>
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	<p>Lowood Bridge enhancement The Community Council would also want to encourage Scottish Borders Council, as part of the Master Plan exercise, to identify how best to utilise the purchase of Lowood estate to develop a site for a replacement Lowood bridge and to develop designs for this bridge in the years to come.</p> <p>Road and Pedestrian safety The current housing within Tweedbank and the layout of the streets has been designed to give higher priority to the pedestrian than the car and to ensure that there is a good, safe footpath network. The Community Council would want to encourage the highest standards of road safety design in the Tweedbank extension and would hope that the needs of pedestrians will be at the forefront of the road and street designs.</p> <p>Tweedbank Extension Finally, but most importantly, the Community Council were pleased to see that the consultation focusses on the Tweedbank Master Plan and extending the existing village of Tweedbank. The Community Council is aware that a small number of people hold the misguided view that, in fact, 'Lowood' should be retained and that the proposals out to consultation should actually be altered so that 'Lowood' is seen as a new settlement, separate from Tweedbank. The Community Council are completely opposed to this proposition and fully supports Tweedbank being extended and that the purchase of the remaining element of Lowood is for a Tweedbank extension, and all new developments will</p>	<p>The existing Lowood Bridge is outwith the boundaries of the site and is therefore outwith the scope of the Draft SPG. The Council is, however, aware of the issues associated with the existing bridge and expects that the investigation of a new / replacement bridge will be considered further in the future.</p> <p>Comments noted and agreed. Any future planning applications for the development of the site will be considered against the Scottish Government's policy statement entitled 'Designing Streets' which encourages innovative street design, giving consideration to pedestrian safety with well-connected layouts where the car is less dominant.</p> <p>Comments noted and agreed. Lowood was the name given to the site as part of the Supplementary Guidance on Housing when the site was first taken forward as a potential development site. Consequently the name Lowood is only relevant to the LDP process. However, in view of comments since received, it is the view of the Council that the development of the site represents an extension of the existing, well-established settlement of Tweedbank. The Development Vision of the Draft SPG is clear that <i>'The integrated and expanded settlement of</i></p>	<p>New/replacement Lowood Bridge to be investigated further in the future.</p> <p>Pedestrian safety to be considered and incorporated into the internal network.</p> <p>Agree that the site should be recognised as Tweedbank expansion.</p>
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	<p>be part of the village of Tweedbank. The suggestion that a new settlement should be created is a preposterous nonsense and it is hoped that Scottish Borders Council will firmly reject any misguided notion of a new settlement and recognise that the Tweedbank Master Plan will lead to the extension of the successful village of Tweedbank. Tweedbank has been enormously successful, the village and its residents are making an enormous contribution to housing supply, business and industrial provision in the Scottish Borders. Unlike some communities, Tweedbank has accepted significant development and construction. The village will do so again, as these plans unfold in the decades to come.</p> <p>The Community Council look forward to further updates and engaging with the Council in more detail as plans for the Tweedbank extension develop.</p>	<p><i>Tweedbank will be a social, well-connected community which people will aspire to live in and visit.</i> Consequently the site should be referred to as Tweedbank expansion as opposed to being considered as a separate entity.</p> <p>The Community Council will continue to be updated as the SPG progresses and will be formally consulted of any planning applications.</p>	<p>No action required at this stage.</p>
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Tweedbank – Vision for Growth and Sustainability

A Community for the Future

Delivering Development Quality: Design Guide - June 2021

Scottish Borders Council

TWEEDBANK -VISION FOR GROWTH AND SUSTAINABILITY – A COMMUNITY FOR THE FUTURE

DELIVERING DEVELOPMENT QUALITY: DESIGN GUIDE

This Design Guide, which must be read in conjunction with the Tweedbank Expansion Supplementary Planning Guidance (SPG), is structured as follows:

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1. INTRODUCTION

- 1.1 This Design Guide is intended to guide and inform all development proposals and planning applications relating to the site ensuring that the expansion of Tweedbank is delivered in the most appropriate form and design. It requires the use of innovative solutions which take cognisance of climate change impacts and environmental quality on the site to maximise benefits and opportunities. The Design Guide provides guidance on good design practice and seeks to balance the need to achieve specific structural goals and land use objectives, with the need to allow developers to develop appropriate and high quality solutions in collaboration with the Council.
- 1.2 This Design Guide must be read in conjunction with the Tweedbank Expansion Supplementary Planning Guidance (SPG). It seeks to:
- ensure that the aims of the SPG are realised in order to manage and guide development quality; and
 - to maximise the benefits to the community at Tweedbank, its visitors and businesses, and for the economy of the Central Borders.



2. DEVELOPMENT VISION

2.1 As stated within the Tweedbank Expansion SPG the overall vision for the development is:

The site provides a unique opportunity to support the sustainable expansion of Tweedbank with a range of historical, cultural and environmental assets to create a distinct and exemplar development with a strong sense of place. These important assets will be safeguarded and enhanced, encouraging their recreational use and enjoyment by the local community and visitors. The integrated and expanded settlement of Tweedbank will be an inclusive, well-connected community which people will aspire to live in and visit.

2.2 Responding to this vision, the Design Guide sets out a practical approach to achieve the following strategic objectives:

- to deliver new development sustainably and sensitively within this attractive landscape setting;
- to create a coherent, inclusive, well-connected settlement which is fully integrated into Tweedbank and which is readily and conveniently accessible from the surrounding area;
- to lead by example implementing the Scottish Government's and the Council's commitments to the achievement of net zero carbon emissions and to facilitate the establishment of a responsible, resilient, forward-looking community which responds decisively to the challenges of climate change, employing state-of-art technologies and producing its own renewable energy;
- to realise a place which embodies the concept of 20-minute neighbourhoods; that is well-laid out, designed with clear, logical linkages that appeal to residents, visitors, and business users alike; and which encourages active travel, utilises and develops the site's green infrastructure and supports healthy lifestyles;
- to deliver a development with a strong sense of place which is an integral part of Tweedbank and sympathetic to its site and setting;
- to respect the core landscape, built heritage, natural environmental assets and topography of the site and its surroundings;
- to ensure that future generations will continue to benefit from the site's qualities and that this character underpins delivery of a unique sense of place;
- to support the needs and wellbeing of all members of the community within a coherent, resilient and inclusive place; and
- to deliver a development which makes nature an integral component part and which encourages and promotes biodiversity within and around the site.

3. PLANNING PROCESS & SITE ZONES

3.1 Prospective developers must consider carefully the instructions of this Design Guide. It is the developers' responsibility to demonstrate compliance with this Design Guide and to consult the Pre-application Checklist on page 45 of the Tweedbank Expansion SPG – Vision for Growth and Sustainability SPG and provide all other supporting information that accounts for the form of the proposed development. Advice on making a planning application, or obtaining pre-application advice, can be obtained [here](#). Discussion with the Council is recommended at an early stage.

3.2 SITE ZONES

The following map is taken from the SPG and shows the developable zones.



Developable Zones

4. PHASING & SERVICE INFRASTRUCTURE

- 4.1 It is critical to the success of the development of the site and to ensure a high quality response to the site that the different phased elements and Zones relate well to each other and that there is a cohesive link to each other in design terms.
- 4.2 It is considered that the Design Guide offers scope for creative solutions and diverse interests, while still adhering to the SPG. As such, developers should be aware that the Council does not anticipate any significant reallocation of land uses out with the SPG. The SPG presents a balanced and viable way forward and the first objective remains to develop the site appropriately.
- 4.3 Servicing for the overall site should be considered holistically. In designing the servicing, adverse impacts on important trees, woodland, landscape features, historic assets and archaeology should be avoided. Visible infrastructure, including on street apparatus, meter boxes, flues etc. should be located and designed to be discreet and minimise clutter.
- 4.4 It is anticipated that the phasing of the site will be as set out below. This takes into account the need for service infrastructure and in particular the need for a vehicle bridge over the railway:
- Phase 1 – Business Zone 1
 - Phase 2 – Business Zone 2
 - Phase 3 – Residential Zone 3 (with access being obtained via the existing estate track from the south east temporarily until such a time that the railway crossing is implemented)
 - Phase 4 – Zone 5 (Business/Residential)
 - Phase 5 – Residential Zone 4
 - Phase 6 – Residential Zone 2a
 - Phase 7 – Residential Zone 2
 - Phase 8 – Residential Zone 1
- 4.5 The Neighbourhood Centre (the area around Lowood House and existing buildings) is currently served by the existing access arrangements to the estate and it is possible that some development can take place here in the short term without any significant improvements to the existing infrastructure. This area is therefore excluded from the phasing plan.

5. HERITAGE, BIODIVERSITY & LANDSCAPE

5.1 Lowood is an exceptional site in terms of its natural setting and heritage assets. There is an ordered, although organic arrangement to the existing site which is largely reflective of the original estate management for agriculture and leisure, and how it has developed over time. This is dominant within the form and structure of this high quality designed landscape, which is articulated around estate buildings, boundaries, woodlands and policies as well as site topography.

5.2 Vision

5.2.1 The vision is to work with the setting, retain all that is significant within the natural and built environment; to conserve connections with the existing estate with a view to ensuring the endurance of the high quality landscape framework and historic setting of the site. The existing framework of natural and built heritage on the site will inform a character-led response to new development. New development proposals should strengthen and enhance the existing framework to deliver a strong sense of place. The site should be developed to reflect this unique sense of place, and should be done in a cohesive manner, expressing strong linkages in and between the different phases of development.

5.3 Baseline

5.3.1 The Lowood Estate is located on the river bluffs and terraces in a meander of the River Tweed. Although not within local or national designation it is clearly a well maintained, high quality designed landscape with a fine balance of woodland, parkland, pasture and water bodies of local if not wider significance and incorporating some high quality historic buildings.

5.3.2 The estate retains a strong designed landscape character although small in scale, reflected in the features of the eastern part of the site including bands of deciduous woodland enclosing the open parkland meadows and framing views, with scattered ancient and mature specimen trees, and an attractive meandering driveway leading (the view/viewer) from the eastern access gateway to the pond and Lowood House. A sense of isolation created in the eastern part of site offers a level of tranquillity and rural beauty despite its proximity to busy roads, railway and urban development.

5.3.3 The more functional western half of the site consists of mature and younger woods and conifer plantations on former tree lined field sites as well as open pasture. Historic maps show evidence of former tracks, orchards, wells with an associated pump and tank (Well Park) and walled gardens with associated structures to the south of the core of the estate, of which a number of structures survive. The estate buildings are of 1-2 storeys and arranged fronting or perpendicular to the road, around courtyards and in informal clusters. They display vernacular forms and materials characteristic of the central Borders, with design and detailing that gives evidence of their original functions.

- 5.3.4 The river, riparian strip and pond are also notable features of the estate as are the stone walls defining much of the southern boundary and the southern approaches to Lowood house and the associated cluster of estate properties. A series of generally well used paths, tracks and former rides, ancient and modern criss-cross the estate.
- 5.3.5 The Lowood estate is fairly inward looking due to its location on the valley floor, surrounded by hills, boundary walls and screened by woodland belts. Despite this, significant views to the River Tweed, the iconic Eildon Hills and the Buckholm Hills amongst others are retained. From the higher ground of the south western part of the site there is greater visual connection across the railway line with Tweedbank.
- 5.3.6 The estate and its green infrastructure act as an important ‘green’ break in urban development along the Tweed river corridor limiting physical coalescence and intervisibility of neighbouring Galashiels, Easter Langlee and Tweedbank. The mature tree resource of the Lowood estate forms an important backdrop and foreground in views to and from neighbouring development and along the river valley contributing significantly to the amenity and setting of adjacent areas.

5.4 Strategy

- 5.4.1 While there is scope to develop large areas of the site, there is also a need to consider how best to conserve the built and natural heritage resources appropriately, and how these can in turn inform development. The existing features and character of the estate - its buildings, walls, trees, topography, parkland and water bodies - offer valuable resources that can physically connect to the past, giving a unique sense of place, and simultaneously articulate a place that is grounded appropriately in its heritage. This also offers exciting potential to accommodate new and innovative development, which delivers a strong sense of place rooted within this existing framework.
- 5.4.2 Planning applications should demonstrate that account has been taken of landscape, visual and heritage matters which address the importance of the surviving buildings, structures, boundaries, landscape and estate character, and their contribution to the site’s character and setting. Notwithstanding this, the following prominent features of the site are considered to be important to the estate and parkland character of the site and must be protected and enhanced:
- Lowood House
 - Cluster of predominantly stone with some harled cottages and outbuildings
 - High stone boundary walls, giving a strong sense of enclosure, and the hierarchy of other historic boundaries on site
 - Historic driveway giving a carefully curated sense of arrival to Lowood House
 - Deciduous woodland blocks and tree belts that relate to the parkland/estate design
 - Mature and veteran trees
 - Lowood Pond – natural character defining visual asset of biodiversity significance

- Relationship with the River Tweed and protection of the habitat corridor adjacent to the River Tweed SAC/SSSI
- Network of historic routes through the estate, including access tracks/paths/cycling routes
- Gentle slopes and steeper river terraces creating distinctive topography and sweeping views
- Views to and from the wider landscape including the River Tweed and Eildon Hills

5.4.3 Development must seek to protect and enhance those features that contribute to the historic estate and parkland character of the site and seek to secure positive enhancements for biodiversity. The relationship between the key natural and built assets on the site should be retained, and views preserved where possible within, to and from the designed landscape.

