

Public Document Pack



PLANNING AND BUILDING STANDARDS COMMITTEE MONDAY, 3 AUGUST, 2015

A MEETING of the PLANNING AND BUILDING STANDARDS COMMITTEE will be held in the COUNCIL CHAMBER, SCOTTISH BORDERS COUNCIL, COUNCIL HEADQUARTERS, NEWTOWN ST BOSWELLS TD6 0SA on MONDAY, 3 AUGUST, 2015 at 10.00 AM

J. J. WILKINSON,
Clerk to the Council,

27 July 2015

BUSINESS	
1.	Apologies for Absence.
2.	Order of Business.
3.	Declarations of Interest.
4.	Minute. (Pages 1 - 10) Minute of Meeting of 29 June 2015 to be approved and signed by the Chairman. (Copy attached.)
5.	Draft Supplementary Guidance: Glentress Masterplan (Pages 11 - 178) Consider report by Service Director of Regulatory Services. (Copy attached.)
6.	Applications. Consider the following application for planning permission:-
	(a) Erection of Three Dwellinghouses - 15/00531/FUL (Pages 179 - 188) Erection of Three Dwellinghouses (change of house type to previously approved 11/00983/AMC, Land South West of Carnethy, Medwyn Road, West Linton – 15/00531/FUL. (Copy attached.)
	(b) Wind Farm Comprising 14 Wind Turbines - 15/00020/S36 (Pages 189 - 210) Wind Farm Comprising 14 Wind Turbines, Substation, Control Room, Two Temporary Compounds, Access Tracks, Four Borrow Pits and Metereological Mast, Land at Whitelaw Brae 3km South of Tweedsmuir and West of Fruid Reservoir – 15/00020/S36. (Copy attached.)
7.	Appeals and Reviews. (Pages 211 - 214) Consider report by Service Director Regulatory Services. (Copy attached.)

8.	Any Other Items Previously Circulated.
9.	Any Other Items which the Chairman Decides are Urgent.
10.	<p>Item Likely To Be Taken In Private</p> <p>Before proceeding with the private business, the following motion should be approved:-</p> <p>“That under Section 50A(4) of the Local Government (Scotland) Act 1973 the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 7A to the aforementioned Act.”</p>
11.	<p>Minute (Pages 215 - 216)</p> <p>Private Minute of Meeting of 29 June 2015 to be approved and signed by the Chairman. (Copy attached.)</p>

NOTE

Members are reminded that, if they have a pecuniary or non-pecuniary interest in any item of business coming before the meeting, that interest should be declared prior to commencement of discussion on that item. Such declaration will be recorded in the Minute of the meeting.

Members are reminded that any decisions taken by the Planning and Building Standards Committee are quasi judicial in nature. Legislation , case law and the Councillors Code of Conduct require that Members :

- **Need to ensure a fair proper hearing**
- **Must avoid any impression of bias in relation to the statutory decision making process**
- **Must take no account of irrelevant matters**
- **Must not prejudge an application,**
- **Must not formulate a final view on an application until all available information is to hand and has been duly considered at the relevant meeting**
- **Must avoid any occasion for suspicion and any appearance of improper conduct**
- **Must not come with a pre prepared statement which already has a conclusion**

Membership of Committee:- Councillors R Smith (Chairman), J Brown (Vice-Chairman), M Ballantyne, D Moffat, I Gillespie, J Campbell, J A Fullarton, S Mountford and B White

Please direct any enquiries to Kathleen Mason 01835 826772
kmason@scotborders.gov.uk

SCOTTISH BORDERS COUNCIL
PLANNING AND BUILDING STANDARDS COMMITTEE

MINUTES of Meeting of the PLANNING AND BUILDING STANDARDS COMMITTEE held in Scottish Borders Council, Council Headquarters, Newtown St Boswells TD6 0SA on Monday, 29th June, 2015 at 10.00 am

Present:- Councillors R Smith (Chairman), J Brown (Vice-Chairman), M Ballantyne, D Moffat, I Gillespie, J A Fullarton, S Mountford and B White.

Apologies:- Councillors J Campbell

In Attendance:- Development Standards Manager, Major Applications, Review and Enforcement Manager, Principal Roads Planning Officer, Principal Planning Officer, Solicitor (G. Nelson), Democratic Services Team Leader, Democratic Services Officer (F Henderson).

MINUTE

1. There had been circulated copies of the Minute of the Meeting held on 1 June 2015.

DECISION

APPROVED for signature by the Chairman.

MEMBER

Councillor Ballantyne joined the meeting during consideration of the following item of business.

DRAFT SUPPLEMENTARY GUIDANCE: WASTE MANAGEMENT

2. There had been circulated copies of a report by the Service Director Regulatory Services which proposed the approval of Draft Supplementary Guidance on Waste Management. Once approved, the Guidance would become a material consideration in the determination of planning applications. The report explained that the Scottish Government's Zero Waste Plan (ZWP) for Scotland set out the Government's vision for a zero waste society where all types of waste were dealt with, regardless of their type and source, and contained a range of targets. To help meet these targets, it was essential for Scottish Borders Council and its partners to engage with developers as early as possible in the planning application process to encourage the reduction, reuse and recycling of as much waste as possible. The aim of the new Supplementary Guidance was to support the effective implementation of the Scottish Borders Council Consolidated Local Plan 2011 Policies PMD1–Sustainability, PMD2-Quality Standards and IS10-Waste Management Facilities and was primarily intended for use by developers, consultants and applicants seeking advice on the incorporation of waste management facilities into new developments. The guidance would apply to all new developments where additional residential and commercial waste management was required and set out the requirements that must be taken into consideration at the planning application stage for waste management in all new development. The guidance formed part of a suite of policies and supplementary guidance which must be taken into consideration during the planning application process, and in particular, must be read in conjunction with other Local Plan Policies and guidance that encouraged good place making and design. It was proposed that the Draft Supplementary Guidance be subject to public consultation for a period of 12 weeks, following which, it was intended that if substantive comments were received a report would be brought back to the Planning and Building Standards Committee to seek final agreement. Mr C Johnston, Principal Planning Officer was present at the meeting to

answer Members questions and the Chairman thanked Mr Johnstone and Karen Niven for their excellent work on the guidance.

DECISION

AGREED to:-

- (a) **approve the use of the document as a Draft Supplementary Guidance on Waste Management to be used as a basis for public consultation; and**
- (b) **Delegate the approval of the document to the Service Director of Regulatory Services as Supplementary Guidance if there are no substantive comments arising from the public consultation.**

APPLICATIONS

3. There had been circulated copies of reports by the Service Director Regulatory Services on applications for planning permission requiring consideration by the Committee.

Adjournment

The meeting adjourned at 1.35 p.m. prior to consideration of application 15/00432/FUL and reconvened at 2p.m.

DECISION

DEALT with the applications as detailed in Appendix I to this Minute.

PLANNING PERFORMANCE FRAMEWORK 2014/15

4. There had been circulated copies of a report by the Service Director Regulatory Services which proposed that members grant delegated authority to enable the preparation of the full version of the Planning Performance Framework 2014/15 for submission to Scottish Ministers by 31 July 2015. The report explained that the Planning Performance Framework (PPF) provided a comprehensive and co-ordinated approach to performance assessment across all 34 Local Planning Authorities and 4 Strategic Development Planning Authorities in Scotland. It provided a mechanism to benchmark performance and to demonstrate the achievements and success of the Planning Service, what steps were taken to improve the service delivery and sharing good practice. The Scottish Government had brought forward the date the PPF must be submitted by 3 months to 31 July and it had proven difficult to gather all the required information and statistics to enable the finalised report to be compiled and presented to Committee within that timescale. It was proposed to feature a number of case studies in the PPF relating to service delivery and improvement which included the Kelso THI project (which had been short listed for a Quality in Planning Award); Development Management Improvement Plan Implementation - Internal Consultation; Development Management Improvement Plan Implementation - Traffic Light Management System; High Quality Development on the Ground - Development Management - Negotiated Improvements and Local View Fusion.

DECISION

AGREED to grant delegated powers to the Service Director Regulatory Services and the Chairman of the Planning and Building Standards Committee to finalise the production of the Planning Performance Framework 2014/15 for submission to Scottish Ministers by 31 July 2015.

APPEALS AND REVIEWS

5. There had been circulated copies of a report by the Service Director Regulatory Services on Appeals to the Scottish Ministers and Local Reviews.

DECISION

NOTED that:-

- (a) **there remained two appeals outstanding in respect of:**
 - **Land West of Kingledores Farm (Glenkerie), Broughton, Biggar**

- Land South East of Halmyre Mains Farmhouse (Hag Law), Romanno Bridge
- (b) review requests had been received in respect of the following:-
- (i) Erection of 12 holiday cabins, office/laundry block and associated works on Land South West of Milldown Farmhouse, Coldingham – 13/00401/FUL;
 - (ii) Erection of dwellinghouse and detached garage on Land West of 3 Nethermains Cottage, Duns – 14/00934/FUL.
- (c) the Local Review Body had overturned the Appointed Officers decision (subject to conditions) as follows:-
- (i) to refuse the Erection of veterinary practice building Land South East of Paul Burton Warehouse, (Plot 8) Pinnaclehill Industrial Estate, Kelso – 14/01342/FUL;
 - (ii) to refuse Part change of use to form dental surgery suite at 3 Cherry Court, Cavalry Park, Peebles – 15/00275/FUL
- (d) The Local Review Body varied the Appointed Officers decision (Condition removed) in respect of the Erection of boundary fence and garden shed (retrospective), 1 Old Mill Cottages, West Linton – 15/00111/FUL

PRIVATE BUSINESS

6. **DECISION**

AGREED under Section 50A(4) of the Local Government (Scotland) Act 1973 to exclude the public from the meeting during consideration of the business detailed in the Appendix to this Minute on the grounds that they involved the likely disclosure of exempt information as defined in paragraph 6 of Part 1 of Schedule 7A to the aforementioned Act.

SUMMARY OF PRIVATE BUSINESS

Roof Repairs at Bank House, St Boswells

1. The Committee considered a report which sought authority to carry out roof repairs at Bank House, St Boswells.

Dry Rot at 65,72,74 and 75 Halliburton Place, Galashiels

2. The Committee considered a report which sought authority to rectify dry rot defects at 65, 72 and 74, 74 Halliburton Place, Galashiels.

The meeting concluded at 3.10 p.m.

APPENDIX

APPLICATIONS FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
13/00789/FUL	Wind farm development comprising of 9 wind turbines and associated infrastructure/buildings/access (further revised scheme - tip heights of Turbines 1, 2 and 4 reduced to 110m - all others to remain at 125m)	Land North East and North West of Farmhouse Braidlie, Nr Hermitage, Hawick – Windy Edge Wind Farm

Decision: Refused as per amended recommendation as set out below:

1. The proposed development would be contrary to Policies G1 and D4 of the Scottish Borders 2011 Local Plan, in that the development would unacceptably harm the Borders landscape due to:

overridingly adverse impacts on landscape character arising from placement of turbines and infrastructure on a sensitive and distinct landscape with grandeur, historical, remoteness and wilderness qualities, which can be observed and experienced from a range of public paths and recreational access areas;

(i) the introduction of an array of large commercial turbines into a locality which is significantly remote from main settlements and road networks and where no logical reference can be made to any other similar man-made interventions (including noticeable electrical infrastructure) or settlement, which is characterised by simplistic landforms with which the development does not harmonise; thereby the development would appear as an incongruous and anachronistic new item; and

(ii) the introduction of a medium-sized commercial wind farm in an area which is presently free from wind farm development and which provides a spatial separation between areas occupied by wind farms in Borders.

2. The development conflicts with Policy D4 of the Consolidated Scottish Borders 2011 Local Plan, in that by virtue of its adverse impact on:

(i) the ability of National Air Traffic Services to safely manage en route non-military air traffic due to impacts on the Great Dun Fell radar serving Prestwick Airport; it would be incompatible with national objectives relating to protection of public safety at a UK level and the obligations set out in international treaties; and

INFORMATIVE:

There remains uncertainty in respect of two matters that are not referenced in the reasons for refusal, as the Council considers that they may be mitigatable if further information is provided. Therefore, in connection with this refusal of planning permission, the applicant is advised that further material will be needed in any re-submission to enable the Council and its consultees to fully appreciate the implications of the development in terms of:

- ability of the local road network to accommodate the abnormal loads along the proposed haulage route (as per planning consultation responses of the SBC Roads Planning Manager)
- potential impacts on the peat resource and strategy for micro-siting and track design to ensure all turbines and infrastructure including borrow pits are sited and constructed appropriately in relation to the ground environment/habitat.

Vote

Councillor Mountford, Seconded by Councillor Ballantyne, moved that the application be refused as per the recommendations contained in the officers report.

Councillor Brown, seconded by Councillor Moffat, moved as an amendment that the application be approved, subject to a road bond.

On a show of hands Members voted as follows:-

Motion - 6 votes

Amendment - 2 votes

The Motion was accordingly carried.

NOTE

Mr Malcolm McGregor spoke on behalf of Hermitage Action Group, Buccleuch Estates and Hobkirk Community Council as an objector to the application.

Ms Julie Aitken, Project Manager, Infinis, Mrs Diane Adamson and Mr Greg Cuthbert spoke in support of the application.

14/00786/FUL

Formation of Skatepark

**Land South East of Abbey Place,
Jedburgh**

Decision: Approved subject to the following conditions and informatives:

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

2. No development shall be commenced until precise details of a Sustainable Urban Drainage System has been submitted to and approved in writing by the Local Planning Authority, thereafter the development must be carried out in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an adequate SUDS scheme is delivered to serve the site.

3. Notwithstanding the description of the materials and colours in the application, no development shall be commenced until precise details of the materials and colours to be used in the construction of the skatepark (including the skatepark, any associated furniture and equipment), have been submitted to and approved in writing by the Local Planning Authority, and thereafter no development shall take place except in strict accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

4. Notwithstanding the description in the application, no development shall be commenced until precise details of the location, layout and details of the seating area(s) which form part of the application, have been submitted to and approved in writing by the Local Planning Authority, and thereafter no development shall take place except in strict accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The design, layout and details require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

5. No trees within the application site shall be felled, lopped, lifted or disturbed in any way without the prior consent of the Local Planning Authority.

Reason: The existing tree(s) represent an important visual feature which the Local Planning Authority considered should be substantially maintained.

6. The path indicated Core Path 1 must be maintained open and free from obstruction in the course of development and in perpetuity and shall not form part of the curtilage of the development. No additional stiles, gate, steps or barriers to access may be erected on the core path that could deter potential future use.

Reason: To protect public access rights during and after development/change of use.

7. Notwithstanding the details contained within the application, no development shall be commenced until precise details demonstrating how the edges of the proposed skatepark will tie into the existing slope, have

been submitted to and approved in writing by the Local Planning Authority, and thereafter no development shall take place except in strict accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the skatepark satisfactorily sits within the existing site.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any subsequent order amending or re-enacting that Order), no gate, fence, wall or other means of enclosure shall be erected on or around the development hereby approved, unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

Reason: To allow the Local Planning Authority the ability to exercise control over the matters referred to which, if unrestricted, may detract from the overall setting of the development hereby permitted.

Informatives

1. The applicant should be made aware of the potential for ponding, as a result of surface water drainage. The consultation response from SEPA and the Council's Flood Protection Officer has been attached for the attention of the applicant.

2. The applicant should note that discussions will be required with the Estates and Neighbourhood Services Departments, in respect of a lease, maintenance and management of the application site.

3. The applicant should be made aware that the developer should consider biodiversity and habitat enhancement which could include the provision of bird nesting sites such as the Schwegler 1N Deep Nest Box which can be attached to mature trees to provide nesting opportunities for a range of bird species. Schwegler woodcrete boxes could provide for the use of bats. A copy of the consultation response from the Council's Ecology Officer has been attached for the attention of the applicant.

4. The applicant must protect the water body which is in the vicinity of the development area and adopt SEPA Pollution Prevention Guidelines, PPDG1, PPG5 (general guidance and works affecting watercourse), PPG 3,4,7,13 (site drainage), PPG 2,8 (oil storage) and PPG 6 (construction and demolition) as appropriate. A copy of the consultation response from the Council's Ecology Officer has been attached for the attention of the applicant.

5. The applicant should be made aware of the potential for contamination within the site. The consultation response from the Environmental Health Officer has been attached for the attention of the applicant.

6. A copy of the consultation response from the Archaeology Officer is attached for the attention of the applicant.

7. A copy of the consultation responses from the Environmental Health Officer is attached for the attention of the applicant.

8. A copy of the consultation response from the Heritage and Design Officer has been attached for the attention of the applicant, in respect of condition no.3.

9. A copy of the consultation response from the Access Officer has been attached for the attention of the applicant, in respect of condition no.6.

10. The applicant should discuss any proposals for signage with the Local Planning Service, to ensure that the appropriate consents are obtained for such any signage.

Councillor Fullarton moved that the application be refused but received no seconder. Councillor Fullarton requested that his dissent be recorded.

NOTE

Councillor R Stewart spoke in support of the application.

Mr T Dobson, Mr H Wight and Mr F Murrow spoke as objectors to the application.

Mr C Young, spoke in support of the application on behalf of Sally-Ann Pirt, Chairperson of Jed Skatepark Project.

15/00317/FUL

Erection of dwellinghouse with attached garage

Land South East of St Leonards, Polwarth

Decision: Agreed to continue to allow Committee Members the opportunity to visit the site.

NOTE

Mr Neil Bennett, spoke as an objector to the application.

15/00458/FUL Variation of planning condition Eccles Substation, Eccles
No 15 of planning consent 13/00247/FUL
To allow additional working hours to
Completion Of development
(Monday to Friday 5 p.m. – 8 p.m.)

Decision: Approved as per recommendation subject to the following conditions:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details.

2. Operational hours and vehicle movements for construction works shall be limited between 8.00am and 8.00pm, Monday to Friday until 31 August 2015, with no construction or vehicle movements at the weekend or on public holidays and all works shall be carried out in accordance with the supporting statement (received 24 April 2015) hereby approved unless otherwise agreed in writing by the planning authority. Prior to the commencement of extended working hours, the applicant shall inform local residents of the revised hours by way of a letter drop, a copy of which shall be sent to the planning authority for retention. After the approved end date, set out in this condition, the hours of operation shall revert to between 8am and 5pm Monday to Friday only.

Reason: To retain effective control of the development and protect the residential amenity of nearby dwellinghouses.

3. Noise levels emitted by any plant and machinery used on the premises should not exceed Noise Rating Curve NR20 between the hours of 2300 – 0700 and NR 30 at all other times when measured within any noise sensitive dwelling (windows can be open for ventilation).

Reason: In order to protect the residential amenity of nearby properties.

4. Any lighting installation installed in connection with the Development should be designed in accordance with the guidance produced by The Institution of Lighting Engineers. If necessary, suitable shuttering should be provided for each lamp to prevent unwanted light affecting the occupiers of properties off site.

Reason: In order to protect the residential amenity of neighbouring properties.

5. The development hereby approved shall be carried out in complete accordance with the Species and Habitat Mitigation referred to in the Landscape and Visual Assessment dated 20 February 2013 and cross referenced with the Screening Document dated 4 May 2012.

Reason: In order to protect and enhance protected species and habitats.

6. All vehicular access to the development hereby approved, including during construction phases, shall be limited to the existing substation access from the A697 and from no other location on the public road, including any existing field access.

Reason: To limit vehicle movements to a single location from the public road and to minimise the potential for disturbance caused by vehicle movements upon nearby residents.

7. Discharge rates from the surface water drainage system (as shown on drawing number 185F-2-5200-DA-IECEC-005 Rev C dated 30 Nov 2012) to the Todrig Burn shall be limited to the existing Greenfield Run-off Rate or 5 litres/second/hectare, whichever is lower.

Reason: To ensure that surface water drainage from the site does not lead to flooding of the Todrig Burn.

Informatives

The applicant is reminded that this decision notice pertains to the variation of Condition 15 of planning consent 13/00247/FUL, and that the development is also subject to the schedule of conditions and requirements of the earlier consent.

NOTE

Mr Sanderson, Rossander, Woodside, Coldstream spoke as an objector to the application. As a result of representation made by Mr Sanderson in which he highlighted that the agreement with regard to the operational times at Eccles Sub-Station were being flouted by Scottish Power, the Committee instructed that Scottish Power be contacted regarding alleged breaches of the existing conditions restricting hours of operation. They asked that a letter be sent outlining the Committee's firmly held view that the new operating hours must be adhered to and that all measures must be adopted to reduce impact on the immediate neighbours.

15/00432/FUL

**Change of use and alterations to form
Additional dwelling house and erection
of detached garage**

**Ballantyne House,
Waverley Road
Innerleithen**

Decision: Approved subject to the approval of the Scottish Ministers, a legal agreement addressing contribution towards St Ronan's Primary School and Peebles High School, and the following conditions:

1. A sample of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the Planning Authority before development.

Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

2. No development to be commenced until further construction details have been submitted to, and approved by, the Planning Authority for the parking area to the rear of the property. Once approved, the dwellinghouse not to be occupied until the parking and turning areas for both the proposed and existing dwellings are completed in accordance with the approved details.

Reason: In the interests of road safety.

3. The dwellinghouse not to be occupied until the curtilage fencing and balcony privacy screen shown on the approved plan are erected.

Reason: To protect residential amenity.

4. Notwithstanding the details indicated on the approved drawings, the precise details for the replacement of the door in the principal elevation of the main house shall first be submitted to and approved in writing by the Planning Authority. Thereafter, no development shall take place except in strict accordance with the details so approved.

Reason: To ensure that the alterations are appropriate to the appearance of this prominent and locally significant house.

Informatives

The Flood Protection Officer advises the following:

As access and egress to the development may also be affected by flood waters, should approval be given, I would recommend that, to receive flood warnings from SEPA, the applicant signs up to FLOODLINE at www.sepa.org.uk or by telephone on 0845 988 1188.

I would also recommend that the applicant adopts water resilient materials and construction methods as appropriate in the development as advised in PAN 69.

A number of flood protection products such as floodgates and air-vent covers are also commercially available for the existing property and details of these can be found by calling Emergency Planning on 01835 825056 who may be able to offer discounts for the products.

Please note that this information must be taken in the context of material that this Council holds in fulfilling its duties under the Flood Risk Management (Scotland) Act 2009.

The Environmental Health Officer advises the following:

These installations can cause smoke and odour complaints and any Building and Planning Consents for the installation do not indemnify you in respect of Nuisance action. In the event of nuisance action being taken there is no guarantee that remedial work will be granted building/planning permission.

Accordingly this advice can assist you to avoid future problems.

The location of the flue should take into account other properties that may be downwind.

The discharge point for the flue should be located as high as possible to allow for maximum dispersion of the flue gasses.

The flue should be terminated with a cap that encourages a high gas efflux velocity.

The flue and appliance should be checked and serviced at regular intervals to ensure that they continue to operate efficiently and cleanly.

The appliance should only burn fuel of a type and grade that is recommended by the manufacturer. If you live in a Smoke Control Area you must only use an Exempt Appliance <http://smokecontrol.defra.gov.uk/appliances.php?country=s> and the fuel that is Approved for use in it <http://smokecontrol.defra.gov.uk/fuels.php?country=s> .

In wood burning stoves you should only burn dry, seasoned timber. Guidance is available on - [http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/\\$FILE/eng-woodfuel-woodasfuelguide.pdf](http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/$FILE/eng-woodfuel-woodasfuelguide.pdf)

Treated timber, waste wood, manufactured timber and laminates etc. should not be used as fuel.

Paper and kindling can be used for lighting, but purpose made firelighters can cause fewer odour problems.

The appliance should only burn fuel of a type and grade that is recommended by the manufacturer.

This page is intentionally left blank

DRAFT SUPPLEMENTARY GUIDANCE: GLENTRESS MASTERPLAN

Report by Service Director Regulatory Services

PLANNING AND BUILDING STANDARDS COMMITTEE

3 AUGUST 2015

1 PURPOSE AND SUMMARY

- 1.1 **This report seeks agreement for the Draft Supplementary Guidance: Glentress Masterplan (in Appendix A) to be used as a basis for public consultation for a period of 12 weeks.**
- 1.2 The purpose of the Supplementary Guidance (SG) is to guide the future sustainable development of the Glentress forest visitor attraction located in the Tweed valley between Peebles and Innerleithen. The Masterplan presents a strategic context for this part of the valley and sets out proposals for development to enhance the visitor attraction through a master planning approach. The Masterplan includes indicative proposals for an enhanced centre, a new site or cabins and parking. The SG has been developed in partnership with Forest Enterprise Scotland (FES) and is set out in **Appendix A**.
- 1.3 It is proposed that the Draft SG is subject to public consultation for a period of 12 weeks. Following consultation, it is intended that a report will be brought back to Planning and Building Standards committee to seek final agreement.
- 1.4 A new Local Development Plan is in the process of being adopted; as a result the Glentress Masterplan will initially be Supplementary Planning Guidance in determination of planning applications. Once the Local Development Plan is adopted the Masterplan will be formal Supplementary Guidance and part of the Local Development Plan.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Planning and Building Standards Committee:**
 - a) **approves the Draft Supplementary Guidance: Glentress Masterplan as a basis for public consultation.**
 - b) **notes the Environmental Report as set out in Appendix B.**
 - c) **agrees to receive a further report following consultation for formal agreement of the guidance.**

3 BACKGROUND

- 3.1 Glentress Forest is one of eight forests within the Tweed Valley Forest Park and is recognised as a high quality environment for outdoor activities. The forest currently forms a key attraction for tourism in the Scottish Borders and attracts over 300,000 visitors per year. Furthermore, over the last 15 years, Glentress has grown to become one of the UK's premier mountain biking destinations, acting as the flagship 7stanes venue. Glentress, in addition to continuing as an operational forest, also provides the setting for other activities such as: walking, horse riding, sightseeing, tree top adventures, wildlife and nature observation; as well as education and learning.
- 3.2 The Supplementary Guidance: (SG) Glentress Masterplan (as set out in Appendix A) has come about through partnership working between officers of the Council and Forest Enterprise Scotland (FES). The Masterplan has been guided by earlier work carried out by FES in association with Barton Willmore – Planning and Design Consultants. That work focused on the area surrounding Glentress and included public consultation.
- 3.3 Whilst the area covered by the Glentress Masterplan is not allocated within the Proposed Local Development Plan as a development site; the Proposed Plan sets out, within both the Cardrona and the Peebles Settlement Profiles, that the Council will support the development of a Masterplan as SG in partnership with the Forestry Commission.

4 THE SUPPLEMENTARY GUIDANCE

- 4.1 The Draft SG: Glentress Masterplan, has been prepared to set out the opportunities and constraints within the Glentress Forest, the document also sets out the development vision for the area as well as design and development guidance and aims to lead to a high quality development. As the site is located within a high quality landscape and countryside on the renowned river Tweed, it is important to ensure that any development that takes place fits into its surroundings.
- 4.2 The Glentress Masterplan proposes two key areas for built development, an enhanced centre and a potential cabin site. The enhanced centre which is referred to within the document as 'Glentress Peel' is intended to support the existing investment and could potentially include an arrival building as well as an indoor activity building, there is also the scope for other complementary uses to be introduced. Enhanced parking provision is also proposed within this area. A number of activity areas are also proposed in the vicinity of Glentress Peel and these include: an area for public art and short circular walks; an area for a standalone bike skills and pump park for novice mountain bikers; and a third area which would be the location for free ride and mountain bike activities for the more advanced mountain bikers.
- 4.3 The second key area for development is located at Kittlegairy Hill close to the area known as the Buzzards Nest. Within this area potential cabin accommodation is proposed for approximately 65 units. There is also potential for a reception/ancillary building within this area.

- 4.4 The Masterplan also includes a section on 'Design and Development Guidance', the aim of which is to ensure that any development that does take place at Glentress is high quality in design, siting and layout. The guidance has been set out in terms of the design of the Glentress Peel development, and the siting and design of the cabin accommodation. In relation to the cabin accommodation, further guidance has also been included in terms of the sustainable management of the woodland site. In that respect it should be noted that Glentress Forest has since the 1950s been managed as a continuous cover forest and this is a key consideration in the introduction of any cabin proposal on the site.
- 4.5 It is proposed that the Draft SG is subject to public consultation for a period of 12 weeks. Following consultation, it is intended that if substantive comments are received a report will be brought back to Planning and Building Standards committee to seek final agreement.
- 4.6 An Environmental Report (Appendix B) has been prepared alongside the Draft SG and an Equalities Impact Assessment has also been undertaken.
- 4.7 A new Local Development Plan is in the process of being adopted; as a result the Glentress Masterplan will initially be Supplementary Planning Guidance in determination of planning applications as a part of the Consolidated Local Plan. Once the Local Development Plan is adopted the Masterplan will be formal Supplementary Guidance and part of the Local Development Plan.

5 IMPLICATIONS

5.1 Financial

There are no substantive cost implications arising for the Council. There is budget to cover the necessary consultation elements.

5.2 Risk and Mitigations

The key risks are considered to be:

Risk of not providing guidance

- (i) The lack of guidance would cause uncertainty to the developers and the public and be a barrier to effective decision making by the Council. This could result in an ad hoc and inconsistent decision making with the policies in the Local Plan not being taken fully into account.
- (ii) Failure to produce the SG would reflect badly on the Council's commitment to improve the design of new development through a placemaking approach.
- (iii) It is considered that the failure to approve the Draft SG for public consultation would have resource impacts in the Development Management Section, potentially resulting in delays processing planning applications. In addition, it may ultimately have both a negative impact on the development and on the thorough assessment of the environmental impact of development.

Risk of providing guidance

There are no perceived risks related to the adoption of the guidance by the Council.

5.3 **Equalities**

An Equalities Impact Assessment has been carried out on this proposal and it is anticipated that there are no adverse equality implications.

5.4 **Acting Sustainably**

The Gentress Masterplan process has been subject to environmental appraisal under the terms of the Environmental Assessment (Scotland) Act 2005. An Environmental Report (ER) has been prepared alongside the Masterplan see Appendix B. The Environmental Report sets out a detailed assessment of the potential impacts of the proposals within the Masterplan, and puts forward any necessary mitigation requirements.

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

There are no changes to be made.

6 CONSULTATION

- 6.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Service Director Strategy & Policy, the Chief Officer Audit and Risk, the Chief Officer Human Resources and the Clerk to the Council have been consulted and any comments received have been incorporated in the final report.

Approved by

Service Director, Regulatory Services **Signature**

Author(s)

Name	Designation and Contact Number
Trish Connolly	Planning Officer (Forward Planning)

Background Papers: None

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, Place, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA, Tel 01835 825431, Fax 01835 825071, email eitranslationrequest@scotborders.gov.uk

Appendix A: Draft Supplementary Guidance: Glentress Masterplan

Scottish Borders Local Development Plan

Draft Supplementary Guidance

Glentress Masterplan

August 2015

This page is intentionally blank.

Contents

- 1.0 Introduction
- 2.0 Policy Framework
- 3.0 Context
- 4.0 Opportunities, Constraints and Development Principles
- 5.0 Development Vision
- 6.0 Phasing
- 7.0 Design and Development Guidance
- 8.0 Submission Requirements

Appendix 1: List of Policy Documents and Policies

Appendix 2: Early Consultation

Appendix 3: Key Themes from Valley Strategy

Appendix 4: Concepts from Valley Strategy

Contacts

Alternative Format/Language Paragraph

Annex A: Developer Guidance

List of Figures

Figure 1: Aerial Photograph

Figure 2: Assets in the vicinity of Glentress

Figure 3: The Spine

Figure 4: The Cores

Figure 5: Development Framework Concept

Figure 6: Potential Cabin Site - Landscape and Visual Capacity

Figure 7: The Masterplan

Figure 8: Development Blocks - Glentress Peel & Activity Areas

Figure 9: Glentress Peel in Detail

Figure 10: Glentress Peel Plan

Figure 11: Arrival Building

Figure 12: Main Building

Figure 13: Activity Building

Figure 14: Indicative Detailed Masterplan

Figure 15: Potential Cabin Accommodation

Figure 16: Potential Cabin Site

Figure 17: Indicative Phasing of Proposed Development

1.0 Introduction

1.1 This Masterplan is one of a series of Supplementary Guidance (SG) on development sites and sets out the main opportunities and constraints for the development within the Glentress Forest. The site is shown in Figure 1.

1.2 The Masterplan includes the development vision for the site and aims to lead to a high quality development. As the site is located within high quality landscape and countryside on the renowned river Tweed between the settlements of Peebles and Cardrona it is important that the development fits into its surroundings.

1.3 The Masterplan document should be read in conjunction with the developer guidance in Annex A.

Background

1.4 Glentress Forest is one of eight forests in the Tweed Valley Forest Park (TVFP). The TVFP is recognised as a high quality environment for outdoor activities, with Glentress at the forefront of the Forest Enterprise Scotland's (FES) ambitious plans to ensure that important forest resources continue to be accessible to the public and offer a range of activities from the simple enjoyment of the landscape, to embracing activities such as walking, mountain biking,

horse-riding, wildlife and habitat conservation and management.

1.5 Glentress Forest is at the heart of the Tweed Valley and forms a key component in Scottish Borders' tourism offer, attracting over 300,000 visitors per year. Over the last 15 years Glentress has grown to become one of the UK's premier mountain biking destinations, acting as the flagship 7stanes venue. However, the Scottish Borders continues to suffer from a low average stay by visitors, at 2.2 days.

1.6 In addition to providing approximately 50 miles of world class mountain bike trails, many other activities take place within this operational forest. These include the following:

- Forestry operations / activities
- Walking (approximately 25 miles of walking routes)
- Horse riding
- Sightseeing
- Tree top adventures
- Wildlife and nature observation
- Education and learning.

'Glentress Peel' is a high quality mixed use development which incorporates a cafe/restaurant, bike shop, showers and changing rooms, interpretation and information gateway and car parking.

1.7 This Masterplan has been guided by previous work carried out by Forest Enterprise Scotland in association with Barton Willmore - Planning and Design Consultants. Earlier work focused on the area surrounding Glentress and included an element of public consultation, and resulted in the production of a Valley Strategy and a Development Framework.

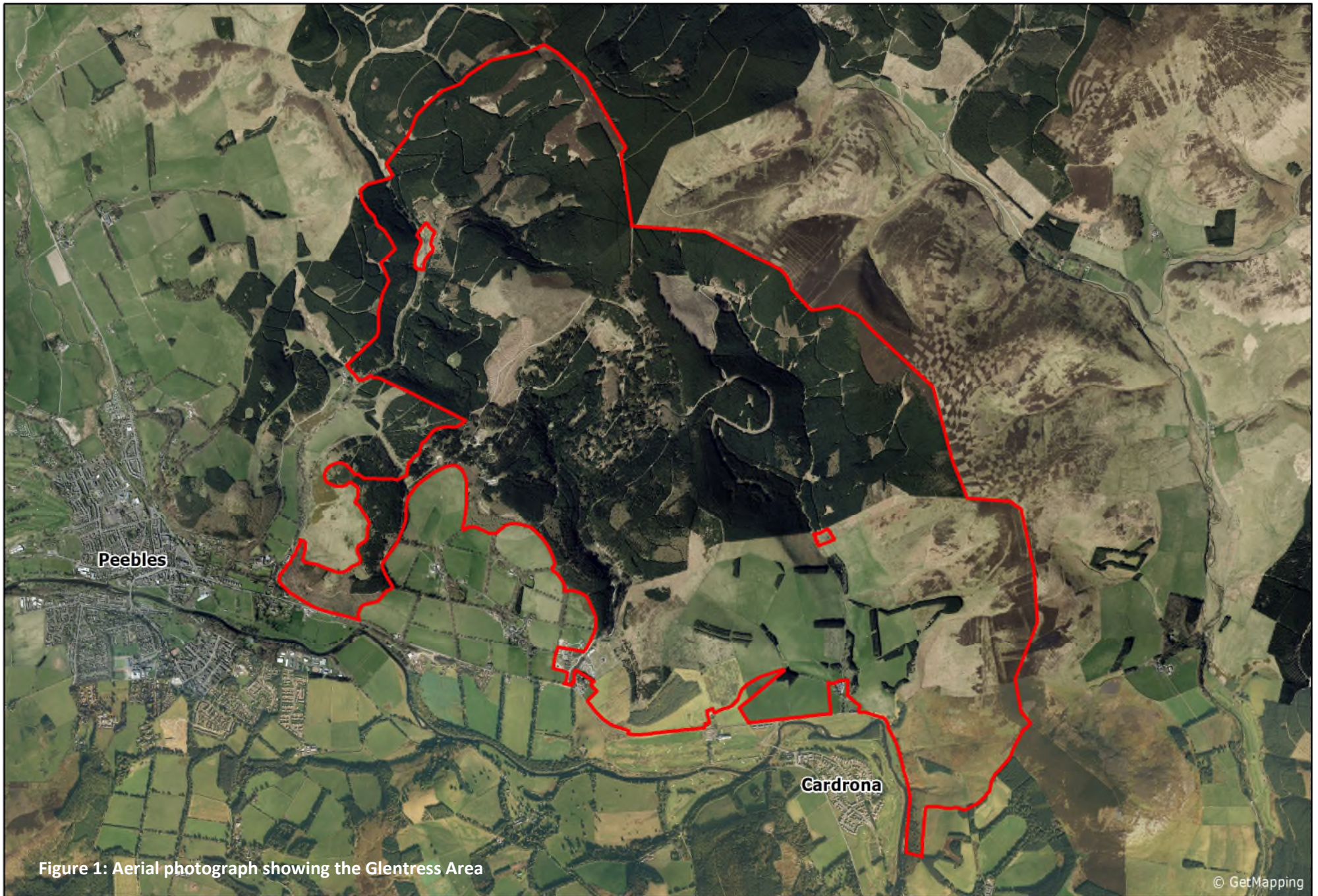


Figure 1: Aerial photograph showing the Glentress Area

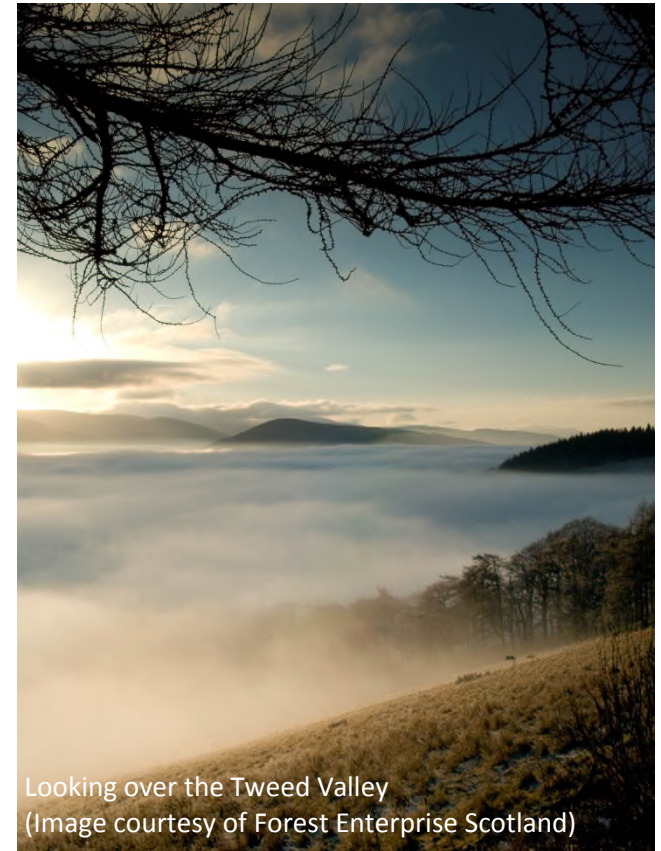
2.0 Policy Framework

- 2.1 The Strategic Development Plan for Edinburgh and South East of Scotland (SESplan) was approved by Scottish Ministers in June 2013. The Glentress Forest site which sits between Peebles and Cardrona is located within the Western Strategic Development Area as set out in SESplan.
- 2.2 The Masterplan site subject to this brief sits outwith any of the defined settlements set out in the Scottish Borders Local Development Plan (LDP). However, the site is located within the Strategic Green Network (refer to LDP Policy EP12: Green Networks) as set out in the LDP. The Masterplan site is located wholly within Glentress Forest - part of Scotland's National Forest Estate and is managed on an integrated landuse basis including multi-purpose forests producing timber, hosting wildlife and serving as an outdoor activity attraction which includes walking and mountain biking trails, a tree top adventure course, wildlife viewing and a range of visitor services facilities. Glentress Forest also contributes to the wider landscape including making a significant contribution to the Borders Strategic Green Network.
- 2.3 The Glentress Forest allows the opportunity for a range of outdoor recreation linked to the surrounding high quality environment; and the Local Development Plan supports,

protects and encourages the enhancement of this recreation facility.

- 2.4 Local Development Plan policy ED7: Business, Tourism and Leisure Development in the Countryside supports development associated with tourism, leisure, and recreation; in this respect the enhancement of facilities at the Glentress Forest is supported. Policy ED7 also requires uses: *“appropriate to the rural character of the area”*. In that respect, it should be noted that the masterplan site is located close to the town of Peebles – a town which has a good range of services to support it and the neighbouring area. Policies ED3: Town Centres and Shopping Development and ED5: Regeneration provide the primary policies in relation to the consideration of any retail proposals. Therefore, caution is required to ensure that any new supporting services for example retail at Glentress should only accommodate the immediate demand of the visitors to the Glentress Forest and should not be seen as an attraction in itself.
- 2.5 Policy ED8: Caravan and Camping Sites support proposals for new caravan and camping sites in locations that can support the local economy and the regeneration of towns and are in accordance with the Scottish Borders Tourism Strategy and Action Plan.
- 2.6 Whilst the policies noted above are significant in the determination of any

planning application within the Glentress Forest, other polices will also be applicable and these are noted in Appendix 1.



Looking over the Tweed Valley
(Image courtesy of Forest Enterprise Scotland)

3.0 Context

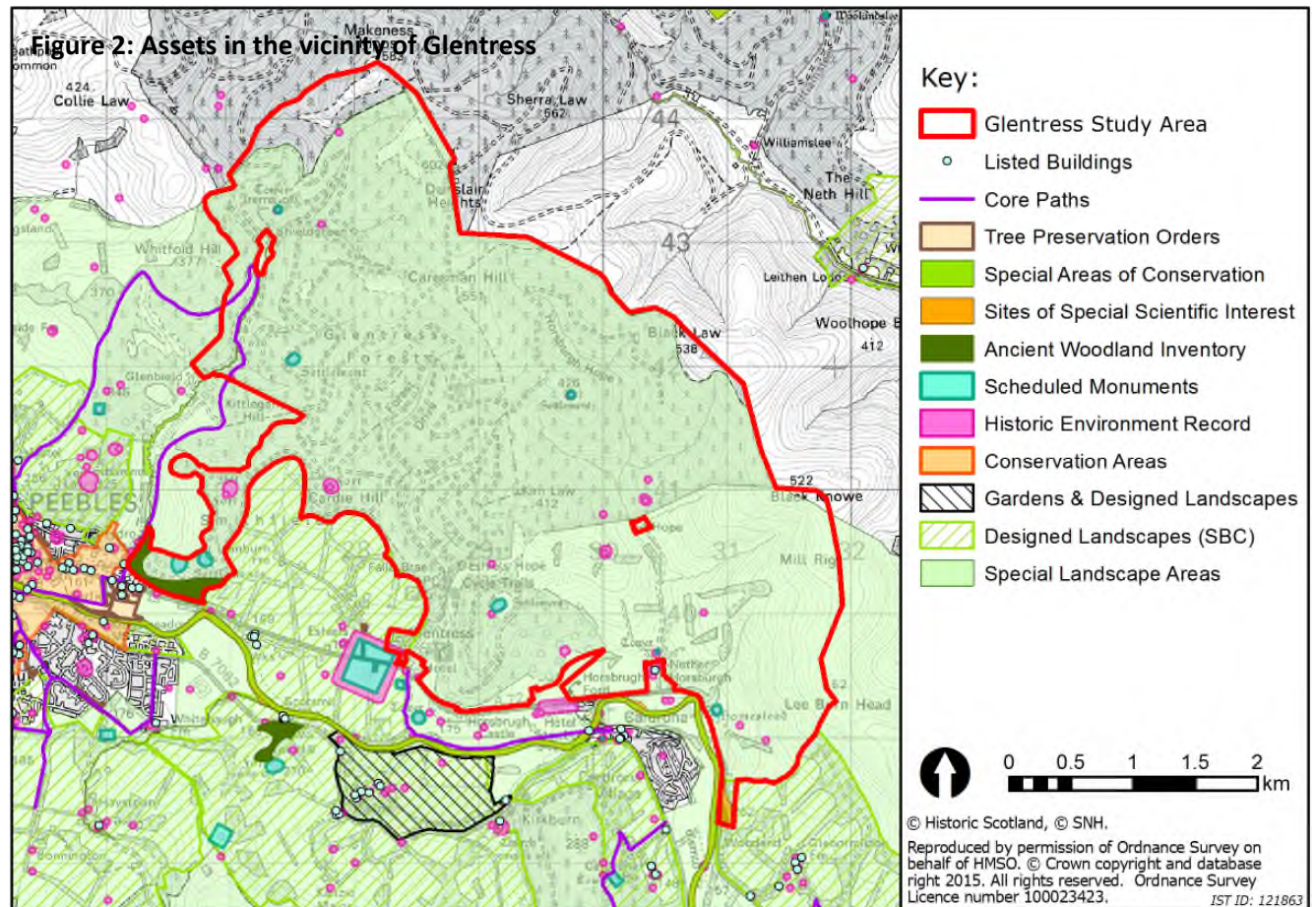
- 3.1 Glentress sits within the valley of the River Tweed and almost midway between the settlements of Peebles and Cardrona.
- 3.2 The Glentress area benefits from extensive views particularly to the south but also to the west. The area itself and its hinterland is of high amenity value with significant mature woodland. However, it is important to note that much of the Glentress area is a working forest which has provided the opportunity for a successful outdoor facility to be created; this facility offers opportunities for walking, mountain-biking, horse riding and orienteering.
- 3.3 The wider area benefits from a range of services and facilities including hotels, bars, shops, restaurants and cafés. The neighbouring town of Peebles is considered to be one of the healthier and vibrant town centres within the Scottish Borders.
- 3.4 As noted above the Glentress Area is considered to be of high amenity value and almost the entire Glentress Forest sits within the Tweed Valley Special Landscape Area. On the opposite side of the Valley is the Upper Tweeddale National Scenic Area. Within the immediate vicinity of Glentress are also a number of Scheduled Monuments. In addition, the neighbouring historic town of Peebles also benefits from Conservation Area status and has a high concentration of listed

- buildings. There are also a large number of areas where it is known that archaeology exists. All this illustrates the distinctiveness of not only the immediate Glentress area but also its wider surroundings.
- 3.5 The Glentress site is situated to the north of the River Tweed which is designated a Site of Special Scientific Interest as well as a Special Area of Conservation.