5.5 Instruction

5.5.1 *Landscape*

The overall landscape and estate layout and character of the site is critical to its sense of place. The best opportunities for development are seen to coincide with existing meadows, paddocks and poorer quality areas of woodland. The route and character of access roads and tracks should be conserved as far as reasonably possible, re-purposed for 21st century living and recreational use.

5.5.2 *Existing Buildings and Structures*

The estate's existing buildings are attractive and valuable historic structures which should, wherever possible, be retained within their existing uses or re-purposed appropriately. Developers should identify innovative uses and ways of conserving these structures as faithfully as possible. New build elements should not detract from any understanding of the original purpose and hierarchy of the buildings and therefore should clearly read as modern additions and alterations which nevertheless respond to the key characteristics of the site.

There are numerous historic boundaries on the site that form an important part of the original estate. High stone boundary walls are particularly characteristic of the estate and give a strong sense of enclosure and interest. Lower stone walls / retaining walls, hedges and some evidence of estate railings also exist forming a hierarchy to boundaries on the site. These historic boundaries provide a useful and visually attractive structure to the site. The clear framework and hierarchy to the boundary treatments that should be retained. Any proposed removals or reductions would require sound justification to be provided. New boundary treatments should seek to reinforce this and ensure the legibility of the original estate layout survives.

5.5.3 *Woodlands and Trees*

Woodland and mature trees on the site contribute to the quality of the designed landscape; provide visual cohesion with, and inclusion within, the wider landscape, and offer significant environmental and ecological benefits, all of which enrich the appearance, amenity and biodiversity of the site and surrounding area. These resources should be retained wherever possible and where practical, actively enhanced.

Fully detailed tree surveys in accordance with BS5837:2012, will be required to inform development layout. Category A and B trees, as identified within the SPG, should be safeguarded and protected unless reasons for loss are exceptional, and justifiable. Although Category C trees may have lower amenity value, they may still be worthy of retention; for example, due to their screening value, their contribution as a significant landscape feature, or for biodiversity. Proposals to remove trees must be justified, and supported by an accurate and up-to-date Tree Survey. An appraisal of landscape and visual effects of development will be required in support of planning applications.

Some information is provided by the findings of the initial Tree Assessment undertaken during the preparation of the SPG. This can be viewed using the following link: ****INSERT LINK TO SPG TREE SURVEY****. However, this does not override the need for a full and accurate tree survey to be submitted as part of any planning application. Guidance relating to Trees and Development, can be viewed [here](#); and relating to Landscape and Development, [here](#). Some guidance can be found [here](#) for the conservation of hedge, tree and shrub planting and no-dig footpaths.

Retention of mature trees within and around the development zones will be essential to the achievement of good visual connections between the site and the surrounding landscape; with existing woodland forming backdrops, framing new development and mitigating adverse effects of development. Retained trees, woodland and landscape features should be integrated into development design as part of the area's character and setting, taking any and all opportunities to incorporate these within areas of communal amenity, active travel routes, meeting places and focal points for community interaction. Key physical connections should also be maintained within the landscape between habitat areas, including through the formation of new green corridors, green routes and infrastructure planting.

New tree planting, retained mature trees and orientation of new buildings should all be factored in, in relation to visual amenity, with existing key views retained and/or enhanced. New views should also be established; particularly in terms of achieving a strong and inclusive visual connection between the site and the existing settlement at Tweedbank.

In the event that it is considered necessary for trees or hedges to be removed in order to facilitate appropriate development, the Council wherever practical, will seek the reinstatement of woodland and trees to conserve the site's landscape character and quality.

Appropriate measures will require to be put in place to ensure long term maintenance of all new planting including trees to ensure all new woodland, landscape and planting are implemented and thereafter maintained to a high standard. The Council will carry out a management and maintenance plan for woodland trees within its ownership.

5.5.4 *Water bodies*

The pond is an attractive visual asset and key part of the designed landscape. The pond should be retained and integrated into the eastern half of the development as a visual and physical focal point. Connections to other open spaces should be retained and established, via recreational routes and retained parkland. Its biodiversity value should be preserved and enhanced, including measures set out below.

The site is framed by the River Tweed and incorporates the riverside corridor which provides unique habitats, riverside walks and an outstanding setting. The relationship with this significant natural asset and opportunities this presents should be strengthened through the proposals, ensuring the development maximises its value through enabling views and access to the river from the public realm, and through building siting and orientation. Biodiversity value should be preserved and enhanced, including measures set out below.

5.5.5 *Biodiversity*

The range of existing site provides varied habitats for a number of species. This is particularly due to the range of habitats on site, including semi-improved grassland, long-established parkland woodland, trees and existing buildings. The existing pond and river corridor of the River Tweed are also key natural assets for the site.

Ecological surveys for protected species such as otter, bats, badger, red squirrel and breeding birds and local biodiversity will be required. Any works affecting relevant protected species either directly or through disturbance may require a licence, as appropriate and may require provision of alternative sites for relocation.

Development across the site should ensure sufficient areas of habitat and connectivity are provided for existing populations to be sustained. Important habitat corridors for bats and mammals will need to be safeguarded. This should include maintaining corridors that connect woodland within the site and Lowood Pond to the River Tweed. Where roads divide these corridors, mammal tunnels should be incorporated. Lighting schemes for the new development need to be sensitive to the setting and ecological receptors within and adjacent to the site including bats, badger, otter and the River Tweed corridor including protection of key bat habitats, buffer and transition zones in accordance with good practice [here](#). Development must adhere to any site wide mitigation strategy which is developed holistically for the overall site. The development will secure positive effects for biodiversity throughout all elements of the design, including where appropriate:

- bat and bird boxes within areas of retained woodland.
- bat bricks and boxes, swift bricks and boxes and a range of other bird boxes on new buildings.
- green roofs (where appropriate to the design) to further promote biodiversity.
- Amenity areas should use native planting where possible and avoid large areas of low species diversity grassland. Where possible creation of wildflower meadow areas should be considered for species diversity. Plant species should be appropriate for site conditions and climate resilience and require low maintenance.

- Enhancements to Lowood Pond through additional planting of native trees in a buffer area adjacent to the pond and through planting of marginal vegetation (e.g. reeds iris etc.) and maintaining grassland buffer margins to avoid nutrient enrichment of the pond (see LUC Ecological Appraisal Appendix A.2 of the SPG).
- Enhancements to the river corridor through creation of wildflower meadow areas. Creation of new areas of woodland through compensatory replanting can enhance the buffer area along the River Tweed corridor, through woodland creation of native and mixed woodland that is consistent with the historic landscape and soil conditions.

Given the particular sensitivities of the site and opportunities provided by retaining and enhancing long established habitats, development should meet the Building with Nature standards, and seek accreditation through this scheme (refer to Appendix 1).

5.5.6 Sustainable Urban Drainage

Sustainable urban drainage (SuDs) will be required to be incorporated within developments and must work both technically and in terms of place making using nature based solutions. It should be a primary consideration in the design process and proposals should be prepared by those with appropriate professional expertise. Locations for SuDS should be established at the outset and draw on best practice examples (Ciria C753), considering how they should be maintained. SuDs should be designed as an integral part of the landscape, reflecting the high quality of the Lowood estate landscape and the specific site context. SuDs should form part of the 'streetscene' and road hierarchy and be integrated with street tree planting or form separate planted features. They should be utilised to create spaces for communal amenity and provide further opportunities for biodiversity enhancements including wildflower grassland around the SuDs basins and swales, reedbeds as well as native tree and scrub planting. The success of the proposed SuDs will be dependent on appropriate long term maintenance and the cost implications should be integrated into the development costs. A strategy for its management should be developed and submitted as part of the planning application. The Council's Supplementary Planning Guidance relating to SuDs provides useful guidance, the document can be viewed [here](#).

6. MOVEMENT INFRASTRUCTURE

6.1 It is integral to the realisation of the SPG that the expansion of Tweedbank is a coherent, inclusive and well-connected place that is fully integrated into Tweedbank and readily and conveniently accessible from the surrounding area. The re-use of any existing routes (vehicular and pedestrian) of historic significance is encouraged.

6.2 Vision

6.2.1 The development should be an integral part of Tweedbank, augmenting this settlement while being the site of a well-connected, coherent and inclusive community. It should adopt the concept of 20-minute neighbourhoods and be well-laid out, designed with clear, logical linkages appealing to residents, visitors, and the community and business users alike.

6.3 Baseline

6.3.1 The relationship of the site to Tweedbank allows for it to be absorbed and augmented into the existing community.

6.3.2 The proximity to the railway and local road network makes this an attractive and accessible site, with diverse options to travel to and from the surrounding area.

6.3.3 There are several local paths/cycle ways and minor roads in and around the site, which have the potential to form attractive and convenient accesses, serving both practical and aesthetic purposes whilst supporting the principle of a 20-minute neighbourhood with key connections to business zones (old and new), the Borders General Hospital, local towns and the existing village centre.

6.4 Strategy

6.4.1 The most salient connections within and around the site, are identified within the SPG, although there are likely to be additional desire lines (most direct routes that people are likely to use) and linkages identified during design development.

6.4.2 There is a need to work around existing trees, estate boundaries and buildings, and other than where these linkages are existing, developers will need to investigate, and justify, the best choice or routes for accesses through and across the site. Careful consideration will need to be given to the balance between conserving the best of the site's heritage resources and the accommodation of the most effective and functional linkages across the site. It will be with developers to demonstrate the best ways to reconcile these matters, and accommodate all aspects of these proposals appropriately.

6.5 Instruction

- 6.5.1 Developers' must evidence the incorporation of 'Designing Streets' (document can be viewed [here](#)) principles both within the development zones and their connections with one another in line with the 'Development Access' plan on page 30 of the SPG.
- 6.5.2 In order to create an integrated addition to Tweedbank, new development must tie in with existing road, footpath and cycle links, and enable links to wider public transport connections, leisure and retail facilities and public spaces. By adopting the principles of 20 minute neighbourhoods, identifying the key desire lines (most direct routes that people are likely to use) including existing desire lines and establishing new connections, through or near to a development zone, these routes can help shape the layout and anchor it into the surrounding area. The key pedestrian desire lines should be identified and integrated into the layout of each zone. Active travel should be encouraged through route design, safe pedestrian and cycle links and clear, legible wayfinding.
- 6.5.3 The arrangement of streets and spaces within each development zone must always be aimed at creating permeable places for people walking, wheeling, cycling and vehicles that are closely knitted into the surrounding network of routes as outlined within Designing Streets. Cul-de-sac developments can inhibit the permeability of development and the relationship of development to its surroundings. Where possible, development should incorporate through routes linking a site into the wider access network. Access routes across the wider site should be coherent in terms of their design, boundary treatments and materials.
- 6.5.4 Generally it is preferable to provide more than one route into a site to enhance overall permeability of the streets network and disperse traffic within a neighbourhood. Interconnecting streets should inform the basis for all movement through the site, avoiding excessive segregation of pedestrian and vehicular access.
- 6.5.5 Parking must be incorporated within the development sensitively. Provision for electric car parking infrastructure is encouraged within all development zones.
- 6.5.6 Parking for housing development should be based on Scottish Borders Council minimum requirements, and each house should also include bike storage facilities. The neighbourhood centre should incorporate sufficient parking to cater for the proposed uses, and should include visitor parking.

7. CLIMATE CHANGE, UTILITIES & SERVICES

7.1 As the impacts of climate change become increasingly obvious at a local level, we must ensure that new developments are future proofed in order to contribute to reducing carbon emissions in line with Scottish Government targets. Scottish Borders Council declared a Climate Emergency in September 2020 and committed to the production of a Climate Change Route Map which was formally adopted in June 2021.

7.2 The Council is committed to delivering the Tweedbank Expansion in a way which fully addresses climate change mitigation and adaptation and which will ensure that the site becomes an exemplar of innovative site planning and sustainable design. The Council will lead by example, working with developers to implement the most appropriate and up to date energy technologies and evolving practices as the development of the site progresses.

7.3 Vision

7.3.1 The development will be a responsible, resilient, forward-looking 21st century net zero emissions community, which responds effectively and innovatively to the challenges of climate change. The development will stand as an exemplar of sustainable design to ensure that heat demand within buildings is met by zero direct emission systems, that will employ state-of-art technologies to best effect, ensure reliable and locally generated renewable energy; will reduce, if not eliminate, waste; and ensure that its infrastructure, utilities and services are sustainably responsible.

7.4 Baseline

7.4.1 Net Zero/Energy Requirements

To respond decisively to the Climate Emergency, Scottish Borders Council is committed to identifying and delivering viable opportunities to incorporate new, greener technologies into development to power and heat homes and businesses, and to manage waste responsibly; all in ways which will contribute to the overall goal of net zero emissions. The Tweedbank Expansion offers exciting opportunities lead by example, through the promotion and delivery of cutting-edge, innovative design and technological responses to the Climate Emergency. In practice, this requires delivery in collaboration with responsible, forward-looking key partners and developers.

7.4.2 Technological innovation within the energy, waste, resilience and transport sectors is constantly evolving, with technologies and adaptation and mitigation strategies undergoing rapid development and roll out. It is difficult to predict with confidence what opportunities will become available across the development timescale of the Tweedbank Expansion going forward, even in a relatively short-term. It is important, therefore, that expectations in this regard remain flexible and able to adapt to accommodate new technologies as they become available. To that end, it is the

Council's clear expectation that renewable technologies must be applied to the highest standards, as they apply at the time, throughout the development.

- 7.4.3 At present, the Council is considering the scope for the development of district heat networks. The conditions for such developments normally include the presence of an anchor load to provide stable heat offtake, a predictable increase in demand to allow future extension to a network, agreement on which body would operate the network and the need for an Energy Services Company (ESCO) to manage customer supply and billing for heat. Heat networks can use heat sourced from ground, water or river source heat systems, with biomass systems becoming less common. Technological innovation is developing quickly in this area. There are expanding opportunities for such systems to be accommodated in all sorts of different blue and green spaces, within and around settlements; technologies which may find some potential at Tweedbank.

7.5 Strategy

- 7.5.1 A preliminary energy analysis for the site was undertaken by ARUP in 2019 on behalf of the Council, based on a broad range of site development assumptions (number, size and location/orientation of housing zones, location and scale of office units, absence of significant anchor load) for the technologies assessed. The initial indications suggested that the most viable technology option at that time was distributed air source heat pumps. Roof-mounted PV and solar hot water heating could also provide a compatible renewable contribution of power and heat. However, the report represents a snapshot in time of constant evolution; in setting its expectations for the site, the Council will require developers to accommodate such changes in technology as may become available through the duration of the site's development and this may include site-wide energy delivery.
- 7.5.2 At the small scale, the priority must be for new buildings to achieve the highest standards of energy efficiency in their construction and subsequent energy demand, which will in turn lower the overall heat and power demand of the site. These requirements will underpin the case for additional low carbon generation infrastructure across the development.
- 7.5.3 At a wider level, there may be an opportunity to develop a viable heat network including the potential to serve the new development as well as the existing houses in Tweedbank. The Council will explore with developers all options to generate energy on-site, in order to identify the most appropriate, efficient and viable renewable energy solutions. If it is viable, it is expected that site-wide energy distribution should be employed.
- 7.5.4 There will be existing private and public services that could be encouraged to support and enhance the local circular economy. This may be through the use of local resources, materials, services, waste or skills. The Council intends to undertake a Circular Economy Options Appraisal for the Tweedbank site (current and expansion) to assess this potential.

- 7.5.5 In higher density parts of the site including, for example, the proposed care home, biomass fuelled or air sourced heat pump systems could be viable. Ambient loops pumping low temperature water may be a possibility at lower density but this would need to be tested. Again, if they are viable, it is expected that such methods should apply.
- 7.5.6 An energy options study must be carried out for each zone of development. This must test site specific opportunities, such as biomass (e.g. linked to new woodland planting) and include renewable energy sources. This should also look at the viability of a heat from waste water system as a possibility, this uses waste sewer water as the source for a heat pump to deliver low carbon heat to development.
- 7.6 Instruction**
- 7.6.1 In considering the potential to incorporate and accommodate innovative green energy, and climate ready utilities and services at the site, developers are expected to address the following:
- 7.6.2 **Net and Direct Zero Emissions from Buildings**
To ensure that new buildings are fit for the future and will not require later retrofitting to achieve zero emissions, the Scottish Government is currently developing regulations which will require new buildings consented from 2024 to use zero emissions heating (and cooling). The Scottish Government is also, in parallel, reviewing the energy efficiency standards set by building regulations to ensure that Scotland's future buildings are highly energy efficient, in line with wider net zero ambitions.
- 7.6.3 With regard to the generation and use of energy – heat and power – developers must ensure not only that all new buildings comply with and, where possible, exceed the current building standards but also that every available opportunity is taken within the development to generate heat and power on site, from decarbonised sources. Heating properties makes up a significant part of our energy consumption and greenhouse gas emissions. Decarbonising energy for heat and power is essential to tackling climate change and will support a more resilient and carbon conscious community.
- 7.6.4 Waste Management must be addressed satisfactorily in line with the Council's Supplementary Guidance on Waste Management (view [here](#)).
- 7.6.5 Climate Change Adaptation**
Developers will be required to ensure that their schemes are climate conscious, incorporating adaptations appropriate to withstand and manage more extreme weather, particularly rainfall but also addressing increased summer heat and drought periods. Sustainable urban drainage should be incorporated and integrated within development zones, to manage surface water effectively, and new roads and surfaces should be served by drainage that can cope with a more extreme climatic regime. In order to maintain comfort in periods of increased summer heat, buildings must be orientated and designed to allow sufficient shading and air flow/ventilation, with adequate green infrastructure to offer additional cooling.

7.6.6 Resources

There are an increasing number of examples of net zero, climate ready masterplans and guidance materials becoming available for developers to access. The following provides some examples, but the Council can offer further guidance on sources of support across the above themes.

Architecture and Design Scotland

Urban Food Production

https://www.ads.org.uk/community_growing_blog/

Energy Networks

https://www.ads.org.uk/climate-change_grahamcampbell/

Behaviour Change

https://www.ads.org.uk/hedonistic_urbanism_christophermartin/

High Density Development - Seestadt, Vienna

https://www.ads.org.uk/changing-climate_qualityliving_marianmarsh/

Climate Adaptation – Melbourne

https://www.ads.org.uk/melbourne_climatedesign/

8. RESPONSIVE PLACEMAKING & DESIGN

8.1 This section considers how to make the expansion of Tweedbank a great place to live, work and visit.

8.2 Vision

8.2.1 The historic heart of the site provides a strong neighbourhood centre and acts as an anchor point for new placemaking. Together the historic estate character and high quality designed landscape offer an existing unique sense of place which provides a creative springboard for placemaking. New, innovative and bold development should build on this sense of place which encompasses a strong framework and setting across the site for uniting the different development zones. There is a real opportunity for the identified zones to provide unique, high quality design solutions which will act as an exemplar and introduce more creative and contextual contemporary design to the Scottish Borders.

8.3 Baseline

8.3.1 The site has a striking setting and existing assets which form an ideal baseline from which to respond and further build an attractive development with its own strong identity and local character. A new and shared identity with the existing settlement at Tweedbank will be created, drawing inspiration from its location within the Central Borders whilst being adaptive to the challenges of the 21st century.

8.3.2 Developers and designers should work with the existing landscape features and setting, including the riverside setting, topography, trees and woodland, parkland, pond, walls, routes and historic estate buildings, to integrate new build into an existing landscape, to develop a keen sense of place that is new but which is nevertheless informed by and responds to the historic and landscape characters of the site. Development should not read as suburban or urban transplants dropped into the rural landscape, nor seek to mimic or create a pastiche. Development should instead seek creative and bespoke design solutions to create a successful place based on the specific site constraints and character of Lowood.

8.3.4 New development must integrate fully and augment the existing settlement at Tweedbank, to form a coherent and inclusive community; a strong and resilient place, with state-of-the-art communications and transport networks. At the terminus of the Borders Railway, Tweedbank is a 'gateway' to visitors to the wider area, and the settlement as augmented by the development of the site therefore can make a great impression on its visitors and tourists.

8.3.5 The development of the site as whole and the individual zones themselves are likely to be carried out in a series of phases, with each zone to be developed independently to ensure individual identity and variation across the site. Nevertheless, it is essential that this is underpinned by a site-wide character framework that responds to Lowood's historic estate and landscape delivering a joined-up, cohesive sense of place at a neighbourhood level. Infrastructure and associated landscape spaces (including compensatory planting) require a site-wide strategy. It will also be

important to ensure that each phase of work can be completed fully, including appropriate boundary treatments to avoid having “raw” edges while interfacing successfully with neighbouring zones.

8.3.6 Due to the scale of the development opportunity and the sensitivity of the biodiversity, landscape and heritage of the site, any development is expected to be of exemplary high quality design, material and detailing.

8.4 Strategy

8.4.1 The ‘Tweedbank – Vision for Growth and Sustainability’ Supplementary Planning Guidance sets out a series of design principles for the site, and for each development zone.

8.4.2 The following guidance builds on the existing design principles to steer development for the site without prescribing its specific design. It is split into two sections: the first provides guidance that applies across the whole site, to ensure a joined-up and cohesive underlying character and sense of place for the neighbourhood. The second section provides separate guidance for each development zone, acknowledging their distinct conditions, constraints and characters. It should be read in conjunction with relevant national and local guidance:

- Creating Places
- Designing Streets
- Placemaking and Design SPG
- Building for nature
- NatureScot: Placemaking and Green Infrastructure
- Trees and Development SPG

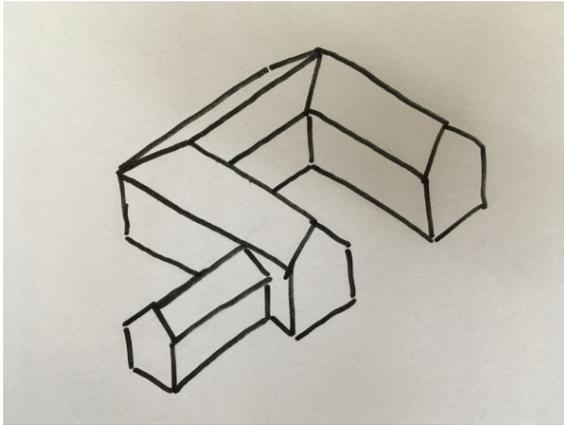
8.5 Instruction

The following sections provide overall site wide guidance.

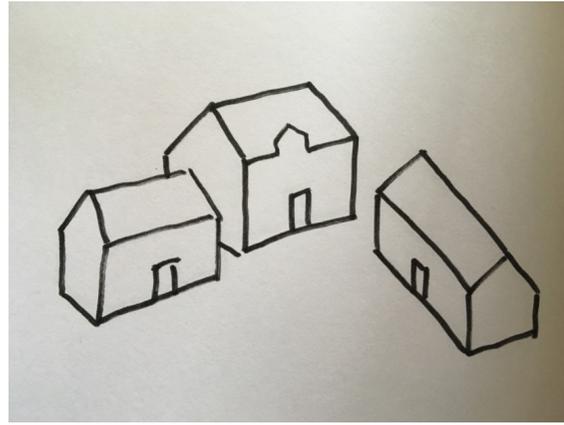
8.5.1 Establishing a Sense of Place

Two elements of the existing character of Lowood can be drawn upon in developing designs for new development i.e. the built estate character and the landscape character. Key elements of these are illustrated in the following pages as a start point for understanding character and developing a distinct identity. The two elements of character are closely inter-related. There is much cross-over in their features and the interplay between them is important. They nevertheless provide opportunity for different design responses to come forward, as illustrated in the precedents set out in the relevant sections below.

8.5.2 Responding to the 'Built' Estate Character
Layout:



Courtyard arrangements



Clusters of buildings



Hard landscaped yards



Buildings fronting directly on to lanes/open yards.
Narrow roads of varied width and geometries. Varied
building line and boundary treatments.

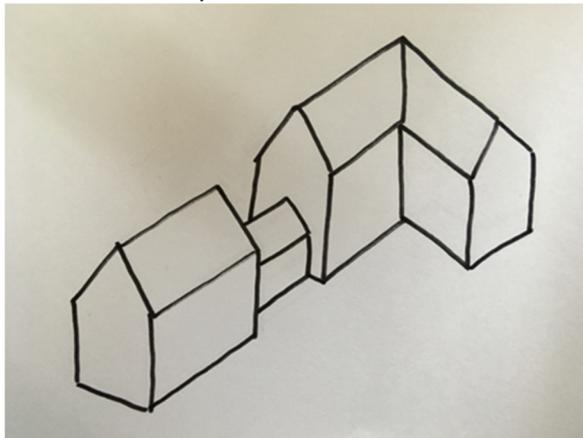
Scale and Form:



One – two storey



Small building footprint



Varied rooflines



Steep pitched or piended slate roofs

Clearly Defined Boundaries:



Stone walls, narrow lanes, soft verges/road edges



Estate fencing

Details and Materials:



Curved or chamfered corners / roofs



Agricultural / service building details



Vernacular materials: whinstone with sandstone, contrasting quoins and window surrounds



Vernacular Materials: sandstone with matching quoins and window surrounds, slate roofs



Vernacular materials: Harling with and without contrasting window surrounds



Vernacular materials: timber painted in estate colour (green)

Built Estate Character Precedents:

Design responses to Built Estate Character are based around a clear hierarchy of streets, variation in street geometries, buildings arranged in clusters and around yards, traditional building forms and footprints and vernacular materials. Whilst a contemporary approach can appropriately be utilised, the approach requires an accurate understanding and response to traditional rural development in the Borders.