- 3.6 The site also benefits from direct access off the A72 - the main road that connects Peebles to Galashiels.



Image of Peebles



3.7 As noted within Section 1: Introduction, other documents have been produced in advance of this masterplan, including a Valley Strategy. In preparation of the Valley Strategy and in order to understand the existing issues and opportunities, the early consultation undertaken by the Forest Enterprise Scotland in association with Barton Willmore (refer to Appendix 2: Early Consultation) used the following key themes as a basis of discussion to develop concepts (refer to Appendix 3: Key Themes from Valley Strategy):

- Environment and Landscape
- Cultural Heritage
- Attractions and Destinations
- Access and Movement.

Figure 3: The Spine

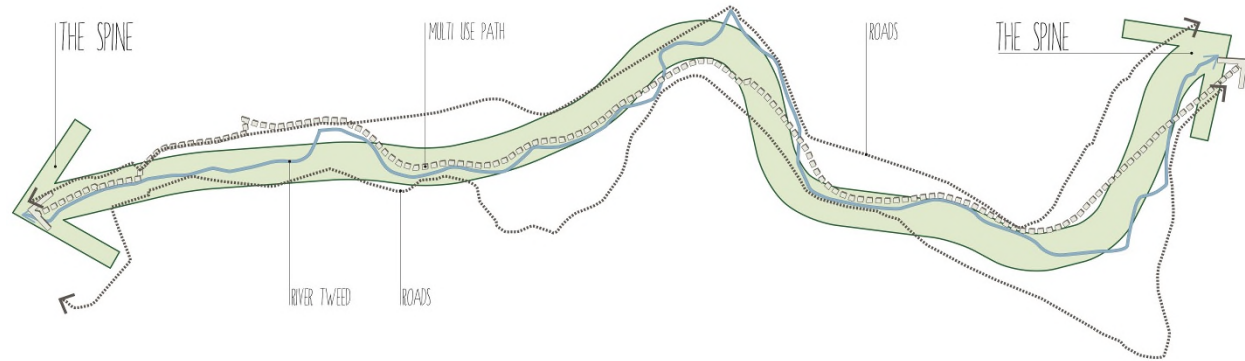
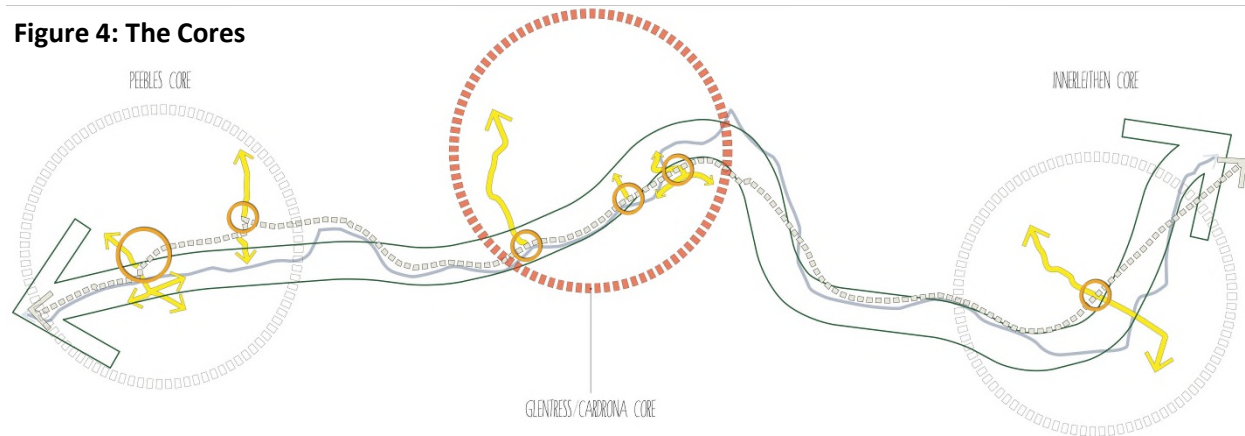


Figure 4: The Cores



3.8 The clear focus of the Valley Strategy centres on the river route, and importantly, the Multi-Use Path (MUP) (refer to Appendix 4: Concepts from Valley Strategy for further information). Added to this are the northern and southern road routes (the A72 and the B7062) which combine to form a spine to the valley. The concept of the spine (see Figure 3) is key to developing the Valley Strategy.

3.9 For wider benefits there is a need to activate the spine with nodes and ensure that lateral links or ribs connect to activities located away from the spine, as well as core areas for sustainable development (see Figure 4). It was considered that the core areas could potentially accommodate the requirement

for:

- new activities / attractions (visible activities and attractions for the whole family);
- appropriate commercial activity; and
- accommodation.

4.0 Opportunities, Constraints and Development Principles

4.1 The Glentress Forest is a working forest which has provided the opportunity for a successful outdoor recreation visitor attraction which makes a significant contribution to the visitor economy. As noted previously, the site attracts over 300,000 visits a year, and over the last 15 years Glentress has grown to become one of the UK's premier mountain biking destinations. However it is considered that there is scope to improve on the average stay by visitors to the Scottish Borders.

4.2 With that in mind, this Masterplan document considers a wider programme of diversification and development that could be delivered, whilst protecting and enhancing the forest park setting. The Forest Enterprise Scotland's recent acquisitions of both the Castlehill and Nether Horsburgh areas also afford the opportunity to improve site access, car parking as well as the potential to separate the harvesting and timber haulage operations from recreational uses.

4.3 Glentress forest and the Masterplan coverage comprise an area of 1600 hectares. It is intended that built development will only involve a small percentage of that area and that the developments are integrated within the woodland cover. It is also the case that developments will be guided by a number of

opportunities and constraints comprising physical landform, ground conditions and a series of natural and cultural heritage features and assets.

Glentress, the Council and the Forest Enterprise Scotland wish to ensure that any new uses and development that take place will enhance the Glentress site as well as the Tweed Valley. Sustainable management and responsible promotion of these heritage

4.4 In considering the future development of

Opportunities

- Take advantage of the natural and historic features / assets on site
- Potential to expand the recreational facility including the provision of tourist accommodation
- Reinforce linkages between Glentress and neighbouring attraction/facilities
- Scope to improve interpretation of archaeological assets both on and off site
- Extend the path network through and beyond the site, maximising connection opportunities to existing network
- Improve provision of car parking on site
- Opportunity to maximise solar gain from a south facing location
- Potential to maximise views out from the site
- Opportunity for discreet development within a secluded location
- Potential to conserve and enhance the existing continuous forest cover
- Potential to review, reconfigure, relocate, expand and improve the current recreational facilities.

Constraints

- Steep slopes limit the developable area
- Designations on site and off the site restrict where development can take place
- Current and potential for biodiversity on site
- Potential for archaeology on site
- As a working forest, potential for areas of conflict
- Risk of visual spoliation on highly elevated and visible parts of the site
- Difficulty in accessing and servicing remoter parts of the site.

Glentress Masterplan

assets within Glentress Forest as well as those located within the Tweed Valley will be key to the future success of Glentress.

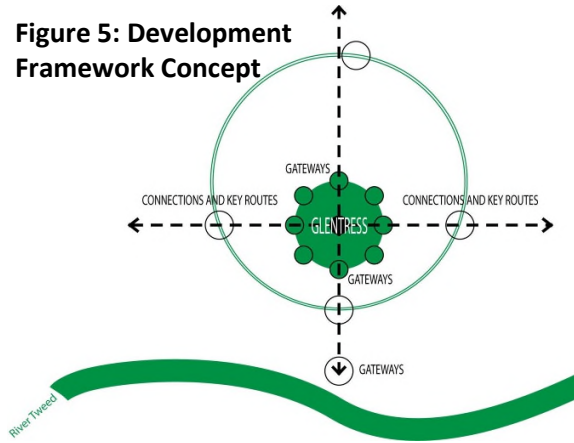
4.5 To achieve a successful development the opportunities and constraints set out in the previous page should be considered.

Development Principles

4.6 This section sets out the broad principles for development through which the Masterplan for Glentress can both support the wider area but also direct and shape more detailed proposals at a more site specific scale within Glentress.

4.7 The quality of the landscape and forest setting is the key consideration and is reflected within the Masterplan and in the associated Development Principles. To help draw these out and provide guidance for the strategic development at Glentress, the following principal considerations have been identified:

- Gateways / points of arrival
- Access to Glentress
- Safety
- Key routes
- Glentress Peel
- Buzzards Nest
- Parking
- Operational Forest Access



4.8 The Development Principles were identified within the Development Framework document.

Gateways / Points of Arrival

- 4.9 There are several access points into Glentress. Largely these consist of the following:
- Multi-Use-Path (MUP)
 - Main access from A72
 - Janet’s Brae path
 - Scottish Outdoor Access Code - means that access can be taken to the forest from anywhere, giving rise to numerous informal gateways.
- 4.10 Development proposals at Glentress should seek to strengthen the identified gateways in relation to their importance, providing appropriate information, signage, wayfinding and ensuring safety.

Access to Glentress

4.11 Recent investment in the construction of the Multi Use Path (MUP) has resulted in greater access to the area around Glentress, and the route between the MUP and the A72, close to the main vehicular access point to Glentress. Development proposals at Glentress should recognise the importance of this connection from the Glentress node / MUP and where possible support signage, wayfinding, information and interpretation in relation to the remains of Horsburgh Castle, St Leonards Hospital and Eshiels Roman Camp (this should be in line with the Tweed Valley Forest Park Interpretation Strategy and any successor visitor experience plan).

Safety

- 4.12 A72 Crossing - Currently, there are safety issues relating to the access to Glentress from the A72 for pedestrians, cyclists and other non road users. Although some signage is provided to warn motorists that it is a busy crossing point, vehicles can travel past at up to 60 mph (the national speed limit). Any development proposals at Glentress should consider this issue and seek to remedy the problems where possible, while also supporting this point as a key gateway and arrival point to Glentress.
- 4.13 Buzzard’s Nest Forest Road - This is a forest road which is primarily used for forestry operations but is also open to private vehicles and forms a key route within the forest for walking and mountain biking.

Therefore, the coming together of these activities has given rise to safety concerns. Any development proposal at Glentress should consider either restricting access to Buzzard’s Nest for private vehicles and/or separating forestry operation vehicles. General public access by vehicle would however need to remain in place to allow access to the car parking which serves the tree top adventure facilities.

Key Routes

4.14 The key routes refer to the connections within the Tweed Valley to and from other attractions , such as Peebles Hydro, St Ronans Wells and Traquair House to name a few; as well as routes connecting through and across the whole Glentress area. To assist users in keeping to designated routes, the treatment of the key routes within the site, in order to make them recognisable and legible is a key consideration as well as ensuring that key routes link to gateways. Any development proposals at Glentress should support key routes for use by multiple users and where appropriate include information, signage and wayfinding.

Glentress Peel

4.15 The Glentress Peel development has resulted from comprehensive consultation and carefully balances the required quantum of development. Its location relates to the findings of a 2010 report commissioned by the Forest Enterprise Scotland (FES). The location of the recreation centre was identified following an assessment of the

landscape, access to services and utilities as well as through early community consultation (refer to Appendix 2: Early Consultation). Through the assessment and early consultation it was agreed that any development proposals must respect their forest setting as well as its function as the trailhead for walking routes and mountain bike trails. In addition, the Masterplan should make positive steps to draw the forest into the Glentress Peel development.

4.16 The Glentress Peel recreation centre, could include:

- Built form - consisting of food / drink provision, retail provision (associated with outdoor activities), other business / commercial activity, accommodation, and opportunity for indoor activity;
- Areas for outdoor seating and congregation
- General open space
- New walking routes and mountain bike trails
- Access to vantage / view points.

Parking

4.17 Glentress currently provides car parking across a number of areas which include overflow facilities. There are approximately 400 existing spaces. The approximate capacities are as follows:

- Glentress Peel - 150 spaces
- Fella Brae - 30 spaces
- Buzzards Nest - 100 spaces

- Overflow lower - 70 spaces
- Overflow upper - 50 spaces

4.18 With current visitor numbers (300,000 per annum), all of Glentress’ car parks reach capacity on busy spring / summer weekends.

4.19 Any development proposals at Glentress must consider the need for additional car parking as well as the impact that its provision might have on the visitor experience. Car parking must be handled sensitively, with due consideration given to pedestrian movement and should be provided within a landscaped environment to reduce its visual impact as well as support the forest setting of Glentress.

Operational Forest Access

4.20 Glentress’ main forest operations route shares its access from the A72 with that of Glentress Peel. It has been identified that there are safety / management concerns with this as well as the shared Buzzards Nest forest Road. Any development proposals at Glentress should consider the possibility of restricting vehicle access to Buzzards Nest and the resulting implications in terms of the provision of facilities, activities and car parking across other parts of the Glentress site. However, simply restricting private vehicles on this route may not provide enough scope and capacity for continued forest operations. As a result of this an alternative main forest operations access is proposed to the south-west of Nether

Horsburgh Farmhouse.

4.21 The alternative FES access route would need to be taken through FES land and from the A72. This is likely to be to the east of the existing access and provide access to Glentress Forest to the east of Castlehill. Any development proposals at Glentress must consider the relevance and need for this additional and separate FES access.

Landscape and Visual Capacity of Potential Cabin Location

4.22 In the preparation of this Masterplan and in the undertaking of the associated environmental assessment process, it was realised that additional survey work was necessary to consider the landscape and visual capacity of the potential cabin site at Glentress.

4.23 The work undertaken is summarised in the Figure 6 (on the following page), the existing car park at the Buzzards Nest is also identified on the plan to assist in setting its context, and the long term aspiration to restore the quarry site has also been identified.

4.24 Through the survey work undertaken, the importance of retaining the forest setting, the need for screening, and maintenance of the existing forest character was emphasised, and so these have been highlighted within the figure. Figure 6 also shows the areas of

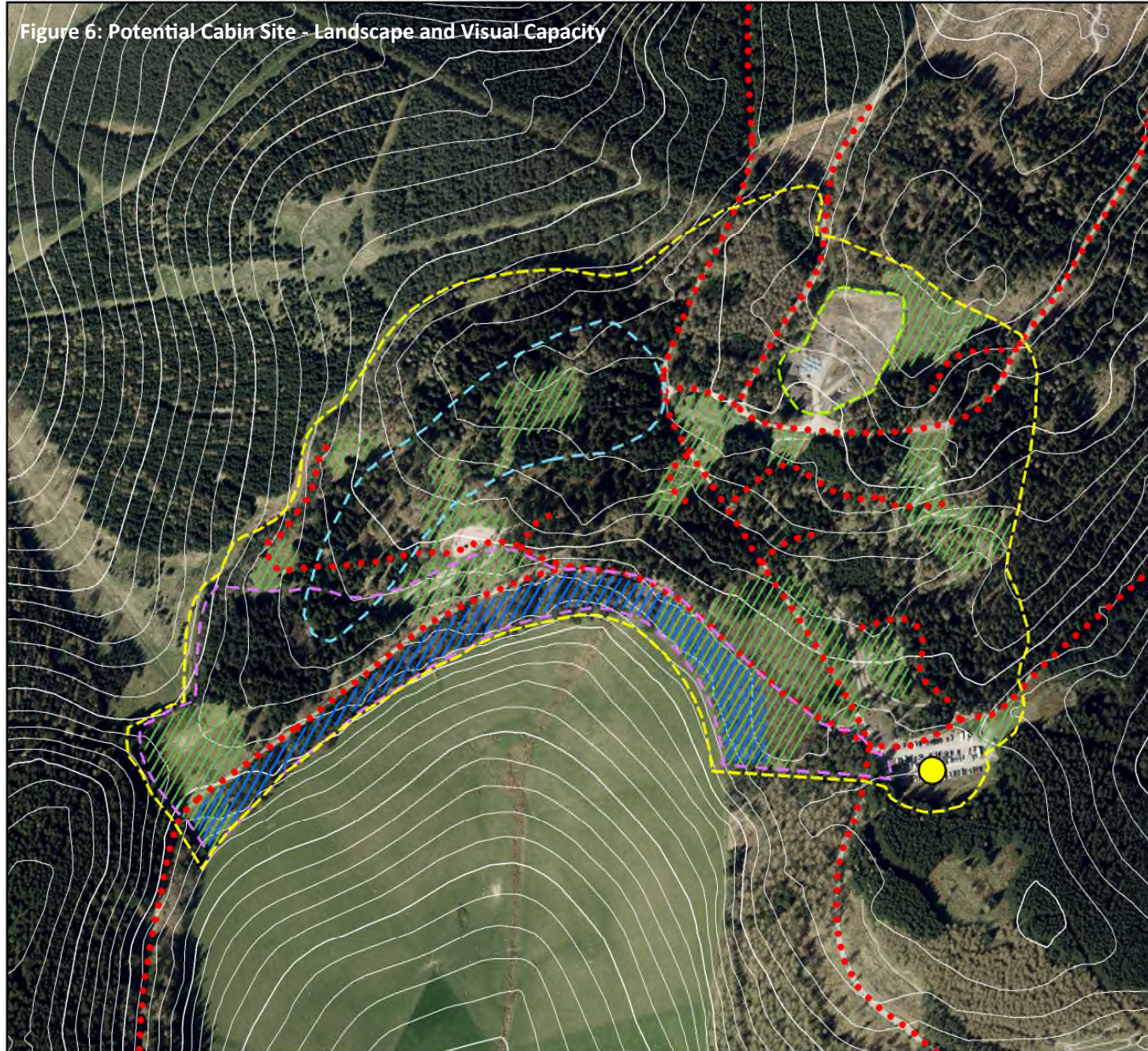
high visual sensitivity which were noted from the survey work, and within these areas built development must not take place. Furthermore, areas for landscape enhancement in the form of additional areas of supplementary planting and an area which requires further enhancement of planting have also been identified.

4.25 Below are a number of development principles that stem from the landscape and visual capacity survey work undertaken. It is considered that these principles will assist in integrating the potential cabin site into the landscape. The principles are:


- Cabins should be placed singly or in loose clusters
- Dispersal of cabins to be randomly located taking advantage of existing spaces and clearings that are designed to retain a wooded setting
- It is expected that the majority of cabins would not be more than 5.5m in height
- Where it can be demonstrated that the cabins are not visible from external viewpoints, then the height of a cabin may be increased to 7.5m to the eaves.
- Cabins would be built on pile structures
- Cabins would be finished in FSC accredited timber cladding and clay or similar natural tile roofing, finish to be agreed with the planning authority
- The central reception facility would be expected to use the same materials


- New access tracks to be constructed with waterbound surfacing, strengthened in agreed locations to allow access to the forest for continuous cover forest (CCF) management
 - Development of the site should take into account the Scottish Outdoors Access Code.
- 4.26 Although, an element of survey work has already been undertaken, it will be expected that any developer for the potential cabin site will undertake a Landscape and Visual Impact Assessment (LVIA) to identify the exact areas where woodland enhancement is required, and to assess the visual impacts of any development and layout of proposals from key viewpoints to be agreed with the Council.


Figure 6: Potential Cabin Site - Landscape and Visual Capacity





Key:


 Area proposed for inclusion in SPG as potential cabin site. Woodland to be managed as continuous cover forestry (CCF) to retain woodland character of the setting of the cabins, and to provide tree cover for visual screening.


 Area of high visual sensitivity. The tree cover here provides visual screening for the proposed cabin site. No built development, although paths could be provided. Woodland to be managed as CCF with supplementary planting as required to maintain visual screen and uninterrupted woodland cover along the skyline.


 Area of high visual sensitivity. Top of the ridge. No built development, although paths could be provided. Woodland to be managed as CCF with supplementary planting as required to maintain uninterrupted woodland cover along the skyline.

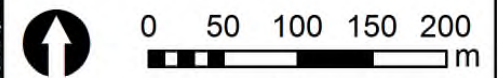
 Buzards Nest.

 Existing roads and indicative access for cabins.

 Existing quarry. Site to be restored. Possible well screened site to house storage and infrastructure required to manage proposed cabin site.

 Establish supplementary planting and manage recent restock to maintain tree cover.

 Enhance planting to secure visual screen.



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121963*

5.0 Development Vision

As a working forest, Glentress will be a well integrated, multi-user destination which specialises in mountain biking and offers a world-class visitor experience for all visitors.

5.1 The Development Vision for Glentress is well rooted in its environs, clearly respecting its location / forest setting and making positive efforts to provide wider benefits to the Tweed Valley. It is intended that this vision and Masterplan will provide guidance over a 20 year period.

The Masterplan

5.2 The masterplan sets out the development principles and guidance for future proposals at Glentress. The location of development, close to Glentress Peel has resulted from landscape / land form assessment, access to services and early consultation. It has a particular focus on improving, extending and diversifying the activity and associated commercial offer, with the overarching requirement of ensuring a high quality environment and visitor experience.

5.3 The detail of the masterplan proposals themselves are indicative and seek to satisfy the outcomes of extensive stakeholder and community engagement as well as the development economics of delivering a project of this nature.

5.4 The masterplan provides a graphical representation of what scale and form development at Glentress might take (tested at a high level regarding the business case and development costs), albeit the masterplan will provide a robust base from which more detailed proposals can be developed in the future, most likely through one or more planning applications in a phased manner.

5.5 The masterplan is designed to be flexible but it illustrates a sensitive interpretation of the proposed development.

5.6 The indicative masterplan provides a robust development envelope suited to the proposed location, scale and form of future development at Glentress. It also demonstrates that development is broadly deliverable.

5.7 It should be noted that the landscape / forest setting of the masterplan is critical to a successful visitor experience. Therefore, any development proposals coming forward must integrate, incorporate and evolve the landscape setting.

5.8 While masterplans are 'people-driven', the effective use of the forest to provide the highest quality visitor experience means that an equally 'landscape-driven' approach is required. Indeed, moving forwards,

landscape proposals through the masterplan and any subsequent development proposals should consider Forestry Commission Scotland: Land Management Plan for Glentress and Castlehill / Nether Horsburgh and work with it to provide the best design / landscape solution.



Figure 7: The Masterplan

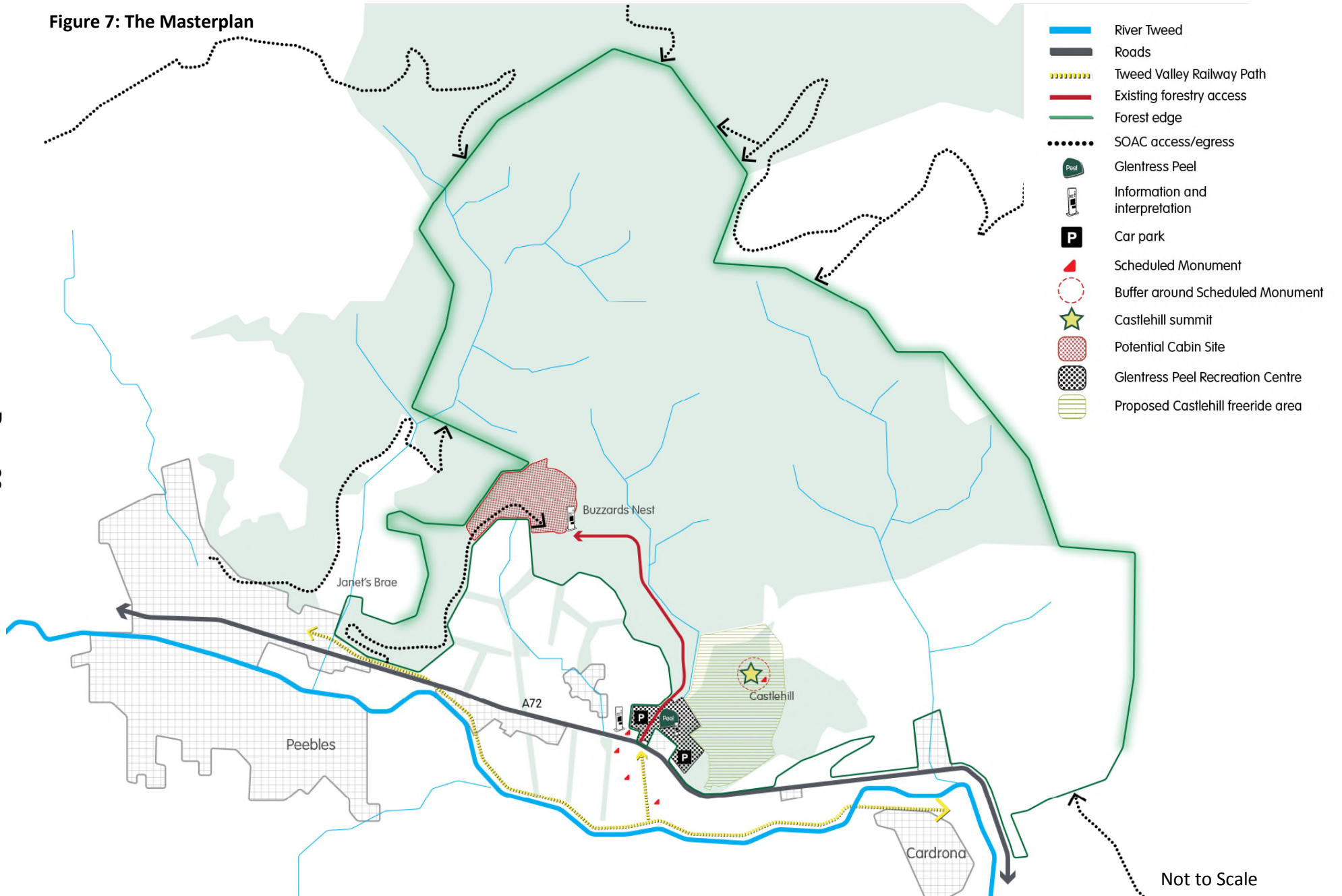


Figure 8: Development Blocks - Glentress Peel & Activity Areas



Page 31

Development Block A - Glentress Peel

Location of new development at Glentress to support the existing Glentress Peel and create an enhanced recreation centre.

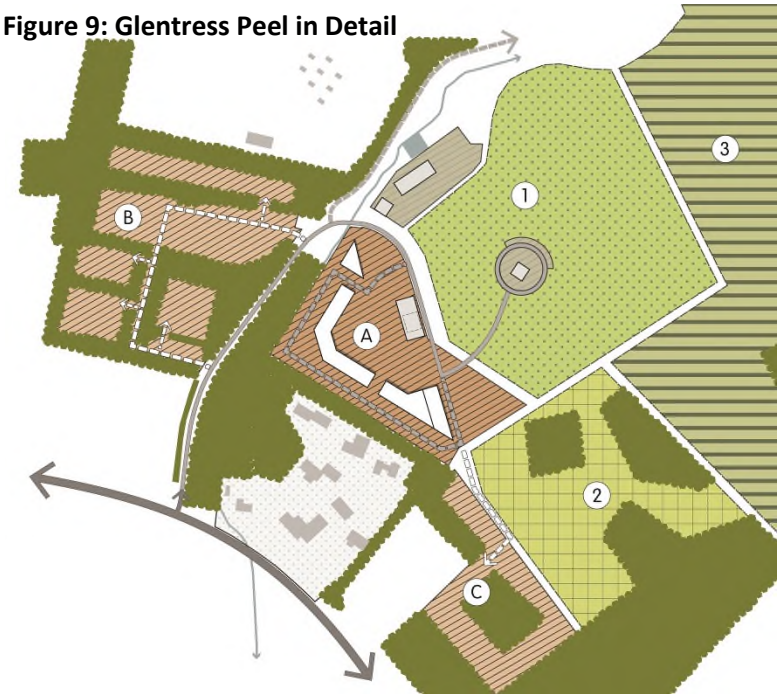
Development Block B - Car Park

Consolidated car parking, to be broken up by structural planting

Development Block C - Potential Car Park Extension

Area provided for low engineered overflow car park solution. Structural planting required to reduce visual impact.

Figure 9: Glentress Peel in Detail



Activity Area 1 - Peel Green

Area provides the setting for the Peel and backdrop to the new development. Potential location for public art and short, circular informal walks through meadow and open woodland.

Activity Area 2 - Skills Area

Stand alone mountain bike skills area and pump park for novice mountain bikers.

Activity Area 3 - Free Ride Area

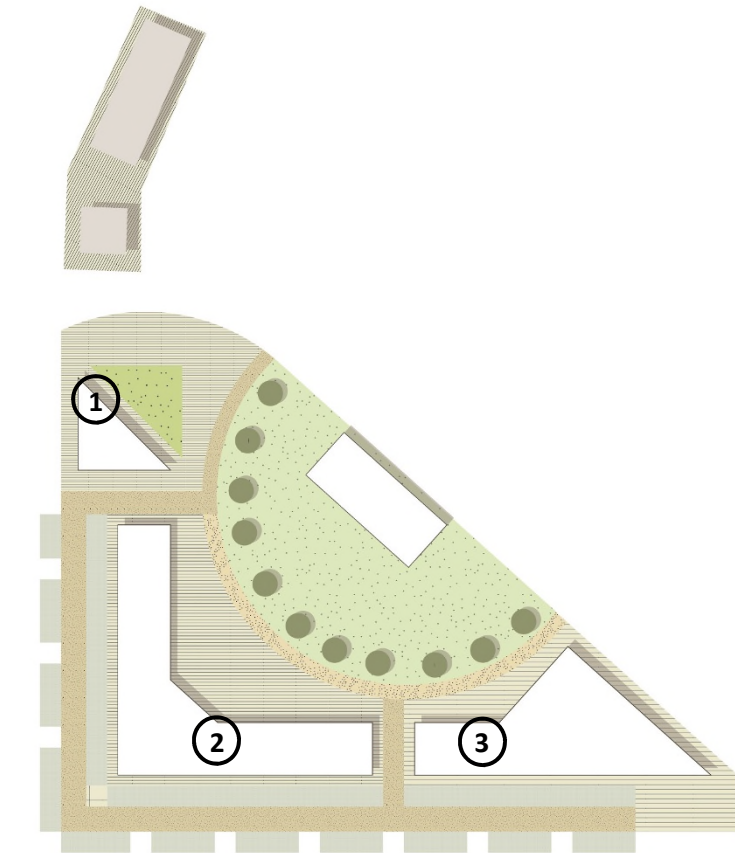
Stand alone area for free ride mountain bike skills area for more advanced mountain bikers. The area around the Castle Hill Scheduled Monument will require safeguarding.

Planting

Additional planting will be required to provide setting for skills area and to assist in softening edges of the development.

Indicative Development Block A

Page 32



① Arrival Building

② Main Building

③ Activity Building

Figure 10: Glentress Peel Plan

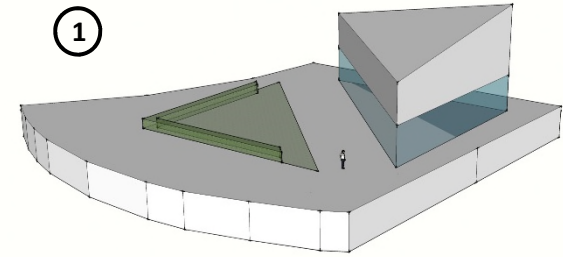


Figure 11: Arrival Building

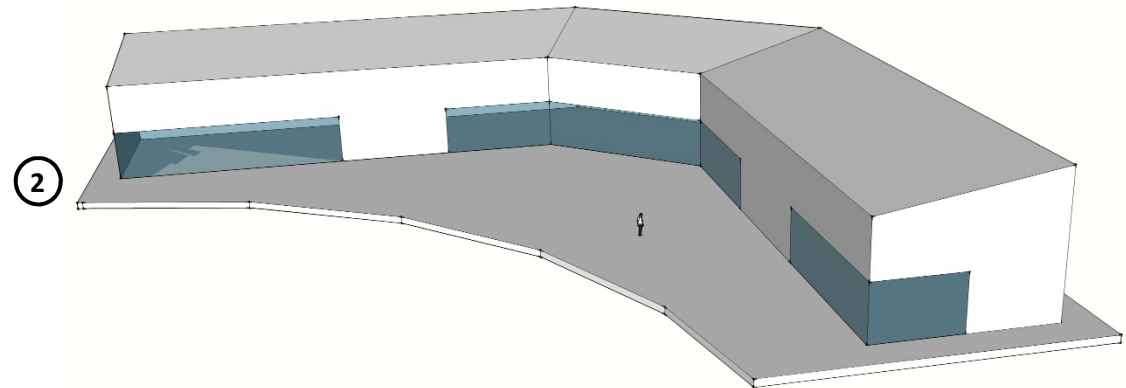


Figure 12: Main Building

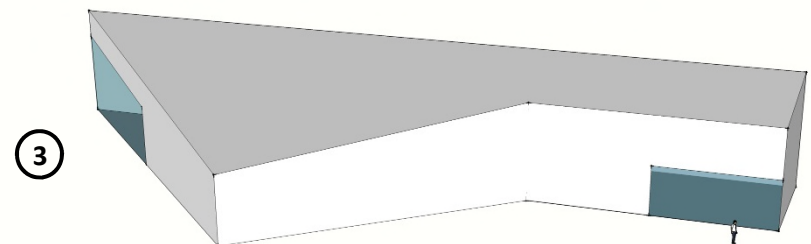


Figure 13: Activity Building

The Detail of the Masterplan

1 Gateway

The Glentress Peel Gateway and Parking Areas should

- create a sense of welcome
- respect the forest setting
- prioritise pedestrian and cycle access and movement
- reflect and consider the existing built form
- consider wider visual impact.

2 Roads

All proposed roads within the masterplan area should give priority to pedestrians and cycles. Roads should reflect their rural setting and should not be urban in nature.

The Buzzards Nest - should the forest road be restricted to vehicles at a point beyond the treetop adventure facilities there is an opportunity for a private operated vehicular uplift service to allow visitors including potential cabin residents to more readily access the recreational facilities at the higher elevations in the forest.

3 Crossing

The masterplan must address the safety issues relating to the access between the main Glentress site and the Multi-Use-Path, across the A72. Means to achieve this could include one or a combination of the following:

- Toucan crossing



Figure 14: Indicative Detailed Masterplan

- Full Signalisation (incorporating pedestrian / cycle stage)
- Localised speed limit
- User activated warning-signs.

4 Glentress Peel - Development Areas / sites

Proposed development is to:

- support the investment at Glentress Peel (Gateway building, bike shop and cafe);
- be appropriately screened and provide a development platform suitable to accommodate the indicative quantum of development (set out on pages 11-12); and
- provide viewpoints towards activities on Castlehill

5 Building Types

The built form of the proposed development should reflect that of Glentress Peel. Buildings should be one and half / two storey. For further information please see section on Materials Palette.

6 Parking

Given that existing parking provision at Glentress is 400 (including overflow, Falla Brae), the requirement will be to provide this and approximately 300 additional spaces, at least. Given restricted access to Falla Brae and Buzzards nest, the net car parking requirement around the trailhead is 750. Falla Brae and Buzzard's Nest can provide overflow parking when required and will therefore contribute to an overall parking capacity of c. 880 spaces.

New car parking provisions should be accommodated within the western development site (existing upper and lower overflow areas) as well as where possible around Glentress Peel and the new development.

Parking for buses/coaches should also be incorporated into the overall parking arrangements. This should also include bus-turning as well as passenger drop-off arrangements.

It should be noted that on occasions when events are planned at Glentress that attract a large number of visitors, temporary overflow parking also takes place to the south of the car parking block (identified as 'B' on Figures 7 and 8).

7 New Activity areas - Mountain Biking and Walking

The slopes that enclose Glentress and stretch up Castlehill provide the opportunity to introduce walking and mountain biking activities in close proximity to the trailhead and Glentress Peel. A mixture of Multi-Use (green) routes, blue trails, 'event space' and potential nursery / skills area mean that Castlehill can come alive with visible activity. How these routes and trails are accessed from the trailhead / Glentress Peel and how users arrive back at them is key. Single points of access and egress will provide legibility as well as animating the scene and providing interest for people congregating at the trailhead / Glentress Peel

8 Landscape

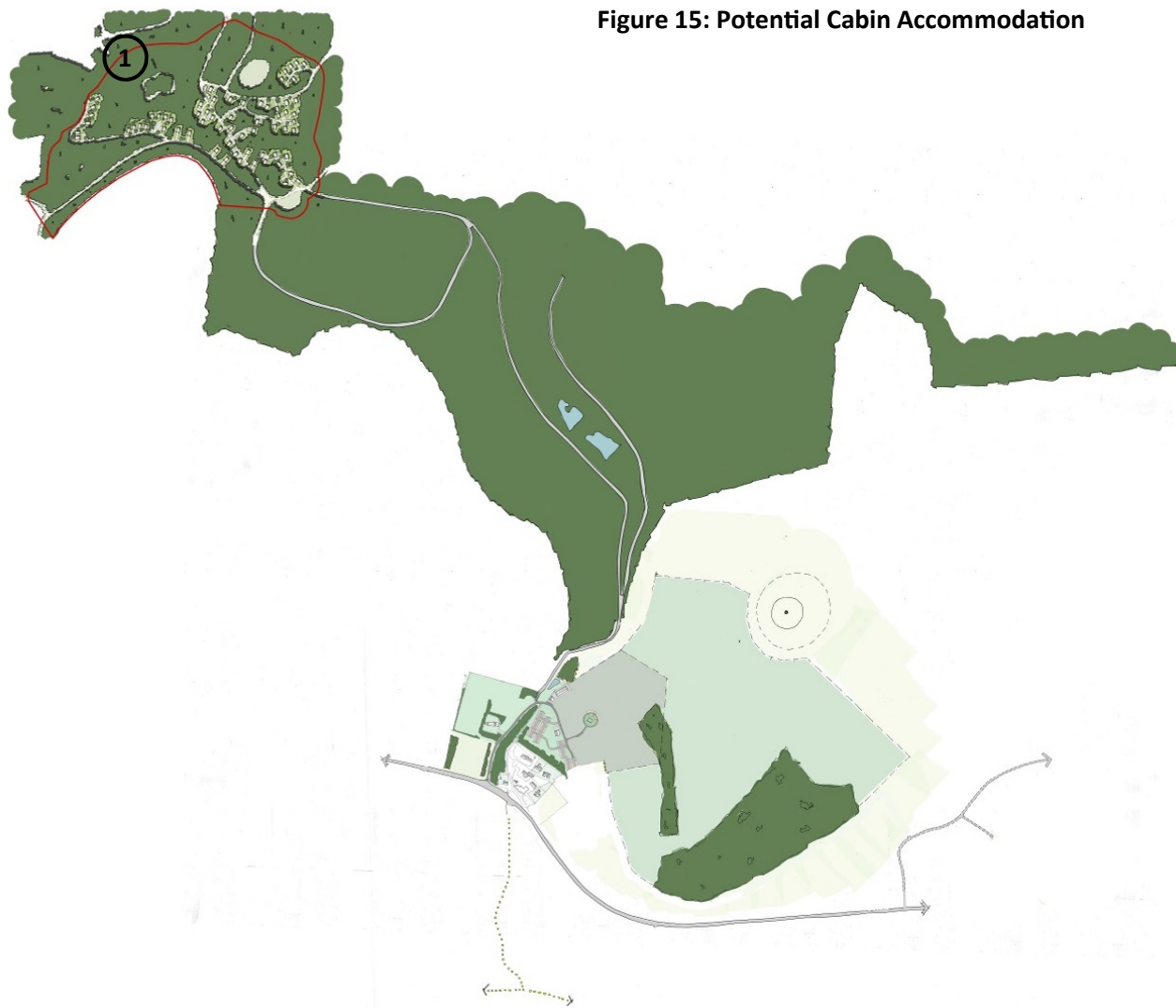
Development proposals should be within a forest setting. The forest should stretch into and around the areas of car parking (creating pockets) and Glentress Peel, where appropriate.

9 The Trailhead - Access and Egress to Routes and Trails

The trailhead will remain at the existing Gateway Building although it should be supported by activity around it (Glentress Peel). A New access point for walking routes and mountain bike trails should be located to the east of Glentress Burn and in front of Peel cafe. A new egress point, or point of arrival from routes and trails should enter the Glentress Peel development from the south east, alongside the proposed Indoor Activity Centre.

Currently the main access and egress points are along the Buzzards Nest forest road and sit on the western side of the Glentress Burn and are behind where activity takes place.

Figure 15: Potential Cabin Accommodation



Potential Cabin site Kittlegairy - 25.1 Ha

- Approx. 65 cabins
- Forest setting with valley views
- Road infrastructure in part
- Services required

1 POTENTIAL CABIN SITE

Any future proposal for cabin accommodation will need to be supported by technical studies that include landscape and visual impact assessment. A cabin site has been identified as potentially capable of accommodating forest cabins. A site has been identified at Kittlegairy which allows for individual and clusters of cabins due to its varying character.

Figure 16: Potential Cabin Site



POTENTIAL CABIN SITE 'KITTEGAIRY'

- Approx. 65 cabins
- Cabins should be dispersed through the forest
- Forest should be managed as continuous cover forestry to maintain the character of the mature woodland
- Cabins orientated to take advantage of discreet forest setting, south and westerly aspect, and where possible views across the valley
- Cabins should be located where they are not detrimental to the scenic qualities and visual amenity of the Tweed Valley
- Additional planting to provide landscape enhancement and to secure visual screen
- Restoration of quarry in the longer term
- The design and layout of any potential cabin development should take account of landscape and visual capacity findings set out in Figure 6: Potential Cabin Site - Landscape and Visual Capacity.



Quarry site



Establish supplementary planting and manage recent restock to maintain tree cover



Enhance planting to secure visual screen

6.0 Phasing

6.1 The indicative Masterplan is designed to be flexible. It can also be considered in ‘development parcels’ rather than distinct and separate phases. This is because the delivery of certain development parcels and pieces of infrastructure are likely to be dependent on demand.

6.2 Forest Enterprise Scotland (FES) do not consider that they will build out this masterplan themselves.

6.3 It would be desirable for the proposed development to start with the Arrival Building (Parcel B1 - close to the existing Peel bike shop) and move east. However, it may be likely that as a result of demand, other parcels may come forwards first. The indicative Masterplan allows for this.

Development Parcel A - Car Parking

6.4 As the Glentress Peel development is located on the existing Peel car park (approx. 150 spaces) any first phase of development will require the provision of part of the new main car parking area - Development parcels A1 to A5. Indeed, given that the main car parking site (A1 to A5) already provides important and well used overflow facilities, it may be that the majority of the main car park needs to be provided alongside the delivery of the first parcel of development, with the existing Peel car park closed at the outset. Should the Peel car park be closed it would allow site material to be moved from the new main car

park area to the Development Parcel B and used to grade the development parcel sites.

Development Parcel B - Three Development Parcels

6.5 Development Parcel B can be subdivided into **three development parcels** associated with the three proposed buildings, namely:

- **B1 - Arrival Building Parcel**
- **B2 - Main Building Parcel**
- **B3 - Indoor Activity Building Parcel**

Other Road Infrastructure

6.6 The existing roads infrastructure should be able to accommodate a first phase of development, be it development parcel B1, B2 or B3. The delivery of these parcels should not affect the usability of the existing Peel cafe, bike shop or Gateway building. The current access arrangements to Peel Tower may be affected but alternative arrangements could be made if necessary.

Landscaping and Public Realm

6.7 Areas of hard and soft landscaping will be delivered on a parcel by parcel basis. However, FES is likely to carry out ground works in terms of moving on site material and setting levels during the first / early phases of development.

Activity Areas

6.8 The three activity areas identified can be delivered independently of the development parcels as required.

6.9 Activity Area A1 is proposed as an area for the location of public art and short circular informal walks . Although this area provides the setting for the Peel and the backdrop to the recreation centre, this area can come forward at any phase of development and is not dependent on the delivery of certain development parcels.