Building Materials

The development of the site could incorporate a range of building materials whilst also allowing the opportunity for modern, innovative design and materials. Local building materials give an area a unique character. In order to reinforce this character, it is essential to first identify the local materials palette that exists then establish how proposed development can reflect this in the design. Materials used in new developments should be of high quality, sustainable and ideally from local sources. Consideration could be given to either incorporating existing traditional materials within the site, or alternative carefully considered choices of materials. For further information and guidance, refer to 'Placemaking and design principles' (page 61 onwards) of the Council's SPG on Placemaking and Design which can be viewed [here](#).

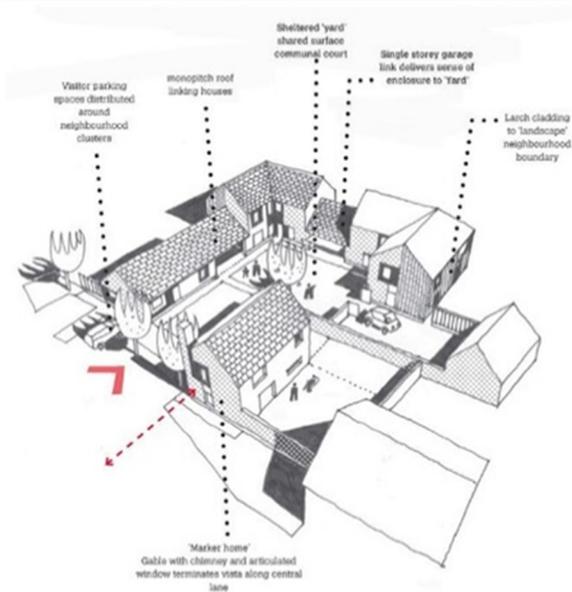
Precedents for Road Network/Overall Layout

- Clear hierarchy of shared surface streets, lanes, courts and a central square
- Small scale buildings using traditional forms
- Buildings arranged in clusters and around yards
- Traditional material palette

Polnoon, Eaglesham, East Renfrewshire

Proctor and Matthews Architects

<https://www.proctorandmatthews.com/project/polnoon-eaglesham>



- Traditional architecture with good level of variety and courtyard forms and roofline variation
- Interesting use of colours

Knockroon

Lachlan Stewart & Ben Pentreath

www.benpentreath.com/architecture/masterplanning-development/knockroon/



- Traditional forms
- Courtyard arrangements
- Varied material palette, using vernacular materials with sympathetic modern variants
- Varied roofline
- Mature landscaping incorporated
- Estate railings

The Avenue, Saffron Walden

Pollard Thomas Edwards

[The Avenue → Pollard Thomas Edwards](#)

<https://www.essexdesignguide.co.uk/case-studies/the-avenue-saffron-walden-exemplar-design/>



8.5.3 Responding to Landscape Character

Layout – Rectangular

Rectangular forms of more functional estate area to the west of the site



Layout - Curvilinear

Curvilinear forms of picturesque style landscape to the east of the site. Informal layout responding to curvilinear forms of flowing topography, river bluffs, tree belts driveway, meandering river, curving wall edge lanes, layout responding to rectangular form of former field patterns, woodland blocks



Landscape Character Precedents

Design responses to landscape character focus on integration of new development into the existing landscape, by retaining wide areas of landscape and positioning development to retain significant landscape features, views and connections. The form and materials of buildings does not necessarily need to accurately follow the Borders traditional vernacular (although this may still be appropriate), but should be designed to have minimal impact upon the landscape.

Precedents for landscape integration and building design

- Wide areas of soft landscaping linking adjacent areas of landscape and enabling visual and physical links between them.

Tornagrain, Inverness
 Ben Pentreath
[Tornagrain - Ben Pentreath Ltd](#)



- Wide areas of soft landscaping integrated into movement network
- Landscape integrated and designed for communal / amenity uses
- Pedestrian parkland walks
- Soft verges to roads
- Existing hedgerows and specimen trees largely retained



Elderberry Walk
Backhouse, Westbury, Wiltshire.
AHMM
[Backhouse Westbury – Residential Projects – Allford Hall Monaghan Morris | AHMM](#)



<ul style="list-style-type: none"> - Building position and roofline designed to allow views between them to woodland beyond - Narrow form of buildings allows greater views <p><u>Carrowbreck Meadow, Greater Norwich. Hamson Barron Smith.</u> https://www.hamsonbarronsmith.com/selected-projects/carrowbreck-meadow https://www.hamsonbarronsmith.com/wp-content/uploads/2016/07/Carrowbreck-Meadow-Monograph-Downloadable-002.pdf</p>	
<ul style="list-style-type: none"> - Understated road design, soft verges - Permeable / soft boundaries to surrounding woodland - Buildings lower than and framed by woodland - Use of natural timber cladding and/or recessive colours <p><u>Rasu Namai, Vilnius, Lithuania.</u> <u>Paleko Architecture Studija.</u> https://www.archdaily.com/777709/housing-development-rasu-namai-paleko-arch-studija-plus-plazma</p>	 

<ul style="list-style-type: none"> - Use of Recessive Materials - Designed around and nestled within existing mature landscaping <p><u>Woodland House, Pyatshaw, Lauder</u> TAP Architects https://www.taparchitects.co.uk/work/project/pyatshaw-burn</p>	
<ul style="list-style-type: none"> - Development integrated with existing landscape / trees - Less traditional built form that nevertheless responds to the scale and form of buildings on site - Recessive, natural materials - Green roofs <p><u>Design for Dementia Care Centre, Lowood</u> JM Architects</p>	 <p><small>Image: Dementia Care Centre visual, Lowood, JM Architects</small></p>

8.5.4 Site-wide Strategy

Whilst individual development zones will appropriately come forward separately with their own response to character, a consistent site-wide design approach should be established for key elements of infrastructure and public realm to ensure integration of the development zones at a neighbourhood level. Distinction between development phases of individual zones should not be made for these aspects of design. This should provide a consistent approach and character response to:

- Road design

- Public realm material palettes
- Street furniture
- Lighting

Some aspects of development design will fall outside the boundary of individual development zones and also require consideration holistically in terms of design, ownership and ongoing management and maintenance. These include:

- Landscape, woodland and tree management
- Compensatory planting
- Biodiversity
- Sustainable Urban Drainage
- Circulation and wayfinding
- Play

Guidance on a number of issues relevant to all development zones or that fall outside specific development zones is set out below.

8.5.5 Road Design

A hierarchy of public space and street types should be established, enabling a clear distinction between key public spaces, primary roads, secondary routes and cycle/pedestrian routes and should facilitate legible wayfinding. Their underlying design, detailing and material palette for each street type should be consistent across the site.

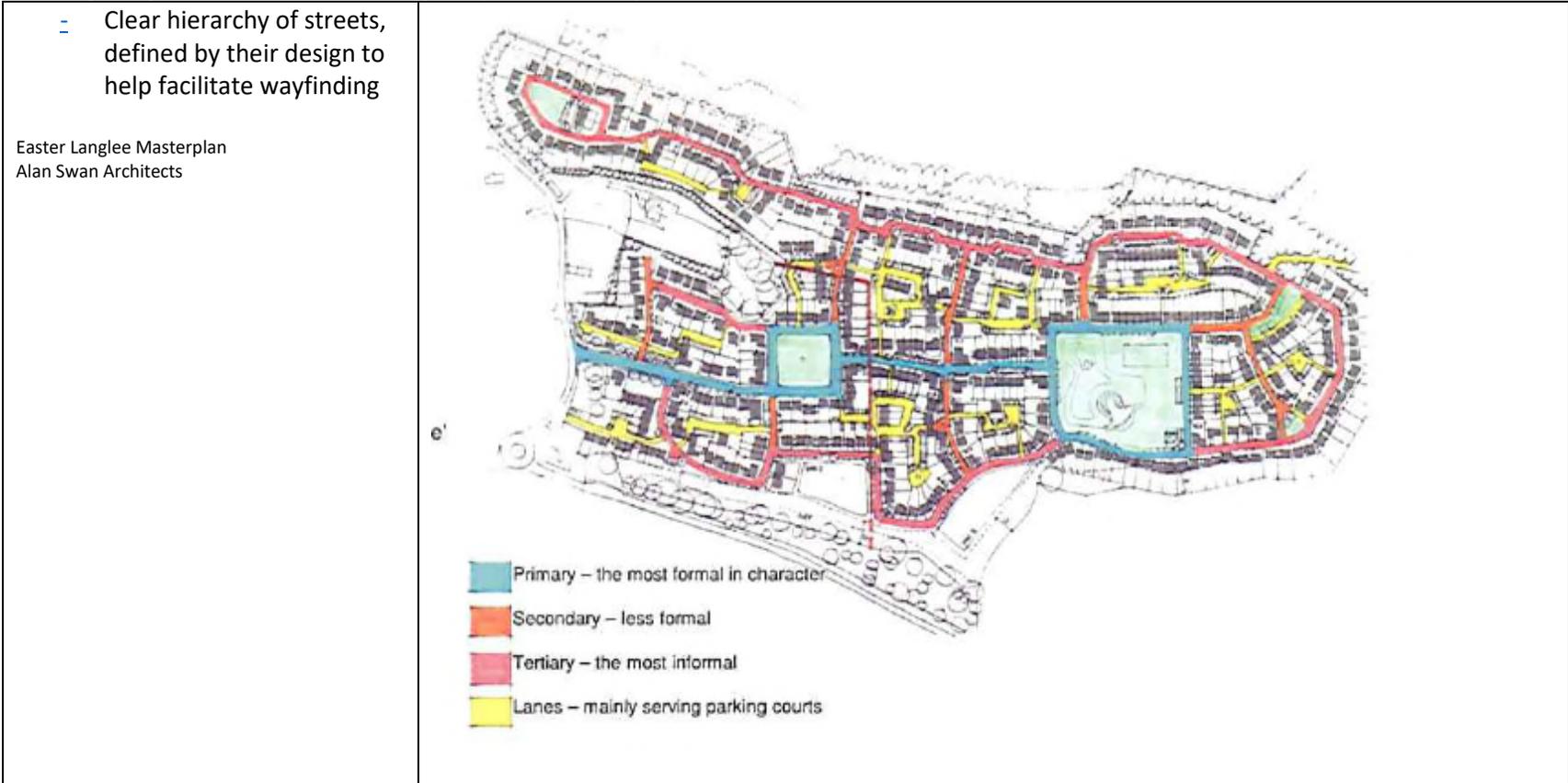
- Safe pedestrian and cycle routes should be incorporated into new primary access points, roads and the new road link. To reflect a parkland character, these could be separated from the road by a grass verge.
- The character of new roads should draw upon the local vernacular and respond to elements of hard and soft landscape character, including surface materials, edge treatments, boundary treatments and associated landscaping. High quality, traditional materials should be used to define key public spaces, gateways and the neighbourhood centre. However, heavily engineered infrastructure and extensive hard surfaces should be avoided in preference for using nature based solutions to create high quality amenity and civic spaces.
- Road width should be kept to a minimum and/or varied to reflect the site's character and to naturally reduce traffic speed. Within the open parkland and more open areas generally, road kerbing and road widths should be kept to a minimum to reflect the estate driveway character.
- Shared surfaces could be employed where appropriate to minimise the need for formal pavements. Where required, pavements could be denoted by changes in material or can be integrated into soft landscaping with planted/grassed verges used to separate pedestrians and cyclists from road traffic.

- The character of historic routes should be retained and enhanced, and missing or disintegrating historic routes should be re-established wherever possible.

Healthy and attractive movement corridors should use a landscape-led approach to design and incorporate green infrastructure and SUDs. New streets should be tree lined and existing trees retained wherever possible. Planting should screen pedestrians and cyclists from noise and air pollution and aid management of surface water run-off. Permeable surfaces should be deployed wherever possible. Mammal tunnels should be incorporated where required to preserve key habitat connections.

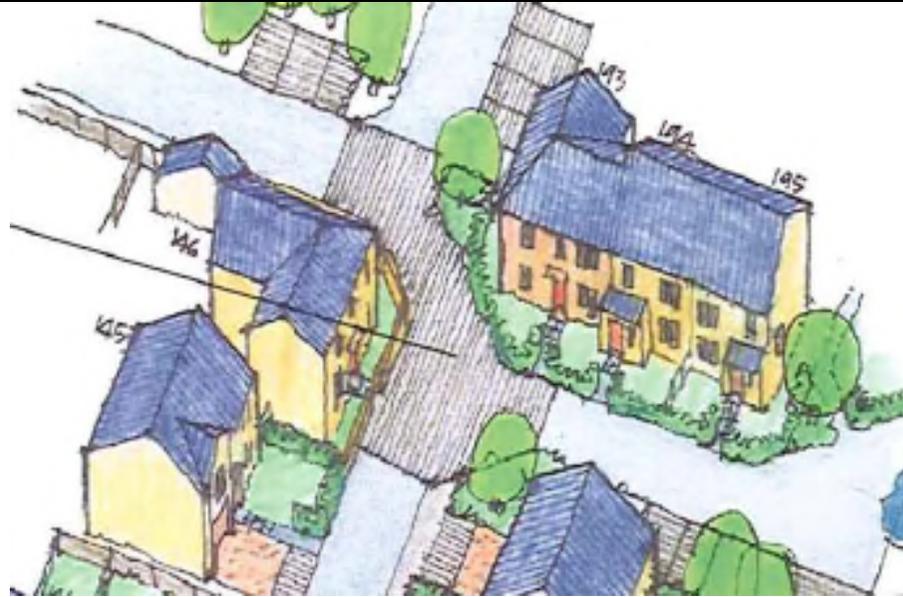
Precedents

The following images are considered to be good practice examples:



- ∴ Natural traffic calming through road design:
 - Restricted road width
 - Changing road geometries
 - Offset junctions and carefully placed frontages

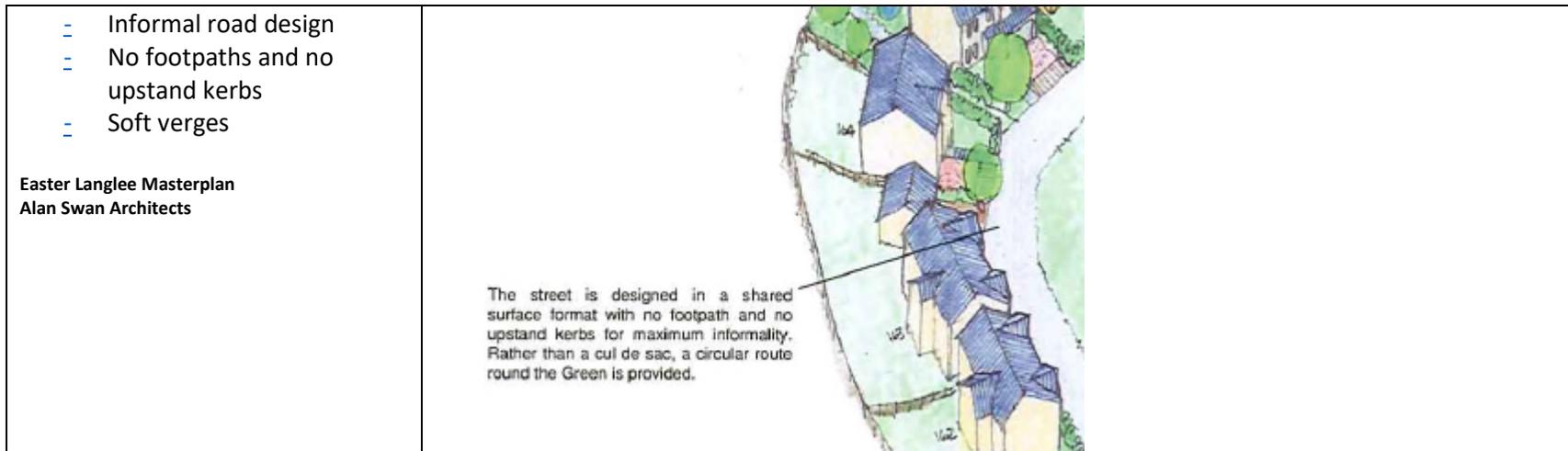
Easter Langlee Masterplan
Alan Swan Architects



- = Subtle kerb and contrasting materials to denote function of space / pedestrian areas

Wyndhead Steading, Lauder
WYG





8.5.6 Lighting

- Lighting should be sensitive to the landscape and heritage character of the site and be designed to take this into account, i.e. design, materials and location should be appropriate, using 'soft' solutions where relevant. Innovative approaches to lighting should be considered as well as possibilities to site lighting at different levels to add to or reflect character.
- Minimum lighting should be deployed on open parkland areas to reflect character of the estate and to minimise and avoid disturbance to ecological receptors within and adjacent to the site including bats, otter and the River Tweed corridor.
- The approach to street lighting should be consistent across the site and should not be distinguishable between development zones.

8.5.7 Historic Driveway and New Road Link

- The experience of travelling along the historic driveway and new road link should be considered along their full lengths. This will require a consistency in approach to route design, and to development fronting the routes in Zones 4, 5 and Business Zones 1 and 2.
- The historic driveway was designed to provide a sense of spaciousness, connections to the landscape and a series of unfolding and sequentially revealed views (for example of the pond, the river and the House) as part of a carefully curated experience. There are also clear views of the Eildons when travelling away from Lowood House. Development should be designed to preserve and enhance this experience and the key views along the driveway. Testing should be undertaken along the length of the driveway.

- The new road link provides a key new route through the historic parkland. The road and development alongside it should be designed following the principles of the historic driveway, to promote a similar sense of spaciousness, landscape connection and views. Similar testing along the length of the road link should be undertaken.

8.5.8 Development

- Development should be designed to establish a clear wayfinding, including through its layout, activation along key routes, and through variation in density.
- Building footprints and heights should generally reflect the established character of buildings on the site, being predominantly 1-2 storeys with small footprints. Building heights should be set below the top of tree canopy and integrate with key landscape features to reduce visual impact from the Eildon Hills and Melrose Road and to integrate development with the landscape. An exception to this might be occasional high quality 'accent' buildings used to enhance identity and wayfinding at key focal points and along primary roads and will dependant on visual assessments.
- Building height and form should vary, to reflect the estate character. Exact designs or repeated forms of building should not be replicated in close proximity as this will promote a suburban character to the site.
- Where buildings with larger footprints are required (for example in the business zones), the perceived scale of the building should be reduced through design, for example through using a series of inter-connected smaller forms to break down the overall scale.
- Development should respond to the topography of the site and avoid excessive need for retaining walls, under-building etc. Please see the Placemaking and Design SPG for further information.
- Siting should be carefully considered in relation to amenity and environmental factors such as noise.
- Public spaces should be designed for multi-functional use including community activity, to overcome wildlife, habitat and biodiversity loss; for greening of spaces, contact with nature, health and wellbeing.
- Each housing zone should include a mix of building densities and tenures. Different forms of tenure must be fully integrated into the site to ensure tenure neutrality.
- Each planning application for the development of each zone must be accompanied by a mini planning brief which identifies the salient issues identified within the SPG and Design Guide.
- All properties should include adaptability to enable working from home and must comply with disabled access requirements.

8.5.9 Boundaries

- New development should be integrated into the landscape through soft and varied boundaries of hedgerows and tree planting, connecting visually and physically with the woodland edges, framing development and creating green corridors for wildlife and biodiversity. Please see Placemaking and Design SPG for further guidance.

- Existing boundaries that contribute positively to the character of the site should be retained.
- Hard boundaries within residential areas may be used to frame the streetscape and reflect the character of the existing Lowood 'village' in appropriate locations.
- Elsewhere, the open character of parkland should be retained through the use of soft verges and open front gardens. Estate railings and hedges can be used where enclosure is required.
- Timber fencing should be avoided throughout the development and particularly on the street edge or where visible in the public realm.
- Subdivision and 'domestication' of courtyard spaces should be avoided, e.g. bin storage.

Examples of boundaries



8.5.10 Play

- It is envisaged a single large-scale play area/amenity space provision for the neighbourhood and visitors will be provided within a central part of the site, possibly in the vicinity of Lowood House, in addition to more localised amenity features such as incidental play spaces and 'village greens' elsewhere. The exact location and timescale for implementation will be determined at the planning application stage as phasing is confirmed.
- The play area should be attractive as a destination play area to encourage visitors. It should be designed with nature in mind, not reliant on catalogue equipment and should have an imaginative approach to design. It should be clearly different from other play areas locally and be unique to Tweedbank.
- Features such as 'village greens' and incidental natural play spaces are encouraged and should be connected by green infrastructure and pedestrian/cycle routes to other open spaces within and outwith the development.
- Play should be provided to cater for all age ranges and levels of accessibility in an inclusive manner.

- Play spaces should be carefully integrated into their landscape setting, making use of topography, existing trees, new tree planting and SUDs features. This can include working with the levels across a site, choice of surface materials and equipment materiality. Play spaces should be as sustainable as possible and designed to enhance biodiversity.
- There is an opportunity for play equipment to be designed to respond to the site's context, including potential to incorporate built or natural heritage interpretation.
- Play trails could be considered, possibly in association with active travel routes.

Examples

- A new cycling and walking route is integrated through existing mature trees. Incidental play is interspersed along the route. Links are made between the play locations creating a framework of play across the site.
- Natural materials used are sensitive to the location and integrate with their surroundings.

Cane Hill, Coulsdon, London

HTA

<https://www.hta.co.uk/project/cane-hill-public-realm>



The specific heritage theme and scale of the project are not applicable to Tweedbank, the concept of incorporating learning and heritage into play equipment is appropriate.

Drumpellier Play Area – Crannog

Jupiter Play

<https://www.hawthornheights.co.uk/403/drumpellier-play-area/>



Further good examples of play space and equipment

- Use of landform
- Nature based solutions, SuDs
- Incidental play

Kinnear Landscape Architects

<https://kland.co.uk/practice/selected-projects>



<ul style="list-style-type: none"> - Imaginative design, unique to site - Site specific, relates to mature landscape structure - Interesting landform for imaginative play - Suitable across age ranges <p>Kinnear Landscape Architects https://kland.co.uk/practice/selected-projects</p>			
<p>This play area:</p> <ul style="list-style-type: none"> - Is designed to be sensitive and 'blend in' to the landscape setting - Is developed and designed to avoid impact to tree roots - Uses height within the equipment to respond to woodland setting <p>Buckden House Low Ropes Jupiter Play https://jupiterplay.co.uk/case_study/buckden-house-low-ropes-bradford/</p>			

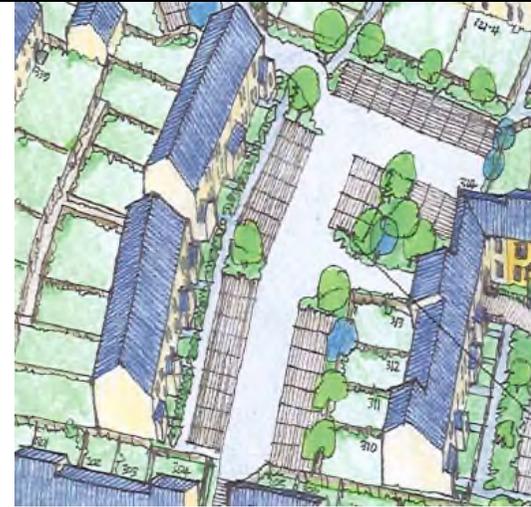
8.5.11 Parking

- Parking should be integrated into development zones in a sensitive and discreet manner. Parking should be designed to integrate with the wider landscape and not detract nor dominate the character of the area.

- Large areas of hardstanding should be avoided. Where possible, ‘soft’ or ‘green’ surfaces should be used. This is particularly important where large areas of parking may be required, for example in the neighbourhood centre or business zones.
- Parking courts to the rear of properties or garages designed in accordance with ancillary estate buildings should be considered.
- All parking must incorporate sustainable drainage measures such as permeable surfacing, to allow drainage and to prevent flooding.

- Parking court accessed via pends and lanes, to form an area that is integrated with the street network but not dominant in the streetscape
- Strong use of landscaping, including trees and soft verges/planted areas, throughout parking court softens and integrates the area

Easter Langlee Masterplan
Alan Swan Architects



- Parking incorporated into buildings that reflect the historic service buildings on site
- Secondary courtyard spaces also reflect the historic estate character of the neighbourhood centre

Wyndhead Steading, Lauder
WYG



9.0 Guidance for Development Zones

The previous chapter has identified good practice responsive placemaking and design principles to help guide the development of the site. This final chapter lays down specific guidance for the implementation of these principles relative to the development zones which are identified within the map in para 3.2 (page 4).

9.1 Neighbourhood Zone

The Neighbourhood Zone comprises the historic heart of the site, containing the principal former residence Lowood House and its surrounding ornamental gardens, associated service buildings, cottages, and the yards and walled gardens that form their immediate setting. The site also includes Lowood Nursery, which although a modern addition complements the productive garden character of the area.

Use

The proposed uses for the neighbourhood zone have been kept flexible at this stage. These will need to be defined as part of any planning application, in conjunction for specific design proposals for the area.