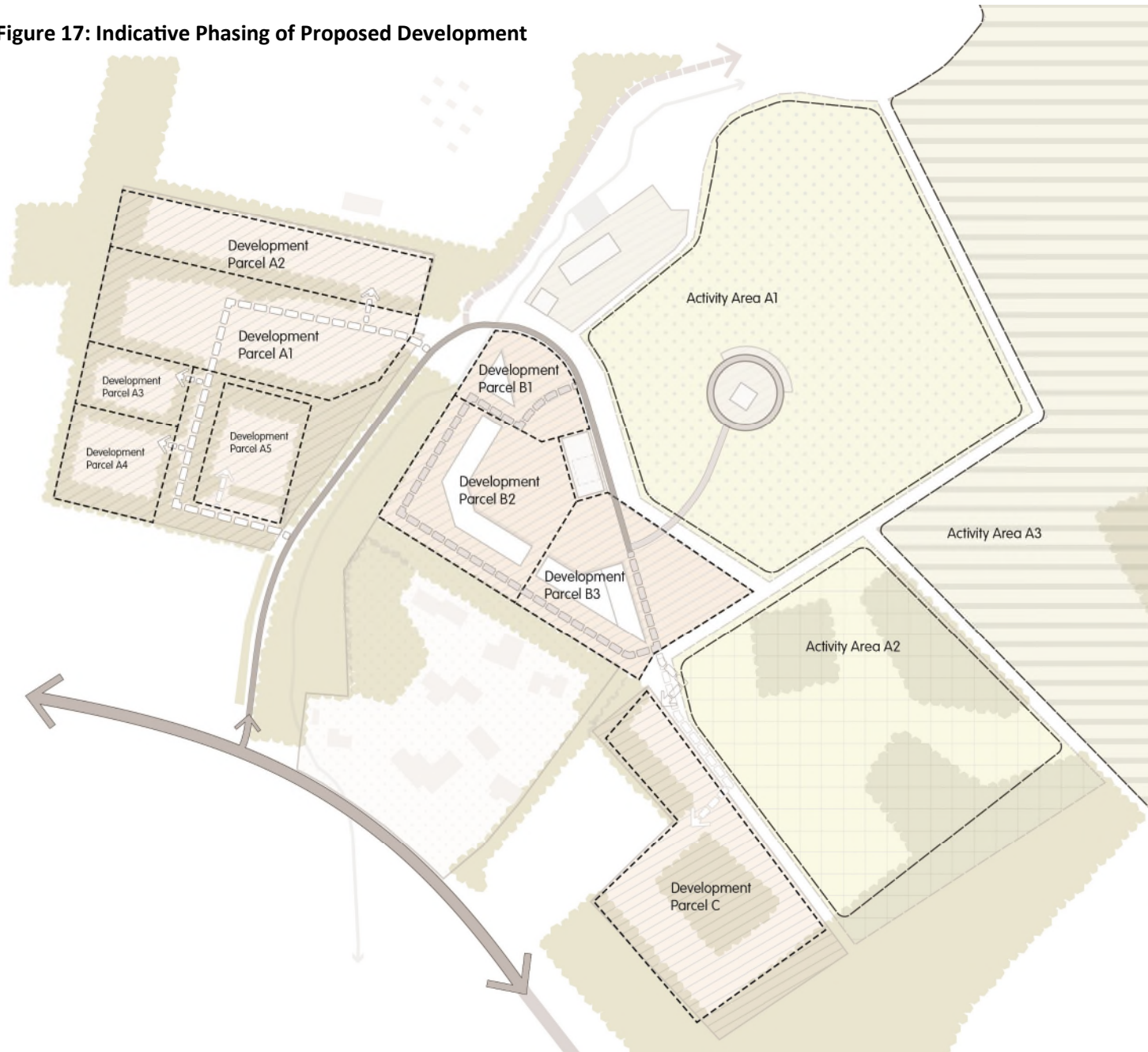
6.10 Activity Area A2 is proposed as an area for stand alone bike skills area and pump park for novice mountain bikers. It is considered that the delivery of this area may be driven by the demand of potential operators.

6.11 Activity Area A3 is proposed as a free ride area, and will be a stand alone area for free ride and mountain bike activities and specialist mountain bike activities area for more advanced mountain bikers. It is considered that the delivery of this area will be driven by the demand of potential operators. The design and layout of the free ride area will require to ensure that there is no conflict with the Castle Hill Scheduled Monument.

Forest Cabins

6.12 The forest cabin site can be delivered independently of the Glentress Peel development, however, this will be demand driven and any issues with regard to service infrastructure resolved (energy, water and access). The forest cabins may require a reception area based at Glentress Peel. It should be noted that the car parking currently provided at the Buzzards Nest will require to be relocated as part of any cabin proposals.

Figure 17: Indicative Phasing of Proposed Development



7.0 Design and Development Guidance

7.1 The aim of this guidance is to ensure that high quality in the design, siting and layout is achieved.

Design of the Glentress Peel Development

7.2 While many masterplans are understandably people-led, development at Glentress is as much about landscape driven experiences. Therefore, the materials of any proposed buildings on the site must respect its landscape setting in terms of the forest and the hills.

7.3 To achieve this any new development at Glentress Peel will require to adhere to a family of forms, proportions and materials. These must respond positively to the landscape and seek to link inside to outside spaces.

7.4 To an extent, this should also take cognisance of the materiality of the Peel development. While all of these buildings use locally sourced Douglas Fir from the Glentress Forest, the cafe and bike shop, in particular, use a high proportion of glazing in order to bring the outside in and allow people using the buildings to connect with their outdoor environments. This is integral to the visitor experience at Glentress.

7.5 A simple palette of materials should be used to achieve a quality design:

- Where alternative materials are used, these should either harmonise or provide a striking contrast.
- Keep the number of materials on new development to a minimum.
- Detail buildings to ensure they have a good visual appearance that lasts over time.
- Protect and enhance biodiversity by incorporating habitat structures into the detailing of buildings.

Walls

7.6 Simple forms and well proportioned openings. Reinforced by simple detailing to achieve clean lines at all corners, openings, wallheads and junctions with the roof and ground. Limited palette of natural materials (timber, stone, zinc, slate, aluminium, smooth render) to compliment and emphasise the quality of the surrounding landscape environment.

Roof

7.7 Simple forms, all to be carefully detailed as they are visible from surrounding areas. Natural materials such as zinc, quality aluminium standing seam or slate. All accessories, verges, gutters to be equivalent quality in aluminium or galvanised to achieve simple clean detailing.

Windows

7.8 Well proportioned openings with simple

clean frames (or frameless) in aluminium, timber or aluminium clad timber, ironmongery to be brushed stainless steel.

Services

7.9 All service penetrations to be carefully considered and located discretely and/or using quality specifications.

Ground Materials

7.10 Where possible porous materials should be used. In areas of car parking grassed reinforced mesh will be required.

Siting of Forest Cabin Development

7.11 This proposed development is located within a mature predominantly conifer woodland which forms part a large forest. The following guidance is intended to ensure that, by respecting local landform, pattern of vegetation, and where appropriate groupings of existing buildings; the development is in harmony with its immediate and wider surroundings.

- The siting of the forest cabin development should not be detrimental to the visual amenity and quality of either the landscape, or the forest environment. The scenic qualities of the Tweed valley area and the rich diversity of its natural and cultural heritage are important assets, which the new development must respect.
- The development should be compatible with the neighbouring land uses.
- All buildings should be sited in unobtrusive

- locations, and should avoid skylines, prominent hillsides, the external forest edge and visually exposed sites.
- The development should be sited in such a way as to be integrated into the surrounding landscape which is predominantly woodland:
 - ⇒ Siting the buildings against a backdrop of trees or within woodland settings can assist in achieving integration with the surrounding landscape. However, in siting developments within these settings, there is a need to ensure that the trees and vegetation which create the setting are safeguarded and managed as a dynamic and sustainable ecosystem.
 - ⇒ Sites which require extensive screening with new planting will not generally be appropriate.
 - ⇒ The layout of forest cabins and the associated infrastructure should respect the topography of the site. Cabins should be located on naturally occurring terraces or shallow gradients. Excessive earth moving should be avoided. Existing access routes should be used wherever possible. New access routes should be located on flat or gently graded slopes and avoid excessive cut and fill
 - ⇒ The new cabins development should respect and complement the existing vernacular of buildings at Glentress Peel.
 - ⇒ The perimeter boundary between the development site and the adjacent forest

should integrate seamlessly with the surrounding landscape and it will not be necessary to mark the perimeter boundary.

- ⇒ The access road leading to the forest cabin development and roadways within the development should be of a similar unsealed pavement design and construction to the forest road and track network.
- ⇒ Additional planting will be required to enrich and strengthen visual screening along the external edge of the forest and on the skylines as well as to reinforce the setting of cabins and other buildings on the site.

Sustainable Management of the Woodland Site

- 7.12 All woods and forests on Scotland's National Forest Estate are required to meet the UK Forest Standard and the provisions of the UK Woodland Assurance Scheme which allows them and products derived from them to be accredited under the FSC and PEFC labels.
- 7.13 The Forest Enterprise Scotland (FES) will expect the developer to manage the woodlands on the cabin development site to the same standards. FES will also promote the use of accredited materials especially wood products together with other green practices. This will allow the operator of the site to promote the development and the holiday experience as sustainable.

- 7.14 The planning and practice of responsible woodland management by the site developer and operator will be underpinned by FES requiring as a condition of the lease that a woodland management plan be drawn up and implemented by a suitably experienced and competent woodland manager who is a Chartered Forester.
- 7.15 The cabin site at Glentress comprises part of a larger area of forest managed under a continuous cover forest (CCF) management regime. This area serves as a demonstration and trial area which has been managed as such for a considerable period having been established by Professor Mark Anderson of Edinburgh University in collaboration with FES in the 1950s. FES is committed to ensuring that the integrity of the CCF area is retained and progressed in accordance with the wider CCF plan at Glentress. This will be reflected in the cabin site lease.
- 7.16 The masterplan sets out to segregate activities through the zonation of forest recreational activity whilst integrating with the woodland environment and forest management – and the wider property at Glentress as part of a more extensive land management plan. This will include the development of the Netherhorsburgh and Castlehill areas and provide for a new timber haul route to reduce timber traffic from the Glentress Peel area.

Design of the Glentress Forest Cabin Development

- 7.17 Many forest cabin types are of a non-traditional design, and are often imported from either Scandinavia or North America. The materials, colours and the form and proportion of the buildings, do not tend to reflect traditional rural Scottish architecture. The aim of this section of the design guidance is therefore to encourage high quality building designs which fit better into the rural Scottish context.
- 7.18 The following guidance does not however preclude innovative design of buildings. Where proposals do come forward for high quality, innovatively designed cabins in appropriate locations, these will be considered on their merits. This will include cabins which incorporate the use of sustainable materials, and are designed to maximise energy efficiency.
- 7.19 The following design criteria will encourage better design and integration.

Buildings

- 7.20 **Form and mass:** Multi-aspect buildings which use form to create simple outlines and break up the mass of the building will be encouraged. This style of building is most appropriate to the multi-level layering of vegetation in a forest setting. While simple asymmetrical designs are likely to be appropriate, 'A' frame style cabin designs, characterised by steep pitched roofs which start from the ground floor level and

dominate the building, should be avoided. The symmetrical form and single aspect layout of these buildings limits layout options and is therefore often difficult to integrate satisfactorily into the landscape. While it is important to demonstrate unity across the site by creating common design materials, proportions and features, some variation in size and design of structures will be encouraged.

- 7.21 **Construction of foundations:** Cabins should be constructed using a 'floating' floor construction method supported by piles. This is to limit the groundworks and excavation required to site cabins in this woodland site, and minimize disruption to roots and natural site drainage within the forest area.
- 7.22 **Height, scale and proportion of buildings:** It is recognised that there is a need to provide a range of sizes of accommodation. However, the height of the majority of buildings will be restricted to single and 1 ½ storeys, where the roof pitch commences at ground floor ceiling level. Where it can be demonstrated that a 2 storey building can be accommodated within the forest setting without adverse visual impact, this will be considered as a minority component of the development.
- 7.23 **Roof pitch:** The roof pitch of traditional domestic architecture in Scotland ranges from 40 to 45 degrees. Flat and low roof pitches are not appropriate as they will appear out of proportion to the height of the

cabin. Cabins should be designed with roof pitches which are appropriate to the design of building, the roof eaves should provide for a generous overhang, both to ensure that the buildings are well proportioned and to reduce the impact of any flare on windows catching the light.

- 7.24 **Materials:** All building walls should be timber clad. The buildings across the site should be unified by consistent use of materials and common detailing. All roof tiles should be slate or clay tiles, the latter to be dark grey or dark grey-green in colour.
- 7.25 **Windows:** Cabins should have a vertical emphasis to windows, and subdivision of windows should retain or reinforce this vertical emphasis. Patio doors are a common feature in the design of cabins and are not precluded by this guidance. Windows should be angled or shaded by overhanging eaves to reduce 'flare' from the sun – light glancing off large windows is likely to be the most visually distracting aspect of the development when viewed from a distance.

⇒ The proportion of solid to void space should also be considered, with the solid element being dominant. A large proportion of glazing on a single elevation would be appropriate, accommodating innovative design proposals, if it could be demonstrated that the potential contribution to light pollution was acceptable under a dark skies policy for the development.

⇒ Where the roof space is required for accommodation, the preference is for the use of roof lights. However these should also have a vertical emphasis, should not take up more than one third of the roof space, and should be of a design which minimises projection above the roof plane. Dormers are not appropriate for this type of development.

7.26 **Decking, Terraces and Verandahs:** These should generally be accommodated within the main form of the building, which would provide the additional benefits of shelter. Verandahs and balconies should be restricted to the ground floor level and should be integrated with the building, in terms of detail design, structural compatibility and materials.

7.27 **Materials and Colour:**

- ⇒ The preference will be, as far as possible, for materials to be obtained from a demonstrably accredited sustainable source.
- ⇒ All buildings will be timber clad with a close boarded timber texture and profile finish. Imitation timber material will not be acceptable.
- ⇒ Roofing materials should be non-reflective and have a matt finish. Suitable materials would include slates, clay tiles shingles, or sheeting. The configuration, type and size of tiles should reflect the scale of the building. Not all sheeting material will

be appropriate, but that which is matt and textured or finely profiled in finish could be considered.

- ⇒ Cabin buildings made of timber are normally permitted to age, or 'silver', naturally where this is a characteristic of the timber, or should be stained brown in colour. Orange or reddish brown and yellowish pine stain is inappropriate. Mid to darker browns are more appropriate, and will assist in integrating buildings into the forest landscape.
- ⇒ Roof colour should be darker than the colour of the external walls.

Ancillary Buildings

7.28 The guidance set out above is applicable to all buildings within a development, including any reception, communal and service buildings.

Energy Efficiency

7.29 Cabins should be designed and constructed to a high standards, which incorporates measures to promote energy efficiency. The choice of materials can also assist in promoting energy efficiency.

Disabled Access

7.30 The needs of disabled people must be taken into consideration in the design of the cabin developments, and developers will be encouraged to provide some units which are designed to be accessible to a range of

disabled people, including wheelchair users.

Layout of Buildings and Landscape Design

7.31 **Layout**

- Within a cabin development, the buildings and access routes should be laid out in a manner which respects the topography of the site, and avoids building on steep slopes. The development should take advantage of natural terracing and earth moving to create platforms for building will not be acceptable.
- Cabins should be sited so that they sit back into the forest where they can take advantage of views but be largely hidden by topography and established woodland from public viewpoints across the floor of the Tweed valley.
- Cabin developments should be irregularly spaced in a low density, dispersed pattern with sufficient separation space between buildings to provide some openness, ensure that woodland cover can be sustainably managed, and creates a well scaled setting for each cabin that also provides adequate privacy for individual cabins.
- Cabin density can be varied and made more irregular by the inclusion of dispersed single cabins sites and small, loose 'groupings' of cabins.
- Cabin orientation should vary to ensure that an informal layout dominates the pattern of the development. Cabins should be located to take advantage of the intermittent views, aspect and the mature woodland setting.
- The woodland setting, and access for its

- continued management, should dominate over the density of the built development.
- Where cabins are to be located adjacent to existing groups of buildings, (for example in a phased development) then the density and layout should respect that of the existing grouping.
- Cabins should not have their own formally defined curtilage, but should sit within a high quality forest setting that blends with the surrounding forest.
- The access road and internal road layout should be designed to be appropriate to the forest setting. This should comprise of a design similar to forest roads and tracks with a water bound surface. Developers will be required to consider the requirements of access by emergency vehicles, in designing the road layout. The developers should discuss the internal layout with the Roads Planning Section of the Council and the Forest Enterprise Scotland as land manager to ensure segregation of recreation users, cabin residents and forest management traffic.
- Existing public recreation facilities within the development site should be retained and relocated to a new more appropriate site as envisaged in the Glentress masterplan complete with appropriate pedestrian and cycle route connections to the cabin development site. The through route for public access from Glentress forest to Peebles ('Janet's Brae') must be retained.
- Car parking should be suitably located within the development, where spaces are provided

for each cabin these should be sensitively located, ideally to either the side or the rear of the building, and away from the main elevation. Large communal car parking areas to serve cabins should be avoided, although small, well sited, communal car parking areas may be appropriate in some circumstances.

7.32 Landscape Design

- The landscape design should assist integrate the development into the wider forest landscape by ensuring that any earthworks reflect natural landform gradients and shape, by creating an informal layout of paths and reinforcing woodland character by additional planting where necessary.
- New planting should aim to reinforce the 'large conifer' woodland character of this site and species selected should be appropriate to the aims of the continuous cover forest management system.
- Landscape design and visual screening of the development is expected to maximise the use of existing woodland and mature trees and not rely on the establishment of new woodland.
- Landscape design proposals, including details of any proposed earthworks, new planting, path works and other access routes, lighting and additional infrastructure and details of external hard works and structures will complement the forest management plan. The landscape proposals will be required to be designed as an integral part of the overall development, and developers will be required to submit a landscape design plan as

part of any planning application.

- Both hard and soft landscape works should be of a high quality materials and appropriate low tech specification to be agreed with Forest Enterprise Scotland.

Lighting

7.33 Given the forest setting and location of the site together with the need to fulfil sustainable design principles, adoption of a dark sky lighting policy should be actively pursued which would include:-

- Exterior lighting on all buildings should be kept to a minimum, and should be designed in such a way as to minimise light pollution. All lighting should be directed downwards, with shielding to avoid casting light upwards or beyond where it is required. for security and safety purposes.
- Lighting of roads and footpaths will not be required within the cabin developments. Sufficient illumination will often be given from exterior lighting on the buildings. Where additional lighting is required, it should be kept to a minimum and be shielded and directed downwards in such a way as to minimise light pollution. Lighting on access routes should be kept to a low level and not erected on high free standing columns.

Infrastructure Requirements

- 7.34 Developers will be required to demonstrate that proposed cabins can be suitably accessed and serviced:-
- The main forest road access to the site

should be of a suitable standard which is capable of accommodating, in safety, the level of traffic which will be generated both for construction purposes and subsequent use by visitors, service and emergency vehicles.

- The site is located within the catchment of the River Tweed which is a Special Area of Conservation. The provision of adequate water supply, drainage and sewage disposal facilities will need to meet the requirements of Scottish Natural Heritage, Scottish Environment Protection Agency, Building Standards and Scottish Water standards. The Tweed Commissioners will also need to be consulted.
- Electricity and other utility way leaves will need to be sensitively routed to ensure that visual aesthetics, the ecological integrity and physical stability of the forest are not compromised. Where possible these should coincide with access tracks and paths leading to the buildings whilst not compromising the ability to maintain these and also manage woodland cover in accordance with the woodland management plan.

Occupancy Restrictions

- 7.35 The cabins will be designed to be used as self-catering holiday accommodation. Therefore, occupancy restrictions will be required and this will be considered through means of a Planning Condition or a Section 75 Legal Agreement. An example of a suitable occupancy condition could be set to run in 4 x 13 week cycles, allowing the same person/ household/group of persons occupancy for

four weeks within each 13 week cycle.

Legal Agreements

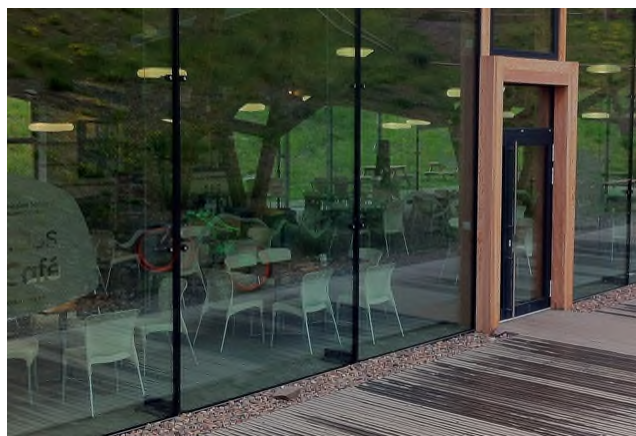
- 7.36 A Section 75 agreement will be necessary to ensure that occupancy restrictions are properly enforced. It is understood that this will be reinforced by the lease granted by Forest Enterprise Scotland to the developer. The lease will also set out other provisions including the requirement for responsible forest management both within the site and also within the adjacent forest in close proximity to the site so as to maintain a favourable experience for visitors.

Planning Conditions

- 7.37 Cabin proposals often raise similar matters that need to be addressed and confirmed through conditions of the planning consent. Most of the information below will have been obtained by the applicant in preparing the proposal or provided while the application is processed. The following checklist will be considered in assessing proposals for the cabin development:
- The use of the buildings is for holiday letting purposes only and does not extend to permanent residential use.
 - The maximum period of let or occupation of buildings within the development to the same individual, or any individual within a group of people, will be restricted to a set period within a calendar year.
 - A layout plan for the cabins indicating the locations by cabin type and including ancillary buildings, infrastructure, road access, car parking, lighting and services will

be provided.

- Plans and elevations illustrating the range of cabin types to be used on the site.
- A schedule of materials and finishes for buildings; fences or other structures; parking, access roads and footpaths; and details of external lighting. Samples to be provided on request.
- A woodland management plan which includes measures for the protection of existing trees to be retained and details of any engineering operations which may affect their longevity; details of tree surgery and felling operations; a detailed specification for the future continuous cover management of the existing and proposed woodland; the location, density and species composition of proposed tree and shrub planting and a specification to ensure the establishment and maintenance of any new planting or regeneration of trees.
- A landscape design plan that will include details of existing and proposed ground levels, new planting and path layouts, all vehicular access routes, car parking and turning areas, the location of lighting and other structures and services.
- Provision for the maintenance of the exterior of the buildings (including materials and the colour of finishes); parking and circulation surfaces; refuse and other storage; boundary treatment; and any communal facilities.



Images courtesy of Barton Willmore
& Forest Enterprise Scotland

8.0 Submission Requirements

8.1 Any planning proposal should reflect the guidance set out in this Masterplan document and also the developer guidance set out in Annex A. The following paragraphs describe where supporting information should be submitted alongside any planning application. If possible these should be submitted to the Council at an early stage to achieve an effective development management process.

Pre-Application Consultation Report

8.2 Any development proposals for a site of 2 hectares or more will require pre-application consultation to be carried out. A report should be prepared to evidence that consultation has taken place in line with the statutory requirements for major development as set out in the Planning etc. (Scotland) Act 2006 (section 35C) and Part 2 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008. Consultation should also follow guidance on Community Engagement contained in Planning Advice Note 3/2010 and Planning Advice Note 3/2013 - Development Management Procedures.

Design & Access Statement

8.3 A Design and Access Statement must demonstrate how the proposed development design meets the development

vision and principles set out in this masterplan document. This should include a thorough site and contextual analysis.

8.4 The following can be used as suitable headings to structure the statement:

- Landscape Character
- Views
- Infrastructure and Access
- Built Character
- Siting of development
- Sustainable development
- Density and Use
- Open space and recreation
- Layout and legibility
- Energy efficient design
- Relationship to site and landform
- Materials
- Boundary treatments

and the following key issues for proposed buildings:

- Scale/proportion/materials/colour/Articulation
- Details
- Relationship to site
- Relationship to adjacent buildings/Structures
- Distinctiveness

Landscape Assessment

8.5 Landscape and Visual Impact Assessment (LVIA) to identify the exact areas where woodland enhancement is required, and to assess the visual impacts of any development and layout of proposals from key viewpoints to be agreed with the Council. The assessment must address issues such as:

- Landform
- Site features and characteristics
- Site arrangement
- Views into, through and out of site
- Vegetation pattern

Landscaping & Structure Planting Statement

8.6 Any application should include a statement on future maintenance of the proposed and existing planting.

Archaeological Assessment and Mitigation Strategy

8.7 A detailed archaeological assessment complete with mitigation strategy will be required for any application submitted within the area covered by this masterplan. This will require to be agreed with the Council's Archaeologist as well as Historic Scotland (where it relates to a Scheduled Monument) and may include the requirement for a monitoring strategy. Early consultation with the Councils Archaeology Officer and Historic Scotland is advised.

the Council's Waste Management team.

Transport Assessment

- 8.8 A Transport Assessment (TA) should be submitted demonstrating how the development will function in transport terms with emphasis on sustainable travel patterns. The TA will have to take account of any local area transport study. The TA will require to take account of all proposed developments at Glentress regardless of phasing.

Retail / Commercial Justification Report

- 8.9 With any application submitted a report detailing the justification for any retail / commercial development on the site will be required.

Biodiversity & Phase 1 Habitat Survey

- 8.10 A Phase 1 Habitat Survey should be included in any submission and identify semi-natural vegetation and other wildlife habitats. Developers will also be required to demonstrate that there will be no significant adverse effects on the River Tweed SSSI / SAC, as well as ensuring that the ancient and community woodlands are protected. An Environmentally Protected Species survey may be required and it should be noted that any site clearance required should be undertaken outside the bird breeding season.

Flood Risk Assessment

- 8.11 A number of small watercourses flow within the site. Therefore a Flood Risk Assessment may be required to inform the development of the site.

Drainage Impact Assessment

- 8.12 A Drainage Impact Assessment should be included in any submission and address issues such as the development's impact on the catchment area and waste and surface water drainage solutions, including details of proposed SUDS.

Energy Efficiency

- 8.13 Developers must submit a statement for the Council's approval detailing how energy efficiency measures and low and zero carbon technologies will be incorporated into the development, and the level of CO2 reduction that these will achieve.

Eco-Homes

- 8.14 An Eco-Home statement should demonstrate how advice has been sought from a licensed assessor at an early stage in the project to ensure that the estimated rating will be obtained. A full list of licensed assessors can be found at the EcoHomes website (www.ecohomes.org).

Refuse Vehicle Access Strategy

- 8.15 This strategy should include details of suitable turning areas for refuse vehicles, swept path analysis and details of bin locations.

Waste Management

- 8.16 Details of a waste management scheme should be discussed at an early stage with

Appendix 1: List of Policy Documents and Policies

National Planning Framework

Scottish Planning Policy

Designing Streets – A Policy Statement putting street design at the centre of placemaking.

Creating Places - A Policy Statement on architecture and place.

Planning Advice Notes (PAN):

- PAN 44: Fitting New Housing Development into the Landscape
- PAN 61: Planning and SUDS
- PAN 65: Planning and Open Space
- PAN 67: Quality Housing
- PAN 77: Designing Safer Places
- PAN 78: Inclusive Design
- PAN 83: Masterplanning

SESPlan Strategic Development Plan

- Policy 11: Delivering the Green Network

Scottish Borders Local Development Plan Policies:

- Policy PMD1: Sustainability
- Policy PMD2: Quality Standards
- Policy ED3: Town Centres and Shopping Development
- Policy ED5: Regeneration
- Policy ED7: Business, Tourism and Leisure Development in the Countryside
- Policy ED8: Caravan and Camping Sites
- Policy HD3: Protection of Residential Amenity
- Policy EP1: International Nature Conservation and Protected Species
- Policy EP2: National Nature Conservation and Protected Species
- Policy EP3: Local Biodiversity
- Policy EP5: Special Landscape Areas
- Policy EP8: Archaeology
- Policy EP12: Green Networks
- Policy IS1: Public Infrastructure and Local Service Provision
- Policy IS7: Parking Provision and Standards
- Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage.

Supplementary Planning Guidance:

- Biodiversity
- Designing out Crime in the Scottish Borders
- Green Space
- Landscape and Development
- Local Landscape Designations
- Placemaking and Design
- Trees and Development
- Use of Timber in Sustainable Construction

Supplementary Guidance/

Proposed Supplementary Guidance

- Biodiversity
- Development Contributions
- Green Networks
- Greenspace
- Landscape and Development
- Placemaking and Design
- Sustainable Urban Drainage
- Trees and Development
- Use of Timber in Sustainable Construction

Appendix 2: Early Consultation

Early consultation was undertaken leading up to the creation of this document. That consultation consisted of:

- Stakeholder workshops
- Community workshops
- Questionnaire

The consultation events considered how new development at Glentress might complement other neighbouring attractions located within the Tweed Valley.

The key points that were drawn from both the stakeholder and community workshops were:

- Build on Existing Assets and Strengths
- Connections and Links
- Where Future Development should Be Focused
- Filling the Accommodation Gap
- Providing for Families
- Visibility of Attractions
- Cycle Tourism
- Market, Branding and Communication
- Signage, Wayfinding and Interpretation
- Diversity / Proximity / Accessibility

Questionnaire

Glentress Development Framework

- For how long do you come to Glentress / Tweed Valley when you visit?
 - < 1 day
 - 1 day
 - 2 days
 - More than 2 days
- What type of accommodation do you / would you find preferable?
 - Hotel
 - Hostel
 - B&B
 - Tent
 - Basic flats
 - Cabins
- When you come to Glentress / Tweed Valley, do you come:
 - Alone
 - With a partner
 - With a family
 - With friends
- Do you visit other attractions while you are in the Tweed valley?
 - Yes - Which
 - No - Why
- What would make you stay longer in the Tweed Valley / what is missing?

- How do you travel to Glentress / Tweed Valley?
 - Bike
 - Car / van
 - Bus
 - Train
 - Other
- Any other comments?



Glentress

Development Framework and Masterplan

Public Events

Forestry Commission Scotland is preparing a Development Framework and Masterplan which will look at the future growth and development of the recreational offer at Glentress Forest. The Development Framework will also consider how Glentress might complement other attractions in this part of the Tweed Valley.

We will be holding an open evening and morning to which we encourage members of the public to come along and view some of our early work, hear your thoughts and discuss some of our emerging ideas for Glentress as well as the areas that surround it.

Friday 24th May (5pm - 8.30pm) Open Evening @ Glentress Peel Cafe	Saturday 25th May (9am - 2pm) Open Morning @ Glentress Peel Cafe
---	--



Glentress

Development Framework and Masterplan

Public Events

Forestry Commission Scotland is preparing a Development Framework and Masterplan which will look at the future growth and development of the recreational offer at Glentress Forest. The Development Framework will also consider how Glentress might complement other attractions in this part of the Tweed Valley.

We will be holding an open evening and morning to which we encourage members of the public to come along and view some of our early work, hear your thoughts and discuss some of our emerging ideas for Glentress as well as the areas that surround it.

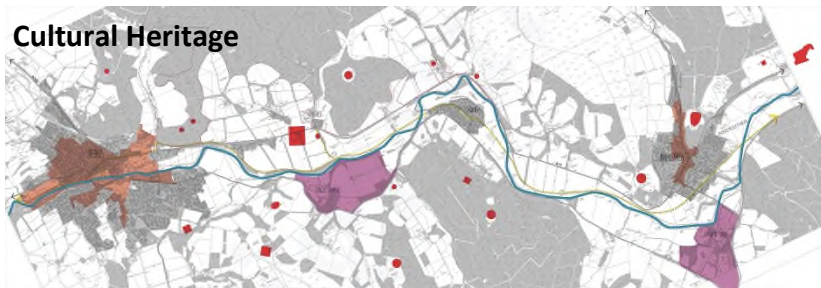
Friday 24th May (5pm - 8.30pm) @ Glentress Peel Cafe	Saturday 25th May (9am - 2pm) @ Glentress Peel Cafe
---	--



Appendix 3: Key Themes from Valley Strategy

In order to understand the existing issues and opportunities the engagement approach used the following topics, or key themes, as a basis for discussion and to develop concepts:

- Environment and Landscape
- Cultural Heritage
- Attractions and Destinations
- Access and Movement



KEY

All

- Site Boundary
- Urban Area
- Main Road
- River Tweed

Environment and Landscape

- Tree Cover
- Ancient Woodland
- Golf Course
- New Multi-Use Path
- SSSI Site of Special Scientific Interest
- SAC Special Area of Conservation
- Viewpoints

Cultural Heritage

- SAMs
- Conservation Area
- Designed Landscape

Attractions and Destinations

- Key Destinations
- Town Centre
- Campsite
- 7stones

Movement

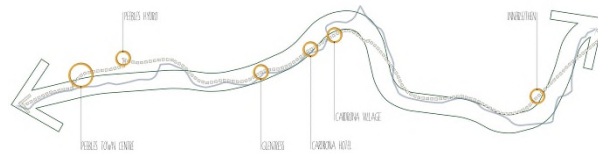
- New Multi-Use Path
- Sustrans Route (On Road Cycle)
- RBS
- Gateway
- Connection

Appendix 4: Concepts from Valley Strategy

The Valley Strategy identifies the most significant nodes of activity, links / connections and areas of opportunity across the part of the Tweed Valley in which Glentress sits. The Valley Strategy identifies the following concepts:

- The Spine
- The Nodes
- The Ribs
- The Cores

The Nodes



Set along the Spine are Nodes (generally defined as 'areas of activity'), located at either path intersections, points of activity, gateways or viewpoints.

The Nodes punctuate the Spine and include, but are not necessarily limited to, the following:

- Peebles Town;
- Peebles Hydro;
- Glentress;
- Cardrona Hotel;
- Cardrona Village; and
- Innerleithen Town.

The Ribs

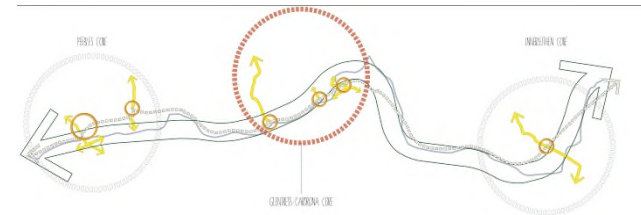


Adding a third and very important dimension to the concept of the Spine and Nodes is that of the Ribs.

The Ribs are:

- lateral routes from the Spine;
- of varying quality;
- essential to the wider movement network; and
- essential to maximising the potential of the Spine.

The Cores

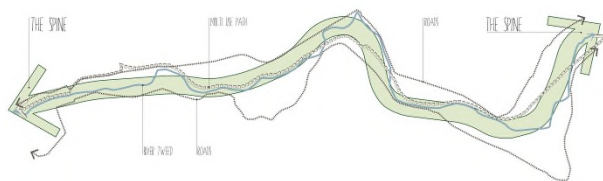


Sensitive and sustainable development could then be considered in Core areas. Logically, these could be focused around areas of existing development and comprise of:

- Peebles;
- Innerleithen; and
- Glentress / Cardrona.

Interestingly, the Glentress / Cardrona Core forms a centre point on the Spine and already contains a number of established attractions such as Glentress Peel, Go-Ape and the Cardrona Hotel.

The Spine



The Spine represents the most significant opportunity to promote movement and connection within the valley. The spine consists of:

- The River Tweed;
- Multi-Use-Path (MUP);
- A72; and
- B7062.

The potential of the Spine should be maximised wherever possible.

Contacts:

Regulatory Services

John Hayward (Development Standards Manager)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825068 Email: JHayward@scotborders.gov.uk

Craig Miller (Lead Officer - Development Management)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825029 Email: CMiller@scotborders.gov.uk

Martin Wanless (Planning Policy & Access Manager)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825063 Email: MWanless@scotborders.gov.uk

Trish Connolly (Planning Officer - Plans and Research)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825255 Email: TConnolly@scotborders.gov.uk

Jon Bowie (Developer Negotiator)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 824000 Email: JBowie@scotborders.gov.uk

Andy Tharme (Ecology Officer)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 826514 Email: ATharme@scotborders.gov.uk

Paul Grigor (Roads Planning Officer)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 826663 Email: PGrigor@scotborders.gov.uk

Chris Bowles (Archaeology Officer)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 826622 Email: Christopher.Bowles@scotborders.gov.uk

Jim Knight (Lead Officer Landscape)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 824000 Email: JKnight@scotborders.gov.uk

Engineering and Infrastructure

Duncan Morrison (Flood Protection Programme Manager)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 826701 Email: DMorrison@scotborders.gov.uk

Neighbourhood Services

Jason Hedley (SB Local Area Manager)

Reiver Complex, Bowden Road, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825117 Email: JHedley@scotborders.gov.uk

Julie Rankine (Waste Strategy Manager)

Council Headquarters - Scott House (A), Sprouston Road, Newtown St

Boswells, Melrose, TD6 0QD

Tel: 01835 825180 Email: JCRankine@scotborders.gov.uk

Alternative Format/Language

You can get this document on tape, in large print, and various other formats by contacting us at the address below. In addition, contact the address below for information on language translations, additional copies, or to arrange for an officer to meet with you to explain any areas of the publication that you would like clarified.

其他格式／外文譯本

這份資料冊另備有錄音帶、大字體版本以及多種其他格式。你可以透過以下地址與我們聯絡，索取不同版本。此外，你也可以聯絡以下地址索取本資料的中文和其他外文譯本或索取更多拷貝。亦可要求我們做出安排，由我們的工作人員當面為你解釋你對這份出版物中的不明確之處。

[Alternatywny format/język]

Aby uzyskać kopię niniejszego dokumentu w formie audio, dużą czcionką, oraz innych formatach prosimy o kontakt na poniższy adres. Używać tam można również informacje o tłumaczeniach na języki obce, otrzymaniu dodatkowych kopii oraz zaaranżowaniu spotkania z urzędnikiem, który wyjaśni wątpliwości i zapytania związane z treścią niniejszej publikacji.

Parágrafo de formato/língua alternativos
Pode obter este documento em cassette audio, impressão aumentada e vários outros formatos contactando a morada indicada em baixo. Pode ainda contactar a morada indicada em baixo para obter informações sobre traduções noutras línguas, cópias adicionais ou para solicitar uma reunião com um funcionário para lhe explicar quaisquer áreas desta publicação que deseje ver esclarecidas.

Параграф об альтернативном формате/языковой версии

Чтобы получить данный документ в записи на пленке, в крупношрифтовой распечатке и в других различных форматах, вы можете обратиться к нам по приведенному ниже адресу. Кроме того, по данному адресу можно обращаться за информацией о переводе на различные языки, получении дополнительных копий а также с тем, чтобы организовать встречу с сотрудником, который сможет редставить объяснения по тем разделам публикации, которые вам хотелось бы прояснить.

Contact:

Planning Policy & Access
Place,
Scottish Borders Council,
Council Headquarters,
Newtown St Boswells,
TD6 0SA.
Telephone: 0300 100 1800.
E-mail: localplan@scotborders.gov.uk

Annex A – Developer Guidance

Introduction

The main aim and principle of the Scottish Borders Local Development Plan (LDP) is to support and encourage sustainable and high quality development. The Council produce planning briefs that set out the development vision and the main strengths, weaknesses, opportunities and constraints on sites allocated in the LDP to achieve this.

The Council has also produced detailed guidance in the form of Supplementary Planning Guidance (SPG)/ Supplementary Guidance (SG) on a number of topics. The Council is continually adding to the list of SPGs/SGs that needs to be considered when developing development proposals. The full list of SPGs/SGs and draft SGs is available on the Council's website.

The aim of this supporting document to planning briefs is to set out guidance to developers that apply to all or most allocated housing sites. As all sites are different in character and landform they also have different strengths and potential constraints to address to be able to achieve a sustainable place through the use of **energy efficient design**, creation of **sustainable buildings, landscape enhancements** and **creation of streets and spaces**. Consideration should be given to 'Designing out Crime', 'Trees and Development' and 'Landscape and Development'.

This document will direct developers to existing SPGs/SGs and the main Strategic Development Plan (SESplan) and the LDP policies and other policy documents which need to be considered when working up development proposals. The list of policies is not exhaustive and the document will evolve over time and be amended to include up to date policies and recommendations. Council departments and sections referred to in this document can be contacted on 0300 100 1800 or see detailed contact list in planning briefs.

Energy Efficient Design

Sustainable design

The Council is committed to improving the sustainability of the built environment of the Borders. The Building Research Establishment's "EcoHomes" has a recognised standard of sustainable design. This covers the following topic areas:

- Energy
- Transport
- Pollution
- Materials

- Water
- Land use and ecology
- Health and wellbeing
- Site / building management.

Developments will be expected to achieve the “Eco-Homes” rating of “Excellent”. This standard is assessed using the Building Research Establishment Environmental Assessment Method (BREEAM) and can be applied across the spectrum of housing types. The Eco-Homes excellent standard can be achieved through creative design such as making best use of natural daylight and choosing construction materials that are appropriate to the climate conditions of the development site. This means that even starter homes which are very price sensitive can be built to these standards (where the incorporation of technologies such as solar panels and wind turbines may not be financially viable).

The Eco-Homes standard includes making full use of energy conservation techniques, including:

- Reduction of primary energy use and reduction of CO² emissions through, for example, the siting, form, orientation and layout of buildings which maximise the benefits of heat recycling, solar energy, passive solar gain and the efficient use of natural light; and the use of planting to optimise the balance between summer shading and winter heat daylight gain
- Reduction of water consumption through for example use of water butts for garden use, low-water consumption white goods, showers and WC's, grey water recycling for internal use
- Green specification of materials including those for basic building elements and finishing elements
- Reduction of construction waste through for example sorting and recycling construction waste on-site
- Designing for life-cycle adaptability.

Advice should be sought from a licensed assessor at an early stage in the project to ensure that the estimated rating will be obtained. A full list of licensed assessors can be found at the Eco-Homes website (www.ecohomes.org) or by contacting the BREEAM office.

Construction methods should allow for building deconstruction which enables fittings and materials to be re-used and / or recycled at the end of the building's life.

Renewable energy & energy efficiency

Development proposals should comply with all relevant national policy to reduce carbon emissions from development, to achieve high standards of energy conservation and to provide on-site renewable energy production where appropriate. These provisions are highlighted in

LDP Policy PMD2: 'Quality Standards' and in the SPG/SG on Renewable Energy. Developers must comply with these policies and provide evidence of how they have addressed them. Onsite energy generation should be incorporated into the development wherever possible as well as sustainable building construction and design.

The LDP Policy ED9: 'Renewable Energy Development' states:

"... Small scale or domestic renewable energy developments including community schemes, single turbines and micro-scale photovoltaic/solar panels will be encouraged where they can be satisfactorily accommodated into their surroundings in accordance with the protection of residential amenity and the historic and natural environment. ..."

LDP Policy PMD1: 'Sustainability' also states:

"In determining planning applications and preparing development briefs, the Council will have regard to the following sustainability principles which underpin all the Plan's policies and which developers will be expected to incorporate into their developments: ..."

- a) The long term sustainable use and management of land*
- b) The preservation of air and water quality*
- c) The protection of natural resources, landscapes, habitats, and species ...*
- e) The efficient use of energy and resources, particularly non-renewable resources*
- f) The minimisation of waste, including waste water and encouragement to its sustainable management*
- g) The encouragement of walking, cycling, and public transport in preference to the private car ...".*

The LDP Policy PMD2: 'Quality Standards' identifies the standards which will apply to all development, including that:

"... In terms of layout, orientation, construction and energy supply, the developer has demonstrated that appropriate measures have been taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources such as District Heating Schemes and the incorporation of sustainable construction techniques in accordance with supplementary planning guidance".

The planning system supports low and zero carbon development through the use of energy efficiency, micro-generation and renewable energy systems. The Council's approved SPG/SG: Renewable Energy requires all future developments with a total cumulative floorspace of 500m² or more to reduce carbon dioxide (CO₂) emissions by 15% beyond the 2007 Building Regulation CO₂ emissions levels. This 15% reduction should be considered a minimum requirement.

The SPG on Renewable Energy states:

- (1) *The Council now requires all future developments with a total cumulative floorspace of 500m² or more to reduce carbon dioxide emissions (CO₂) by 15% beyond the 2007 Building Regulations carbon dioxide emission levels*
- (2) *To achieve this reduction, consideration should first be given to energy efficiency and building design measures*
- (3) *Where the 15% reduction cannot be met through energy efficiency and design measures then on-site low or zero carbon technologies (LZCT) including renewable energy systems should be used*
- (4) *Developments under 500m² are also strongly encouraged to achieve an additional 15% reduction in carbon dioxide emissions through these measures*
- (5) *All applications for planning permission will also now require a statement on how energy efficiency measures and low and zero carbon technologies have been incorporated into the development proposal.*

Planning Advice Note 84 Reducing Carbon Emissions in New Development (PAN84) provides information and guidance on achieving and demonstrating reduced CO₂ emissions.

To achieve the required reduction in CO₂ emissions the development should first give consideration to energy conservation measures and sustainable design and construction techniques to reduce the energy demand of the development. Once energy demand has been minimised consideration should then be given to the use of low and zero carbon technologies (LZCT) for on-site heat and / or power generation. LZCT includes community heating schemes and combined heat and power schemes which would serve the development as whole.

Developers must submit a statement for the Council's approval detailing how energy efficiency measures and low and zero carbon technologies will be incorporated into the development proposal, and the level of CO₂ reduction that will be achieved.

In this respect, developers should bear in mind the timescale for development in relation to Government proposals for progressive increases in CO₂ reductions to meet the 2016 target of net zero carbon emissions for new dwellings. Council aspirations are in line with Government thinking on carbon neutral developments. Meeting these targets is increasingly likely to involve site-wide approaches and communal energy technologies rather than installations on individual dwellings.