The proposed uses should ensure the area is effective as a focal point for the neighbourhood. As such, it should include uses that provide basic services for the area and uses that enable community interaction. These could include:

- Local shop
- Play space
- Community centre
- Café
- Restaurant
- Nursery
- Church
- Flexible workspaces

There is also an opportunity for the neighbourhood centre to build on its proximity to the river, proximity to cycling and walking routes (local and long-distance), and its historic character to incorporate recreational and/or cultural uses. This would attract visitors and tourists to this area, as well as cementing the community function of the neighbourhood centre. These uses could include:

- Art / creative / cultural uses, including either galleries or workshops.

- Interpretation on the Lowood Estate and River Tweed
- Cycle hire / repair
- Accommodation
- Local food production (craft beer, distillery, coffee...)
- Local growing agendas, emphasising current and historic links such as the plant nursery, orchards and walled garden.

Parking should be provided within the neighbourhood centre to cater for the businesses and for visitors.

Conservation of Existing Heritage

The historic buildings and spaces in the area contribute greatly to the character and identity of Lowood. The key buildings and spaces should be conserved and enhanced as part of the development, including contributions made by their settings. Proposals for the area should be based on a proportionate understanding of their special interest and character. Areas of less significance should be identified, where development proposals can come forward that reveal and enhance the character of the area.

The hierarchy of buildings and associated spaces in the area should be retained, with Lowood House retaining primacy, and the service buildings and cottages retaining their relative subservience.

Historic service buildings should be sensitively repaired and converted in a manner that retains the character of their original use. This relates to their overall form and materials, but also their relationship to the road and other buildings, surviving features, and any surviving evidence of use that contributes to their overall character and/or patina.

Landscape Features

Existing trees and soft landscaping that contribute to the character of the site should be incorporated and reinforced through the design proposals.

The walled garden is a particularly important feature that should retain its character. Any historic walled garden structures should be repaired and retained where possible. There is the opportunity to use the walled garden character in this area as a start point for development in terms of both design and use.

The gardens around Lowood House are part of the primary setting to the house and should remain primarily open. They should retain the character of designed ornamental gardens.

Public Realm

The boundary walls (particularly the tall stone walls) are important to the character of the neighbourhood zone, as well as the narrow and organic nature of routes and spaces defined by the walls and buildings.

The public realm should retain its estate character, incorporating hard surfaced public realm of varying geometries to form public routes and yards.

Parking should be discreetly located and sensitively designed so that it does not dominate or detract from the historic character of the area. Landscaping and surface treatments should be carefully considered as part of the design in order for parking to integrate with its wider setting.

The design and material palette of the public realm should denote the area's position as a neighbourhood centre.

Views

Unfolding views along key routes into and within the site, and the sense of arrival to the neighbourhood centre will be a key consideration. Similarly, the attractive views and sense of arrival along the driveway to the main house should be conserved and integrated into the designs.

The relationship between the neighbourhood centre and the river should be enhanced, through both physical and visual connections.

Infill Development

Any infill development should remain secondary to Lowood House and the historic estate buildings, through scale and design. The design of infill development should be a contemporary reinterpretation of the historic estate buildings, which both:

- Responds directly to the estate character of the existing buildings
- Remains clearly distinct from the historic fabric so that the different phases of development remain legible.

Precedents

Infill development sensitively designed and located to remain secondary to the historic farm buildings, but clearly legible from them.

Uses

- Cultural Uses
- Café,
- Shop

Ditchling Museum, East Sussex
Adam Richards Architects

<https://www.ditchlingmuseumartcraft.org.uk/>
<http://adamrichards.co.uk/projects/ditchling-museum-of-art-and-craft>
<https://www.architectsjournal.co.uk/archive/ditchling-museum-wins-cash-and-planning-consent>



Infill development sensitively designed to link existing historic buildings, remaining subservient through height and design.

Uses

- Museum
- Café
- Shop

**Kilmartin Museum, Mid Argyll
Reiach and Hall**

<https://www.reiachandhall.co.uk/work-re-use-conservation/kilmartin-museum-mid-argyll>



**Park View, Dundee
Page Park**

- Use of conjoined traditional roof forms to break down scale
- New build subservient in scale and massing to historic buildings.



Conversion of historic buildings + modern, including infill development which relates to the character of the site through its courtyard form, pitched roof and materiality. It is somewhat over-scaled in comparison to its historic neighbours, and there appear to be opportunities for better integration.

Uses:

- Shop
- Deli
- Bar & Brasserie
- Self-catering accommodation

Mains of Taymouth Courtyard, Perthshire

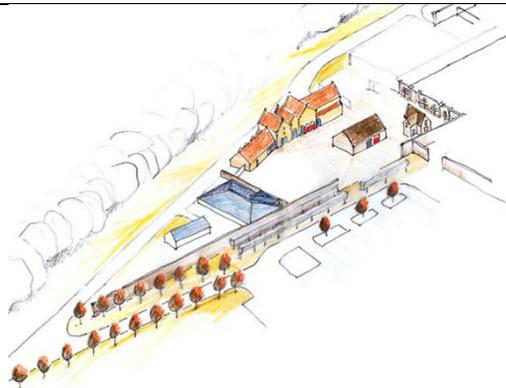
<https://www.taymouthcourtyard.com/>



Very different architecture, but still relevant in terms of sensitive conversion of historic buildings, yard character and discreetly designed modern architecture within an estate setting.

Uses:

- Farm shop
- Café
- Gallery
- Workshop/studio space
- Brewery
- Artisan food school
- Garden centre
- Art trail
- Estate walks

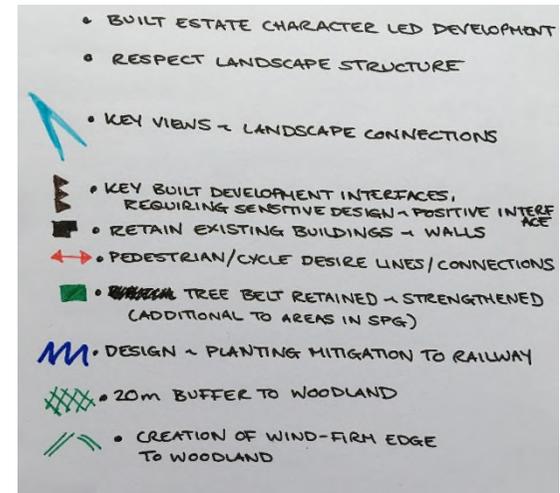
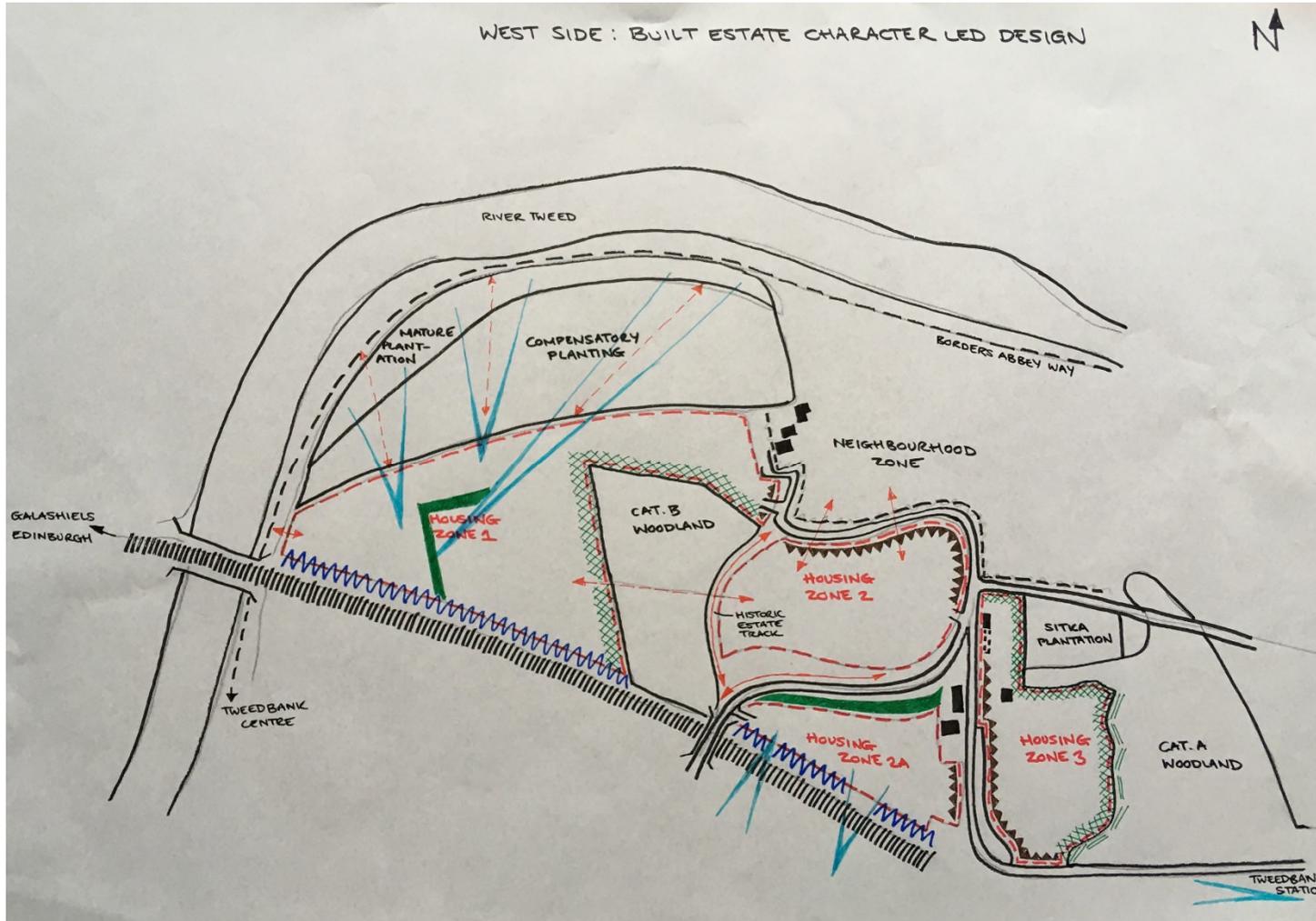


Welbeck Estate, Worksop, Nottinghamshire
<https://www.welbeck.co.uk/experience/>
<http://www.dominicole.net/project/welbeck/>



9.2 Housing Zones

West Side: Built Estate Character Led Design



9.2.1 Zone 1

Zone 1 occupies a large area to the western part of the site. It is bounded by the railway to the south and proposed compensatory planting on the bluff above the river Tweed to the north. To the west the area connects directly with the riverside and footpaths along the river bank and to Galashiels. To the southeast it is bounded by woodland, with a direct interface with the neighbourhood centre to the northeast. The area currently comprises a mixture of woodland and open parkland. The site slopes from the railway down to the river.

- Development will need to give particular consideration to topography, ensuring the layout and building design respond to land levels and the need for excavation, retaining walls or other artificial mechanisms are minimised.
- The topography of the site also allows opportunities for views to and from the riverside walk to the north and west, and to surrounding hills and features in the wider landscape beyond. Views should be integrated into the development and adjacent compensatory planting to promote a greater sense of place and connection to the wider landscape.
- The distinct change in height from the river bluff should be utilised to maximise views, and may form a suitable front edge for housing.
- The compensatory planting should be of lowland mixed deciduous varieties. Inclusion of areas of open parkland within the area would help to integrate with the wider landscape, whilst allowing views to be retained. Amenity use of the area should be promoted, and physical connections to the riverside path included.
- The woodland identified as Category C and proposed to be removed for development should be assessed to identify any individual trees or tree belts of greater amenity value. It is considered likely that this applies to the tree belt along the north and west boundary of the woodland, forming structural planting contributing to the existing designed landscape. Trees and tree belts of amenity value should be retained and incorporated into the development.
- To the east, an appropriate buffer informed by a tree survey should be provided between development and the neighbouring woodland to ensure its future management and to minimise impacts of shading on amenity.
- A new route may be possible through the woodland to connect Residential Zones 1 and 2, but would need to minimise impact on the existing woodland. The necessary requirements for root protection would need to be fully considered as well as the interface with the historic track to the east (see Zone 2/2a below). A pedestrian/cycle route may be a more viable and sensitive option.
- The railway line creates a strong southern boundary to the development zone. Its close proximity also creates potential impacts for the amenity of future occupiers. The design should seek to mitigate for this through appropriate landscaping and design mechanisms. Additional planting along the boundary could include compensatory planting.
- Within the scope of an overall unified character, sense of place and high quality design, there is potential for greater design flexibility in this area. Landscape or built estate character-led approaches could both be applied, although it is considered a higher density can more successfully be achieved through a built estate character approach.