Broad guidance on the CO² emissions reductions achievable from a range of sustainable energy technologies is provided in the table below:

Scale of technology	Name of technology	Potential CO ₂ emissions reduction
Site-wide / communal	Biomass district heating	Up to 70%
	Gas combined heat and power (CHP)	Up to 50%
	Biomass combined heat and power (CHP)	Up to 50%
Individual dwelling	Wind turbine(s)	Up to 50%
	Biomass boiler	Up to 65%
	Solar photovoltaic cells / panels	Up to 35%
	Ground source heat pump	Up to 35%
	Advanced improvements to the building fabric	Up to 30%
	Solar thermal hot water	Up to 25%
	Air source heat pump	Up to 20%
	Intermediate improvements to the building fabric	Up to 20%
	Micro wind turbine	Up to 5%
Micro combined heat and power	Up to 5%	

(Source: Entec report for Scottish Borders Council (April 2008))

This table is for indicative purposes only. The Energy Saving Trust and specialist suppliers and contractors will be able to provide up-to-date information and advice which may be of use to developers in formulating proposals.

Water and wastewater capacity and Sustainable Urban Drainage Systems (SUDS)

LDP Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage outlines the Council's view of the preferred way of dealing with waste water and SUDS. In terms of water and

waste water capacity and network issues, early contact with Scottish Water is recommended.

Provision for SUDS that effectively manage the flow of rain water runoff by treating it within the site and accords with current design principles are required in all developments. Further guidance can be found in PAN61 'Planning and Sustainable Urban Drainage System'. Scottish Water and SEPA can provide more detailed advice.

Sustainable Buildings

Design and placemaking

The Council has produced a SPG on 'Placemaking and Design'. The document sets out the key sustainable placemaking objectives that any new development in the Scottish Borders should strive to achieve.

Key considerations that need to be considered to achieve high quality buildings and places are summarised in the figure below:



National guidance is available in a number of documents including 'Scottish Planning Policy' (SPP), 'Creating Places: A policy statement on architecture and place for Scotland', PAN67 'Housing Quality' and PAN 77 'Designing Safer Places'.

LDP Policy EP8 'Archaeology' requires detailed investigation where a development proposal impacts on a Scheduled Monuments, other nationally important sites, or any other archaeological or historical asset. National guidance is available SPP and SHEP. The Council's Archaeology Officer can provide more detailed advice.

Designing out crime

The Council has an approved SPG on 'Designing out Crime in the Scottish Borders' that aims to improve awareness amongst the development industry and householders, and includes practical guidance to ensure the following topics are considered to create an attractive and safer environment:

- Planning of sites (including phasing)
- Layout of sites (roads and footpaths)
- Layout of development (casual surveillance)
- Landscaping (location and type of planting and maintenance)
- Lighting
- Design (site and house design)

National guidance is available in PAN 77 'Designing Safer Places'.

Landscape Enhancements

Open space, green space and play areas

LDP Policies PMD2 'Quality Standards', EP11 'Protection of Greenspace' and EP12 'Green Networks covers the provision, protection and promotion of greenspace. The SPG on Green Space/SG on Greenspace is also required to be considered when preparing development proposals.

The SPG on Green Space states that the Council may require developers:

- “To provide or fund additional provision where there are identified quantitative deficiencies in provision within the appropriate distance thresholds of a proposed development, or where the development will result in quantitative deficiencies
- To contribute to the enhancement of existing provision when there is a identified qualitative deficiency in provision when there is an identified qualitative deficiency in provision within the appropriate distance thresholds of a proposed development and one effect of the development will be to increase the demand pressure on these spaces and facilities.”

The requirement for developments can be very different and the Council will use quantity standards set out in the SPG or proposed SG to determine the scale of contributions required towards new off-site provision or the enhancement of existing off-site provision. Details of the standards are included in the SPG/SG and it also encourages pre-application discussions with the Planning Officers.

Advice at national level is available in SPP and PAN65 ‘Planning and Open Space’.

Ecology, habitats and trees

LDP Policies EP3 ‘Local Biodiversity’, EP13 ‘Trees, Woodlands and Hedgerows’ and the SPGs/SGs on ‘Trees and Development’, ‘Landscape and Development’ and ‘Biodiversity’ provide guidance on these issues and list what is required for developments.

The main principle for protection of biodiversity is to promote development that is sustainable and protect biodiversity so there is no net loss of biodiversity. The degree of protection of a site depends on its position within the hierarchy of designations to protect species and habitats.

The key considerations in terms of landscape are:

- Landscape implications of planning applications in terms of site context, proposed layout, future use and maintenance
- Minimise impact by retaining existing trees, shrubs, boundary features etc. wherever possible.

In respect of the Ecological Impact Assessment, further guidance is available in the Council’s Supplementary Planning Guidance for biodiversity: <http://www.scotborders.gov.uk/downloads/file/318/biodiversity> Section 4.2 (*Ecological Impact Assessment*), Section 4.3.1 (*Demolition or change of use etc*).

In terms of trees and development, developers should:

- Ensure development schemes include measures to safeguard trees and where appropriate to supplement an area’s tree cover
- Provide detailed tree and land survey for application sites in close proximity to trees, or on site which trees are growing.

Detailed arrangements for future maintenance of landscaping on a site will be requested as part of any planning application. Early contact with the Council to discuss biodiversity, trees and landscaping issues is recommended.

Landscape designations

A number of allocated sites are located in the proximity of landscape designations, for example Gardens and Designed Landscapes, National Scenic Areas, Special Landscape Areas, Special Area of Conservation and Site of Special Scientific Interest. These designations are protected against adverse impact from development through LDP Policies EP10 'Gardens and Designed Landscapes', EP1 'International Conservation Sites and Protected Species', EP2 'National Nature Conservation and Protected Species', EP4 'National Scenic Areas' and EP5 'Special Landscape Areas' and national policies. Planning proposals for sites in close proximity should detail the impact on these areas and how to mitigate the adverse impact.

Creation of Streets and Spaces

Roads and access

Road design should not be conceived in isolation, but as an element in the overall design of the development. The Council's 'Standards for Development Roads' should serve as a guide for the form of development on the site, but should be flexible enough so as not to inhibit the design of an innovative less car dominant layout which respects the landform and character of the area.

IS5 'Protection of Access Routes', IS6 'Road Adoption Standards' and the Council's Transportation Standards (LDP Appendix 3) and Scottish Government's 'Designing Streets: A Policy Statement for Scotland'. The national document promotes an informal system of well connected streets with natural traffic calming (building lines, squares, shared road surfaces etc) built in and equal priority given to all transport modes such as passenger transport, walking and cycling. Developers are advised to contact the Council's Roads Planning Service for further advice.

Parking

In a development where car parking spaces are allocated to individual properties the provisional requirement will be two parking spaces per dwelling unit (discounting garages). There will be a 25% requirement for visitor parking to be provided in groups of two spaces or more. For communal car parking the provisional requirements, which include visitor parking, is 1.5-1.75 spaces per dwelling unit. More details are

available in LDP IS7 'Parking Provision and Standards' and the Council's Transportation Standards (LDP Appendix 3). Developers are advised to contact the Council's Roads Planning Service for further advice.

The developer should consider a range of solutions to reduce the impact of car parking on the residential environment. These might include a combination of:

- Avoiding front garden space being entirely given over to parking
- Using traditional front garden walls and hedges to structure the street appearance
- Designing in shared small scale semi-private courtyard parking
- Placing larger parking courtyards behind perimeter blocks
- Building shared surfaces in traditional materials rather than using coloured concrete block surfaces – for example in parking zones, subject to adoption requirements, and domestic driveways.

This page is intentionally left blank

Appendix B: Environmental Report

**Draft Supplementary Guidance
Glentress Masterplan**

Strategic Environmental Assessment: Environmental Report

July 2015

Contents

Non-technical Summary	3
1 Introduction	14
Purpose of this Environmental Report and Key Facts	14
SEA Activities to date	15
2 Context	17
Outline and Objectives of the Draft Supplementary Guidance: Glentress Masterplan	17
Environmental Perspectives and SEA Objectives	18
Current State of the Environment	19
Environmental Factors	20
Likely Evolution of the Environment without the Glentress Masterplan	22
3 Assessment of Environmental Effects and Measures for Mitigation	22
Alternatives Considered	22
Assessment Methods	23
Spatial Assessment	23
Matrix Assessment	24
Assessment Results of Glentress Masterplan	24
Summary of Findings	25
Monitoring	33
4 Next Steps	34
Appendix 1: Draft Supplementary Guidance: Glentress Masterplan	
Appendix 2: Relevant Plans, Programmes and Strategies	
Appendix 3: Consultation Authorities Scoping Responses	
Appendix 4: SEA Baseline Data – Glentress Masterplan	
Appendix 5: Environmental Assessment	

Non-technical Summary

Glentress Masterplan and the SEA Process

- i Scottish Borders Council in association with the Forest Enterprise Scotland has prepared the Draft Supplementary Guidance: Glentress Masterplan, which is currently out for Public Consultation for a period of 12 weeks from XX August 2015 to XX November 2015.
- ii A Strategic Environmental Assessment is a statutory protective measure to ensure that the full environmental implications of any plan or programme are identified, assessed, mitigated, monitored and communicated to decision-makers and the public with opportunities for their involvement. In Scotland the SEA is required under the terms of the *Environmental Assessment (Scotland) Act 2005*.
- iii The Glentress Masterplan has undergone two stages of examination in the SEA process:
 - A Scoping Report was submitted 5 February 2014 via the SEA Gateway, setting out the proposed method by which to examine the Glentress Masterplan and assess its impacts on a range of environmental issues. This process confirmed that the final report would focus on all nine of the identified SEA perspectives: Air; Biodiversity, Flora and Fauna; Climatic Factors; Cultural Heritage; Landscape and Townscape; Material Assets; Population and Human Health; Soil and Water
 - The present Environmental Report contains the final assessment of the Glentress Masterplan following the method set out in the Scoping Report and will be submitted to the SEA Gateway for distribution to the three Consultation Authorities – Scottish Environment Protection Agency, Historic Scotland and Scottish Natural Heritage in August 2015.

Context

- iv The Draft SG consists of a Masterplan that has been developed to help consolidate the Glentress visitor attraction as a successful international destination and to help further develop the economy of the surrounding parts of the Tweed Valley. The document sets out the main opportunities and constraints for the development of Glentress.
- v The Masterplan first sets the policy and locational context of Glentress to provide the strategic context of the surrounds of the attraction. There is then discussion of development principles to help balance how Glentress could be diversified and developed, whilst protecting the forest park setting; and then detailed proposals of what development may be promoted including consideration of siting options, materials and submission requirements.

Environmental Factors

- vi The baseline information sets out the relevant environmental information for the area. This is addressed in detail by the baseline report in Appendix 4. However, the key local environmental factors that provide the context for the area and have been identified through analysis of the baseline data are set out in Table 4 below:

Table 4: Key Local Environmental Factors

Issue	Supporting Data	Implications for Masterplan
<p>The River Tweed incorporating the Soonhope Burn is designated a Site of Special Scientific Interest.</p>	<p>SSSI</p>	<p>Although not located immediately within the Glentress study area, the Masterplan will require to consider impacts on the SSSI designation. It is also noted however, that the Glentress Burn, Cramb Burn and Eshiels Burn all flow into the River Tweed SSSI.</p> <p>The Masterplan will require to consider and mitigate any impacts on the SSSI designation.</p>
<p>The River Tweed and Nut Wood (located in the south east) are both designated Special Areas of Conservation.</p>	<p>SAC</p>	<p>The Glentress Burn, Cramb Burn and Eshiels Burn all flow to the River Tweed SAC. In addition and although not located within the Glentress study area, the Soonhope Burn also flows to the River Tweed SAC.</p> <p>The Nut Wood is also designated a SAC.</p> <p>The Masterplan will require to consider and mitigate any impacts on the SAC designations.</p>
<p>Diversity of Habitats and Species</p>	<p>SAC, SSSI, SLA</p>	<p>Local biodiversity is significant. The study area contains a wide range of species and habitats related to the environment. The Masterplan should seek to minimise any loss.</p> <p>Adhere to the HRA findings.</p>
<p>Castle Hill, Horsburgh Castle Farm (located within the Glentress study area)</p> <p>Eshiels Roman Camp (located outwith the Glentress study area)</p>	<p>Scheduled Monuments</p>	<p>The Masterplan will require to ensure that the appearance, fabric and setting of the Scheduled Monuments are safeguarded.</p>

Various archaeological features on and off site e.g. Cardie Hill Fort (onsite)	Archaeological features (Historic Environment Record)	The Masterplan will require to safeguard and protect archaeological features onsite.
The Glentress Study Area sits adjacent to the Upper Tweeddale National Scenic Area (NSA)	NSA special qualities	The Masterplan should seek to effectively mitigate the visual effects of future development in the study area.
The Glentress Study Area sits within the Tweed Valley Special Landscape Area (SLA)	Tweed Valley SLA Designation Statement	The Masterplan should seek to effectively mitigate the landscape and visual effects of future development within the study area.
Scottish Borders Strategic Green Network	Strategic Green Network (SBC)	The Masterplan proposals should seek to protect, promote and enhance the Green Network.
Parts of the Glentress Burn, Cramb Burn and the Eshiels Burn are at risk of flooding	SEPA Floodrisk Mapping	The Masterplan should highlight the need to avoid areas that are at risk of flooding
Core Paths	Core Path Plan	The Masterplan should seek to ensure public access to the core path.

Assessment Results

Air

vii The potential proposals identified within the Masterplan have not identified a negative or significantly negative impact on air quality. This is because there are a number of measures present within the vicinity of the study area that will help reduce the number of car journeys required. The location of the Masterplan study area means that services and facilities are located nearby primarily within the settlements of Peebles, Cardrona and Innerleithen. In addition, the study area is immediately accessible via public transport with a bus stop conveniently located adjacent to the entrance into Glentress, furthermore the popular Peebles to Innerleithen multi use path is also located adjacent to the entrance. All of this provides alternatives to using the private car and in turn they will help to lower emissions. The Masterplan also promotes that any development that does take place is constructed to a high standard and incorporates measure to promote energy efficiency.

Biodiversity, Flora and Fauna

Viii The potential proposals have not identified any negative impacts for Biodiversity, Flora and Fauna. This is because it is considered that some elements of the Masterplan will assist in enhancing the Scottish Borders Strategic Green Network in which the Masterplan study area is located within; this is by way of landscape improvements in the form of additional planting. In addition, it is considered that positive effects to

biodiversity can also be delivered through the on-going protection of the forest environment and its Continued Forest Cover. It is also considered that the creation of new active travel/recreation routes would also provide the potential for natural heritage improvements such as habitat creation.

Climatic Factors

- ix The potential proposals have not identified any negative impacts for Climatic Factors. Whilst it is acknowledged that development can result in emissions, the potential proposals identified within the Masterplan provide measures to lessen or eliminate adverse impacts. In addition, there are a number of measures present within the vicinity that will assist in reducing the volume of car journeys and the level of emissions they generate as discussed within the Air section above. In addition, with increased planting proposed, this would have an effect on absorbing CO₂. In addition, the southerly aspect of the site provides excellent opportunity for solar gain benefits.

Cultural Heritage

- x The potential proposals have not identified any negative impacts for Cultural Heritage. It is considered that positive elements however will result from the potential proposals, these relate to the introduction of interpretation on the site which should result in an increased awareness, understanding and appreciation of the cultural heritage. In addition, the Masterplan also seeks the additional safeguarding of some of the historic features on site such as the Castle Hill Scheduled Monument. Furthermore, it is considered that the promotion of environmental improvements of the Glentress study area would in turn also bring potential improvements to the cultural heritage resource.

Landscape and Townscape

- xi It is considered that the potential proposals will bring a neutral impact for Landscape and Townscape. However, it is also considered that some of the potential proposals may help to improve the landscape. Areas of enhanced planting, as well as areas noted for their sensitivity have been identified within Masterplan. Linked to these would be the continued protection of the Glentress Forest and its Continued Forest Cover.

Material Assets

- xii The potential proposals are considered to have a positive impact on Material Assets. The assessment finds that there would be positive effects from the promotion and extension of the cycle/path network. In addition, a positive effect would also result in the encouragement of the use of sustainable transport. The Masterplan also notes the importance of early discussion with the Council's Waste Management Team so as to encourage recycling of waste within the development and to ensure appropriate waste collection locations.

Population and Human Health

- xiii The assessment finds that there are significant positive impacts on Population and Human Health. The Glentress study area is located within the Scottish Borders Strategic Green Network, and the potential proposals contained within the Masterplan generally assist in enhancing the Green Network asset. The potential proposals will bring positive impacts because they give rise to the potential for positive quality of life changes through easier access to the Green Network, in addition the potential proposals at Glentress could result in significant positive environmental effect because there is promotion of an area where the population can enjoy recreation, relaxation and physical exercise.

Soil

xiv The assessment finds that there are no significant impacts on Soil. It is considered that the additional guidance included within the Masterplan will assist in minimising soil disturbance during construction phase, as well as minimising the disruption to the tree roots within the areas identified for potential development, this will then assist in protecting the natural drainage within the study area.

Water

xv It is considered that as with soil, the minimisation of disturbance of soil and the use of porous materials where possible will assist in protecting the natural drainage of the site. In addition, it is also considered that the promotion of the green network at Glentress could assist in mitigating the current and future flood risk within the area, as well as being linked to the enhancement of the green network and the creation of linked habitats. However, it is acknowledged that there is potential for adverse impacts on the River Tweed SAC and on the water quality of the River Tweed.

Assessment Findings

xvi The assessment found that the Masterplan has addressed the relevant environmental issues, resulting in broadly neutral or positive effects. It is considered that if there are any adverse effects either alone or cumulative then they can be mitigated in a straight forward manner through Local Development Plan Policy, through HRA which will be completed before adoption of the Masterplan, and through subsequent Flood Risk Assessment and/or Drainage Impact Assessment required at planning application stage.

xvii It is also considered that there is the potential for significant positive cumulative effects as a result of the Glentress Masterplan, and these relate to Population and Human Health. The combination of the Glentress study area being located within the Scottish Borders Strategic Green Network, and the potential for the creation of new paths and with them subsequent enhanced biodiversity, the introduction of interpretation on the site to assist in the awareness, understanding and appreciation of the sites cultural assets; it is considered that there is a positive cumulative effect on Population and Human Health due to the benefits to quality of life for residents and visitors to the area.

Mitigation

xviii A number of mitigation measures were identified by the assessment process and these are set out in Table 7. Table 8 also sets out the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Masterplan.

Table 7: Mitigation Measures identified by the SEA and Implemented into the Masterplan

SEA Topic	Mitigation Measure
Air	The Masterplan confirms the need for bus/coach parking, bus turning and passenger drop-off point.
Biodiversity, Flora and Fauna	<p>Additional Guidance has been incorporated in to the Masterplan, this guidance includes requirements on proposed landscape design which will be necessary to be taken on board in any subsequent application.</p> <p>In addition, to assist in minimisation of soil disturbance from the potential new cabin development, the additional guidance now included requires any new cabin development uses a ‘floating’ floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p>
Climatic Factors	Additional guidance has been included within the Masterplan to encourage energy efficiency particularly of the potential cabins.
Cultural Heritage	<p>The Masterplan (refer to Figure 7) identifies the Scheduled Monument on the site. To assist in protecting and safeguarding the Monument the Council’s Archaeologist has sought for the Masterplan to include a buffer area around the monument.</p> <p>Figure 6 of the Masterplan also identifies areas where information and interpretation are proposed to assist in improving the visitor experience.</p> <p>The Masterplan now seeks that any application on the site includes a detailed archaeological assessment with a mitigation strategy. The Masterplan also notes that a monitoring strategy may also be necessary. As the study area of Glentress is already a recreation area which is already well visited, the potential requirement for a monitoring strategy will assist in the protection of the historic environment of Glentress.</p>
Landscape and Townscape	Additional Guidance has been incorporated in to the Masterplan, this guidance includes requirements on proposed landscape design which will be necessary to take

	<p>on board in any subsequent application.</p> <p>In addition, to assist in the minimisation of soil disturbance from the potential new cabin development, the additional guidance now included requires any new cabin development uses a ‘floating’ floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p> <p>Further background work in the preparation of the Masterplan has been undertaken. This work considered views into the study area from the NSA as well as from the popular Drivers Road. The outcome of this additional work has resulted in identifying areas of sensitivity where no built development should take place, and areas for landscape enhancement in relation to the potential cabin site; this has then been incorporated into the Constraints and Opportunities section of the Masterplan and carried through into section 5 of the Masterplan.</p>
Material Assets	Additional guidance has been included within the Masterplan to encourage energy efficiency particularly of the potential cabins.
Population and Human Health	N/A
Soil	<p>Additional guidance has been included within the Masterplan to ensure that the potential cabin development respects the topography of the site and avoids building on steep slopes. Importantly, it also notes that the earth moving to create platforms for building will not be acceptable.</p> <p>There are currently a number of access routes available through the study area, the additional guidance seeks that existing routes should be used wherever possible, and new access routes should be located on flat or gently graded slopes and avoid excessive cut and fill.</p> <p>In addition, to assist in minimisation of soil disturbance from the potential new cabin development, the additional guidance now included requires any new cabin development uses a ‘floating’ floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p>
Water	Additional guidance has been included within the Masterplan to assist in minimisation of soil disturbance from the

	<p>potential new cabin development, the additional guidance requires any new cabin development uses a 'floating' floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p>
--	---

Table 8: Measures Envisaged to Prevent, Reduce and Offset any Significant Adverse Effects

SEA Topic	Measures Envisaged to Prevent, Reduce and Offset any Significant Adverse Impacts
Air	<p>Design & Access Statement</p> <p>Transport Assessment</p> <p>Consultation with Council’s Waste Management Team</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • IS4: Transport Development and Infrastructure • IS5: Protection of Access Routes
Biodiversity, Flora and Fauna	<p>Consultation with Council’s Ecology Officer</p> <p>Biodiversity and Phase 1 Habitat Survey</p> <p>Protected Species Survey</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP1: International Nature Conservation Sites and Species • EP2: National Nature Conservation and Protected Species • EP3: Local Biodiversity • EP12: Green Networks • EP13 Trees, Woodlands, and Hedgerows • EP15: Development affecting the Water Environment
Climatic Factors	<p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • IS5: Protection of Access Routes • IS8: Flooding • IS9: Waste Water Treatment Standards and Sustainable Urban Drainage • EP16: Air Quality

Cultural Heritage	<p>Consultation with Council's Archaeology Officer</p> <p>Consultation with Historic Scotland (Scheduled Monuments)</p> <p>Archaeological Assessment, Mitigation Strategy and Monitoring Strategy</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP8: Archaeology
Landscape and Townscape	<p>Landscape and Visual Impact Assessment</p> <p>Landscaping and Structure Planting Statement</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP4: National Scenic Areas • EP5: Special Landscape Areas • EP8: Archaeology • ED7: Business, Tourism and Leisure in the Countryside • ED8: Caravan and Camping Sites
Material Assets	<p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • IS4: Transport Development and Infrastructure • IS5: Protection of Access Routes • IS9: Waste Water Treatment Standards and Sustainable Urban Drainage
Population and Human Health	<p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP8: Archaeology • EP12: Green Networks • ED7: Business, Tourism and Leisure Development in the Countryside • IS4: Transport Development and Infrastructure • IS5: Protection of Access Routes

Soil	<p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • ED8: Caravan and Camping Sites • IS8: Flooding
Water	<p>Consultation with Scottish Water</p> <p>Consultation with SEPA</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP1: International Nature Conservation Sites and Protected Species • EP2: National Nature Conservation and Protected Species • EP3: Local Biodiversity • EP15: Development Affecting the Water Environment • IS8: Flooding • IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

1. Introduction

Purpose of this Environmental Report and Key Facts

1.1 As part of the preparation of the Supplementary Guidance: Glentress Masterplan, Scottish Borders Council is carrying out a Strategic Environmental Assessment (SEA). The purpose of this Environmental Report is to provide information on the Glentress Masterplan, set out the findings of an environmental assessment and identify, describe and evaluate the likely significant effects on the environment of implementing the Glentress Masterplan. In addition, this Environmental Report will also provide an early and effective opportunity for both the Consultation Authorities and the public to offer views on any aspect of this Environmental Report.

1.2 The Key Facts relating to the Supplementary Guidance: Glentress Masterplan are set out in Table 1 below.

Table 1: Key Facts relating to Supplementary Guidance: Glentress Masterplan

Key Facts	
Responsible Authority	Scottish Borders Council
Title of PPS	Supplementary Guidance (SG): Glentress Masterplan (the document is in draft form)
Purpose of PPS	The purpose of the Draft SG is to set the context and principles for the sustainable development of the visitor destination at Glentress
What prompted the PPS	Forestry Commission Scotland and Scottish Borders Council would like to see continued sustainable development of Glentress to consolidate it as an international quality visitor destination and, in turn, to help develop the economy of the Tweed Valley, in terms of the wider network of destinations and activities in the surrounding area
Subject	Town and Country Planning & Land Use
Period Covered by PPS	The Draft SG refers to development over 5, 10 and 15 years, with phases in terms of different parts of the development proposed.
Frequency of updates	When approved the SG would be part of the Local Development Plan (LDP). The LDP is required to be reviewed at least every 5 years and therefore there is potential for the SG to be reviewed as a part of the LDP process.
Area covered by PPS	The Draft SG covers the River Tweed between Peebles and Innerleithen in the west of the Borders local authority area. Within this area is the Glentress visitor attraction which is located 2.3 miles to the east of Peebles.
Summary of nature/content of PPS	The Draft SG is a Masterplan for the future sustainable development of the Glentress visitor attraction located in the Tweed Valley between Peebles and Innerleithen. The document presents a strategic look at the context of this part of the valley and then presents proposals for physical development to enhance the visitor attraction through a Masterplan approach. The Masterplan includes indicative proposals for a recreation hub including accommodation and parking.
Are there any proposed PPS objectives?	Yes
Copy of objectives attached?	Yes

Date	10 July 2015
Contact	Trish Connolly, Planning Officer, Planning Policy & Access Council HQ Newtown St Boswells Melrose TD6 OSA tconnolly@scotborders.gov.uk

SEA Activities to date

1.3 Thus far chronology of the SEA process is as follows:

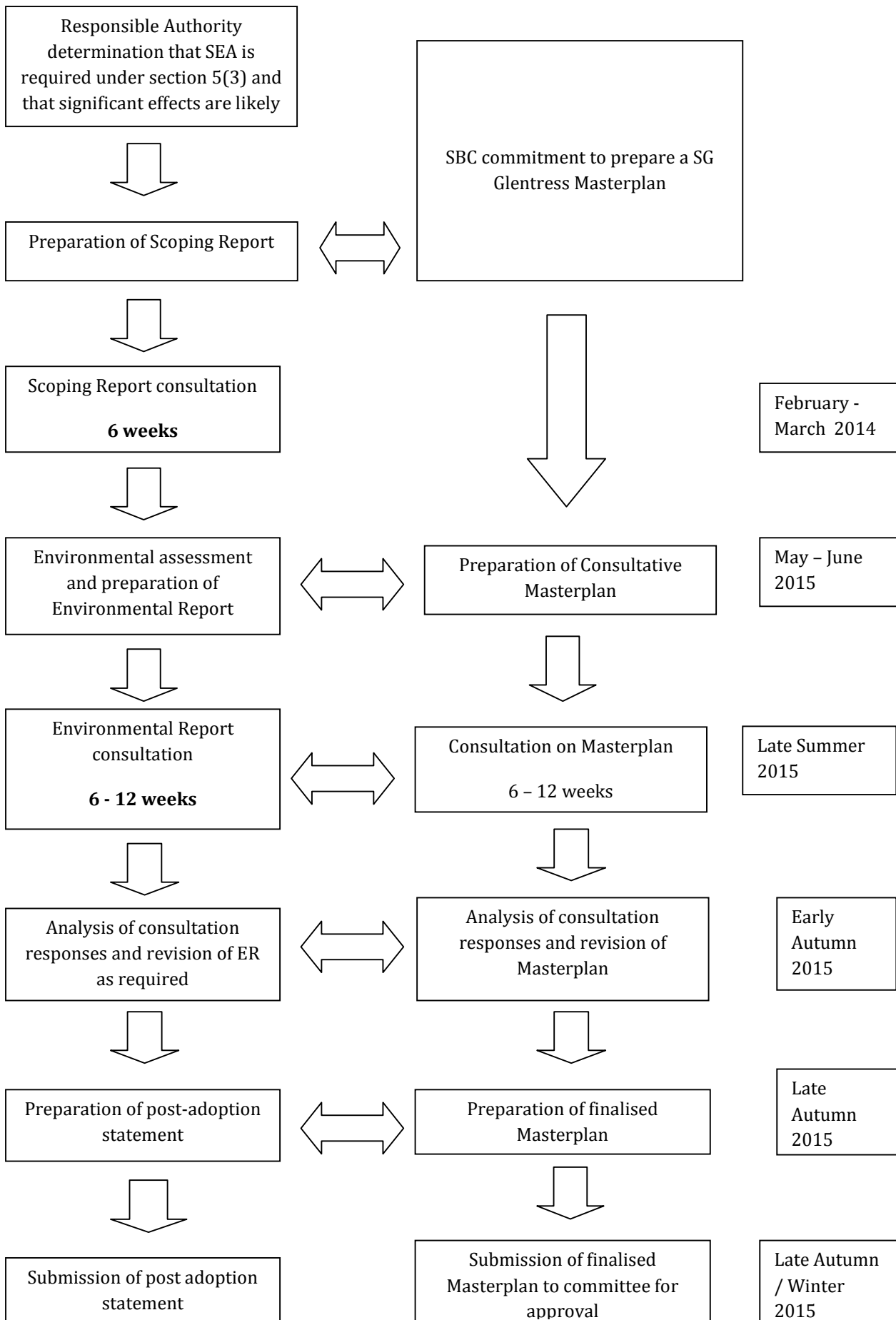
- 05/02/2014 Scoping Report submitted to SEA Gateway
- 07/03/2014 Consultation Authorities Response to Scoping Report

1.4 Consultation timetable:

- ?? Consultative Draft Supplementary Guidance: Glentress Masterplan published for formal public consultation
- ?? Environmental Report submitted to SEA Gateway
- ?? Consultation period closes.

1.5 The process to be undertaken for the SEA is shown in the diagram on page 16.

Diagram 1: Timetable



2. Context

Outline and objectives of the Draft Supplementary Guidance: Glentress Masterplan

- 2.1 The purpose of this section is to explain the nature, contents, objectives and timescale of the Draft Supplementary Guidance (SG) : Glentress Masterplan.
- 2.2 The Draft SG consists of a Masterplan that has been developed to help consolidate the Glentress visitor attraction as a successful international destination and to help further develop the economy of the surrounding parts of the Tweed Valley. The document sets out the main opportunities and constraints for the development of Glentress.
- 2.3 The Masterplan first sets the policy and locational context of Glentress to provide the strategic context of the surrounds of the attraction. There is then discussion of development principles to help balance how Glentress could be diversified and developed, whilst protecting the forest park setting; and then detailed proposals of what development may be promoted including consideration of siting options, materials and submission requirements.
- 2.4 It should be noted that the Masterplan has changed somewhat from that previously submitted to the SEA Gateway, in that the earlier version submitted identified three potential cabin sites whereas the latest version now only identifies a single cabin site. In addition further guidance has been included within the Masterplan which will require to be incorporated into any proposed cabin development in relation to its siting and design.
- 2.5 The Draft SG has been informed by background studies, which are in turn influenced by public and stakeholder consultation.
- 2.6 A Draft SG is attached at Appendix 1 (herein referred to as the Masterplan)

Relationship with plans, programmes and strategies (PPS)

- 2.7 SEA plays an essential complementary role by ensuring that implementation of the Masterplan will mitigate negative, and develop positive, effects on the environment.
- 2.8 Other plans, programmes and strategies that are relevant to the Masterplan are listed in Appendix 2. Commentary on each relevant PPS is also included within that Appendix.
- 2.9 The Masterplan will have an influence on future strategic planning, including revision of the Strategic Development Plan and the Local Development Plan.

Environmental Perspectives and SEA Objectives

2.10 A Scoping Report was submitted to the SEA Gateway on 5 February 2014 and considered by the three Consultation Authorities. A copy of the responses from each of the Consultation Authorities can be found in Appendix 3. The Scoping Report set out the proposed method by which to examine the Masterplan and assess its impacts on a range of environmental issues. This process confirmed that the final report would focus on each of the nine identified perspectives:

- Air
- Biodiversity, flora and fauna
- Climatic factors
- Cultural heritage
- Landscape and townscape
- Material assets
- Population and human health
- Soil
- Water

2.11 The key SEA Objectives have been identified from the Local Development Plan SEA, and attributed to the environmental perspectives in which the Masterplan is likely to have a significant role (refer to Table 2).

Table 2: Objectives

SEA topic	SEA objective
Air	To protect current air quality and provide opportunities for public transport.
Biodiversity, Flora and Fauna	To protect and enhance biodiversity and habitats in the Borders.
Climatic factors	To reduce CO ² emissions, reduce energy consumption and promote climate change adaptation.
Cultural Heritage	To protect and where appropriate, enhance the historic environment.
Landscape and townscape	To protect and enhance the landscape and townscape in

	the Borders.
Material assets	To promote the sustainable use of natural resources, increase waste recycling, and increase access to public transport.
Population and human health	To improve the quality of life and human health for communities in the Borders.
Soil	To protect the quality of soil in the Borders.
Water	To protect and enhance the status of the water environment.

Current state of the environment

2.12 A clear understanding of the current state of the environment is necessary to assist the identification of environmental problems, support the process of assessing the environmental effects and provide a baseline against which monitoring data can be compared. The prime information sources for this are set out in Table 3 and baseline environmental information in full appears in Appendix 4.

Table 3: Environmental Baseline Information

SEA topic	Corresponding spatial information
Air	Greenhouse gas emissions, daily average traffic flow
Biodiversity, Flora and Fauna	Sites of Special Scientific Interest, Special Areas of Conservation, Special Protection Areas, Ramsar, Phase 1 Habitat, Ancient Woodland Inventory and Key Greenspace
Climatic factors	Location of wind turbines, (<i>*Other topics include relevant data that is considered for the Climatic Factors topic</i>)
Cultural Heritage	Listed buildings, Conservation Areas, Scheduled Monuments, Historic Environment Records, Gardens and Designed Landscapes

Landscape and townscape	National Scenic Areas, Special Landscape Areas, Borders Landscape Character Assessment
Material assets	Strategic Road Network, Rail Network, National Cycle Routes, Innerleithen to Peebles Multi Use Path, Waste Treatment Facilities (Recycling centres)
Population and human health	Core Paths, Scottish Borders Strategic Green Network, Key Greenspace
Soil	Soil Type
Water	SEPA Flooding map (river and surface water)

Environmental Factors

2.13 The baseline information sets out the relevant environmental information for the area. This is addressed in detail by the baseline report in Appendix 4. However, it is useful to set out the key local environmental factors that provide the context for the area. These have been identified through analysis of the baseline data and are set out in Table 4 below:

Table 4: Key Local Environmental Factors

Issue	Supporting Data	Implications for Masterplan
The River Tweed incorporating the Soonhope Burn is designated a Site of Special Scientific Interest.	SSSI	Although not located immediately within the Glentress study area, the Masterplan will require to consider impacts on the SSSI designation. It is also noted however, that the Glentress Burn, Cramb Burn and Eshiels Burn all flow into the River Tweed SSSI. The Masterplan will require to consider and mitigate any impacts on the SSSI designation.
The River Tweed and Nut Wood (located in the south	SAC	The Glentress Burn, Cramb Burn and Eshiels Burn all

east) are both designated Special Areas of Conservation.		<p>flow to the River Tweed SAC. In addition and although not located within the Glentress study area, the Soonhope Burn also flows to the River Tweed SAC.</p> <p>The Nut Wood is also designated a SAC.</p> <p>The Masterplan will require to consider and mitigate any impacts on the SAC designations.</p>
Diversity of Habitats and Species	SAC, SSSI, SLA	<p>Local biodiversity is significant. The study area contains a wide range of species and habitats related to the environment. The Masterplan should seek to minimise any loss.</p> <p>Adhere to the HRA findings.</p>
<p>Castle Hill, Horsburgh Castle Farm (located within the Glentress study area)</p> <p>Eshiels Roman Camp (located outwith the Glentress study area)</p>	Scheduled Monuments	The Masterplan will require to ensure that the appearance, fabric and setting of the Scheduled Monuments are safeguarded.
Various archaeological features on and off site e.g. Cardie Hill Fort (onsite)	Archaeological features (Historic Environment Record)	The Masterplan will require to safeguard and protect archaeological features onsite.
The Glentress Study Area sits adjacent to the Upper Tweeddale National Scenic Area (NSA)	NSA special qualities	The Masterplan should seek to effectively mitigate the visual effects of future development in the study area.
The Glentress Study Area sits within the Tweed Valley Special Landscape Area (SLA)	Tweed Valley SLA Designation Statement	The Masterplan should seek to effectively mitigate the landscape and visual effects of future development within the study area.
Scottish Borders Strategic Green Network	Strategic Green Network (SBC)	The Masterplan proposals should seek to protect, promote and enhance the Green Network.

Parts of the Glentress Burn, Cramb Burn and the Eshiels Burn are at risk of flooding	SEPA Floodrisk Mapping	The Masterplan should highlight the need to avoid areas that are at risk of flooding
Core Paths	Core Path Plan	The Masterplan should seek to ensure public access to the core path.

Likely Evolution of the Environment without the Glentress Masterplan

2.14 Without the Glentress Masterplan it is considered that the likely future changes to the Glentress area will be:

- Undertaken in a piecemeal manner without due consideration of the likely effects on the landscape and other environmental receptors
- A decline in the quality of the Glentress Forest Area
- A lack of opportunity for the public to influence the way Glentress will be developed
- A lack of correlation between stakeholders involved in the future development of Glentress.

3. Assessment of Environmental Effects and Measures for Mitigation

Alternatives considered

3.1 The Masterplan for Glentress Peel proposes a number of indicative proposals for development which are a result of public and stakeholder consultation that has been undertaken in the preparation of background studies. These are detailed in page 11 onward in the Glentress Masterplan and include “Development Blocks” consisting of Glentress Peel, Car Park (consolidated parking); and Potential Car Park Extension.

3.2 The Glentress Peel development is expanded upon in the Masterplan through three Activity Areas hosting an area for short, circular informal walks, an area for stand alone mountain bike skills area and pump park for novice bikers, and a stand alone free ride mountain bike skills area for more advanced mountain bikers. Buildings to support the Glentress Peel would include an arrival building, a main building and an activity building.

3.3 In addition to Development Block A and the car parking options, there is further indicative proposals associated with new mountain bike and walking trails; roads and safety; and potential of visitor accommodation. The accommodation is

presented through a potential site at Kittlegairy, this is located to the north west of the current Glentress Peel development.

Assessment Methods

3.4 In accordance with Schedule 2 of the Environmental Assessment (Scotland) Act 2005, Scottish Borders Council has considered the effects (positive and negative) of the Glentress Masterplan on the range of SEA perspectives identified at the Scoping Stage.

3.5 The SEA perspectives form the basis on which the Glentress Masterplan is assessed. The method of assessment undertaken is a combination of a spatial and a matrix approach; this is due to the different components contained within the Masterplan – the policy guidance element and the landuse element.

Spatial Assessment

3.6 The spatial assessment approach applies to the development site identified within the Glentress Masterplan. Whilst some of the potential proposals relate to the creation of new paths, car parking and biking areas, the site also includes two key areas for built development, these are the potential cabin site at Kittlegairy and the Glentress Peel.

3.7 The spatial assessment is broadly based on the approach used within the Local Development Plan process and Table 5 below shows the spatial assessment criteria of the full range of the SEA topic.

Table 5: SEA Topics and Spatial Assessment Criteria

SEA Topic	Corresponding Spatial Assessment Criteria
Air	Access to public transport, access to services
Biodiversity, Flora and Fauna	Special Areas of Conservation, Special Protection Areas, Ramsar sites, Sites of Special Scientific Interest, International / national designation constraints, National Nature Reserves, Ancient Woodland Inventory, Tree Preservation Order, Proximity to River Tweed
Climatic Factors	Site Aspect
Cultural Heritage	Scheduled Monuments, Listed Buildings, Conservation Areas, Gardens and Designed Landscapes

Landscape and Townscape	Special Landscape Areas, National Scenic Areas, Landscape Features
Material Assets	Key Greenspace
Population and Human Health	Access to public transport, access to services / facilities, Scottish Borders Strategic Green Network, Key Greenspace
Soil	Prime Quality Agricultural Land
Water	Sewage, Water Supply, Flood Risk

Matrix Assessment

3.8 The matrix assessment approach applies to the policy guidance element of the Masterplan. This approach allows to provide a transparent means of recording the potential environmental impacts, provides a basis of recording any mitigation which would be required, and provides the basis for consideration of the potential cumulative and interrelated impacts of the Masterplan.

Assessment Results of Glentress Masterplan

3.9 The full assessment findings are contained in Appendix 5. Table 6 provides an overview of the assessment findings. Table 5 provides an overview of the assessment findings:

Table 6: Assessment Findings

	Impact on SEA Topic								
	Air	Biodiversity, Flora and Fauna	Climatic Factors	Cultural Heritage	Landscape and Townscape	Material Assets	Population and Human Health	Soil	Water
Glentress Masterplan	0	√	0	√	0	√	√√	0	0
Glentress Study Area	Refer to Spatial Assessment within Appendix 5								

xx	x	0	√	√√
<i>Significantly Negative</i>	<i>Negative</i>	<i>Neutral</i>	<i>Positive</i>	<i>Significantly Positive</i>

Summary of Findings

Air

3.10 The potential proposals identified within the Masterplan have not identified a negative or significantly negative impact on air quality. This is because there are a number of measures present within the vicinity of the study area that will help reduce the number of car journeys required. The location of the Masterplan study area means that services and facilities are located nearby primarily within the settlements of Peebles, Cardrona and Innerleithen. In addition, the study area is immediately accessible via public transport with a bus stop conveniently located adjacent to the entrance into Glentress, furthermore the popular Peebles to Innerleithen multi use path is also located adjacent to the entrance. All of this provides alternatives to using the private car and in turn they will help to lower emissions. The Masterplan also promotes that any development that does take place is constructed to a high standard and incorporates measure to promote energy efficiency.

Biodiversity, Flora and Fauna

3.11 The potential proposals have not identified any negative impacts for Biodiversity, Flora and Fauna. This is because it is considered that some elements of the Masterplan will assist in enhancing the Scottish Borders Strategic Green Network in which the Masterplan study area is located within; this is by way of landscape improvements in the form of additional planting. In addition, it is considered that positive effects to biodiversity can also be delivered through the on-going protection of the forest environment and its Continued Forest Cover. It is also considered that the creation of new active travel/recreation routes would also provide the potential for natural heritage improvements such as habitat creation.

Climatic Factors

3.12 The potential proposals have not identified any negative impacts for Climatic Factors. Whilst it is acknowledged that development can result in emissions, the potential proposals identified within the Masterplan provide measures to lessen or eliminate adverse impacts. In addition, there are a number of measures present within the vicinity that will assist in reducing the volume of car journeys and the level of emissions they generate as discussed within the Air section above. In addition, with increased planting proposed, this would have an effect on absorbing CO2. In addition, the southerly aspect of the site provides excellent opportunity for solar gain benefits.

Cultural Heritage

3.13 The potential proposals have not identified any negative impacts for Cultural Heritage. It is considered that positive elements however will result from the

potential proposals, these relate to the introduction of interpretation on the site which should result in an increased awareness, understanding and appreciation of the cultural heritage. In addition, the Masterplan also seeks the additional safeguarding of some of the historic features on site such as the Castle Hill Scheduled Monument. Furthermore, it is considered that the promotion of environmental improvements of the Glentress study area would in turn also bring potential improvements to the cultural heritage resource.

Landscape and Townscape

3.14 It is considered that the potential proposals will bring a neutral impact for Landscape and Townscape. However, it is also considered that some of the potential proposals may help to improve the landscape. Areas of enhanced planting, as well as areas noted for their sensitivity have been identified within Masterplan. Linked to these would be the continued protection of the Glentress Forest and its Continued Forest Cover.

Material Assets

3.15 The potential proposals are considered to have a positive impact on Material Assets. The assessment finds that there would be positive effects from the promotion and extension of the cycle/path network. In addition, a positive effect would also result in the encouragement of the use of sustainable transport. The Masterplan also notes the importance of early discussion with the Council's Waste Management Team so as to encourage recycling of waste within the development and to ensure appropriate waste collection locations.

Population and Human Health

3.16 The assessment finds that there are significant positive impacts on Population and Human Health. The Glentress study area is located within the Scottish Borders Strategic Green Network, and the potential proposals contained within the Masterplan generally assist in enhancing the Green Network asset. The potential proposals will bring positive impacts because they give rise to the potential for positive quality of life changes through easier access to the Green Network, in addition the potential proposals at Glentress could result in significant positive environmental effect because there is promotion of an area where the population can enjoy recreation, relaxation and physical exercise.

Soil

3.17 The assessment finds that there are no significant impacts on Soil. It is considered that the additional guidance included within the Masterplan will assist in minimising soil disturbance during construction phase, as well as minimising the disruption to the tree roots within the areas identified for potential development, this will then assist in protecting the natural drainage within the study area.

Water

3.18 It is considered that as with soil, the minimisation of disturbance of soil and the use of porous materials where possible will assist in protecting the natural drainage of the site. In addition, it is also considered that the promotion of the green network

at Glentress could assist in mitigating the current and future flood risk within the area, as well as being linked to the enhancement of the green network and the creation of linked habitats. However, it is acknowledged that there is potential for adverse impacts on the River Tweed SAC and on the water quality of the River Tweed.

Assessment Findings

3.19 The assessment found that the Masterplan has addressed the relevant environmental issues, resulting in broadly neutral or positive effects. It is considered that if there are any adverse effects either alone or cumulative then they can be mitigated in a straight forward manner through Local Development Plan Policy, through HRA which will be completed before adoption of the Masterplan, and through subsequent Flood Risk Assessment and/or Drainage Impact Assessment required at planning application stage.

3.20 It is also considered that there is the potential for significant positive cumulative effects as a result of the Glentress Masterplan, and these relate to Population and Human Health. The combination of the Glentress study area being located within the Scottish Borders Strategic Green Network, and the potential for the creation of new paths and with them subsequent enhanced biodiversity, the introduction of interpretation on the site to assist in the awareness, understanding and appreciation of the sites cultural assets; it is considered that there is a positive cumulative effect on Population and Human Health due to the benefits to quality of life for residents and visitors to the area.

Mitigation

3.21 A number of mitigation measures were identified by the assessment process and these are set out in Table 7. Table 8 also sets out the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Masterplan.

Table 7: Mitigation Measures identified by the SEA and Implemented into the Masterplan

SEA Topic	Mitigation Measure
Air	The Masterplan confirms the need for bus/coach parking, bus turning and passenger drop-off point.
Biodiversity, Flora and Fauna	<p>Additional Guidance has been incorporated in to the Masterplan, this guidance includes requirements on proposed landscape design which will be necessary to be taken on board in any subsequent application.</p> <p>In addition, to assist in minimisation of soil disturbance from the potential new cabin development, the additional guidance now included requires any new cabin development uses a ‘floating’ floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p>
Climatic Factors	Additional guidance has been included within the Masterplan to encourage energy efficiency particularly of the potential cabins.
Cultural Heritage	<p>The Masterplan (refer to Figure 7) identifies the Scheduled Monument on the site. To assist in protecting and safeguarding the Monument the Council’s Archaeologist has sought for the Masterplan to include a buffer area around the monument.</p> <p>Figure 6 of the Masterplan also identifies areas where information and interpretation are proposed to assist in improving the visitor experience.</p> <p>The Masterplan now seeks that any application on the site includes a detailed archaeological assessment with a mitigation strategy. The Masterplan also notes that a monitoring strategy may also be necessary. As the study area of Glentress is already a recreation area which is already well visited, the potential requirement for a monitoring strategy will assist in the protection of the historic environment of Glentress.</p>
Landscape and Townscape	Additional Guidance has been incorporated in to the Masterplan, this guidance includes requirements on proposed landscape design which will be necessary to take

	<p>on board in any subsequent application.</p> <p>In addition, to assist in the minimisation of soil disturbance from the potential new cabin development, the additional guidance now included requires any new cabin development uses a 'floating' floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p> <p>Further background work in the preparation of the Masterplan has been undertaken. This work considered views into the study area from the NSA as well as from the popular Drivers Road. The outcome of this additional work has resulted in identifying areas of sensitivity where no built development should take place, and areas for landscape enhancement in relation to the potential cabin site; this has then been incorporated into the Constraints and Opportunities section of the Masterplan and carried through into section 5 of the Masterplan.</p>
Material Assets	Additional guidance has been included within the Masterplan to encourage energy efficiency particularly of the potential cabins.
Population and Human Health	N/A
Soil	<p>Additional guidance has been included within the Masterplan to ensure that the potential cabin development respects the topography of the site and avoids building on steep slopes. Importantly, it also notes that the earth moving to create platforms for building will not be acceptable.</p> <p>There are currently a number of access routes available through the study area, the additional guidance seeks that existing routes should be used wherever possible, and new access routes should be located on flat or gently graded slopes and avoid excessive cut and fill.</p> <p>In addition, to assist in minimisation of soil disturbance from the potential new cabin development, the additional guidance now included requires any new cabin development uses a 'floating' floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p>
Water	Additional guidance has been included within the Masterplan to assist in minimisation of soil disturbance from the

	<p>potential new cabin development, the additional guidance requires any new cabin development uses a 'floating' floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p>
--	---

Table 8: Measures Envisaged to Prevent, Reduce and Offset any Significant Adverse Effects

SEA Topic	Measures Envisaged to Prevent, Reduce and Offset any Significant Adverse Impacts
Air	<p>Design & Access Statement</p> <p>Transport Assessment</p> <p>Consultation with Council’s Waste Management Team</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • IS4: Transport Development and Infrastructure • IS5: Protection of Access Routes
Biodiversity, Flora and Fauna	<p>Consultation with Council’s Ecology Officer</p> <p>Biodiversity and Phase 1 Habitat Survey</p> <p>Protected Species Survey</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP1: International Nature Conservation Sites and Species • EP2: National Nature Conservation and Protected Species • EP3: Local Biodiversity • EP12: Green Networks • EP13 Trees, Woodlands, and Hedgerows • EP15: Development affecting the Water Environment
Climatic Factors	<p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • IS5: Protection of Access Routes • IS8: Flooding • IS9: Waste Water Treatment Standards and Sustainable Urban Drainage • EP16: Air Quality

Cultural Heritage	<p>Consultation with Council's Archaeology Officer</p> <p>Consultation with Historic Scotland (Scheduled Monuments)</p> <p>Archaeological Assessment, Mitigation Strategy and Monitoring Strategy</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP8: Archaeology
Landscape and Townscape	<p>Landscape and Visual Impact Assessment</p> <p>Landscaping and Structure Planting Statement</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP4: National Scenic Areas • EP5: Special Landscape Areas • EP8: Archaeology • ED7: Business, Tourism and Leisure in the Countryside • ED8: Caravan and Camping Sites
Material Assets	<p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • IS4: Transport Development and Infrastructure • IS5: Protection of Access Routes • IS9: Waste Water Treatment Standards and Sustainable Urban Drainage
Population and Human Health	<p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP8: Archaeology • EP12: Green Networks • ED7: Business, Tourism and Leisure Development in the Countryside • IS4: Transport Development and Infrastructure • IS5: Protection of Access Routes

Soil	<p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • ED8: Caravan and Camping Sites • IS8: Flooding
Water	<p>Consultation with Scottish Water</p> <p>Consultation with SEPA</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP1: International Nature Conservation Sites and Protected Species • EP2: National Nature Conservation and Protected Species • EP3: Local Biodiversity • EP15: Development Affecting the Water Environment • IS8: Flooding • IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

Monitoring

3.22 The majority of the monitoring for the SEA objectives is already undertaken by the Council or by other Government bodies or agencies. This allows SEA monitoring to be incorporated into the existing performance monitoring.

3.23 A Monitoring Report is undertaken periodically for the Scottish Borders Local Development Plan. That Report will incorporate many of the monitoring needs identified within this SEA. This will be a valuable baseline document to support the monitoring process. The monitoring requirements and mitigation measures identified during this Masterplan SEA process will feed into the next forth-coming Monitoring Report.

3.24 Further monitoring is also undertaken for the Local Biodiversity Action Plans and Local Habitat Action Plans. This monitoring will also incorporate many of the monitoring needs also identified within this SEA.

4 Next Steps

- 4.1 The Environmental Report will be sent to the Scottish Government SEA Gateway for dispatch to the consultation authorities in August 2015 and the consultation on the ER will be advertised in the press. This period will run concurrent with the formal consultation on the Glentress Masterplan.
- 4.2 A period of analysis and adjustment will follow the close of the public consultation so that comments and objections can be assessed, responses compiled and any necessary adjustments made to reflect changes in the Masterplan.
- 4.3 On completion of the analysis and adjustments the finalised Environmental Report will be presented together with the Finalised Masterplan to the Council's Planning and Building Standards Committee for formal adoption.
- 4.4 Once adopted, the Glentress Masterplan will be published on the Council's website; a copy of the Masterplan, the finalised Environmental Report and the post-adoption SEA Statement will be sent to the SEA Gateway.

APPENDIX 2: RELEVANT PLANS, PROGRAMMES AND STRATEGIES

Topic Area	Relevant PPS (and SEA Topics)	Commentary
Planning Policies	National Planning Framework 3 <i>(All SEA Topics relevant)</i>	The NPF3 identifies that there are opportunities to increase footfall to Borders town centres, in the case of the Draft SG the document would support this aim for Peebles, Innerleithen and Cardrona. The document also mentions the potential for benefits of well-planned renewable energy development, in the case of the cabin accommodation in the Draft SG; small-scale generation might be appropriate and could bring benefits to the running costs of the business operation. Relevant points are raised in the Natural Heritage section, including a national long distance walking and cycling network which will link key outdoor tourism locations, and increasing the rate of woodland creation for land use and emission reduction targets.
	Scottish Planning Policy 2 <i>(All SEA Topics relevant)</i>	Scottish Planning Policy was published for consultation in June 2014. The document sets out national planning policy direction, there are three national outcomes, all of which are relevant to the aims of the SG; Outcome 1 looks at improving quality of life by helping to create well-designed sustainable places; Outcome 2 seeks to protect and enhance Scotland's built and natural environments; and Outcome 3 looks at supporting sustainable economic growth and the transition to a low carbon economy. The SPP also has a number of national policies covering a wide range of policy matters including promoting rural development, supporting business and employment, valuing the historic environment, valuing the natural environment, maximising the benefits of green infrastructure, promoting sustainable transport and active travel, delivering heat and electricity, and reducing waste. Generally the SG is broadly complimentary to these aims although there may be areas where linkages could be strengthened.
	SESplan Strategic Development Plan (SDP) <i>(All SEA Topics relevant)</i>	SESplan is the SDP for the South East Scotland city-region, it sets the strategic vision for the development of the city-region and it sits below national planning policy but above local planning policy in a national hierarchy of policy. SESplan was approved in July 2013. SESplan has the relevant aims of supporting local and rural development; integrating land use and sustainable modes of transport; conserving and enhancing the natural and built environment; promoting green networks including through increasing woodland

		planting, enhancing biodiversity; and contributing to the response to climate change through mitigation and adaptation and promotion of high quality design/development. The Glentress area is located within the Western Borders Strategic Development Area (SDA). Discussion of the current challenges and opportunities in this area identifies the need to improve connectivity but also states that there is a “superior environmental quality” which is an opportunity. The Western SDA is also stated to be within commuting distance to Edinburgh and that there are pressures for housing development as a result.
Planning Policies	<p>Proposed Local Development Plan (LDP)</p> <p><i>(All SEA Topics relevant)</i></p> <p>LDP Policies</p> <ul style="list-style-type: none"> • Policy PMD1: Sustainability • Policy PMD2: Quality Standards • Policy ED3: Town Centres and Shopping Development • Policy ED5: Regeneration • Policy ED7: Business, Tourism and Leisure Development in the Countryside • Policy ED8: Caravan and Camping Sites • Policy HD3: Protection of Residential Amenity • Policy EP1: International Nature Conservation and Protected Species • Policy EP2: National Nature Conservation and Protected Species • Policy EP3: Local Biodiversity 	<p>Vision/aims etc</p> <p>The Proposed Local Development Plan is currently at Examination, formal adoption is anticipated to take place Autumn/Winter 2015; the LDP is therefore going to be the relevant Plan for the majority of the life time of the document. There are a number of policies which are directly relevant to the Draft SG and the SEA topics. Many of the policies are of conservation nature, such as the Environmental Protection policies listed (EP1, EP2, EP3, EP5, EP8 and EP12) which protect the natural heritage, cultural heritage and the landscape. EP12 Green Networks is a new policy which seeks to protect, promote and enhance the existing Green Network of the Borders. The area surrounding Glentress is a crucial part of the existing green network and the Draft SG strongly fits the policy aim. The landscape is also a key consideration of the Draft SG, the entire Glentress area is located within the Tweed Valley SLA, and as a result policy EP5 Special Landscape Areas states that the Council will seek to safeguard the landscape quality and will have particular regard to the landscape impact of proposals.</p>

	<ul style="list-style-type: none"> • Policy EP5: Special Landscape Areas • Policy EP8: Archaeology • Policy EP12: Green Networks • Policy IS1: Public Infrastructure and Local Service Provision • Policy IS7: Parking Provision and Standards • Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage. 	
Planning Policies	<p>Consolidated Local Plan 2011 <i>(All SEA Topics relevant)</i></p> <p>Supplementary Planning Guidance</p> <ul style="list-style-type: none"> • Biodiversity • Designing out Crime in the Scottish Borders • Green Space • Landscape and Development • Local Landscape Designations • Placemaking and Design • Trees and Development • Use of Timber in Sustainable Construction 	<p>The current Consolidated Local Plan is relevant until the formal adoption of the LDP. As with the LDP the Local Plan has a number of relevant conservation and enhancement policies that are relevant to the Draft SG. These are largely similar to those discussed for the LDP above.</p> <p>There are also a number of SPGs that are relevant and in general these are also of a protective and enhancement nature. The guidance to do with landscape will be particularly important, as will adherence to the Council's Placemaking and Design SPG, which discusses a number of considerations to achieve high quality design.</p>
Design Guidance	Creating Places- A Policy Statement on Architecture and	Policy statement on architecture and place which looks to consolidate and develop the value of architecture and place in Scotland. The policies contained within the document

	Place <i>(Landscape and Townscape, Cultural Heritage, Climatic Factors & Population and Human Health)</i>	promote good design and are material considerations in determining applications. The quality and the setting of the built development proposed in the Draft SG will be critical to avoiding adverse impacts on the designated landscape and cultural heritage features in the area. Creating a successful place can also help to ensure buildings are welcoming, safe and pleasant and easy to move around, which is beneficial for residents and visitors will use the buildings and the rest of the site. In addition, design should consider use of resources both in terms of adaption and mitigation to climate change.
Nature Conservation	Convention on Wetlands of International Importance 1971 (amended 1982 and 1987) (Ramsar Convention) <i>(Biodiversity, flora and fauna; Water)</i>	Set out the legal protection of designated sites that are found in the Borders, specifically Ramsar sites, Special Areas of Conservation and Special Protection Areas. The area in question contains the River Tweed Special Area of Conservation and Site of Special Scientific Interest (SSSI) and the Draft SG will have to avoid adverse likely significant effects on the conservation objectives of this designation.
	Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora <i>(Biodiversity, flora and fauna; Water)</i>	
	Directive 79/409/EEC on the conservation of wild birds <i>(Biodiversity, flora and fauna; Water)</i>	
Nature Conservation	Nature Conservation (Scotland) Act 2004 <i>(Biodiversity, flora and fauna; Water)</i>	The Act places a duty on local authorities to further the conservation of biodiversity; it also provides measures for the protection of SSSIs. As stated above the River Tweed SSSI is located within the site.

	<p>Scottish Borders Local Biodiversity Action Plan</p> <p><i>(Biodiversity, flora and fauna; Material Assets)</i></p>	The document provides detailed action plans for species and habitats. The Draft SG should avoid adversely impacting upon these plans for relevant habitats and species that are found within the area in question.
	<p>Scotland's Biodiversity: It's in your hands 2004 & 2020 Challenge for Scotland's Biodiversity 2013</p>	The documents have the aims of protecting and restoring biodiversity and supporting healthier ecosystems; connecting people with the natural world for health and wellbeing; and maximising benefits of a diverse natural environment and the services it provides.
Forestry/Woodlands	<p>The Scottish Forestry Strategy (2006) (and associated SEA)</p> <p><i>(Biodiversity, flora and fauna; Landscape and Townscape, Cultural Heritage, Population and Human Health, Climatic Factors, Material Assets)</i></p>	The document sets out a vision of a forestry sector that is diverse and strong; in tune with the environment; employing many people in a wide range of enterprises; and providing the many other services and benefits that people need, now and for the future. It is considered that the Draft SG fits in with the vision of this strategy.
	<p>Scottish Borders Woodland Strategy (2005)</p> <p><i>(Landscape and Townscape; Material Assets)</i></p>	The Strategy is designed to articulate the Scottish Forestry Strategy at a regional level. In addition, the Strategy provides a planning tool and policy guidance to assist with achieving strategic policy objectives and to help achieve grant assistance for the planting and management of woodlands
Access	<p>Scottish Borders Core Path Plan (2008)</p> <p><i>(Population and human health)</i></p>	The core paths of the Borders are essential to health, sense of place and vitality of Borders residents and visitors. The Draft SG should take cognisance of these.
Water environment/Flooding/River Tweed	<p>Water Environment and Water Services (Scotland) Act 2003 (Designation of Scotland River Basin District) Order 2003</p>	The documents are the Scottish distillation of the European Water Framework Directive. They give Ministers regulatory powers over water activities in order to protect, improve and promote sustainable use of Scotland's water environment.

	<i>(Biodiversity, flora and fauna; Water)</i>	
	The Water Environment (Controlled Activities) (Scotland) Regulations 2005	
	<i>(Biodiversity, flora and fauna; Water)</i>	
	Scotland River Basin Management Plan and Solway Tweed River Basin Management Plan (RBMP)	The two RBMPs are the documents that state the targets and aims for the protection and improvement of Scotland's water environment. The key target is to improve the proportion of water courses in good condition. In the Borders the Tweed is subject to a separate RBMP to the rest of Scotland and thus the Pilot LUS must take account of the objectives of both documents.
	<i>(Biodiversity, flora and fauna; Water)</i>	
	Flood Risk Management (Scotland) Act 2009	Sets national policy - requirement to take flood risk into account.
	<i>(Water)</i>	
	Tweed Catchment Management Plan	The Plan has a series of strategic aims with regards to water quality, water resources, habitats and species, riverworks and flood management. The Draft SG should not adversely impact on the aims of this document.
	<i>(Biodiversity, flora and fauna; Water)</i>	
	Tweed Order Act	The River Tweed Commission is charged under the River Tweed Order 2006 with the general preservation and increase of salmon, sea trout, trout and other freshwater fish in the Tweed and its tributaries.
	<i>(Biodiversity, flora and fauna; Water)</i>	
Water environment/Flooding/River Tweed	Tweed Wetland Strategy 2010	The strategy has broad aims related to protection, enhancement of wetland habitats; promotion of habitat connectivity; identification of threats; and supporting sustainable land use.
Climate Change	- Scottish Climate Change Adaptation Programme	The document has the vision: "To increase the resilience of Scotland's people, environment and economy to the impacts of a changing climate". Within this there are

Climate Change	<ul style="list-style-type: none"> - Climate Change (Scotland) Act 2009 <p><i>(Climatic Factors)</i></p>	<p>objectives to support a healthy and diverse natural environment with capacity to adapt and to sustain and enhance the benefits, goods and services that the natural environment provides". The plans within the Draft SG should be aware of adaptation measures that may be required in the face of a changing climate.</p> <p>The Climate Change Act 2009 is legislation requiring a reduction in Scotland's emissions of the basket of 6 Kyoto Protocol greenhouse gases (GHG) by 42% by 2020 and 80% by 2050 compared to 1990/95 baseline. The targets are set annually for emissions at least 12 years in advance. The Scottish Climate Change Adaptation Programme details the Scottish Minister's objectives, policies and proposals to tackle the climate change impacts to Scotland from the UK Climate Change Risk Assessment as required by Section 53 of the Climate Change (Scotland) Act 2009. This includes an overarching aim "To increase the resilience of Scotland's people, environment, and economy to the impacts of a changing climate" and related outcomes which look at the natural environment, resilient infrastructure and buildings and resilient communities.</p>
	<p>Biomass Action Plan for Scotland (2007)</p> <p><i>(Biodiversity, flora and fauna; Landscape and Townscape; Material Assets; Soil; Climatic Factors)</i></p>	<p>The aim of the Plan is to set out a coordinated programme for development of the biomass sector in Scotland. It provides actions to supplement a framework to assist further production. There is operational forest working within the Draft SG site and increased planting may be a factor in the longer term, the Draft SG should therefore be aware of this.</p>
	<ul style="list-style-type: none"> - A Low Carbon Economic Strategy for Scotland - Low Carbon Scotland: Meeting the Emissions Reductions Targets 2010-2022 Report on Policies and Proposals 	<p>The documents have relevant objectives on reducing the need for travel, widening travel choices, development and uptake of emerging technologies and setting a policy and regulatory framework.</p>
Cultural Heritage	<p>Scottish Historic Environment Policy (SHEP) (July 2011)</p>	<p>SHEP is the overarching policy statement for the historic environment. It provides a framework for more detailed strategic policies and operational policies that inform the day-to-day work of a range of organisations that have a role and interest in managing</p>

	<i>(Cultural Heritage)</i>	the historic environment.
Soil	Scottish Soil Framework (2009) <i>(Soil)</i>	<p>The main aim of the Framework is to promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland. Activities identified for focus include:</p> <ul style="list-style-type: none"> • soil organic matter stock protected • soil erosion reduced • greenhouse gas emission from soils reduced • soil's capacity to adapt to changing climate enhanced • soil biodiversity as well as above ground biodiversity • protected soils making a positive contribution to sustainable flood management <p>The Draft SG should be aware of the impact on the soil resource from the proposals for development.</p>
	The State of Scotland's Soils Report (2011)	The document examines actions arising from the Scottish Soils Framework (2009). It aims to contribute wider understanding that soils are a vital part of our economy, environment and heritage, to be safeguarded for existing & future generations. Also considers threats to soil function, loss of organic matter, sealing, contamination, change in soil biodiversity, erosion and landslides, compaction and emerging issues. Considered that the work will help to deal with issues in terms of policy integration, tackling lack of systematic Scottish soils data and understanding soil management.
Land Use	Land Use Strategy (LUS) Scotland (2011)	The objectives of the National LUS are: "Land based businesses working with nature to contribute more to Scotland's prosperity; Responsible stewardship of Scotland's natural resources delivering more benefits to Scotland's people; and Urban and rural communities better connected to the land, with more people enjoying the land and positively influencing land use. The objectives are to be achieved through 10 principles for sustainable land use and 13 proposals to focus action. The principles centre on achieving multiple benefits for land, land use decisions informed by an understanding of ecosystems, sympathetic landscape management and people contributing to land use decisions.

APPENDIX 3: CONSULTATION AUTHORITIES SCOPING RESPONSES

Philip Graham
Planning Officer, Forward Planning
Scottish Borders Council
Newton St Boswells
Melrose TD6 0SA

Longmore House
Salisbury Place
Edinburgh
EH9 1SH
Direct Line: 0131 668 9824
Switchboard: 0131 668 8600
aldasair.mckenzie@scotland.gsi.gov.uk

Our ref: AMN/23/645
Our case ID: 201306707

6 March 2014

Dear Philip

**Environmental Assessment (Scotland) Act 2005
Scottish Borders Council – Glentress Masterplan SEA Scoping Report**

Thank you for consulting Historic Scotland on the Scoping Report for the Glentress masterplan. This was received by the SEA Gateway on 5 February 2014. I have reviewed the Scoping Report in relation to section 15(2) of the above legislation on behalf of Historic Scotland. As such, this letter contains our views on the scope and level of detail of the information to be included in the Environmental Assessment (part 1), and the duration of the proposed consultation period (part 2).

1. Scope of assessment and level of detail

Overall, the Scoping Report provides a clear and succinct overview of the approach to your assessment. As you have highlighted, there are some archaeological sites within the masterplan area and I welcome that effects upon these and other historic environment assets in the vicinity will be considered as part of your assessment. Given the nature of the proposals and the relatively small area involved, I support the spatial approach outlined in section 5.3.

2. Consultation period for the Environmental Report

I am content with the next steps set out within section 6 of the report and the proposed consultation period of 12 weeks.

I hope you have found this helpful. As you are aware, none of the comments contained in this letter should be construed as constituting a legal interpretation of the requirements of the SEA legislation. They are intended rather as helpful advice, as part of Historic Scotland's commitment to capacity-building in SEA. Should you wish to discuss this response, please contact me on 0131 668 8924.

Yours sincerely



Alasdair M^cKenzie
Heritage Management Team Leader (SEA)



Our ref: PCS/131556
SG ref: SEA00913/sco
If telephoning ask for:
Silvia Cagnoni-Watt

Philip Graham
Scottish Borders Council
Planning & Economic Development
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

7 March 2014

By email only to: sea.gateway@scotland.gsi.gov.uk

Dear Philip Graham

Environmental Assessment (Scotland) Act 2005 Glentress Masterplan Supplementary Guidance - Scoping consultation

Thank you for your Scoping consultation submitted under the above Act in respect of the Scoping - Glentress Masterplan Supplementary Guidance. This was received by SEPA via the Scottish Government SEA Gateway on 5 February 2014.

As required under Section 15(2) of the Act, we have considered the document submitted and comments as follows in respect of the scope and level of detail to be included in the Environmental Report (ER).

The Scottish Government SEA Guidance (www.scotland.gov.uk/Publications/2013/08/3355) provides guidance to Responsible Authorities about the type of information that is expected to be provided at each SEA stage. We have used the guidance to inform our detailed scoping response which is attached as Annex 1.

On completion, the Environmental Report and the Glentress Masterplan Supplementary Guidance to which it relates should be submitted to the Scottish Government SEA Gateway (sea.gateway@scotland.gsi.gov.uk) which will forward it to the Consultation Authorities.

Should you wish to discuss this scoping consultation, please do not hesitate to contact me on 01786 452430 or via our SEA Gateway at sea.gateway@sepa.org.uk

Yours sincerely

Silvia Cagnoni-Watt
Senior Planning Officer
Planning Service

Ecopy: hssea.gateway@scotland.gsi.gov.uk ; sea_gateway@snh.gov.uk



Chairman
David Sigsworth
Chief Executive
James Curran

Page 110

Edinburgh Office

Clearwater House, Heriot Watt Research Park
Avenue North, Riccarton, Edinburgh EH14 4AP
tel 0131 449 7296 fax 0131 449 7277
www.sepa.org.uk

Appendix 1: Comments on the Scoping Consultation

General Comments

The scoping report provides a brief overview of the purpose of the plan, the environmental issues scoped in and out of the assessment and the consideration of alternatives. We consider the information provided sufficient and proportionate to the Glentress Masterplan Supplementary Guidance (SG), however we would have welcomed more details being available at this scoping stage in relation to the relevant plans, programmes and strategies (PPS) and baseline information.

We understand that the Supplementary Guidance is a working draft and, unless some attachments were missed in the consultation email, the appendices to which the scoping report refers to have not been included and therefore we are unable to comment on them. This includes Appendix 2 list of relevant PPS.

Please do not hesitate to contact us on an informal basis in order to gather further information for the preparation of the Environmental report (ER) and for discussing any other issue in relation to this response.

Detailed Comments

1. Introduction

- 1.1 We understand that the purpose of the Glentress Masterplan Supplementary Guidance (SG) is to set the context and principles for the sustainable development of the visitor destination at Glentress. When approved the SG would be part of the Scottish Borders Local Development Plan (LDP).

We welcome the inclusion of the Working Draft SG with the scoping report at this stage.

2. Relevant Plans, Programmes and Strategies

- 2.1 This section refers to Appendix 2, however no appendices are available in the document that was sent to us by the Scottish Government SEA Gateway on the 5 February 2014. We are therefore unable to comment on the list of PPS relative to this consultation.
- 2.2 Please note that in the website www.seaguidance.org.uk provides excellent baseline information on Air, Soil and Water including an up-to-date list of PPS. Other information is available at the Scottish Government SEA webpages <http://www.scotland.gov.uk/Topics/Environment/environmental-assessment/sea>

3. Summary of the Environmental Characteristics and Consideration of SEA Topics Scoping

- 3.1 We note that all the SEA Topics within our remit have been scoped in. We are content with this decision and agree with the reasons provided for including the SEA Topics in the environmental assessment. Please note the detailed comments below.

Flood Risk

- 3.2 We welcome the reference to the new flood risk maps. The new maps are the most comprehensive national source of data on flood hazard and risk. They will support the development of Flood Risk Management Strategies and are replacing the Indicative River and Coastal Flood Map (Scotland) (IRCFM(S)).
- 3.3 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. For further information please visit http://www.sepa.org.uk/flooding/flood_maps.aspx.

Water

- 3.4 We welcome the reference to the Solway Tweed River Basin District Plan and also note the intention to use the SEPA 2008 River Classification Status. Please note more recent data is available at: http://www.sepa.org.uk/water/monitoring_and_classification/classification/classification_results.aspx
- 3.5 In the scoping report there is reference to water quality rather than to the quality of the water environment. In addition to information on water quality and the traditional water chemistry measurements, the Water Framework Directive requires the use of tools which assess the impact of other aspects of the environment's quality, including water quantity (changes to levels and flows), the forms and processes which affect the structure/shape of our waters (morphology) and the impact of non-native species.

Soil

- 3.6 Please also note that a new source of information is the Scotland's soils website <http://www.soils-scotland.gov.uk/>, which is part of the Scotland's environment website. <http://www.environment.scotland.gov.uk/>.

4. Alternatives

- 4.1 We understand that three alternatives are proposed for the development and these are available in the Working Draft SG.

5. Intended Approach to the Assessment

- 5.1 We welcome the intention to carry out a spatial and a matrix assessment for different SEA Topics. In particular the spatial assessment will consider flood risk, international and national nature designation impacts, water quality impacts and cultural heritage impacts. We agree that a spatial analysis is not appropriate for all aspects of the environmental assessment and therefore support the use of the matrix assessment. We suggest to report in the matrix assessment the results from the spatial assessment in order to ensure that all the SEA Topics are evaluated and that the interaction between the SEA Topics and the secondary, synergistic and cumulative effects are also considered.

- 5.2 We are content with the suggested assessment matrix in Table 1 and note that the table will include mitigation measures. We would recommend extending the measures to enhancements too, where applicable, and suggest adding reference to the timescales for delivering such measures.
- 5.3 We consider that mitigation is a crucial part of SEA in that it offers an opportunity to not only address potential adverse effects of a plan, but also to make a plan even more positive than it already may be.
- 5.4 One of the most important ways to mitigate significant environmental effects identified through the assessment is to make changes to the plan itself so that significant effects are avoided. The ER should therefore identify any changes made to the plan as a result of the environmental assessment.

6. Consultation Dates

- 6.1 We are content with the proposed 12 weeks consultation period for the ER to match the consultation period on the Draft SG.



Scottish Natural Heritage Dualchas Nàdair na h-Alba

All of nature for all of Scotland
Nàdar air fad airson Alba air fad

Mr Philip Graham
Scottish Borders Council
Council Headquarters
Melrose
Roxburghshire
TD6 0SA

07 March 2014

Our ref: CEA129040
SEA Ref: 00913 Scoping

By email

Dear Mr Graham

Environmental Assessment (Scotland) Act 2005: Draft Supplementary Guidance: Glentress Masterplan Working Draft Strategic Environmental Assessment: Scoping Report February 2014

I refer to your scoping report, sent to the Scottish Government SEA Gateway on 5 February 2014. In our role as a Consultation Authority, in accordance with Section 15(2) of the Environmental Assessment (Scotland) Act 2005, we have reviewed the above report. Our comments on the scope and level of detail to be included in the Environmental Report and on the duration of the proposed consultation period are set out below. Detailed comments are provided in the annex to this letter.

Scope of assessment and level of detail

Subject to the specific comments set out below and in the annex to this letter, SNH is content with the scope and level of detail proposed for the environmental report.

The scoping report had omitted some national designations which occur within the wider study area covered by the masterplan.

The possible effect of the proposals on the nearby Natura site will need to be considered.

Consultation period for the environmental report

SNH notes that a period of 12 weeks is proposed for consultation on the Environmental Report and is content with this proposed period.

Concluding remarks

I hope that these points are of assistance to you. Please note that this response is in the context of the Environmental Assessment (Scotland) Act 2005 and our role as a Consultation



INVESTOR IN PEOPLE

Scottish Natural Heritage, Greystone Park, 55/57 Moffat Road, Dumfries, DG1 1NP
Email Southern_scotland@snh.gov.uk Tel 01387 272440 Fax 01387 259247 www.snh.org.uk

Authority. We understand that we will be separately consulted on our views regarding the Environmental Report and on the Supplementary Guidance: Glentress Masterplan.

Should you wish to discuss this screening determination, please contact Stuart Graham stuart.graham@snh.gov.uk or SNH's SEA Gateway at sea.gateway@snh.gov.uk

Yours sincerely

by email

Andrew Panter
Operations Manager
Southern Scotland
andrew.panter@snh.gov.uk

cc. sea.gateway@scotland.gsi.gov.uk
sea_gateway@snh.gov.uk
sea.gateway@sepa.org.uk
hssea.gateway@scotland.gsi.gov.uk

Annex to letter

— Baseline information

There are some omissions in the baseline information that is currently available but not referenced in the plan. Section 3.2 does not reference the close proximity of the Upper Tweeddale National Scenic Area to the study area. Section 3.8 of the Scoping Reports states that the River Tweed SAC and SSSI are located 600m away from the proposal in the Masterplan. The Environmental Report will need to acknowledge that the River Tweed SAC does indeed lie within the study area covered by the Glentress Masterplan Working Draft and that parts of the River Tweed SSSI are adjacent to the wider study area. In addition, the Environmental Report should acknowledge that Nut Wood SSSI also lies within the wider Glentress Study area identified in Figure 2 of the Glentress Masterplan Working Draft.

— Significant issues

Attention should be given to: protected species (which are not currently referenced in the scoping document), and the suite of designated sites and nationally and internationally protected areas as detailed above. The Environmental Report will need to consider the possible impacts both on site and off site on the River Tweed SAC.

— Effects on Natura site of Masterplan

Plans of public bodies that require appraisal under the Habitats Directive are also likely to fall within the scope of section 5(3) of the Environmental Assessment (Scotland) Act 2005. Further advice on considering the Habitats Regulations in the consideration of Development Plans can be found at: <http://www.snh.gov.uk/docs/B698695.pdf>

This guidance notes that plan-making bodies can consider opportunities to combine the earlier stages of SEA and Habitats Regulations Appraisal, where appropriate, even though the differing requirements mean that the two assessments cannot be fully integrated. One option is to conduct the earlier stages in parallel, such as environmental information gathering, prediction of plan effects, and some early consultation stages.

If the Habitats Regulations Appraisal is undertaken in parallel with SEA, it is important that the findings of both appraisals are separately and clearly documented and that the record of the Habitats Regulations Appraisal uses the correct terminology, applying them appropriately. In practice, it is easier to set out the Habitats Regulations Appraisal in a separate record, and where appropriate provide a cross-reference to it in the Environmental Report.

— Assessment Methodology

We are supportive of the proposal in the scoping report to use a spatial analysis of the effects by using GIS. In due course the Environmental Report should make it clear the various reasons for this method being proposed and the possible significant effects that it aims to highlight.

APPENDIX 4: SEA BASELINE DATA – GLENTRESS MASTERPLAN

Contents

	<u>Page Number</u>
Introduction	3
Part 1: Air.....	4
Table 1: Scottish Borders Greenhouse Gas Emissions.....	5
Table 2: Method of Travel to work or study	6
Map 1: Day Traffic Flow At Selected Monitoring Sites	7
Part 2: Biodiversity, Flora & Fauna	8
Table 3: Land Cover of the Scottish Borders	9
Map 2: Sites of Special Scientific Interest	10
Map 3a: Special Areas of Conservation	11
Map 3b: Special Protection Areas.....	12
Map 4: RAMSAR Sites	13
Map 5: Phase 1 Habitat	14
Map 6: Ancient Woodland Inventory	15
Part 3: Climatic Factors	16
Map 7: Operational and Consented Windfarms	17
Part 4: Cultural Heritage	18
Table 4: Listed Buildings in the Scottish Borders by Category.....	18
Map 8: Listed Buildings by Category.....	19
Map 9: Conservation Areas	20
Map 10: Scheduled Monuments	21
Map 11: Historic Environment Records	22
Map 12: Gardens and Designed Landscapes.....	23
Part 5: Landscape and Townscape	24
Table 5: National Scenic Areas and Special Landscape Areas.....	25
Map 13: National Scenic Areas and Special Landscape Areas	26
Map 14: Borders Landscape Character Assessment	27
Part 6: Material Assets.....	28
Map 15: Strategic Road Network	29
Map 16: Rail Network	30
Map 17: National Cycle Network	31
Map 18: Innerleithen to Peebles Multi Use Path	32
Table 6: Municipal Waste Collected Within the Borders 2009	33

Table 7: Water and Waste Water Asset Capacity	33
Map 19: Waste Recycling Centres	35
Table 8: Consented Mineral Operations in the Borders	36
Part 7: Population and Human Health.....	37
Table 9: Scottish Borders Population Breakdown	37
Figure 1: Drive Times for Petrol Stations	38
Figure 2: Drive Times for Convenience / General Stores	38
Map 20: Core Paths	40
Map 21: Scottish Borders Strategic Green Network (Proposed Local Development Plan)	41
Map 22: Key Greenspace (Proposed Local Development Plan)	42
Part 8: Soil	43
Table 10: Scottish Borders Derelict Land and Urban Vacant Land	43
Table 11: Scottish Borders Urban Capacity Results	43
Map 23: Scottish Borders Soil Types	45
Part 9: Water	46
Table 12: Overall Status of Surface Waters in the Solway River Tweed	46
Table 13: Overall Environmental Objectives (River Basin Management Planning Cycles)	46
Map 24: River Flood Risk	48
Map 25: Surface Flood Risk	49

BASELINE INFORMATION

INTRODUCTION

This section of the Environment Report describes the current state of the environment in the Glentress study area and how this might change in the future in the absence of the Masterplan, and the environmental characteristics of the area likely to be significantly affected by the Masterplan.

Glentress Forest is one of eight forests in the Tweed Valley Forest Park and is recognised as a high quality environment for outdoor activities. Glentress itself, currently attracts over 300,000 visitors per year who come to take part in the many activities on offer that includes walking, mountain biking, as well as enjoyment of the landscape, wildlife and habitat conservation. The study area is also located a short distance from the popular conservation town of Peebles.

This baseline will seek to give an overview of the study area as well as national statistics. The aim is to use this information to assess the Masterplan proposals. The baseline will be presented under the broad headings of:

- Air
- Biodiversity, Flora and Fauna
- Climatic Factors
- Cultural Heritage
- Landscape and Townscape
- Material Assets
- Population and Human Health
- Soil
- Water.

1.0 AIR

Detailed objective: To protect current air quality and provide opportunities for public transport.

Air Quality

Local Authorities have a responsibility under the Environment Act 1995 and Air Quality (Scotland) Amendments Regulations (2002) to improve air quality, not merely minimise pollution. The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2000) and Addendum (2003) set health based objectives for nine air pollutants and two for the protection of vegetation and ecosystems. Where it is found that these objectives are unlikely to be met by the due date, then an Air Quality Management Area (AQMA) must be declared and an action plan setting out proposals for addressing the problems prepared. In the Scottish Borders there are no AQMAs, nor areas close to designation.

The Climate Change (Scotland) Act 2009 include emissions reduction targets covering greenhouse gases (GHG), the list is as follows: Carbon dioxide (CO₂), Methane (CH₄), Nitrus oxide (N₂O), Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs) and Sulphur hexafluoride (SF₆). The amount to which these gases are emitted due to human processes varies; far much more CO₂ is emitted than the other five gases, however the five other gases are more powerful in their greenhouse effect (known as Global Warming Potential)¹. Table 1 below shows the most recent Scottish Borders greenhouse gas emissions data.

Another area that affects air quality is emissions from transport; the Census data from 2001 provides information on the method of travel to work or study by 'day time' population in the Scottish Borders. This information is provided below in Table 2. It is also possible to show daily average traffic flows for certain key routes in the Borders, this is shown below in Map 1.

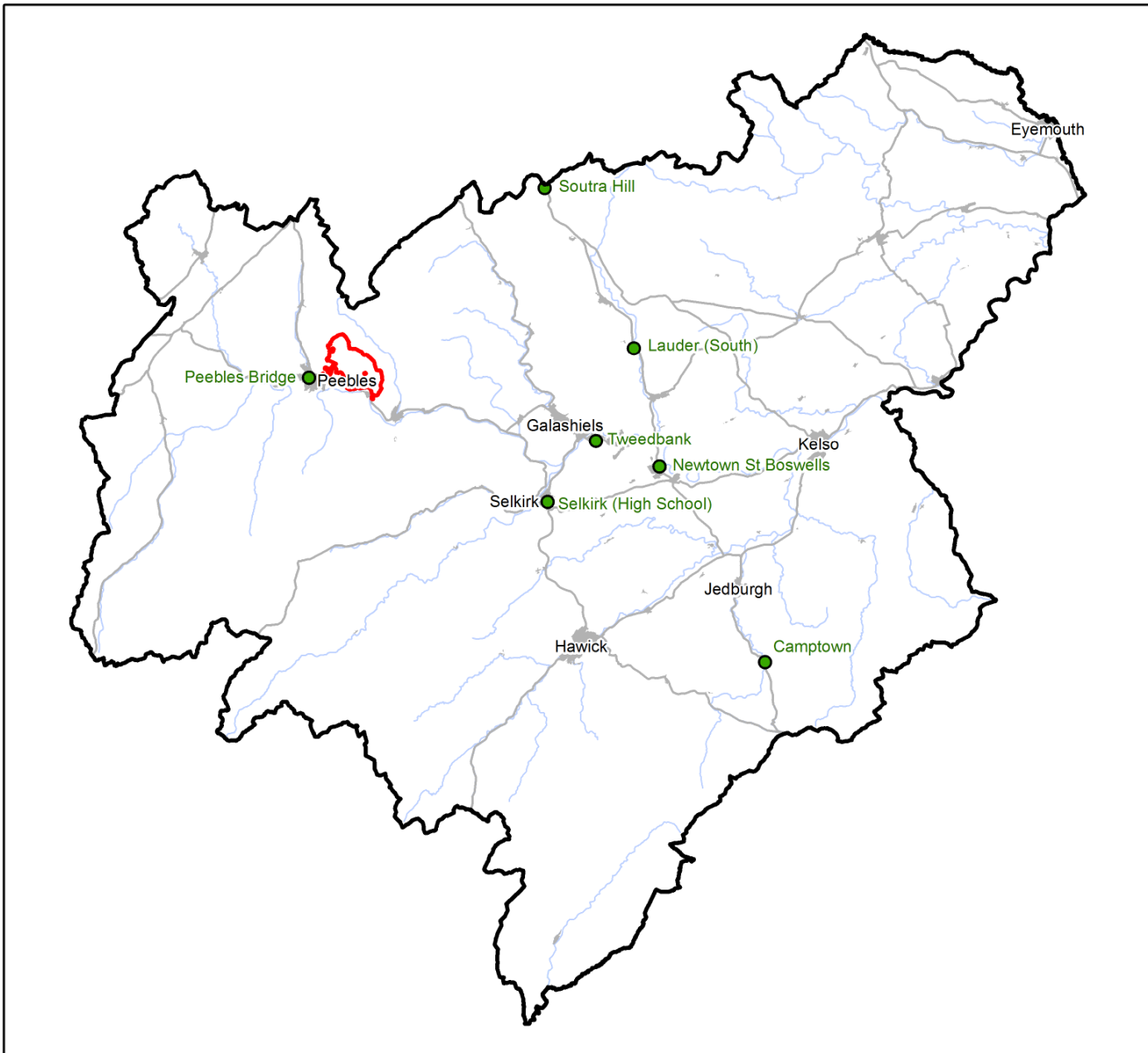
Table 1: Scottish Borders Greenhouse Gas Emissions

Scottish Borders				Population 112,000		
	PER CAPITA FOOTPRINT			TOTAL FOOTPRINT		
	Ecological Footprint (gha/capita)	Carbon Footprint (tonnes CO2/capita)	GHG Footprint (tonnes CO2eq/capita)	Total Ecological Footprint (gha)	Total Carbon Footprint (Tonnes CO2)	Total GHG Footprint (Tonnes CO2 eq)
TOTAL	5.52	12.59	17.02	611,216	1,392,837	1,882,729
Housing	1.44	4.10	4.59	159,741	454,143	507,433
Transport	0.94	3.09	3.58	103,548	341,616	396,351
Food	1.40	1.23	3.05	155,110	135,697	337,371
Consumer Items	0.73	1.44	2.09	80,764	158,856	231,677
Private Services	0.29	0.74	1.05	31,839	81,415	116,578
Public Services	0.59	1.58	2.13	65,637	174,520	236,014
Capital Investment	0.12	0.36	0.46	13,756	39,298	51,049
Other	0.01	0.07	0.06	821	7,293	6,257

Page 122

Table 2: Method of Travel to work or study

Method of Travel to Work or Study	Number of People
Total 'day time' population	100495
'Day time' population not currently working or studying	36997
'Day time' population that works or studies mainly at or from home	6006
Train	77
Bus, minibus or coach	6318
Taxi or minicab	389
Driving a car or van	24375
Passenger in a car or van	6489
Motorcycle, scooter or moped	187
Bicycle	849
On foot	18401
Other	407



1:550,000
(A4)



SEA Baseline Report
Air

Map 1
Day Traffic Flow At Selected
Monitoring Sites

Key:

- Glentress Study Area
- Monitoring Sites

Monitoring Site	Road	Traffic Flow
Tweedbank	A6091	12,993
New town St Boswells	A68	12,101
Peebles Bridge	B7062	10,673
Soutra Hill	A68	8,248
Selkirk (High School)	A7	8,118
Lauder (South)	A68	5,947
Camptown	A68	2,911

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. IST ID: 121863

2.0 BIODIVERSITY, FLORA AND FAUNA

Detailed objective: To protect and enhance biodiversity and habitats in the Borders.