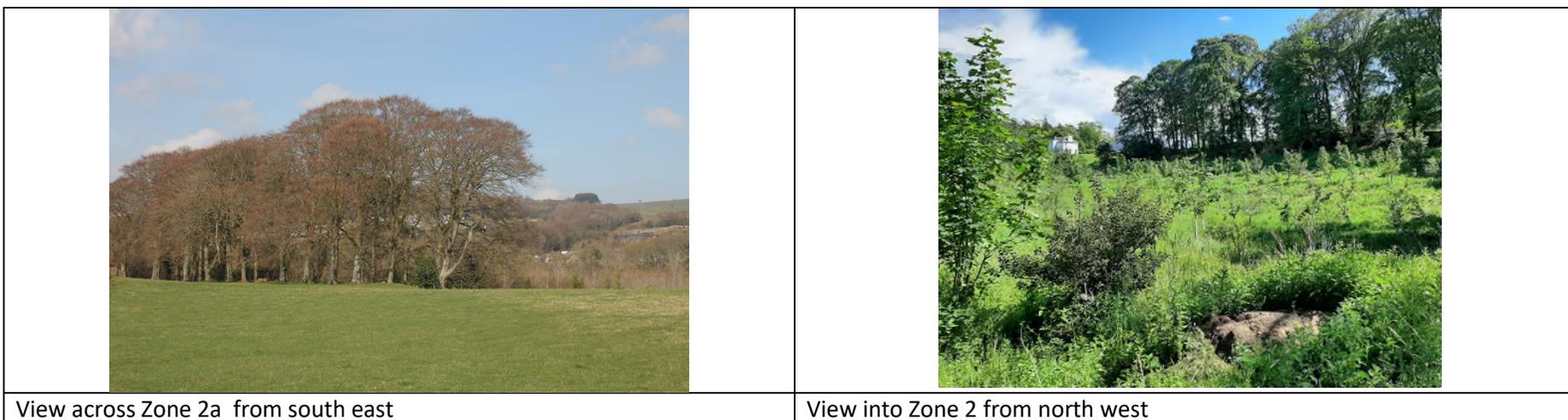
- The primary entry point into the development zone will be from the north east. This location is directly adjacent to the neighbourhood centre and requires a sensitive response that respects the historic character and primacy of the neighbourhood zone. Additional density at this entry point is therefore unlikely to be appropriate; legibility and wayfinding should be provided through alternative design mechanisms.

9.2.2 Zones 2 and 2a

Zones 2 and 2a are located to the centre of the site and to the south of the neighbourhood centre. They are separated by a steep river terrace, with a line of mature beech trees following the top edge of the slope. To the east the zones are bounded by an estate track, along which two historic buildings survive. The railway forms a strong boundary to the south, with visibility to the railway and development in Tweedbank beyond. The zones occupy a prominent location in the proposed development, adjacent to a key access point, with a primary route through the area and direct boundary with the neighbourhood centre.

- Zones 2 and 2a are located at a key gateway to the site and have a direct interface with the neighbourhood centre. Given this prominent location, the zones will play an important role in establishing a strong sense of place and site character through their architectural, spatial and public realm design. This should respond directly to the existing built estate character.
- The proposed new bridge/access point and key route through the site should be designed to promote walking and cycling as well as providing easy vehicular access. The design should incorporate pedestrian and cycle users, who could be accommodated in a separate cycle/pedestrian route adjacent to the road.
- Density can be focussed at new access points from the new road link and other key wayfinding points.
- The proposed bridge is approximately in the location of an historic bridge, from where an historic route continued north alongside the surviving woodland to connect with the neighbourhood centre. Evidence of this route survives, including revetment walls and mature trees marking its boundaries. Due to the survival of these elements and its gradient, it is not possible for a road to be formed following the historic route. The historic route should instead be retained and upgraded to form a pedestrian and cycle route along this key desire line connecting Tweedbank to the neighbourhood centre. Its character as a historic route should be promoted through its design and materiality.
- As per Zone 1 above, a new route may be possible through the woodland to connect Residential Zones 1 and 2, but would need to minimise impact on the existing woodland. The change in level of surviving remnants of the historic estate track alongside the woodland mean provision of a vehicular route would be difficult. A pedestrian/cycle route may be a more viable option and would connect in with the proposed cycle/pedestrian route along the historic estate track.
- The central position of the zone means permeability of the area is important throughout, with strong pedestrian connections enabled between the zones and neighbourhood centre.
- The line of Beech Trees at the top of the river terrace are a key landscape feature which should be retained and strengthened. It should be noted that the location of these is incorrect in the tree survey.

- Change in levels and adjacencies to the neighbourhood centre and Tweedbank respectively mean Zones 2 and Zone 2a should be designed separately to respond to their particular setting.
- Zone 2a:
 - The railway line creates a strong southern boundary to Zone 2a. Its close proximity also creates potential impacts for the amenity of future occupiers. The design should seek to mitigate for this through appropriate landscaping and design mechanisms.
 - There is however also opportunity to ensure visual connections are maintained between the Zone 2a and Tweedbank across the railway to facilitate greater cohesion and legibility. Planting along the railway and development (scale and appearance) in this location should be designed to facilitate this.
 - The frontage along the east section of zone 2a will also be prominent in views from the railway station and along the pedestrian / cycle route and therefore perform as a key wayfinding marker. These views should be tested during design development. It is likely a direct relationship between development and the route would be appropriate in this location to provide a positive site response, greater activation and passive surveillance. This will also enable a positive relationship between this frontage and zone 3, opposite.
 - Historic buildings along the estate track to the east of the zones should be retained and new development should ensure a sensitive relationship to them.
- Zone 2:
 - The interface between Zone 2 and the neighbourhood centre will require particularly careful consideration to provide a balanced streetscape.
 - Historic stone walls bounding Zone 2 should be retained and their character strengthened.
 - The area is shown on historic maps as previously containing an orchard and/or market gardens. This character could inform design development and/or the choice of trees incorporated into the development.



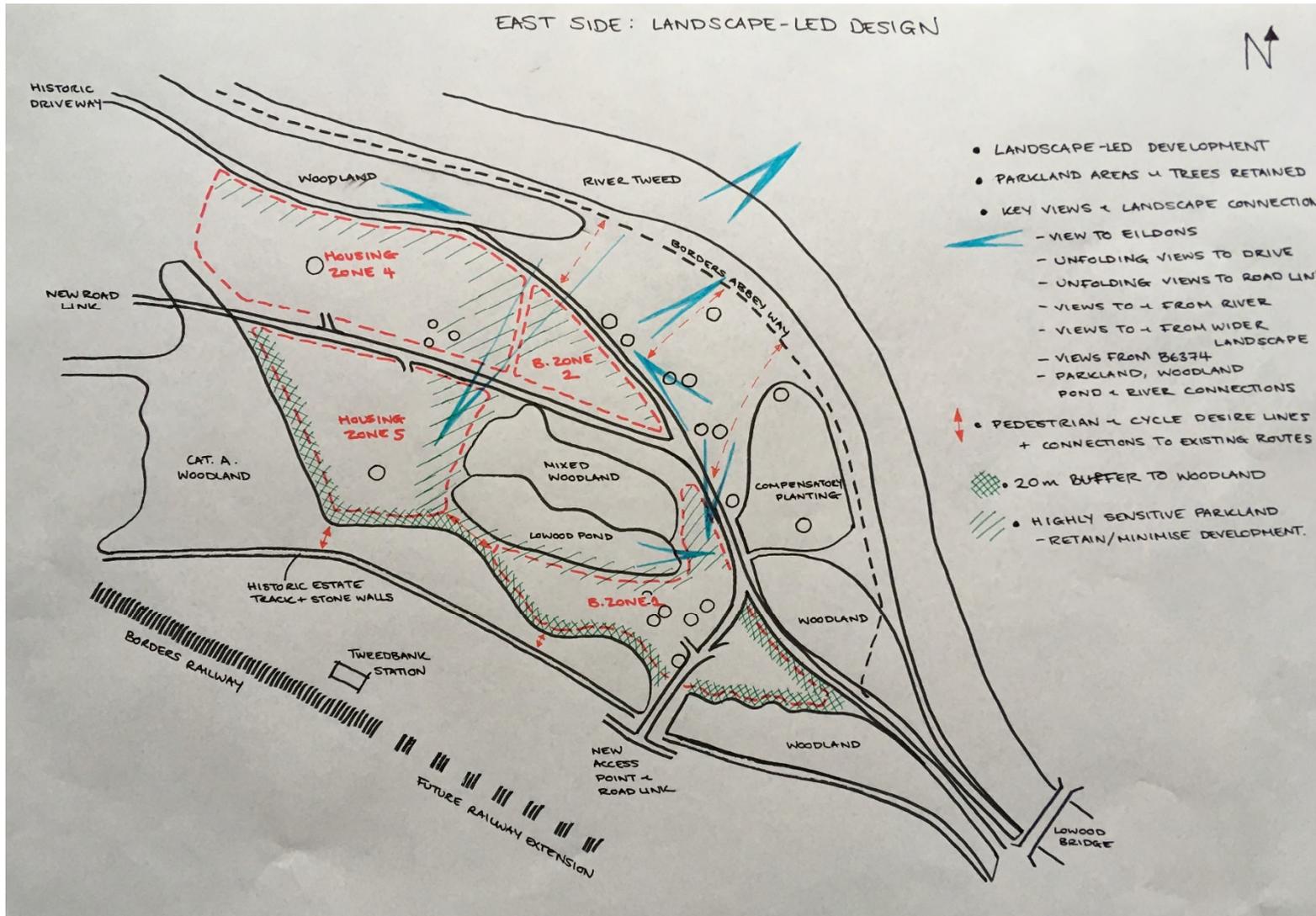
9.2.3 Zone 3

Zone 3 is located toward the centre of the site. It is bounded by an estate track with sections of tall stone walls to the west and south, the proposed new road to the north (with the gardens to Lowood House beyond) and woodland to the east. The site incorporates open land and woodland that has suffered from wind throw to the south and an ancillary yard and structures on the site of a former well, pump and tank to the north. The site is relatively flat to the south but incorporates a significant drop in level to the north.

- Zone 3 is not prominent in long views, being partly-enclosed by woodland, and has minimal interface with the neighbourhood centre. For these reasons, it has capacity for higher density development relative to other zones.
- The boundary to the Category A woodland to the north and east require careful design. An appropriate buffer informed by a tree survey should be provided to facilitate woodland management and avoid impacts from shading. Additional planting should also be introduced to create a wind-firm edge.
- Mature trees to the west boundary should be retained, with development excluded from the root protection areas.
- The development should be designed to respond to its woodland setting, developing a relationship to, and transition into, the wider natural landscape.
- A historic route lined with trees is shown on historic maps to the north of the site in the approximate location of the new road link. This feature should be investigated to inform the character of the road and its interface with the site. Any significant trees or avenues should be retained. If evidence for an historic avenue survives, it would be appropriate for this designed landscape feature to be reinstated.

- Tall walls survive along sections of the site's western boundary (to the existing lane). These are particularly integral to the character of the site. The walls should be retained and their character reinforced. Historic maps show a well, pump and tank within zone 3; remnants of buildings associated with these appear to survive. Any significant surviving elements of these structures should be retained and integrated into the development.
- Given the potential additional massing of higher density development, a built estate character as opposed to a landscape-led design approach will likely be more appropriate. The design will need to be of high quality and designed to reduce the perceived density through their siting, breaking down building forms and rooflines.
- The western and southern frontages to the estate track should be carefully treated to integrate development into the wider estate landscape and to create a balanced streetscape with Zone 2.
- The southernmost area of the site will be prominent in views from Tweedbank Railway Station and along the estate track, and therefore should perform as a key wayfinding marker. These views should be tested during design development. It is likely a direct relationship between development and the route would be appropriate in this location to provide a positive site response, greater activation and passive surveillance.
- The railway to the south has a minimal interface with Zone 3, but nevertheless requires the development to be designed to mitigate impacts.
- There is potential to ensure a positive visual relationship between the site and development across the railway line in Tweedbank.

East Side: Landscape-Led Design



Page 193

9.2.4 Zone 4

The site is located to the east of Lowood House and its gardens, and is bounded by the historic driveway to the House to the north, with woodland along the banks of the Tweed beyond. The proposed new road link is located to the south with commercial development proposed to the east. The site slopes gently toward the river to the north. It is currently high quality parkland. Forming the setting and approach to Lowood House, and in close proximity to riverside walks, the area is highly visible and particularly sensitive to its landscape setting.