Biodiversity, Flora and Fauna

A principal asset of the Scottish Borders area is its high quality natural environment and diverse range of species and habitats which are protected and conserved by a range of designations on an international and national scale.

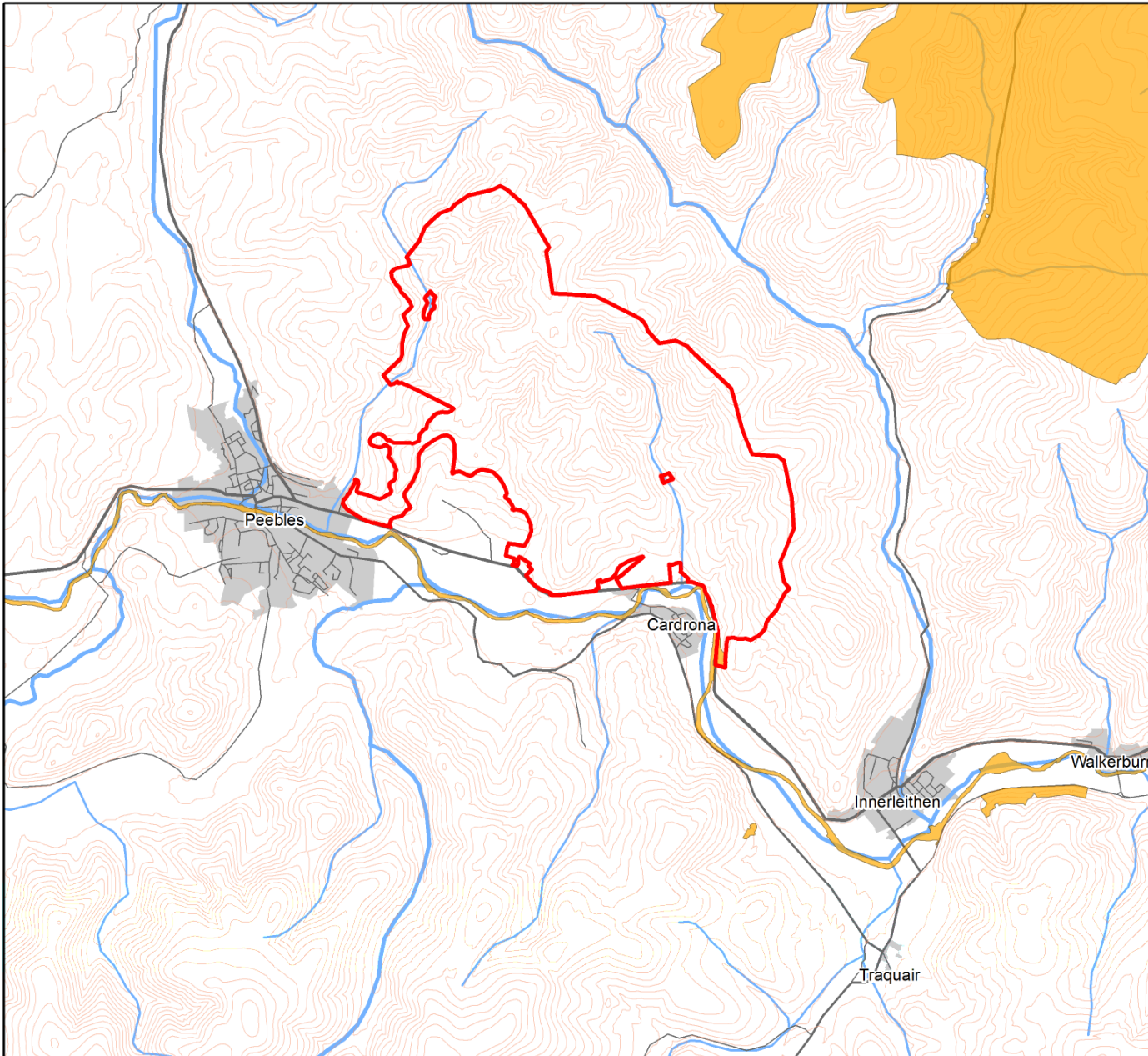
The Land Cover map (2000) classifies the type of land throughout the Scottish Borders using satellite remote sensing. The outputs of the land cover map are shown below in Table 3.

The maps that follow Table 3 show the various international and national designations which the Borders has; this is evidence to the quality of the Scottish Borders natural environment.

Open space provides opportunities for a variety of outdoor activities, some relatively static and some essentially mobile. The Greenspace map (Map 22 within the Population and Human Health section) shows the Key Greenspace as it is identified in the Scottish Borders Proposed Local Development Plan. This greenspace resource includes a range of different types of greenspace located within Development Boundaries of the Border's settlements including some woodland, sports pitches, play areas, maintained grassed areas, as well as parks and gardens.

Table 3: Land cover of the Scottish Borders

Type of Land Cover	Area (Ha)
Acid	63,438
Arable & Horticulture	103,641
Bog	8,020
Bracken	9,318
Broad-leafwood	19,799
Built-up areas and gardens	3,663
Calcareous	8,201
Coniferous woodland	57,004
Continuous urban	1,118
Dwarf shrub heath	13,543
Improved grassland	97,562
Inland rock	463
Littoral rock	168
Littoral sediment	75
Neutral	35,927
Open dwarf shrub heath	51,813
Standing Water	1,744
Supra-littoral sediment	11





1:75,000
(A4)



SEA Baseline Report
Biodiversity, Flora and Fauna

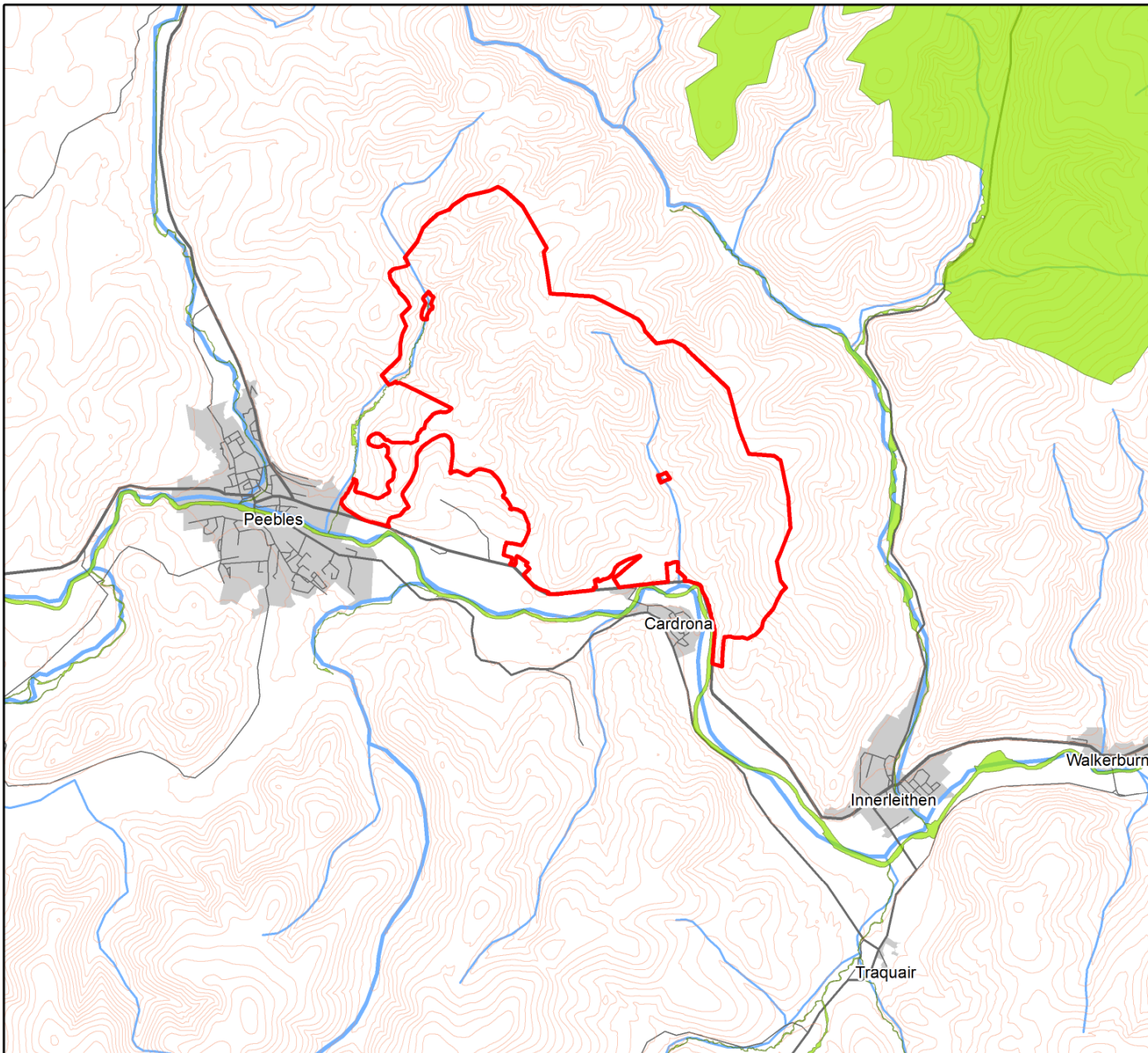
Map 2
Sites of Special
Scientific Interest

Key:

-  Glentress Study Area
-  Sites of Special Scientific Interest

© SNH.

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*



1:75,000
(A4)



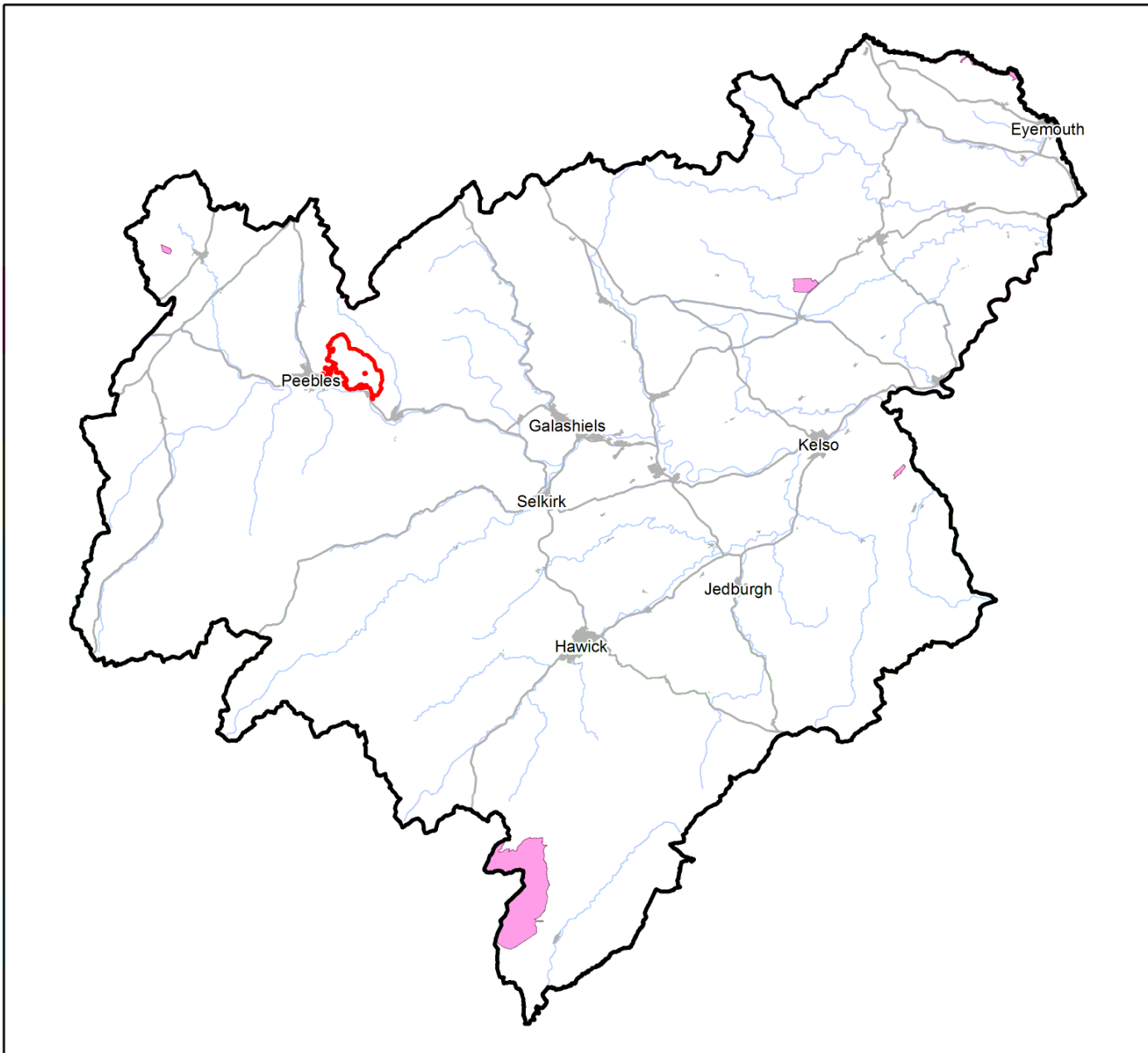
SEA Baseline Report
Biodiversity, Flora and Fauna

Map 3a
Special Areas of Conservation

Key:

- Glentress Study Area
- Special Areas of Conservation

© SNH.
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*





1:550,000
(A4)



SEA Baseline Report
Biodiversity, Flora and Fauna

Map 3b
Special Protection Areas

Key:

-  Glentress Study Area
-  Special Protection Areas

© SNH.
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*





1:550,000
(A4)



SEA Baseline Report
Biodiversity, Flora and Fauna

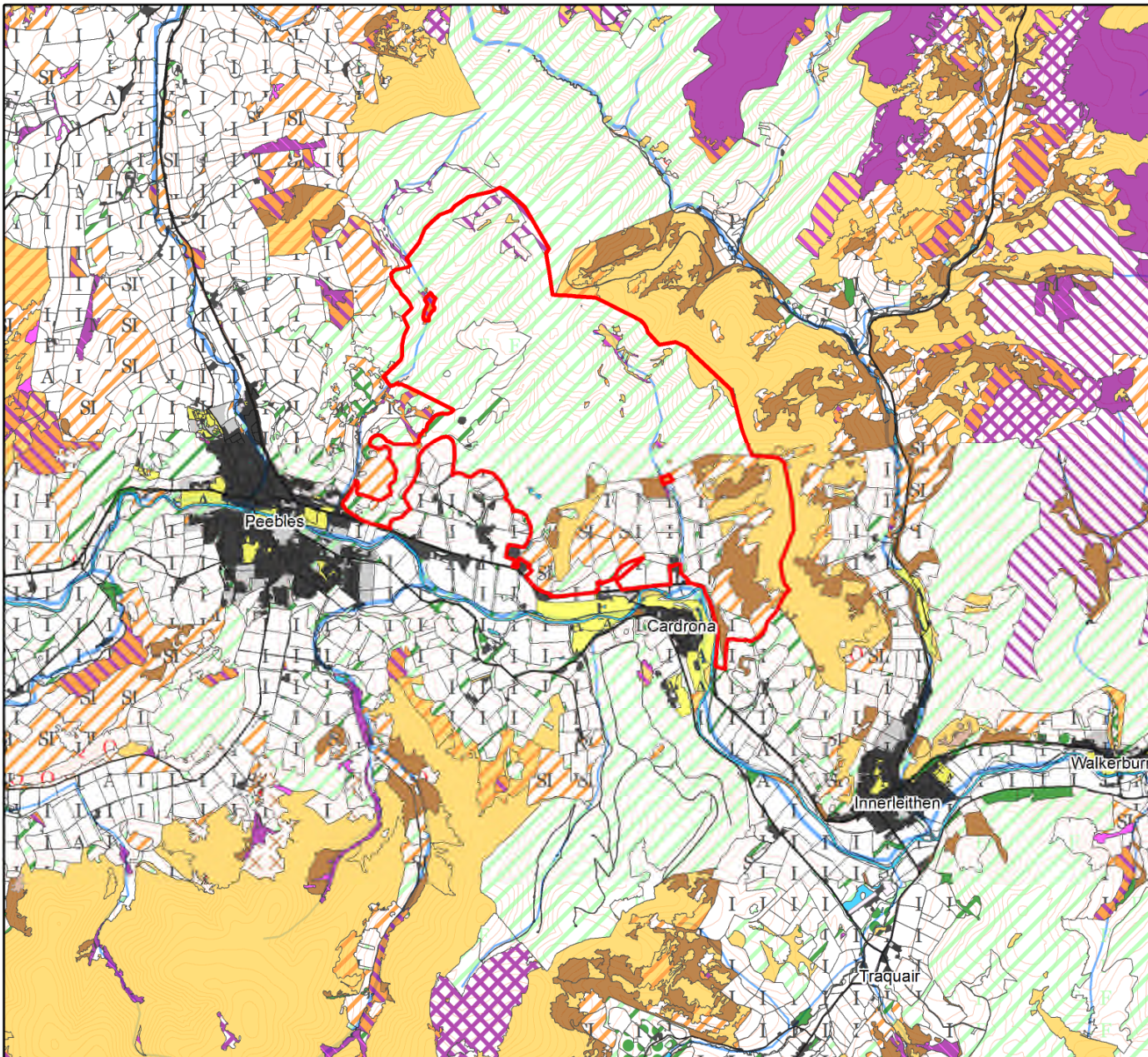
Map 4
Ramsar Sites

Key:

-  Glentress Study Area
-  Ramsar Sites

© SNH.

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*



1:75,000
(A4)




SEA Baseline Report
Landscape and Townscape

Map 5

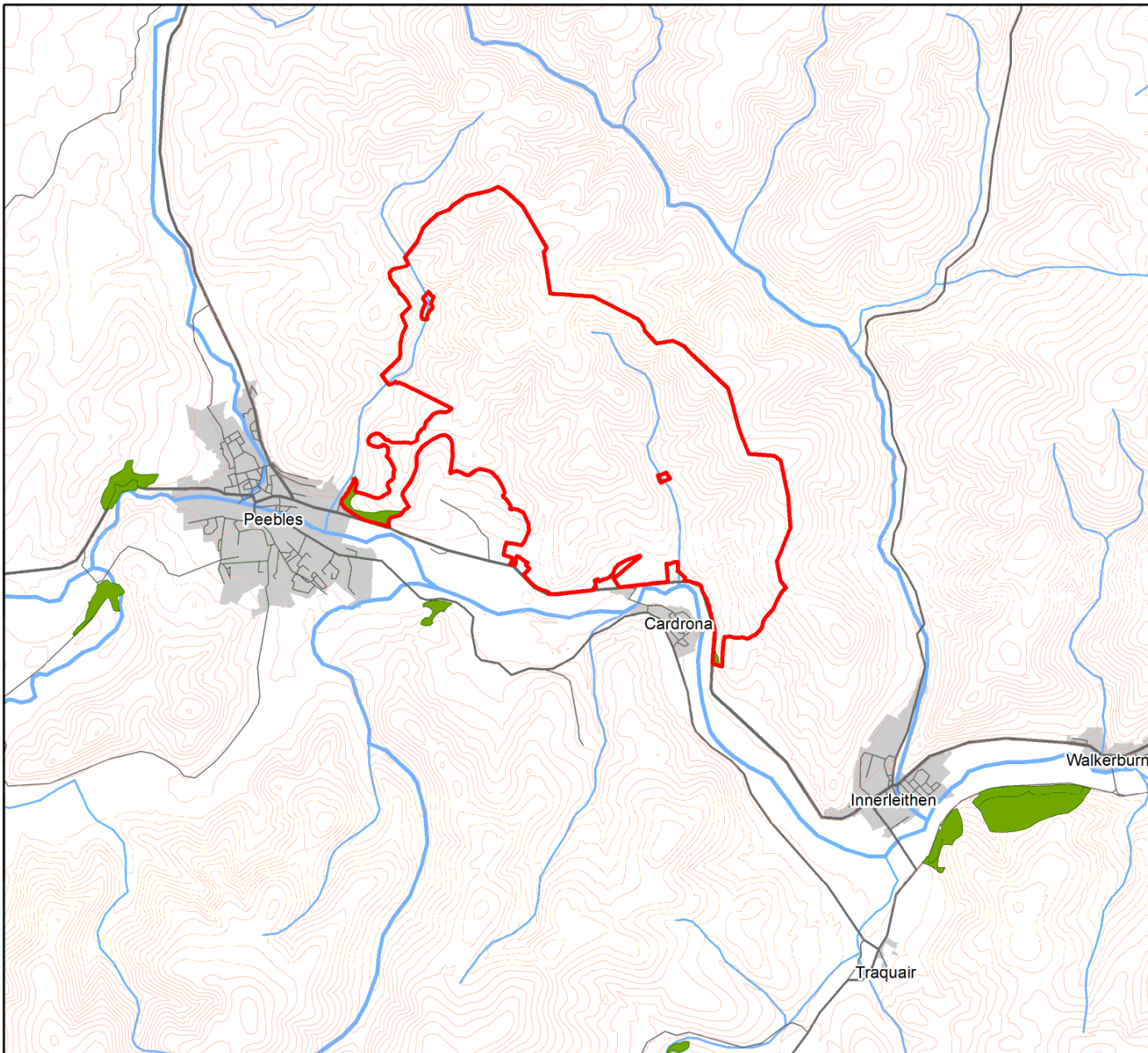
Phase 1 Habitat Survey

Key:

 Glentress Study Area

Note: for more details on the Phase 1 Habitat Survey data, including a key, please see <http://jncc.defra.gov.uk/page-4258>

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*





1:75,000
(A4)



SEA Baseline Report
Biodiversity, Flora and Fauna

Map 6
Ancient Woodland Inventory

Key:

-  Glentress Study Area
-  Ancient Woodland Inventory

© SNH.
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*

3.0 CLIMATIC FACTORS

Detailed objective: To reduce CO² emissions, reduce energy consumption and promote climate change adaptation.

Climatic Factors

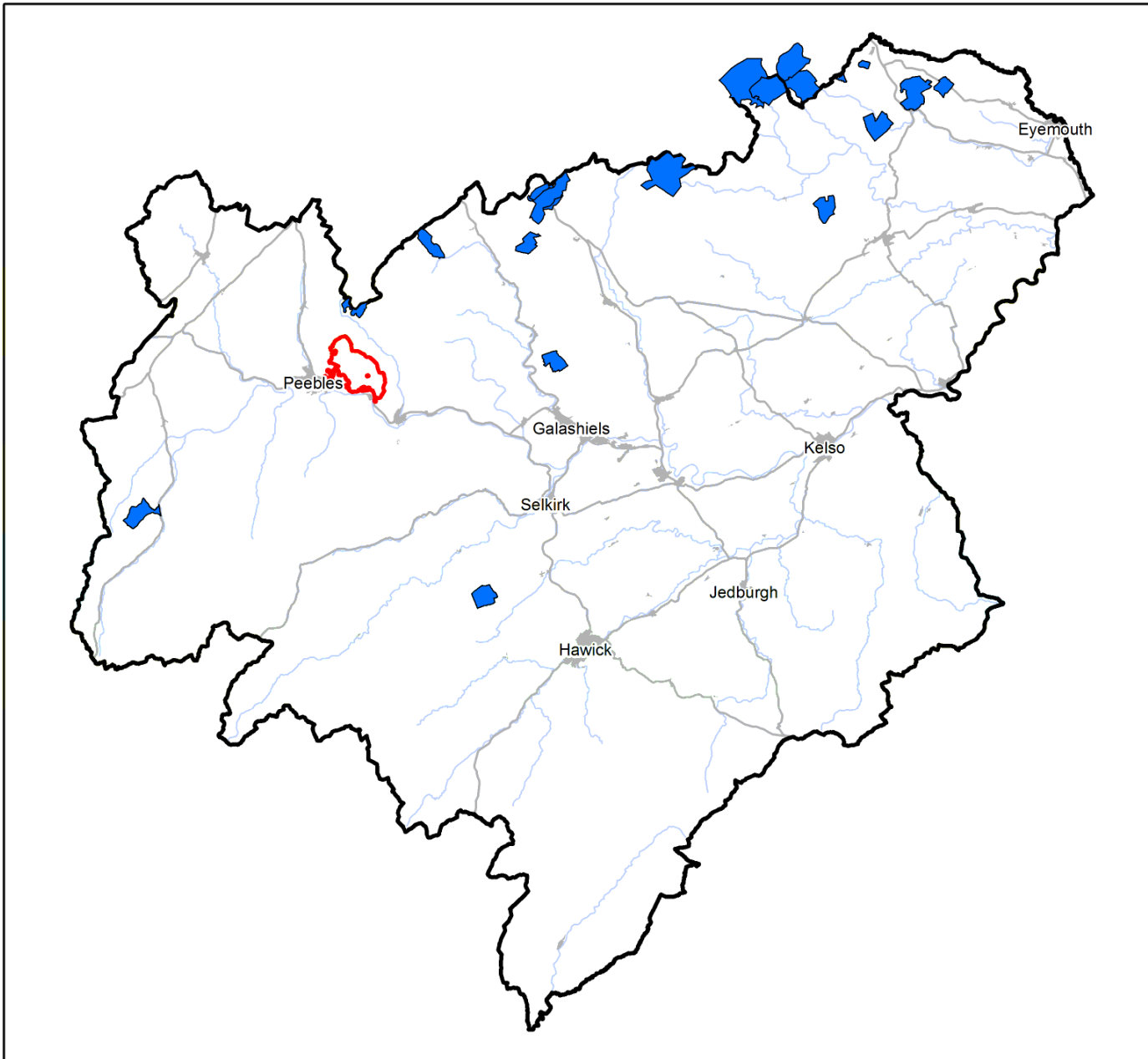
The climate change Act 2009 sets out ambitious targets for Scotland to reduce carbon emissions which are 42% reduction by 2020 and 80% by 2050. It is possible to show a comparison for ecological and greenhouse gas footprints for the Scottish Borders Local Authority area:

- Ecological Footprint (g/ha/capita): 5.52
- GHG Footprint (tCO₂eq/capita): 17.02

To put these figures into context the UK ecological footprint average is 5.3 and the world average GHG footprint is 16.34. An assumption that can be drawn from these figures is that the Scottish Borders consumes resources at an unsustainable rate.

The development of renewable energy sources has been identified as a key strand in the Scottish Government's plans to help tackle the issue of climate change. This is demonstrated by the framework for renewables in 'Scotland's Renewables Action Plan' (The Scottish Government (2009) Renewables Action Plan).

The estimated capacity of renewable energy generation in Scotland has been estimated at 60 GW (The Scottish Government (2002) Scotland's Renewable Energy Potential – Beyond 2010). The Scottish Borders has, and continues to play a key role in the development of sustainable energy sources with several existing and proposed windfarms, the number of windfarms (5MW or above generation) is shown in Map 7 (please note this figure is indicative of the status at the time of writing). The Borders also has the potential of wood fuel and heat recovery systems associated with forestry and recently there has been a growing interest in solar farms.





1:550,000
(A4)



SEA Baseline Report Climatic Factors

Map 7 Operational and Consented Windfarms

Key:

-  Approved Windfarms >5MW
-  Glentress Study Area

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*

4.0 CULTURAL HERITAGE

Detailed objective: To protect and where appropriate, enhance the historic environment.

Cultural Heritage

The Scottish Borders has a rich cultural and historical heritage and this is shown through the number of related designations and initiatives undertaken in the area. For example the Council has completed a Townscape Heritage Initiative (THI) in Hawick, called ‘Heart of Hawick’ which was launched in March 2003 with the aim to culturally, socially and economically regenerate the town. There is also a THI currently being undertaken in Kelso. In addition there are a number of individual Supplementary Planning Guidance (SPG) reports including an approved Planning Brief for the listed Caerlee Mill, Innerleithen; and another Planning Brief is underway for the listed Kelso High School.

The ‘Buildings at Risk’ register is maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) on behalf of Historic Scotland, the Register identifies buildings which are of special architectural or historic merit, the register includes listed and unlisted properties. Currently the register identifies that there are 175 buildings within the Scottish Borders, 165 are categorised as ‘At Risk’ whilst the remaining 10 are categorised at ‘Restoration in Progress’ (as at 01/06/2015).

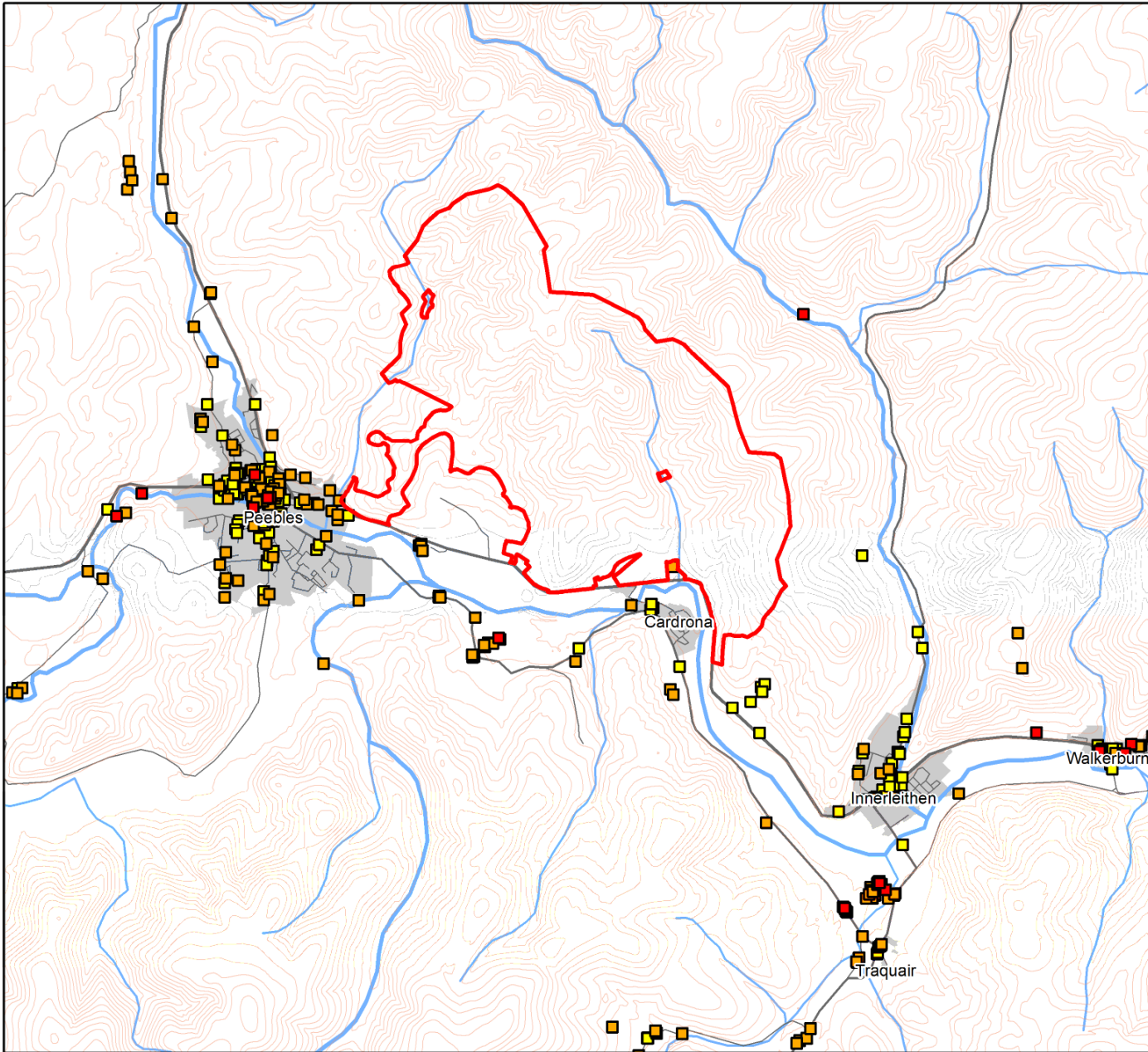
The Scottish Borders has 3021 listed buildings, shown in Map 8; the categories of listed buildings and the description are listed below in Table 4.

There are also 43 conservation Areas in the Scottish Borders these have been designated by the Council between 1968 and 2012 to ensure the character of the area is protected. The largest Conservation Areas in the Borders are Peebles (117ha) and Dryburgh (71ha) in total the Conservation Areas cover almost 900ha, as shown in Map 9. There are 752 Scheduled Monuments within the Scottish Borders and locations of these are provided in Map 10. In addition sites contained on the Council’s Historic Environment Record are shown in Map 11, and the Gardens and Designed Landscapes are shown in Map 12.

Table 4: Listed Buildings in the Scottish Borders by Category

Category	Category Description	Total number
A Listed	Buildings of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type.	188
B Listed	Buildings of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.	1235
C Listed	Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple traditional buildings which group well with others in categories A and B.	1598
		3021

Source: Historic Scotland Website




1:75,000
(A4)



SEA Baseline Report Cultural Heritage

Map 8 Listed Buildings by Category

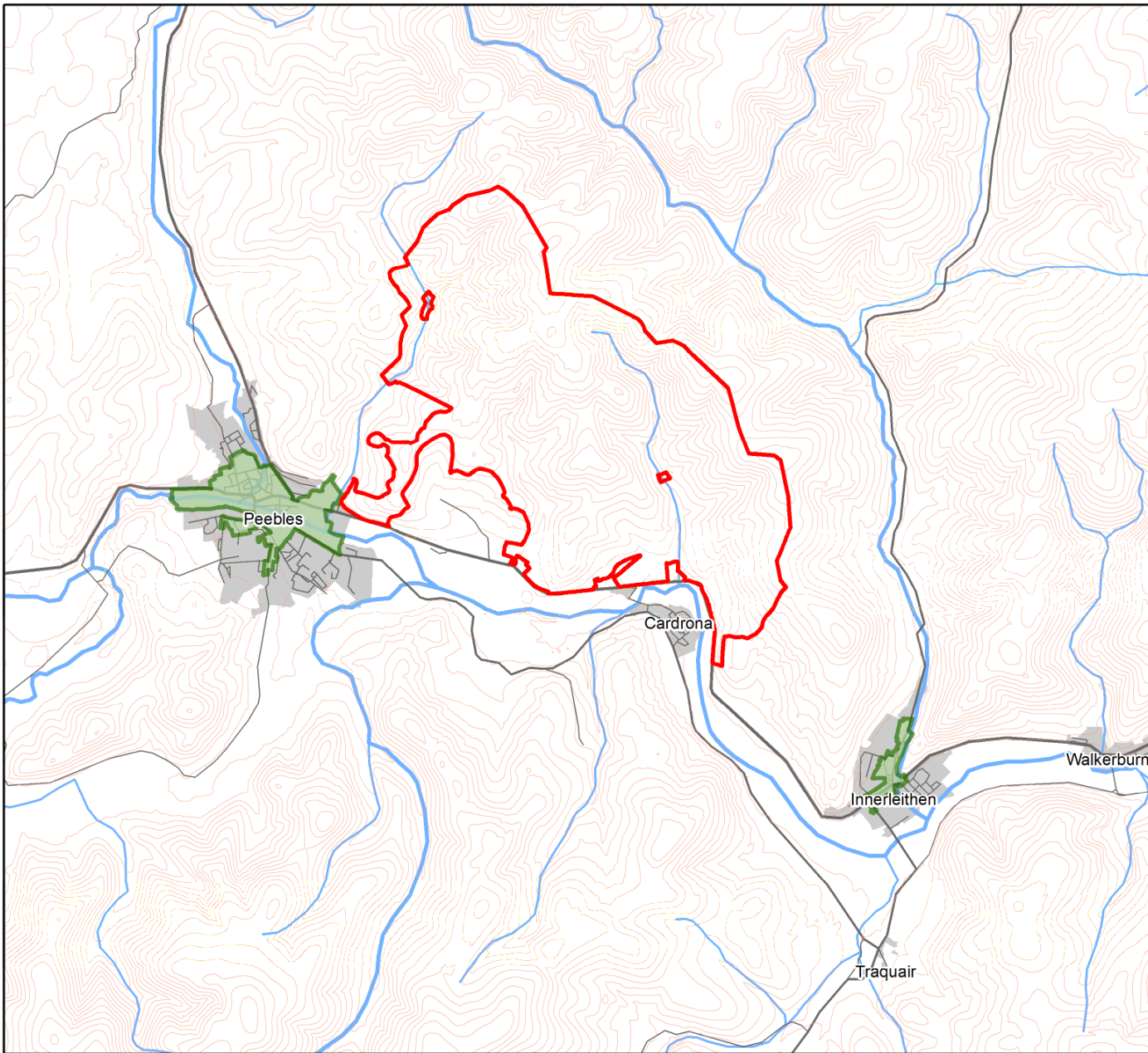
Key:

 Glentress Study Area

Listed Buildings (Category)

-  A
-  B
-  C

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*





1:75,000
(A4)



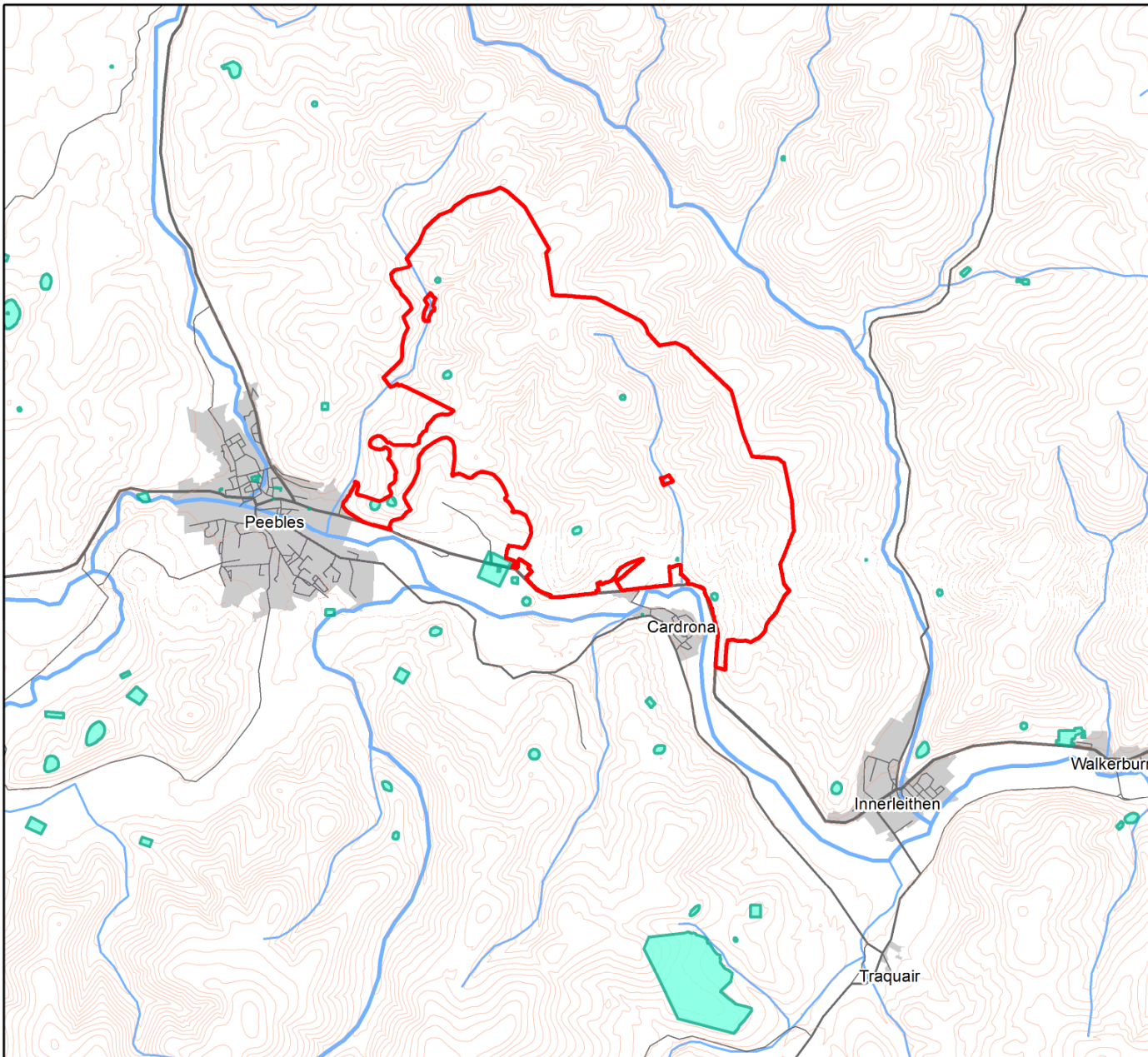
SEA Baseline Report
Cultural Heritage

Map 9
Conservation Areas

Key:

-  Glentress Study Area
-  Conservation Areas

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*



1:75,000
(A4)



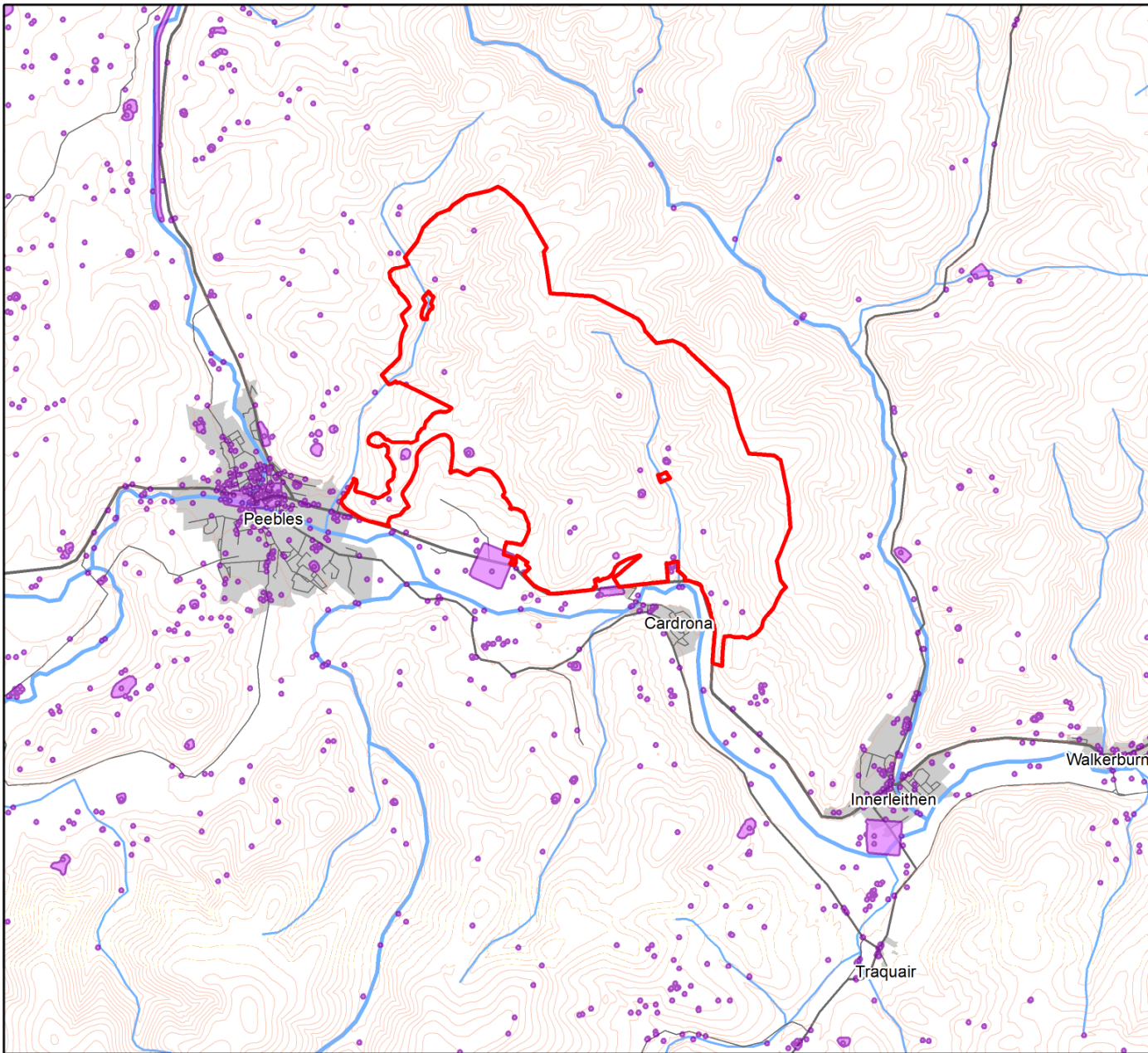
SEA Baseline Report Cultural Heritage

Map 10 Scheduled Monuments

Key:

- Glentress Study Area
- Scheduled Monuments

© Historic Scotland.
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*





1:75,000
(A4)



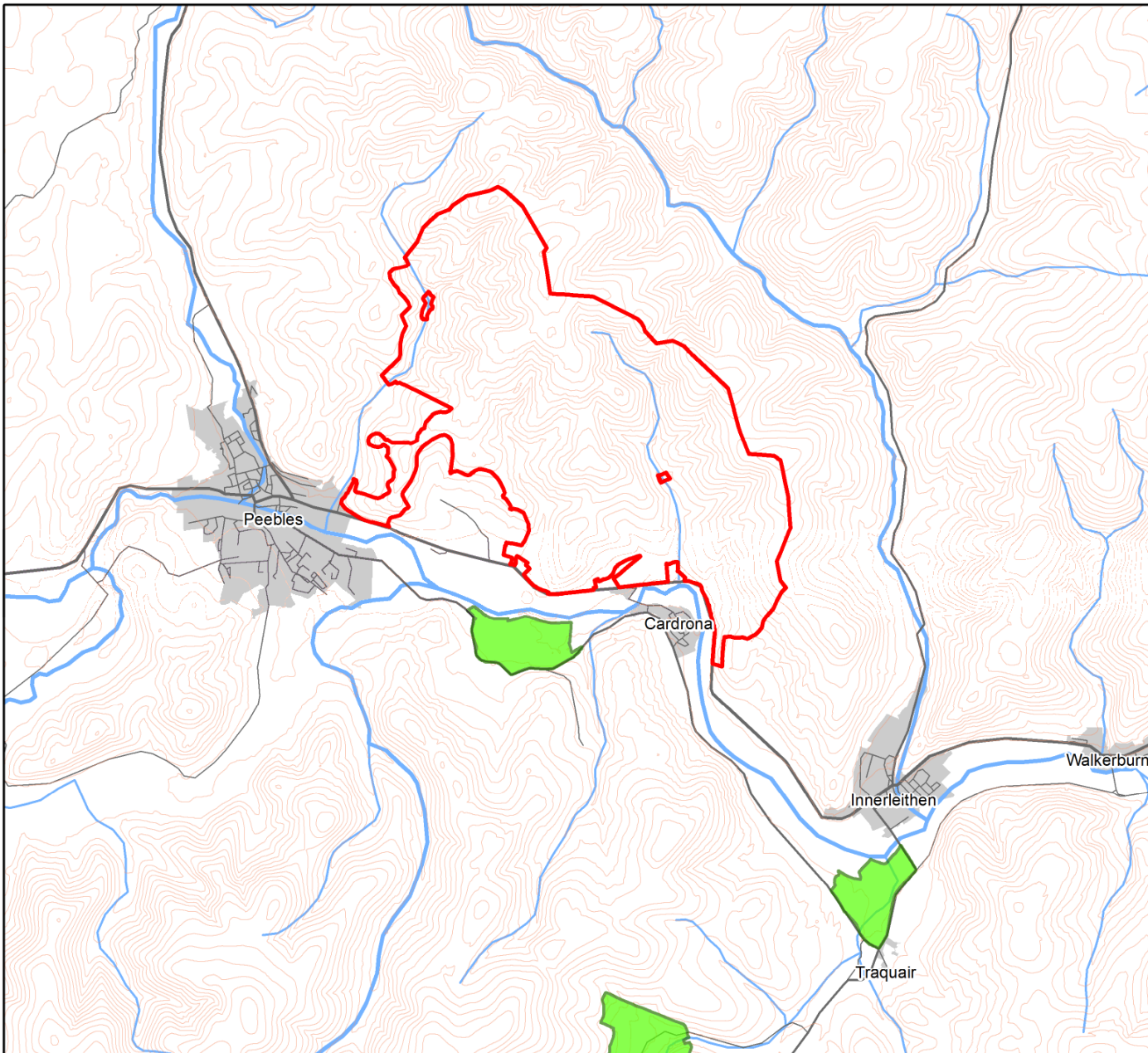
SEA Baseline Report Cultural Heritage

Map 11 Historic Environment Record

Key:

-  Glentress Study Area
-  Historic Environment Record

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*





1:75,000
(A4)



SEA Baseline Report
Cultural Heritage

Map 12
Gardens & Designed
Landscapes

Key:

-  Glentress Study Area
-  Gardens & Designed Landscapes

© Historic Scotland.
Reproduced by permission of Ordnance Survey on
behalf of HMSO. © Crown copyright and database
right 2015. All rights reserved. Ordnance Survey
Licence number 100023423. *IST ID: 121863*

5.0 LANDSCAPE AND TOWNSCAPE

Detailed objective: To protect and enhance the landscape and townscape in the Borders.

Landscape and Townscape

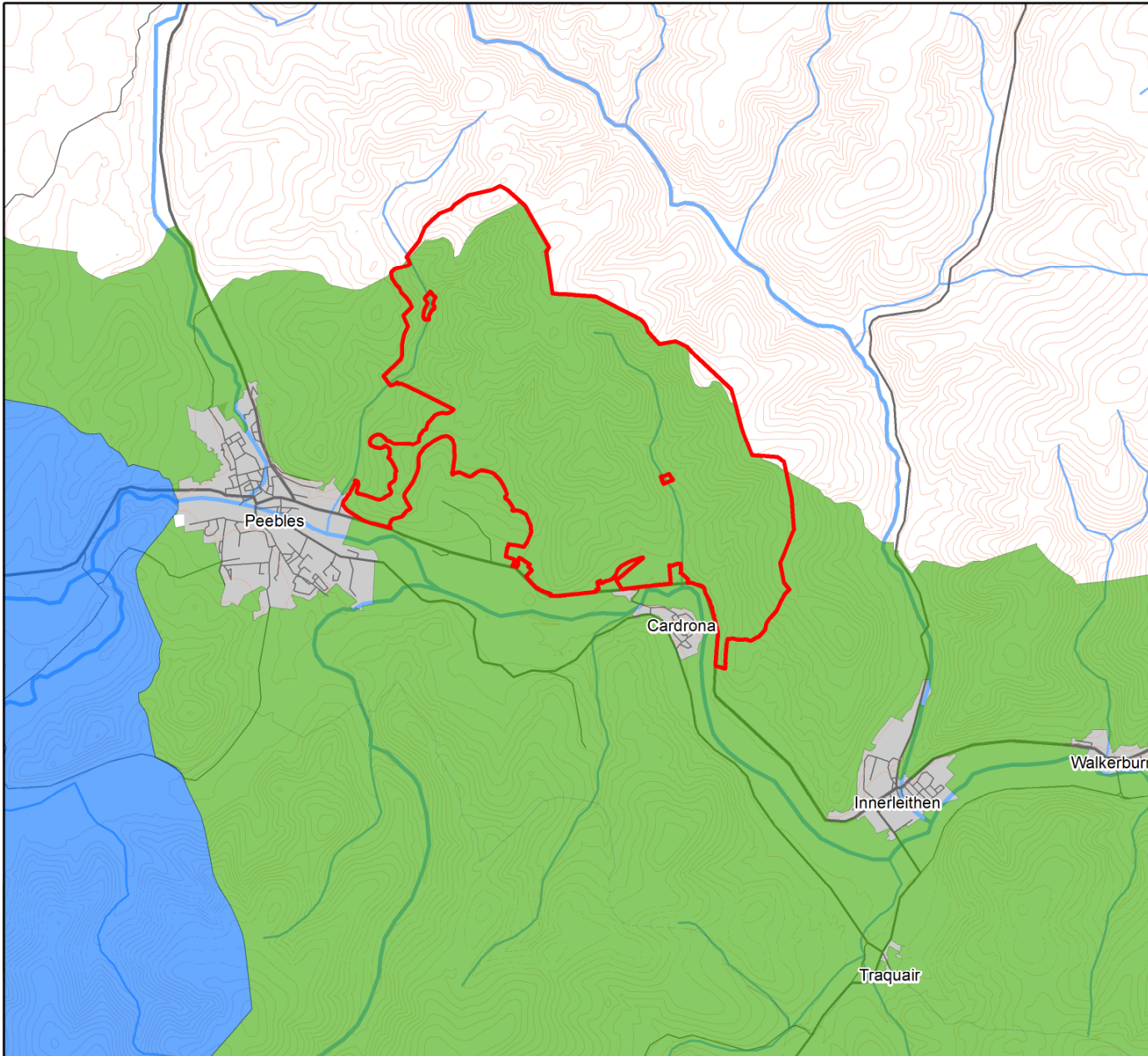
The Scottish Borders is considered to have a special and diverse landscape which includes differing variations of upland, lowland, valley and coastal landscapes. The most special landscapes in the Borders are protected by national and local landscape designations, there are two National Scenic Area (NSAs) and nine Special Landscape Areas (SLAs). The landscape designations are listed with their area size in Table 5 below.

National Scenic Areas were introduced by the Countryside Commission in 1980. NSAs are nationally important areas of outstanding beauty, representing some of Scotland's grandest landscapes, the purpose of their designation is to preserve and enhance their character or appearance (Scottish Natural Heritage (1995) The Natural Heritage of Scotland: an overview). Special Landscape Areas are defined by local authorities in development plans with a view to safeguarding areas of regional or local landscape importance from inappropriate development. The National Scenic Areas and Special Landscape Areas are shown in Map 13 below.

The Borders Landscape Character Assessment notes that Study Area of Glentress is located within a mix of Plateau Moorland and Upland Valley with Woodland. The Borders Landscape Assessment is shown in Map 14 below.

Table 5: National Scenic Areas (NSA) and Special Landscape Areas (SLA) in the Scottish Borders

Landscape Designation	Area (Ha)
Eildon and Leaderfoot NSA	3880
Upper Tweeddale NSA	12770
Berwickshire Coast SLA	4469
Cheviot Foothills SLA	18602
Lammermuir Hills SLA	25057
Pentland Hills SLA	5949
Teviot Valleys SLA	15693
Tweed, Ettrick and Yarrow Confluences SLA	11994
Tweed Lowlands SLA	6819
Tweedsmuir Uplands SLA	53569
Tweed Valley SLA	10959






1:75,000
(A4)



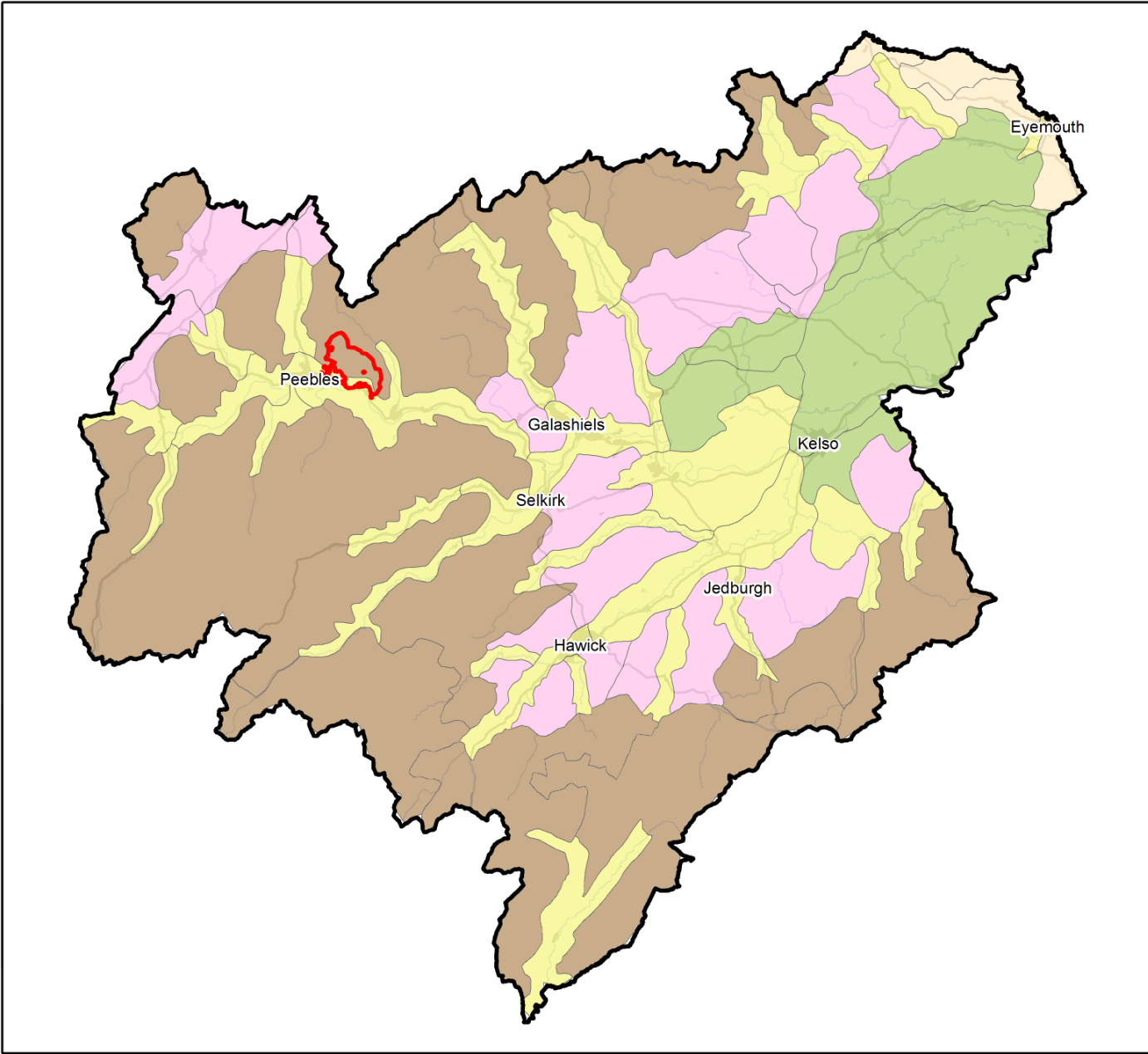
SEA Baseline Report
Landscape and Townscape

Map 13
National Scenic Areas and
Special Landscape Areas

Key:

-  Glentress Study Area
-  National Scenic Areas
-  Special Landscape Areas

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*



1:550,000
(A4)



SEA Baseline Report
Landscape and Townscape

Map 14
Borders Landscape
Character Assessment

Key:

- Glentress Study Area
- Landscape Character Assessment**
- Coastal
- Lowland
- River Valley
- Upland Fringe
- Upland

© SNH.
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*

6.0 MATERIAL ASSETS

Detailed objective: To promote the sustainable use of natural resources, increase waste recycling, and increase access to public transport.

Material Assets

For the purposes of this SEA 'Material Assets' has been taken to include infrastructure covering transport, waste and water facilities.

Transport:

The Scottish Government defines just over two thirds of the Scottish Borders as being “accessible” with the remainder being “remote”, this means that there is a significant reliance on private car for use in daily life. This has been shown above in the daily average traffic flows (Map 1). Map 15 below shows the Strategic Road Network and Map 16 shows the rail network.

Access to Cycle Routes:

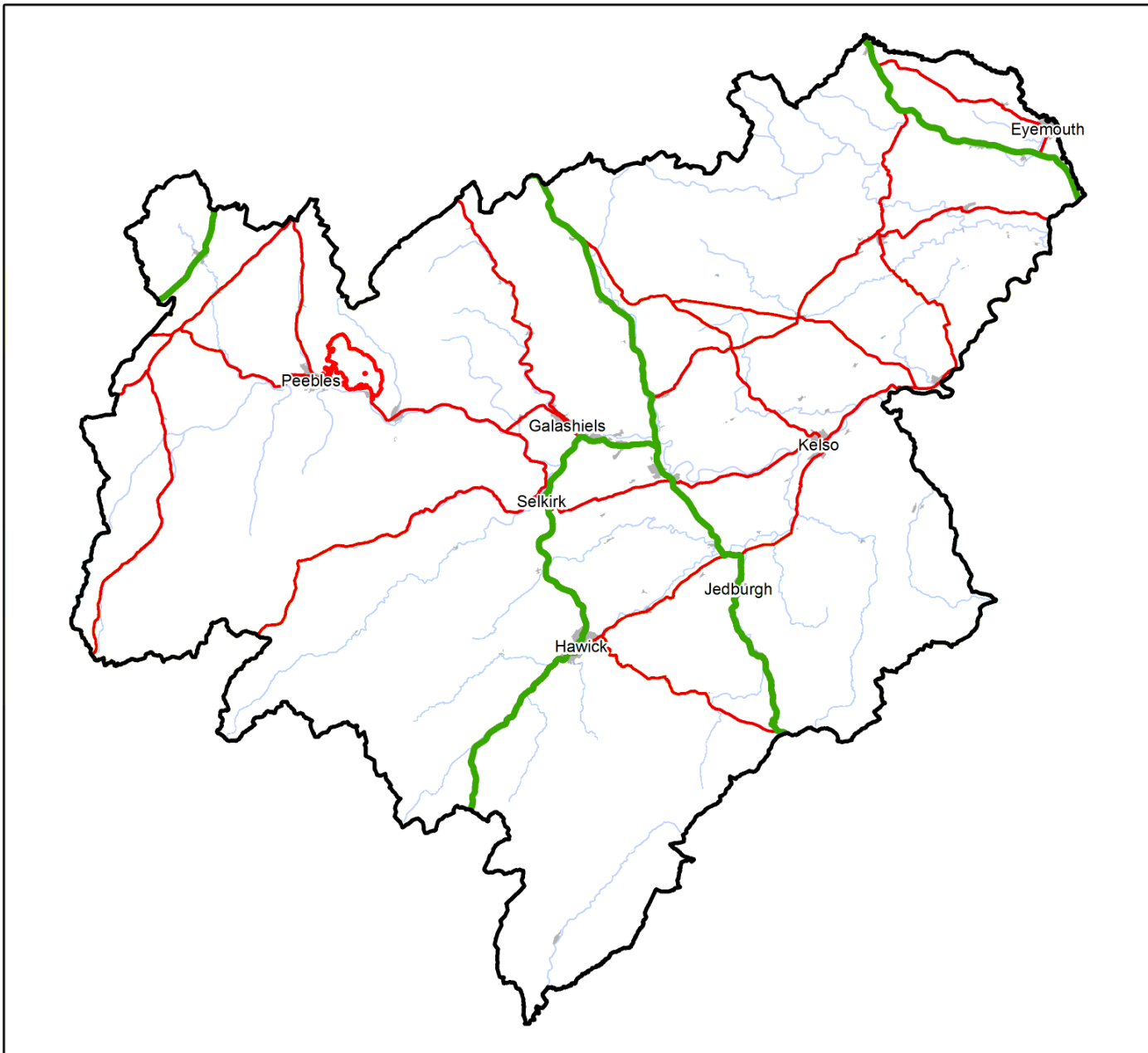
Sustrans develops and maintains the National Cycle Network which provides sustainable transport routes across the country. Map 17 below shows National Routes 1 and 76, which have sections in the Scottish Borders.

- National Route 1 goes all the way from Dover to London and then up to the east coast of the UK to Edinburgh and on to John o’Groats, the Orkneys and the Shetlands. The route passes inland from Berwick-upon-Tweed to Melrose and onto Edinburgh. It then crosses the Firth of Forth and travels through Fife northwards up to the east coast.
- National Route 76 runs from Berwick-upon-Tweed to Edinburgh, Stirling and St Andrews with the route on both sides of the Forth. It passes through the Scottish Borders.

Each of the routes also has various linkages associated with other routes in the Borders.

Innerleithen to Peebles Multi Use Path:

The Innerleithen to Peebles Multi Use Path links the settlements of Innerleithen, Cardrona and Peebles. The path passes through the village of Cardrona on quiet roads. The path follows the picturesque River Tweed for much of the route and also links to the popular mountain biking facilities at Innerleithen and at Glentress. The route also links up National Cycle Network (NCN 1). The Multi Use Path is shown in Map 18.






1:550,000
(A4)



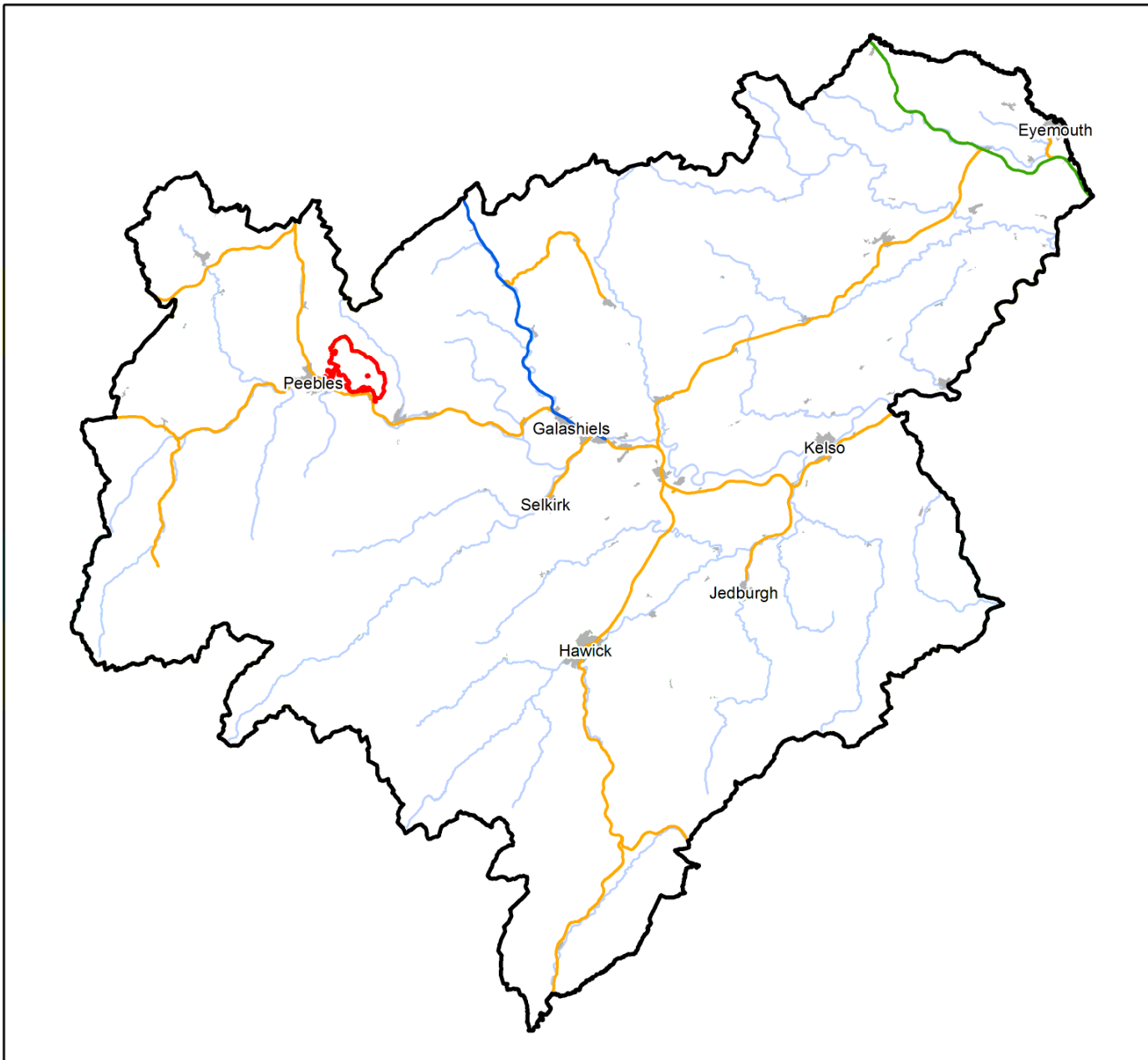
SEA Baseline Report
Material Assets

Map 15
Strategic Road Network

Key:

-  Glentress Study Area
-  Trunk Road
-  A Road

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*







1:550,000
(A4)



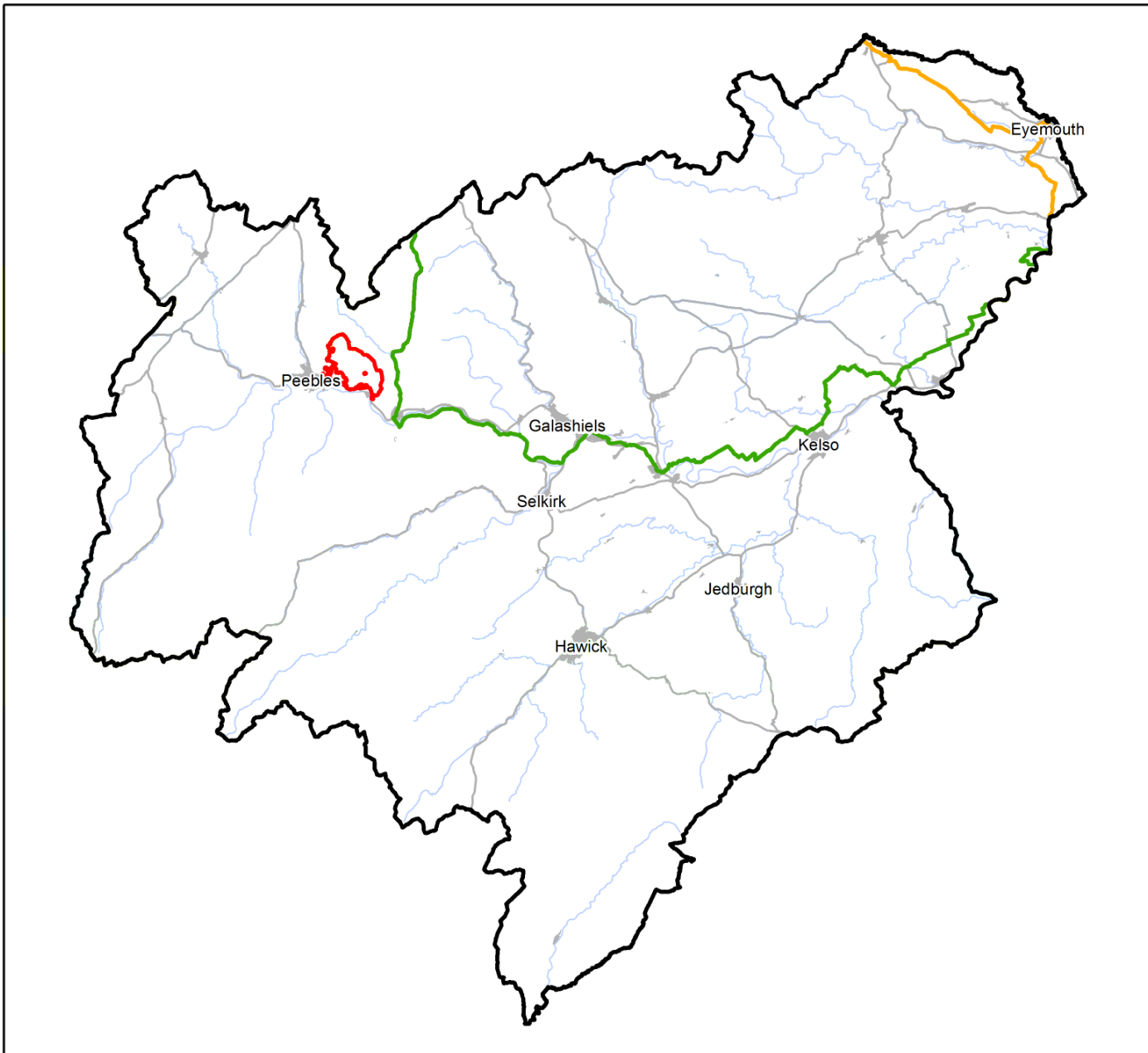
SEA Baseline Report Material Assets

Map 16 Rail Network

Key:

-  Glentress Study Area
-  Operational Rail Network
-  Borders Railway (opening 2015)
-  Disused Rail Network

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*






1:550,000
(A4)



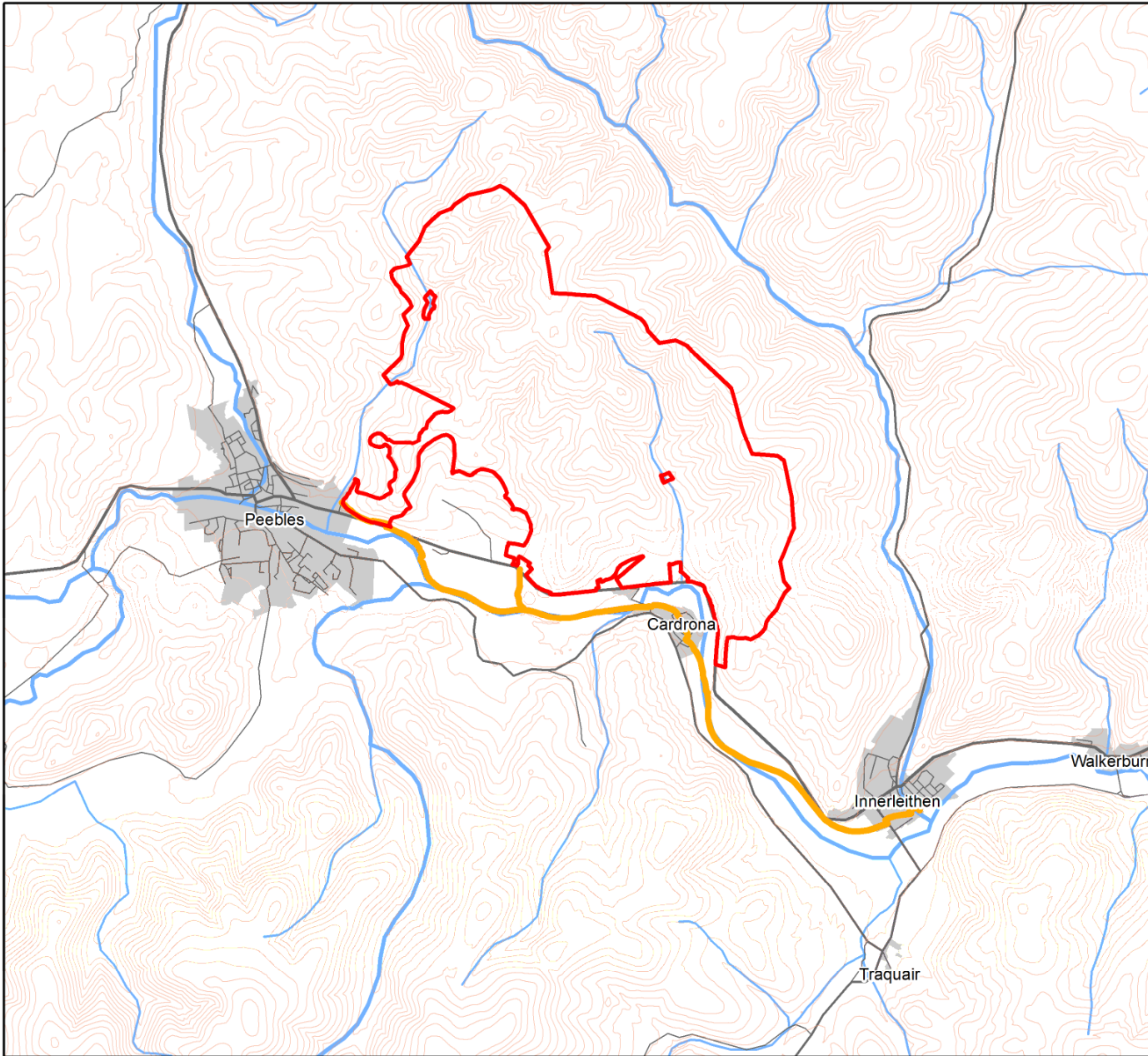
SEA Baseline Report Material Assets

Map 17 National Cycle Network

Key:

-  Glentress Study Area
-  National Cycle Route 1
-  National Cycle Route 76

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*





1:75,000
(A4)



SEA Baseline Report
Material Assets

Map 18
Innerleithen to Peebles
Multi-Use Path

Key:

-  Glentress Study Area
-  Multi-Use Path

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*

Waste:

The Scottish Government introduced the Zero Waste Plan in 2010, the vision of the document is to reach 70% recycling and maximum 5% to landfill of Scotland’s waste by 2025; in addition there will also be landfill bans for specific waste types, source segregation and separate collection of specific waste types; and restrictions on inputs to energy from waste facilities.

Table 6 below shows the waste collected within the Borders and the quantities that were composted or recycled:

Table 6: Municipal Waste Collected Within the Borders 2009

Total municipal waste collected in tonnes	Waste collected for disposal (tonnes)			Waste collected for recycling and composting (tonnes)	
	Household	Commercial	Other non-household	Household	Commercial
70,498	30,699	12,698	120	23,593	3,088

Source: SEPA Waste Data Digest 11: Data Tables 2009

It is also possible to show the current water and wastewater asset capacity in the Borders, this is shown in Table 7 below:

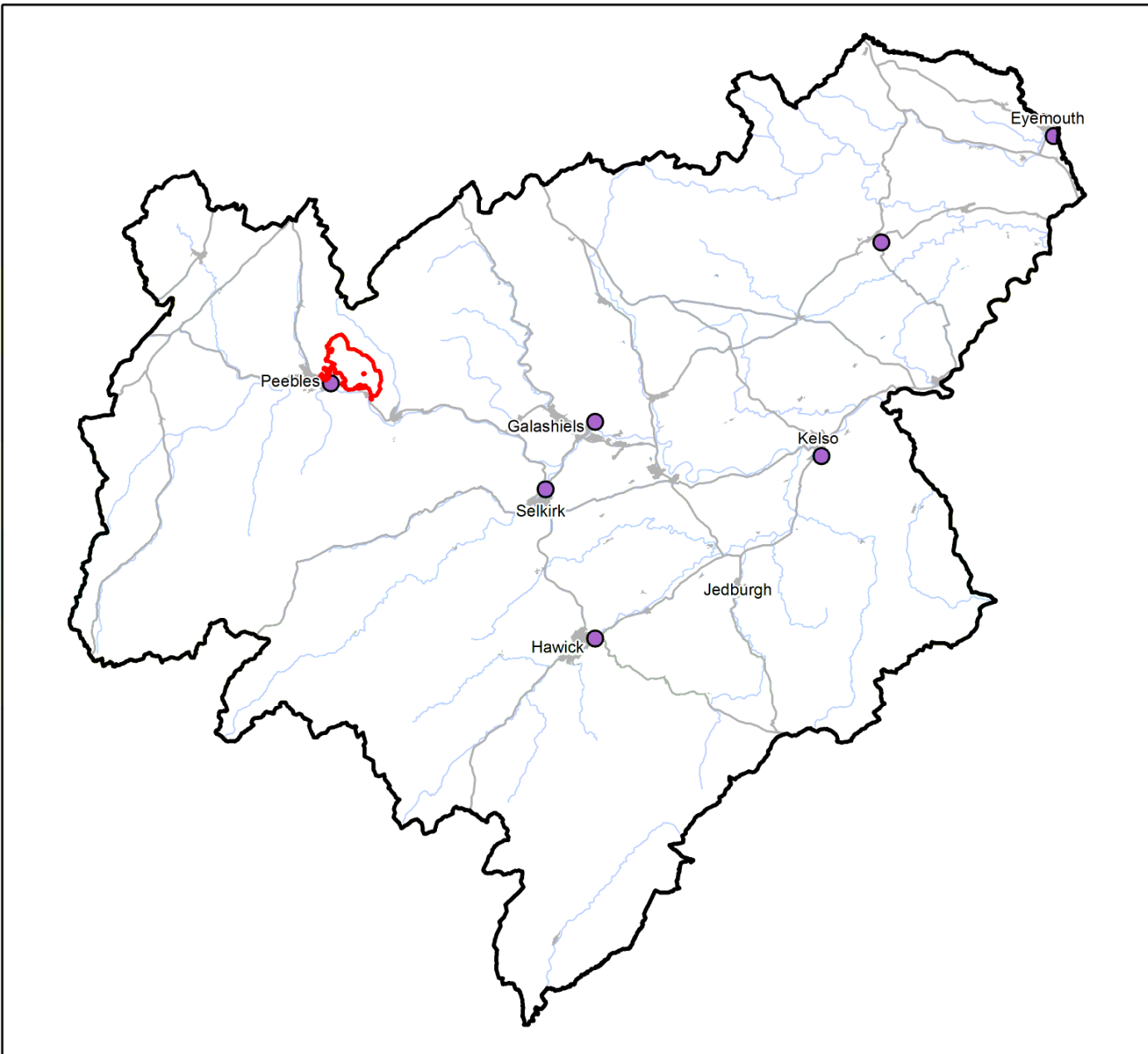
Table 7: Water and Wastewater Asset Capacity

Area	Wastewater Asset Status	Drinking Water Asset Status
Stow	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Lauder	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Galashiels	Current capacity is sufficient for identified development needs	There is currently limited capacity at Manse Street WTW, supply may be supported by another WTW.
Peebles	A growth project has been raised to enable development in this area	There is currently sufficient capacity for identified development needs. However, any further development a growth project may be required where the developer will need to meet 5 growth criteria.
Innerleithen	There is currently limited capacity at the treatment works. A growth project may be required where the developer will need to meet 5 growth criteria.	There is currently sufficient capacity for identified development needs. However, any further development a growth project may be required where the developer will need to meet 5 growth criteria.
Selkirk	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Hawick	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Newtown St Boswells	A growth project has been raised to enable development in	Current capacity is sufficient for identified development

Page 150

	this area.	needs
Jedburgh	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Melrose	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Duns	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Reston	There is currently sufficient capacity at the treatment works. However, if development exceeds current capacity a growth project would be required.	Current capacity is sufficient for identified development needs
Kelso	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Earlston	A growth project has been raised but developer has not yet met the 5 criteria.	Current capacity is sufficient for identified development needs
Coldstream	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Eyemouth	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
Howden WWTW	Current capacity is sufficient for identified development needs	N/A

Map 19 below shows the Borders Waste Treatment Facilities.



1:550,000
(A4)



SEA Baseline Report
Material Assets

Map 19
Waste Recycling Centres

Key:

- Glentress Study Area
- Community Recycling Centres

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*

Mineral resources are finite and they can only be worked where they occur, so it is essential that they are worked in the most efficient and sustainable manner. The use of alternatives or recycling of minerals only partially contributes to meeting demand. Transport of minerals over long distances is not always viable as it is costly not only to the consumer, but also to the environment. Securing local supplies can make an important contribution to sustainable development.

It is possible to show the consented mineral operations in the Borders and this is shown in Table 11 below:

Table 8: Consented Mineral Operations in the Borders

Hard rock mineral extraction	Sand and gravel mineral extraction	Other mineral extraction
<ul style="list-style-type: none"> • Cowieslinn • Craighouse • Greena • Soutra Hill • Trowknowes • Edston • Glenfin • Hazelbank • Swinton 	<ul style="list-style-type: none"> • Kinegar • Reston 	<ul style="list-style-type: none"> • Whim Moss

7.0 POPULATION AND HUMAN HEALTH

Detailed objective: To improve the quality of life and human health for communities in the Borders.

Population and Human Health

In 2014 the estimated population of the Borders was 114,030. The majority of the population is located in a 'central hub' of settlements; these include Hawick, Galashiels, Melrose, Selkirk and Jedburgh. The National Records of Scotland provides an estimated population of Scottish Borders 2014; this is shown in Table 9 below:

Table 9: Scottish Borders Population Breakdown

Age Group	Male Population Scottish Borders	Female Population Scottish Borders	Total Population of Scottish Borders	% of total population of Scottish Borders
0 - 14	9,070	8,771	17,841	15.7
15 - 29	8,304	8,276	16,580	14.5
30 - 44	8,704	9,653	18,357	16.1
45 - 59	13,202	13,632	26,834	23.5
60 - 74	11,146	11,707	22,853	20.1
75+	4,890	6,675	11,565	10.1

The number of residents in the Scottish Borders claiming jobseeker's allowance in April 2015 was 1,138, this figure represents a rate of 1.6% (Source: Office for National Statistics).

Access to Services:

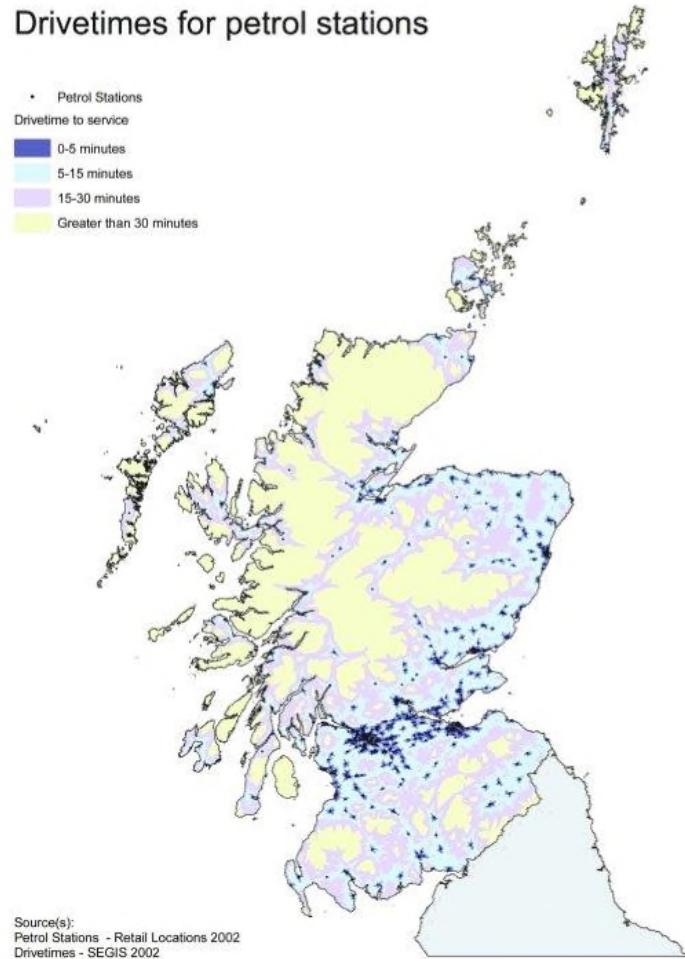
Access to Services includes a diverse range of issues including: retail, education, policing, leisure facilities and cultural activities.

The Scottish Government is committed to ensuring that people have access to essential services essential to their life and work. In 2002, they published a report 'Availability of Services in Rural Scotland'. This looked at local amenities using drive times as the key factor. Categories included post offices, banks, petrol stations and convenience stores. The report highlighted the lack of service provision for people within certain rural areas within Scotland. Two examples from the report are shown in Figures 1 and 2 below, drive times to petrol stations and access to general/convenience stores:

Figure 1

Drivetimes for petrol stations

- Petrol Stations
- Drivetime to service
- 0-5 minutes
 - 5-15 minutes
 - 15-30 minutes
 - Greater than 30 minutes

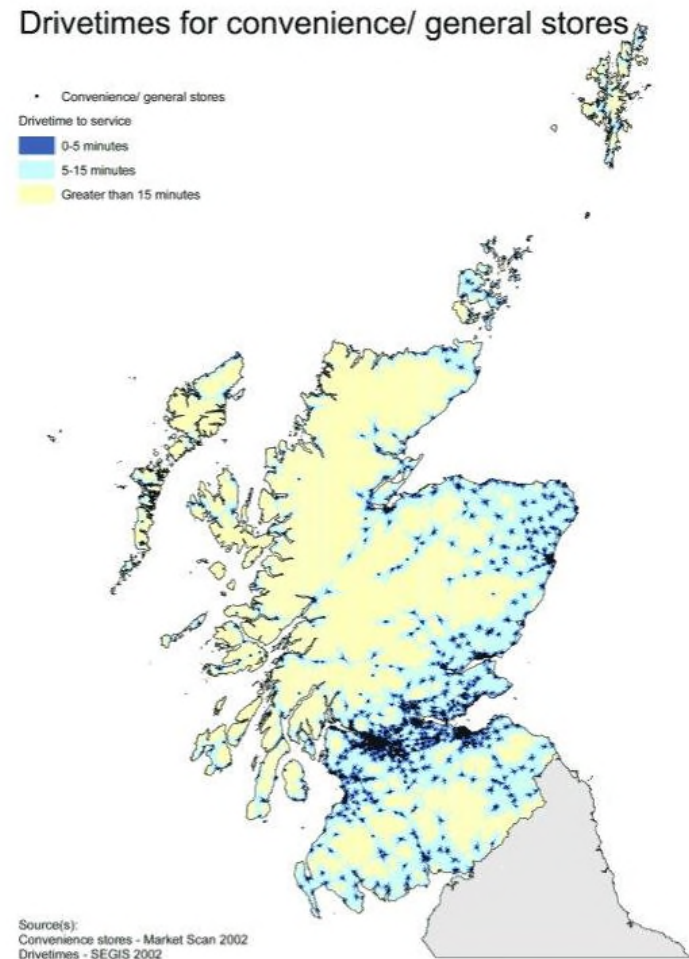


Source(s):
Petrol Stations - Retail Locations 2002
Drivetimes - SEGIS 2002

Figure 2

Drivetimes for convenience/ general stores

- Convenience/ general stores
- Drivetime to service
- 0-5 minutes
 - 5-15 minutes
 - Greater than 15 minutes



Source(s):
Convenience stores - Market Scan 2002
Drivetimes - SEGIS 2002

Access to Recreation:

Core Paths:

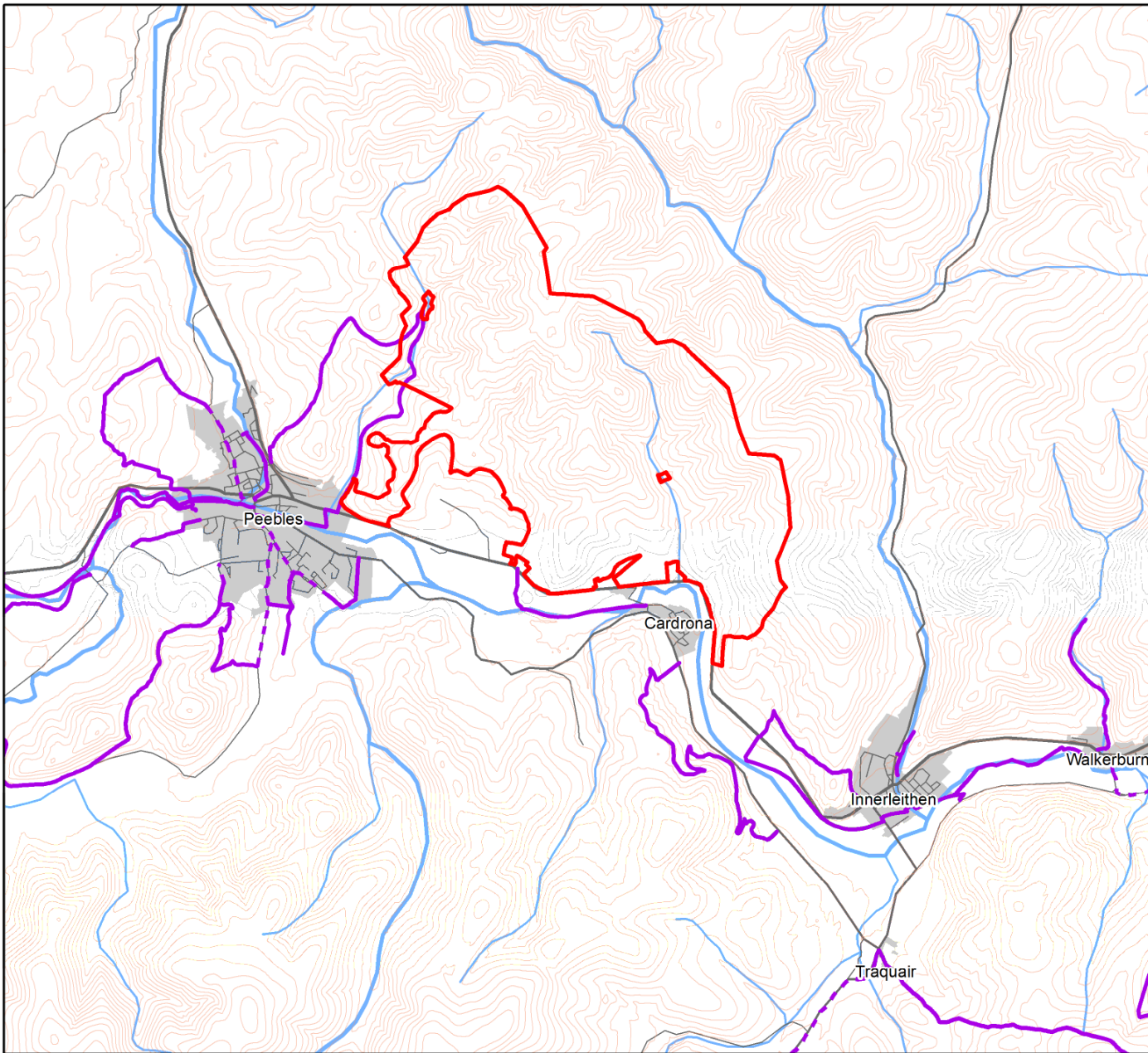
Core paths are described in the Land Reform (Scotland) Act 2003 as "a system of paths sufficient for the purpose of giving the public reasonable access throughout their area". These paths include Rights of Way, Council managed routes and any other route that provides reasonable countryside access. The majority are off-road, though some may be pavements or reached by quiet roads. These paths vary in type and quality. The Core Paths within the Scottish Borders are shown in Map 20 below.