- Given the site's landscape sensitivity and prominence, a lower density of development is proposed in this location. Density should be avoided toward the river (north and particularly northeast where development will be visible from the riverside footpath, B6374 and beyond) and along the historic driveway.
- The development should be landscape-led and respond to the landscape character of the site over and above the built estate character of the site. It should allow for integration of wide sections of landscape and the retention and/or provision of individual parkland specimen trees.
- The walnut trees on the site should be retained and their character strengthened.
- Physical and visual connections should be retained through the site to connect with neighbouring landscape elements. Views should be retained to the river and to the Eildons. Development including public realm, as well as areas of retained parkland, should be designed and located to enable these views and connections to the wider landscape.
- Development should be designed to work with landform and tree resource to integrate with the landscape, minimise visual impact and avoid excessive excavation, retaining walls etc.
- The northeast of the Zone is particularly visible from the river, B6374 and beyond. Views should be tested and the height, form and location of development designed to minimise impact and avoid visible urban coalescence.
- Connections between retained parkland, the pond and woodland in Zone 5 (see below) should be extended to provide a connection through Zone 4/Business Zone 2 to the river.
- The interface between Zone 4 and Business Zone 2 requires careful consideration. Retention of an open parkland connection to the river in this location would assist with the success of this interface and used for public open space/communal amenity. It may be appropriate to incorporate SuDs in this location also.
- Development should ensure pedestrian and cycle connections to the historic driveway and onward pedestrian connections to the river beyond.
- Development affecting the historic driveway should preserve and enhance its character and the experience of the approach to Lowood House, as per site-wide guidance above. These should be resolved in a consistent manner across Housing Zone 4 and Business Zones 1 and 2.
- Development alongside the new road link should enable a historic driveway character, as per site-wide guidance above. This should be applied consistently across Housing Zones 4 and 5 and Business Zones 1 and 2.



Zone 4 as viewed from north east

9.2.5 Zone 5

Zone 5 is located to the central eastern section of the site. It is bounded by the proposed new road link to the north, by Category A woodland to the west and south, and further woodland and Lowood Pond to the east. The area currently forms part of the high quality parkland of the designed approach to Lowood House. The site includes significant changes in level, sloping primarily down toward Lowood Pond.

- Given the site's landscape sensitivity and prominence, a lower density of development is proposed in this location. Development should be avoided directly adjacent to the pond. More of the area's development density should instead be concentrated to the west along the new road link and at key access points from the road into the development site.
- The development should be landscape-led and respond to the landscape character of the site over and above the built estate character of the site. It should allow for integration of wide sections of landscape and the retention and/or provision of individual parkland specimen trees. .
- Physical and visual connections should be retained through the site to connect with neighbouring landscape elements. Views should be retained to the river. Development including public realm as well as areas of retained parkland should be designed and located to enable these views and connections to the wider landscape.
- The most important landscape connections are between the pond, road link and woodland. The area between the road link, pond and woodland to the south should be retained as parkland, to provide connections between these landscape features and a natural boundary to the pond. The area

should be designed for use as amenity. It would be appropriate for this retained amenity parkland to extend through Zone 4/Business Zone 2 to allow connections with the river.

- The view from the new road link (at this point following the route of the historic driveway), across Lowood Pond is also particularly significant. The appearance of development from this location should be tested.
- Given the topography of this area, spatial layout and roofscape design offer notable potential for a lively and contextual roofscape design in views across the site and particularly from the view across the pond.
- Margin planting should be strengthened to the pond to secure positive biodiversity benefits.
- Development alongside the new road link should enable a historic driveway character, as per site-wide guidance above. This should be applied consistently across Housing Zones 4 and 5 and Business Zones 1 and 2.
- An appropriate buffer informed by a tree survey should be provided along the edge of the Category A woodland to the south and west to allow for woodland management and avoid impacts of shading, as per site-wide guidance above.
- Development should incorporate pedestrian and cycle desire lines to Tweedbank railway station (via the historic estate track to the south) at locations that limit impact on the woodland. A pedestrian connection to Business Zone 1 should also be included.



9.2.6 Business Zone 1

Located to the southeast of the site, Business Zone 1 is bounded to the south by woodland and a proposed key access point to the site. To the northwest it is adjacent to Lowood Pond whilst to the northeast it is bounded by the historic driveway, part of which will be connected to the proposed new road link that runs through Business Zone 1 from the proposed new access point. The area currently forms high quality parkland along the designed approach to Lowood House and incorporates a number of specimen trees. The area slopes steeply down toward Lowood Pond.

- Given the proposed key access point and road link running through Business Zone 1, the area will play an important role in establishing a sense of arrival into a place of strong character.
- The new road link and development alongside it should enable a historic driveway character, as per site-wide guidance above. This should be applied consistently across Housing Zones 4 and 5 and Business Zones 1 and 2. It is however of particular importance to achieve this successfully within Business Zone 1, given its position at gateway to the site and that the route in part here follows that of the historic driveway itself.
- The development should respond to the landscape character of the site. It should allow for integration of wide sections of landscape and the retention and/or provision of individual parkland specimen trees.
- Physical and visual connections should be retained through the site to connect with neighbouring landscape elements. Development including associated public realm as well as areas of retained parkland should be designed and located to enable these views and connections to the wider landscape. The most important of these is the connection between the historic driveway/new road link and Lowood Pond. It would be appropriate

for connections to continue between this area and the parkland/compensatory planting to the river. This should include a mammal tunnel under the proposed road to connect habitat areas including the pond and river.

- Views along the driveway/new link road to the Eildons should be conserved.
- The boundary to the pond requires careful consideration and design. It should retain a soft, natural edge. Marginal planting should be strengthened to the pond to secure positive biodiversity benefits.
- Areas of required parking should be permeable, soft and where possible green in character to retain a parkland character.
- Pedestrian routes between Business Zone 1 and Tweedbank Railway Station/Business Zones to the south should be enabled to allow for greater integration of the sites and for likely desire lines. An onward pedestrian connection to Housing Zone 5 should also be included.

		
<p>Preferred access point into Business Zone 1 from north east</p>	<p>Business Zone 1 with views across into Zone 5</p>	<p>Pond located to north west of Business Zone 1</p>



9.2.7 Business Zone 2

Business Zone 2 is located to the northeast of the site. To the south the site is bounded by the new road link, to the west by Residential Zone 4 and to the east is the historic driveway with retained parkland and views to the river beyond. The site comprises open parkland forming part of the designed approach to Lowood House.

- Business Zone 2 occupies a prominent location along the historic driveway and new link road but also in close proximity and highly visible from the riverside and beyond and therefore requires sensitive consideration.
- The development should respond to the landscape character of the site. It should allow for integration of wide sections of landscape and the retention and/or provision of individual parkland specimen trees.
- Physical and visual connections should be retained through the site to connect with neighbouring landscape elements. Development including associated public realm as well as areas of retained parkland should be designed and located to enable these connections to the wider landscape.
- Development within the northern section of the site where it will be most prominent in views from the river and beyond must be carefully considered in terms of scale and massing.

- Development should be designed to work with landform and tree resource to integrate with the landscape, minimise visual impact and avoid excessive excavation, retaining walls etc.
- The northeast of the Zone is particularly visible from the river, B6374 and beyond. Views should be tested and the height, form and location of development designed to minimise impact and avoid visible urban coalescence.
- The interface between Zone 4 and Business Zone 2 requires careful consideration. Retention of an open parkland connection to the river in this location would assist with the success of this interface and used for public open space/communal amenity.
- Development should respond to views to the Eildons.
- Connections between retained parkland, the pond and woodland in Zone 5 should be extended to provide a connection through Zone 4/Business Zone 2 to the river.
- Areas of required parking should be permeable, soft and where possible green in character to retain a parkland character.

9.3 PRECEDENTS - 'Landscape character' business areas

Buildings - Form

Good example for how to break down scale of larger buildings through inter-connected smaller forms.



Stauning Whisky Distillery, Denmark

Buildings - Scale

Larger building designed to be recessive to landscape



Great Glen House, Scottish Natural Heritage

SUDS

Sympathetic accommodation of SUDS:



Strathclyde Business Park

Relationship between business development and ponds

Good example of what seems to be a direct but light touch impact on the pond margin. Building sits well below tree canopy, second to landscape. Note also the orientation of building to maximise relationship to pond:



Ephemeral Edge, Austerlitz, New York, USA Dean-Wolf Architects

Pond/Water Body – Edge Treatment

Good example of natural margins / marginal planting to water bodies – with some amenity integration:



Antwerp



Centennial Parklands, Sydney, New South Wales

Pond/Water Body – Amenity

Example of way of providing amenity / interaction between building and pond, but without creating an artificial edge or impacting too greatly on the pond ecology:



Adelaide Botanic Gardens Wetland, South Australia

Soft/Green Character Parking

Example of green parking area:



Copenhagen Green City, Green Parking

Appendix 1

The Building with Nature Standards

The Building with Nature Standards

Building with Nature

Building with Nature is a framework of Standards for good green infrastructure. It is a voluntary approach, which encourages developers to create places that really deliver for people and wildlife. It brings together existing guidance and good practice to recognise high-quality green infrastructure at all stages of the development process including policy, planning, design, delivery, and long-term management and maintenance.

The Building with Nature framework can be applied at any stage in the development and planning process, however, practitioners are encouraged to work with the Standards as early as possible.

There is an Assessment and Accreditation service to help secure the benefits, but the Standards themselves are free to use.



The Standards

The Standards, which draw together policy and practice guidance related to health and wellbeing, sustainable water management, ecology and biodiversity, can assist with policy and the planning and development of new and existing places and communities across the length and breadth of the UK.

The Building with Nature framework is reviewed and updated by a Standards Board, comprising leading experts in green infrastructure.

There are 23 Standards in total: five Core Standards, six Wellbeing Standards, six Water Standards, and six Wildlife Standards.

Core Standards (CORE)

The scheme should deliver a multifunctional and connected network of Green Infrastructure features, responsive to local character and needs, minimising adverse environmental impacts, with provision for long-term management and maintenance.

Core Standards	
CORE 1	The green infrastructure forms a multifunctional network.
CORE 2	The scheme identifies important local character features as a starting point for the green infrastructure proposals and incorporates them into the scheme to reference, reflect and enhance the local environment.
CORE 3	The type, quality and function of green infrastructure respond to the local context.
CORE 4	The green infrastructure is resilient to climate change; and minimises the scheme's environmental impact with respect to air, soil, light, noise, and water; and enhances the quality of air, soil and water.
CORE 5	Provision is made for long-term management and maintenance of all green infrastructure features post-development.

Wellbeing Standards (WELL)

The scheme should deliver Green Infrastructure that meets the needs of local people in an inclusive way and is accessible all year round. It should help to reduce health inequalities and to build a sense of community and belonging, encouraging active stewardship.

Wellbeing Standards	
WELL 1	Green infrastructure is accessible for all and is situated close to where people live to promote health, wellbeing, and active living.
WELL 2	The scheme encourages all people to use and enjoy green infrastructure and considers the needs and strengths of vulnerable and excluded groups.
WELL 3	Green infrastructure is designed to encourage optimal use and employs hard and soft features to be accessible at all times of year.
WELL 4	The scheme supports local priorities for reducing and/or preventing health inequalities.
WELL 5	The scheme demonstrates innovative solutions to overcoming social and cultural barriers to use and enjoyment of green infrastructure and considers how green infrastructure can promote socially sustainable communities and community cohesion.
WELL 6	The scheme demonstrates that green infrastructure is integral to the distinctiveness of place.

Water Standards (WAT)

The scheme should manage water in ways that minimise flood risk, improve water quality, and create or enhance features that add benefits for people and wildlife.

Water Standards	
WAT 1	Green infrastructure is integral to sustainable drainage and features are designed to minimise surface runoff, manage flood risk, and maintain the natural water cycle.
WAT 2	Green infrastructure has been used to improve water quality within the boundary of the scheme.
WAT 3	The design of SuDS enhances the capacity of green infrastructure features to create and sustain better places for people and nature.
WAT 4	The scheme responds to the local policy context in terms of water management, demonstrating an innovative approach to move beyond the statutory minimum.
WAT 5	A diversity of green infrastructure features are utilised to improve water quality, utilising more and better treatment stages to maximise pollution reduction downstream.
WAT 6	Features relating to water management are used to enhance local distinctiveness and add value to the overall design.

Wildlife Standards (WILD)

The scheme should help reverse the long-term decline in biodiversity by being sensitive to the local ecological context, providing space for wildlife to flourish. It should link habitats within the scheme and out into the wider landscape to help restoration as part of the Nature Recovery Network, both locally and nationally.

Wildlife Standards	
WILD 1	Green infrastructure delivers a net enhancement of biodiversity quality by avoiding, mitigating, and compensating for impacts on existing biodiversity, and restoring, creating and enhancing biodiversity, where possible within the boundary of the scheme. Provision has been made for on-going monitoring and remediation.
WILD 2	Green infrastructure features ensure linkages between habitats within the boundary of the scheme.
WILD 3	Green infrastructure delivers key measures that contribute to the target conservation status of key species.
WILD 4	Green infrastructure includes ecological features around and within the built environment.
WILD 5	Green infrastructure is effectively connected to ecological features beyond the boundary of the scheme and plays a role in restoring and sustaining wider ecological networks.
WILD 6	The scheme secures biodiversity measures in all stages of implementation and in the case of phased development schemes, across multiple phases of development.



For further information

Building with Nature is a voluntary approach developed by practitioners, policy-makers and academic experts, and tested with the people who will use and benefit from the framework. It enables developers to integrate green infrastructure to create places in which people and nature can flourish.

Visit www.buildingwithnature.org.uk or contact info@buildingwithnature.org.uk



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