Strategic Green Network:

The proposed Local Development Plan 2013 identified a series of Green Networks. The study area of Glentress is located within the Strategic Green Network as shown in Map 21. The purpose of the Strategic Green Network is to assist in supporting sustainable economic growth, tourism, recreation, the creation of an environment that promotes a healthier-living lifestyle, and the protection and enhancement of biodiversity, and to improve the quality of the water environment, promote flood protection and reduce pollution.

Key Greenspace:

The proposed Local Development Plan 2013 identifies Key Greenspaces within the Development Boundaries of settlements. The spaces identified within the Plan are those spaces which are considered to be of the greatest value to the community and are therefore worthy of protection. It is intended that within Key Greenspaces only proposals that will enhance the space will be supported by the Council. The Key Greenspaces are shown in Map 22 below.






1:75,000
(A4)



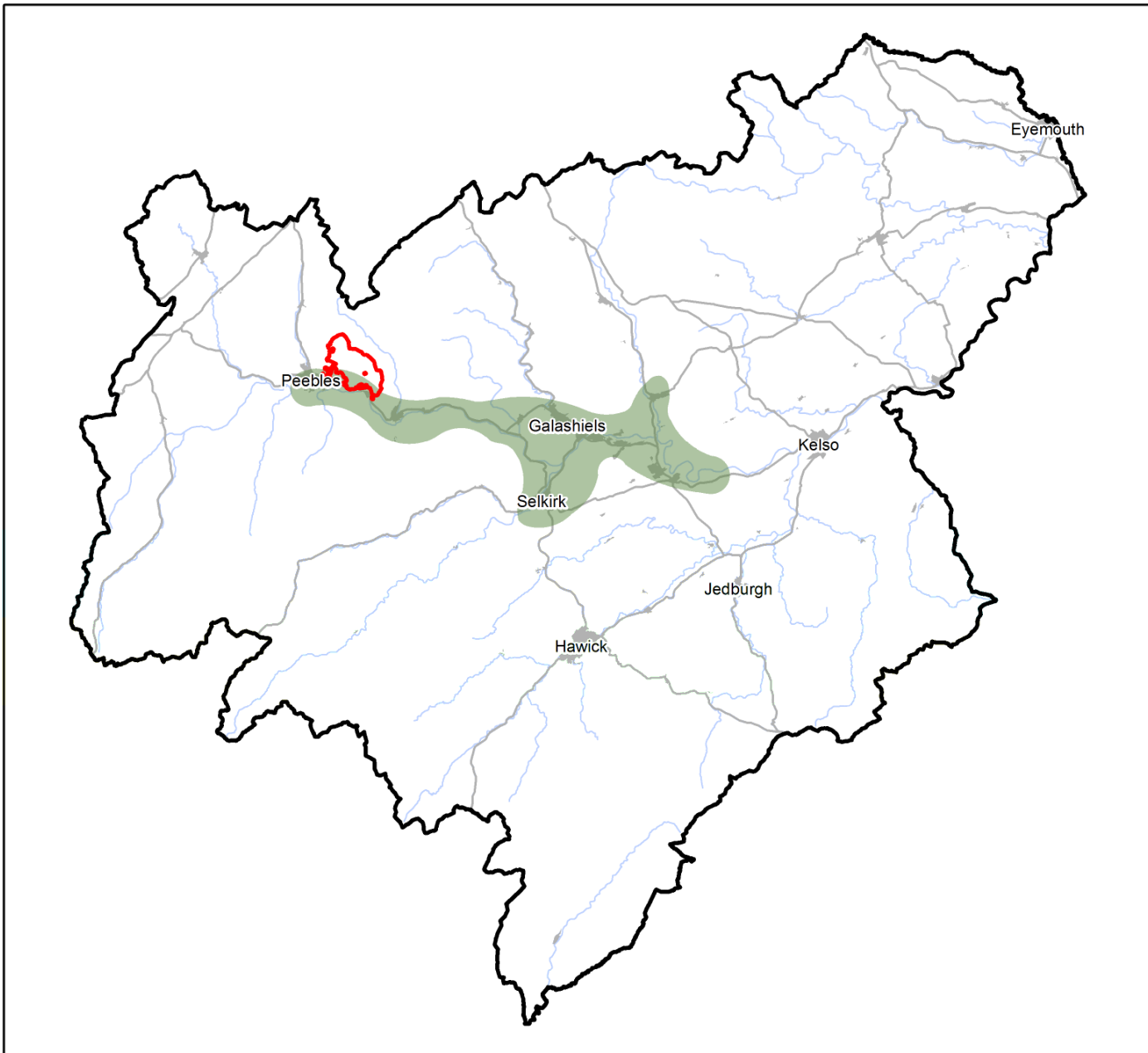
SEA Baseline Report
Population and Human Health

Map 20
Core Paths

Key:

-  Glentress Study Area
-  Core Path
-  Core Path Link On Road

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*



1:550,000
(A4)





SEA Baseline Report
Population and Human Health

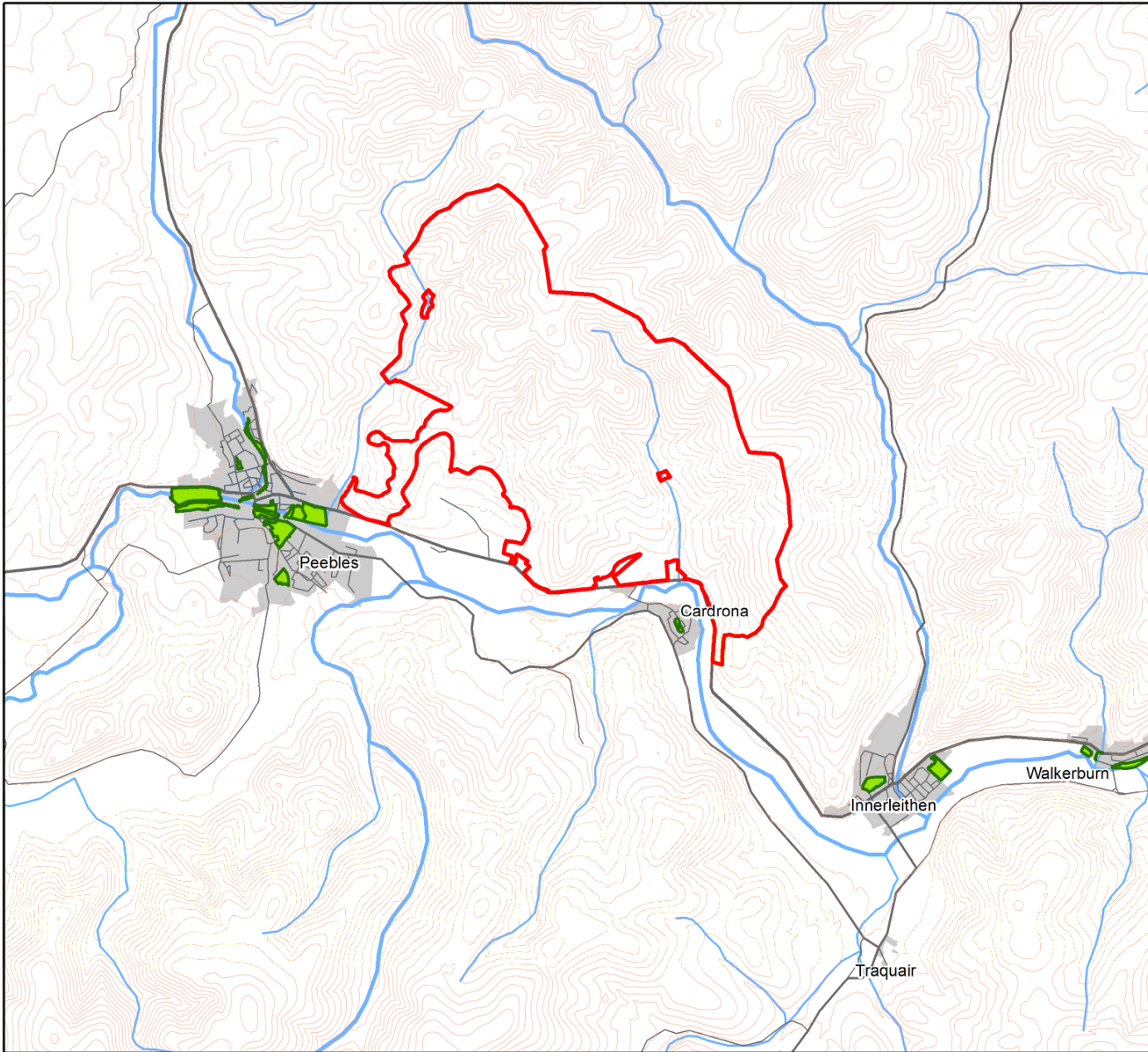
Map 21

Scottish Borders Strategic
Green Network (Proposed
Local Development Plan)

Key:

-  Glentress Study Area
-  Strategic Green Network

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*





1:75,000
(A4)



SEA Baseline Report
Population and Human Health

Map 22
Key Greenspace (Proposed
Local Development Plan)

Key:

-  Glentress Study Area
-  Key Greenspace

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*

8.0 SOIL

Detailed objective: To protect the quality of soil in the Borders.

Soil

Brownfield Land:

There are two sources that indicate the availability of brownfield land in the Scottish Borders. These are:

Vacant and Derelict Land

- Vacant and derelict land presents an opportunity for development to take place on previously developed area (thereby reducing development pressure on rural or more sensitive areas) but also presents potential issues surrounding contaminated land and the need for remediation and appropriate development. Table 10 below shows the Derelict and urban vacant land in the Scottish Borders as of 2014:

Table 10: Scottish Borders Derelict Land and Urban Vacant Land

Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
Area (Ha)	% of Derelict Land (by area) ²	No. of Sites	Area (Ha)	% of Urban Vacant Land (by area) ²	No. of Sites	Area (Ha)	% of Total V&D Land (by area) ²	No. of Sites
49	1	61	28	1	21	78	1	82

Urban Capacity Survey

- As part of the production of the Strategic Development Plan (SESplan) an Urban Capacity Study was undertaken, the results for the Borders are shown in Table 10 below:

Table 11: Scottish Borders Urban Capacity Results

No. of Sites	Gross Area	Gross Units	Discounted	Annual Average
282	445	5167	2817	402

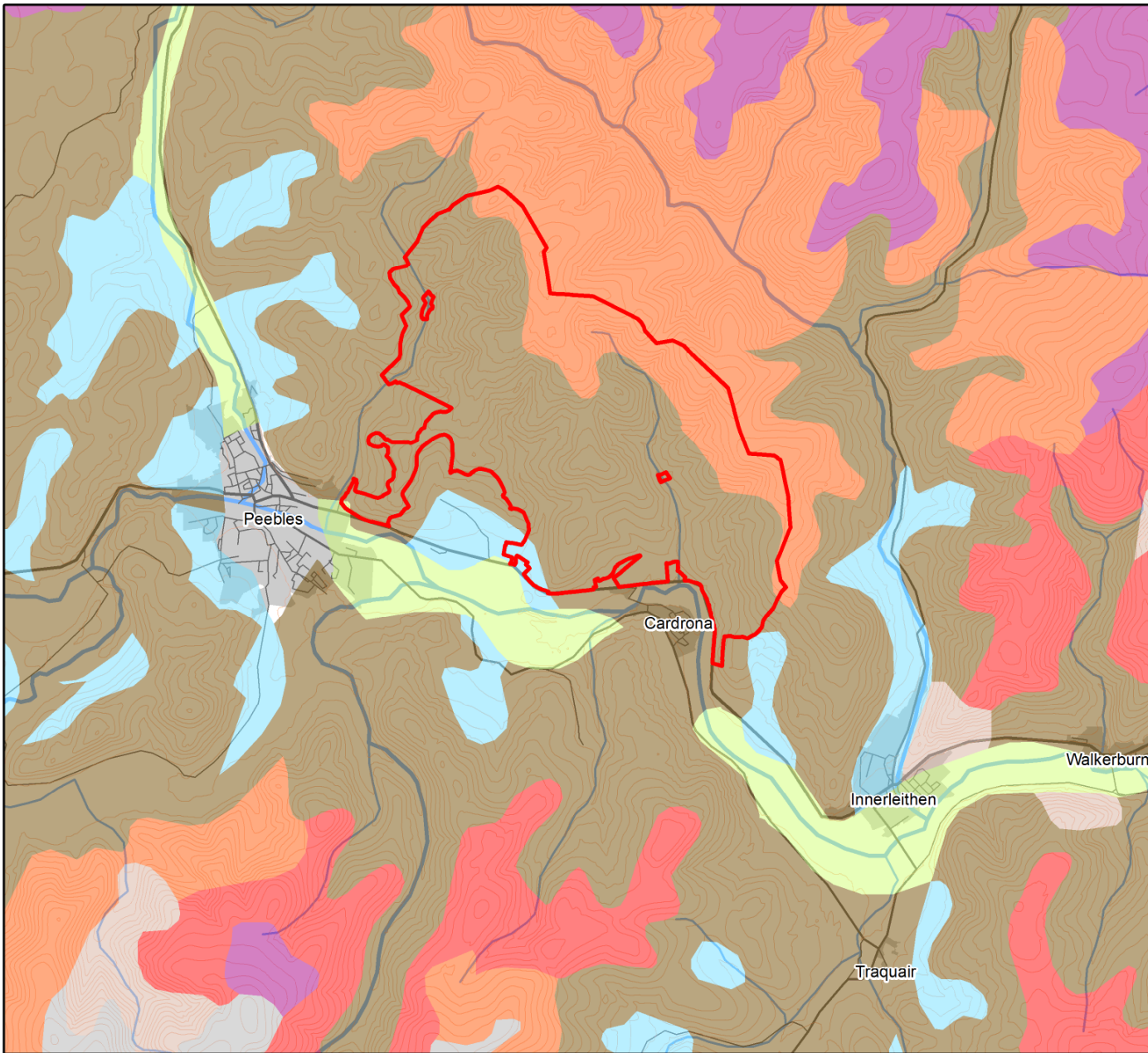
Soil Quality:

Soils are of key importance in water quality, flood prevention, biodiversity and other soil related functions for natural heritage. The protection of soils is key to maintaining natural processes and in turn maintaining the quality of our environment as a whole. Map 23 below provides a broad indication of the soil types in the Scottish Borders.

It is noted that the Glentress Study Areas is not located within an area identified as prime agricultural land.

Contaminated land can cause severe adverse conditions on ecosystems, human health and water systems. Part 11A of the Environmental Protection Act 1990 came into force in Scotland in July 2000. It places responsibilities on local authorities to deal with contaminated land in accordance with a published Contaminated Land Strategy. The Scottish Borders Council adopted a Contaminated Land Inspection Strategy in 2001 and allows the council to adopt a strategic approach to identify land that could be potentially contaminated within the local authority area. The Council provided contaminated land performance indicators (2006/2007) to the Scottish Executive. This shows the sites by the local authority as warranting inspection under the Contaminated Land Regime at 31.3.07. In the Scottish Borders there were 790 sites covering a total area of 302.6ha.

Map 23 show the soil types of the Scottish Borders.



1:75,000
(A4)



SEA Baseline Report
Soil

Map 23
Soil Types

Key:

- Glentress Study Area
- Major Soil Sub Group**
- 1.3.2 - mineral alluvial soils
- 1.4.1 - brown ranks
- 3.2.1 - brown earth
- 3.2.2 - brown earth with gleying
- 3.3.2 - humus-iron podzols
- 3.3.4 - peaty podzols
- 3.4.1 - subalpine soils
- 4.1.4 - noncalcareous gley (SW)s
- 5.1.4 - peat

© James Hutton Institute.
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. IST ID: 121863

9.0 WATER

Detailed objective: To protect and enhance the status of the water environment.

WATER

Quality of the Water Environment:

The quality of the water environment is monitored by SEPA using a wide range of parameters, Table 12 below shows the Overall Status of surface waters in the Solway Tweed river basin management district, 2008 (SEPA (2009) The river basin management plan for the Solway Tweed river basin district).

Table 12: Overall Status of Surface Waters in the Solway River Tweed

Status	Rivers		Lochs/Lakes		Estuaries		Coastal Waters	
	Number of water bodies	Length (km)	Number of water bodies	Area (km ²)	Number of water bodies	Area (km ²)	Number of water bodies	Area (km ²)
High/Maximum	5	39	0	0	5	57	0	0
Good	230	2487	7	5	5	27	7	1871
Moderate	203	2583	20	32	1	306	1	42
Poor	65	777	4	5	0	0	0	0
Bad	23	296	4	3	0	0	0	0
Total	526	6182	35	45	11	390	8	1913

The interactive maps on the Environment Scotland Website provides the most up to date information on the current status of the River Tweed (Data from 2013). As at June 2015, SEPA have classified this water body as having an overall status of Moderate with High confidence in 2013 with the overall ecological status of Moderate and overall chemical status of Pass.

SEPA has also set environmental objectives for this water body over future river basin planning cycles in order that sustainable improvement to its status can be made over time, or alternatively that no deterioration in status occurs, unless caused by new activity providing significant specified benefits to society or the wider environment.

For this water body, SEPA have set out the overall environmental objectives for the first, second and third River Basin Management Planning (RBMP) cycles as:

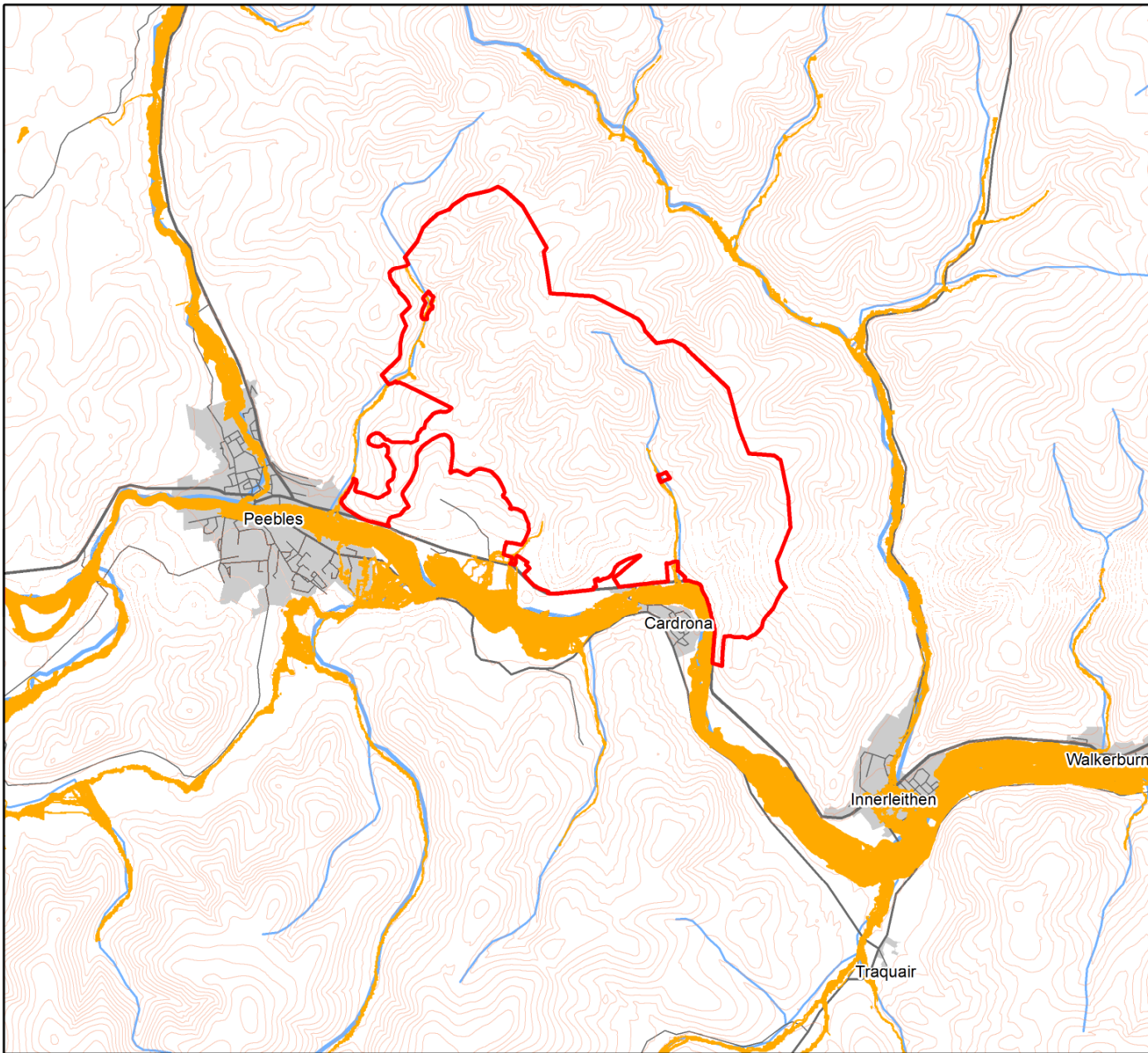
Table 13: Overall Environmental Objectives (River Basin Management Planning Cycles)

Year	2013	2015	2021	2027
Status	Moderate	Good	Good	Good
Year	2013	2015	2021	2027
Status	Moderate	Pass	Pass	Pass

Flooding:

Flooding is a natural phenomenon that plays an important role in shaping the environment. However, climate change may mean that flooding becomes more severe and more frequent in certain areas. Flood risk comes from a variety of sources including fluvial, coastal, groundwater, surface water and/or sewer flooding. It should be managed rather than prevented and needs to be taken into account in decisions about locating development. This management takes the forms of mitigation against the impacts of flooding including sustainable flood management projects; and adaptation to the changing flood risk in the future.

Maps 24 and 25 below shows the fluvial and surface flood risk for the Scottish Borders area:





1:75,000
(A4)



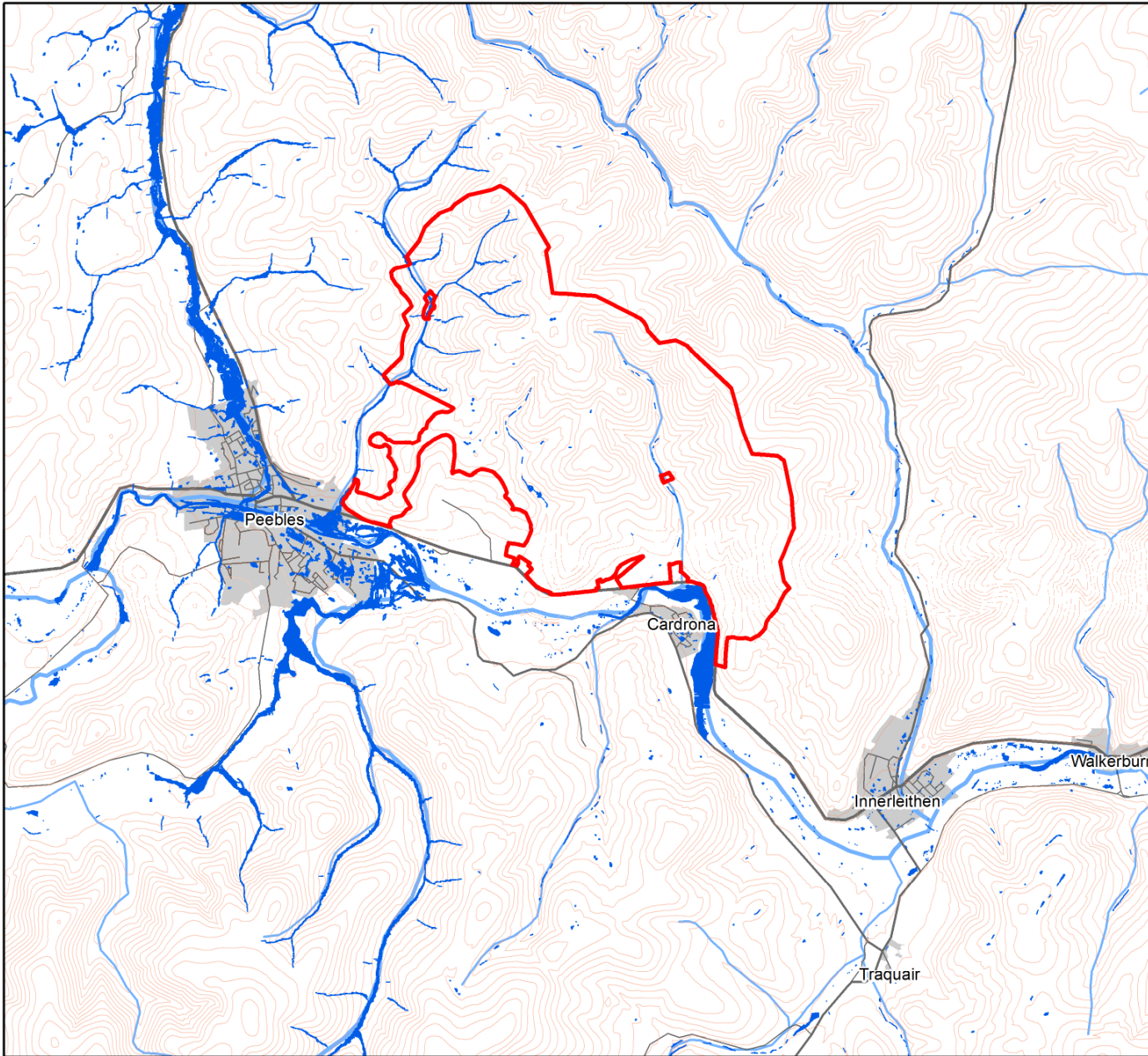
SEA Baseline Report Water

Map 24 River Flood Risk

Key:

-  Glentress Study Area
-  River Flood Extent (1:200yr)

© SEPA.
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. *IST ID: 121863*



1:75,000
(A4)



SEA Baseline Report Water

Map 25

Surface Water Flood Risk

Key:

- Glentress Study Area
- Surface Water Extent (1:200yr)

© SEPA.

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423.

IST ID: 121863

APPENDIX 5: ENVIRONMENTAL ASSESSMENT

Spatial Assessment:

Initial Assessment

The River Tweed is SSSI and SAC is located adjacent to the Glentress study area. The Soonhope Burn that runs through part of the study area is also part of the SAC designation. There are also a number of small watercourses within the study area that flow into the River Tweed. The Nut Wood SSSI is also located within the study area, however it should be noted that the Masterplan does not bring forward any new proposals within that area.

It is acknowledged that there is potential for adverse impacts on the River Tweed SAC and on the water quality of the River Tweed however, the Masterplan notes that any subsequent planning application will require to ensure that adverse effect on the integrity of the River Tweed SAC/SSSI will be avoided

There are no RAMSAR sites located within or adjacent to the study area.

SEPA flood risk maps identify a number of areas at flood risk within the study area, whilst it is not intended that built development will take place within areas at risk of flooding, the Masterplan is a strategic document and the exact location of potential development will be dealt with through the Planning Application Process. The Masterplan sets out a requirement for a flood risk assessment and a drainage impact assessment to be undertaken.

Background Information:

There are no National Nature Reserves located on or within the vicinity of the study area.

The study area is not located within an area of Prime Quality Agricultural Land.

Accessibility and Sustainability:

The study area is easily accessible to the settlements of Peebles and Cardrona and the services and facilities that they benefit from. The study area is located off the A72 and a bus stop is located adjacent to the main entrance into Glentress. In addition the study area is also easily accessible from the popular active travel route – the Peebles to Innerleithen Multi Use Path.

The study area has generally a southern aspect resulting in a good opportunity for solar gain.

It is noted that the study area has significant potential for biodiversity to be present on site. Therefore, the Masterplan sets out a requirement for a Phase 1 Habitat Survey, the Masterplan also notes that an Environmentally Protected Species survey may also be required and it is also noted that any site clearance should only be undertaken outside bird breeding season.

Local Impact and Integration:

There are no Listed Buildings within the study area nor are there any designated Conservation Areas.

There are four Scheduled Monuments located within the study area as well as another immediately outwith – the Eshiels Roman camp. In addition there are several archaeology points. It is not intended that built development will take place within these areas. The Masterplan sets out a requirement for archaeological assessment and a mitigation strategy for

the proposed development, in addition this may also include a requirement for a monitoring strategy.

An element of Ancient Woodland falls within the south western part of the study area and within the south eastern part in the vicinity of Janet's Brae and Nut Wood. The Masterplan does not propose the removal of these woodlands nor does it propose any development in these areas.

Landscape Capacity:

There are no Inventory listed Garden and Designed Landscapes within the study area, however there is the locally recognised Eshiels designed landscape. The Masterplan proposes areas of landscape enhancement as well as areas that are sensitive to development. The Masterplan set out the requirement for a Landscape Assessment to be undertaken and submitted as part of any planning application for development.

The study area does not site within an area of Wildland, nor within an area identified as landscape constraint as set out within the Scottish Borders Development and Landscape Study.

Much of the study area is located within the Tweed Valley Special Landscape Area, whilst the Upper Tweeddale National Scenic Area is located in the west, beyond the settlement of Peebles. The Masterplan notes that further background work has been undertaken. This work considered views into the study area from the NSA as well as from the popular Drovers Road. The outcome of this additional work has resulted in identifying areas of sensitivity where no built development should take place, and areas for landscape enhancement in relation to the potential cabin site; this has then been incorporated into the Constraints and Opportunities section of the Masterplan and carried through into section 5 of the Masterplan.

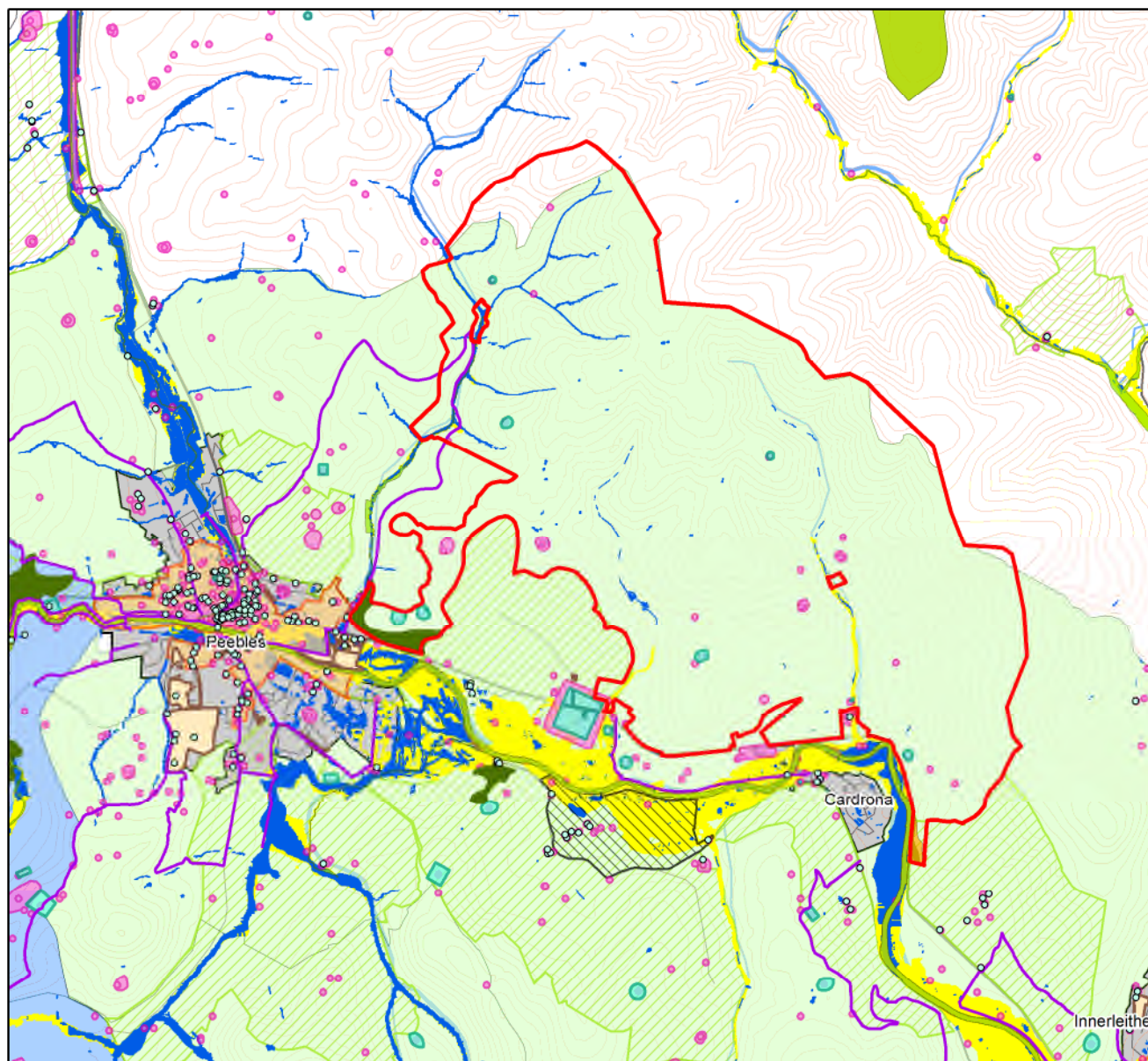
Planning and Infrastructure:

There are a number of access routes within the study area, the masterplan proposes to expand on these routes. The Masterplan requires any application on the site to include a Transport Assessment (TA), it also notes that the TA will require to demonstrate how the development will function in transport terms with emphasis on sustainable travel patterns.

There are no Tree Preservation Orders within the study area.

Waste Water Treatment Works – A growth project has been raised to enable development in this area.

Water Treatment Works – There is currently sufficient capacity for identified development needs. However, any further development a growth project may be required where the developer will need to meet 5 growth criteria.



1:50,000
(A4)



Glentress Masterplan SEA Spatial Assessment

Key:

- Glentress Study Area
- Listed Buildings
- Core Paths
- Tree Preservation Orders
- Special Areas of Conservation
- Sites of Special Scientific Interest
- Ancient Woodland Inventory
- Scheduled Monuments
- Historic Environment Record
- Conservation Areas
- Gardens & Designed Landscapes
- Surface Water Extent (1:200yr)
- River Flood Extent (1:200yr)
- Designed Landscapes (SBC)
- National Scenic Areas
- Special Landscape Areas
- LDP Development Boundary

© Historic Scotland, © SNH, © SEPA.

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. IST ID: 121863

Matrix Assessment:

Matrix Assessment Table	xx	x	0	√	√√
	<i>Significantly Negative</i>	<i>Negative</i>	<i>Neutral</i>	<i>Positive</i>	<i>Significantly Positive</i>
SEA Topic: Air	Objectives: <ul style="list-style-type: none"> To protect current air quality and provide opportunities for public transport. 				
Commentary	Ranking	Mitigation			
<p>The study area is located adjacent to a bus stop on the A72. In addition, the proposals (refer to Figures 7 and 8 within Masterplan) allow for buses to enter the site, park as well as turn and drop off passengers close to the Arrival Building. The study area is also located close to the Peebles to Innerleithen Multi Use Path. It is considered that this will assist in providing positive impact on air assessment as it could mean less motorised and private transport and in turn less emissions. The Masterplan highlights the need for details of a waste management scheme to be discussed at an early stage with the Council's Waste Management team. The Masterplan sets out that the potential cabin accommodation should be designed and constructed to a high standard which incorporates measures to promote energy efficiency and also notes that the choice of materials of any proposal can also assist in promoting energy efficiency.</p>	0	<p>Include text within the Masterplan to confirm the need for bus/coach parking, bus turning and passenger drop-off point.</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> PMD1: Sustainability IS4: Transport Development and Infrastructure IS5: Protection of Access Routes 			
SEA Topic: Biodiversity, Flora and Fauna	Objectives: <ul style="list-style-type: none"> To protect and enhance biodiversity and habitats in the Borders. 				
Commentary	Ranking	Mitigation			
The Masterplan study area is	√	Additional Guidance has been incorporated in			

<p>largely located within the Scottish Borders Strategic Green Network as shown within the Scottish Borders Proposed Local Development Plan. It is acknowledged that the Strategic Green Network identified assists in the protection and enhancement of biodiversity. The Masterplan notes that there is the potential for biodiversity on the site, it also notes that there is the opportunity to conserve and enhance existing Continuous Forest Cover. In addition, the Masterplan highlights within the Design and Development Guidance section that additional planting will be required. The Masterplan also notes that any application submitted will require to also include a Phase 1 Habitat Survey. The creation of additional active travel/recreation routes would provide the potential for natural heritage improvements such as habitat creation.</p> <p>It is considered that the above will have a positive outcome on Biodiversity, Flora and Fauna as this gives scope for improvement of existing habitat and water quality.</p>		<p>to the Masterplan, this guidance includes requirements on proposed landscape design which will be necessary to be taken on board in any subsequent application. In addition, to assist in minimisation of soil disturbance from the potential new cabin development, the additional guidance now included requires any new cabin development uses a 'floating' floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP1: International Nature Conservation Sites and Species • EP2: National Nature Conservation and Protected Species • EP3: Local Biodiversity • EP12: Green Networks • EP13 Trees, Woodlands, and Hedgerows • EP15: Development affecting the Water Environment
SEA Topic: Climatic Factors	Objectives: <ul style="list-style-type: none"> • To reduce CO² emissions, reduce energy consumption and promote climate change adaptation. 	
Commentary	Ranking	Mitigation
Development can result in emissions. However the Masterplan provides for measures that lessen adverse impacts. The document notes that there are a number of small	0	Additional guidance has been included within the Masterplan to encourage energy efficiency particularly of the potential cabins. The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:

<p>watercourses on site and as a result any application on the site may be required to include a Flood Risk Assessment. In addition, a Drainage Impact Assessment would also be required and this too is noted within the Masterplan.</p> <p>In relation to ground materials the Masterplan requires that where possible porous materials should be used, and in areas of carparking, grassed reinforced mesh will be required.</p> <p>The Masterplan aims to protect and enhance the landscape environment of the Glentress study areas, as well as creating areas of new habitats, and improvement of existing habitat for example through the potential for new planting.</p> <p>It is considered that in taking the positive steps above, any proposal on the site will be taking a positive step in assisting to combat future climate change by increasing the potential for carbon absorption, reducing emissions and help to tackle future flooding.</p>		<ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • IS5: Protection of Access Routes • IS8: Flooding • IS9: Waste Water Treatment Standards and Sustainable Urban Drainage • EP16: Air Quality
<p>SEA Topic: Cultural Heritage</p>	<p>Objectives:</p> <ul style="list-style-type: none"> • To protect and where appropriate, enhance the historic environment. 	
<p>Commentary</p>	<p>Ranking</p>	<p>Mitigation</p>
<p>The Masterplan acknowledges that there are a number of historic features / assets on site, in addition the Constraints section of the Masterplan notes that there is the potential for non-designated archaeology on the site.</p> <p>The Masterplan notes that the “promotion of the assets on</p>	<p>√</p>	<p>The Masterplan (refer to Figure 6) identifies the Scheduled Monument on the site. To assist in protecting and safeguarding the Monument the Council’s Archaeologist has sought for the Masterplan to include a buffer area around the monument.</p> <p>Figure 6 of the Masterplan also identifies areas where information and interpretation are proposed to assist in improving the visitor experience.</p>

<p>the site as well as those located within the Tweed Valley will be key to the future success of Glentress”.</p> <p>The Masterplan seeks that any application includes an archaeological assessment.</p>		<p>Through discussion with the Council’s Archaeologist, the Masterplan now seeks that an application on the site includes a detailed archaeological assessment with a mitigation strategy. The Masterplan also notes that a monitoring strategy may also be necessary. As the study area of Glentress is already a recreation area which is already well visited, the potential requirement for a monitoring strategy will assist in the protection of the historic environment of Glentress.</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP8: Archaeology
<p>SEA Topic: Landscape and Townscape</p>	<p>Objectives:</p> <ul style="list-style-type: none"> • To protect and enhance the landscape and townscape in the Borders. 	
<p>Commentary</p>	<p>Ranking</p>	<p>Mitigation</p>
<p>The Masterplan notes that the study area is located within a high amenity area with almost all of the Glentress Forest located within the Tweed Valley Special Landscape Area.</p> <p>An outcome from the SEA Scoping was that Scottish Natural Heritage (SNH) stated that there was an omission from the baseline data in that there was no reference to the close proximity of the Upper Tweeddale National Scenic Area (NSA). This has been subsequently noted within the Masterplan.</p>	<p>0</p>	<p>Additional Guidance has been incorporated in to the Masterplan, this guidance includes requirements on proposed landscape design which will be necessary to take on board in any subsequent application.</p> <p>In addition, to assist in the minimisation of soil disturbance from the potential new cabin development, the additional guidance now included requires any new cabin development uses a ‘floating’ floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p> <p>Further background work in the preparation of the Masterplan has been undertaken. This work considered views into the study area from the NSA as well as from the popular Drovers Road. The outcome of this additional work has resulted in identifying areas of sensitivity where no built development should take place, and areas for landscape enhancement in relation to the potential cabin site; this has then been incorporated into the</p>

		<p>Constraints and Opportunities section of the Masterplan and carried through into section 5 of the Masterplan.</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP4: National Scenic Areas • EP5: Special Landscape Areas • EP8: Archaeology • ED7: Business, Tourism and Leisure in the Countryside • ED8: Caravan and Camping Sites
SEA Topic: Material Assets	<p>Objectives:</p> <ul style="list-style-type: none"> • To promote the sustainable use of natural resources, increase waste recycling, and increase access to public transport. 	
Commentary	Ranking	Mitigation
<p>The Masterplan has the potential to expand on the Material asset of cycle routes/paths. In addition any development that takes place as a result of this Masterplan will assist in promoting the existing resource.</p> <p>The study area is located adjacent the Peebles to Innerleithen Multi Use Path as well as a bus stop on the A72 and the Masterplan also allows for a bus turning area and drop off zone. The intention of this is to encourage greater use of sustainable transport including active travel.</p> <p>The Masterplan also encourages the use of timber as a sustainable building material which will fit well within the context of the site.</p> <p>The Masterplan highlights the need for details of a waste management scheme to be discussed at an early stage with the Council's Waste Management Team, this is to encourage recycling of waste within the development and appropriate waste collection</p>	√	<p>Additional guidance has been included within the Masterplan to encourage energy efficiency particularly of the potential cabins.</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • IS4: Transport Development and Infrastructure • IS5: Protection of Access Routes • IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

locations.			
SEA Topic: Population and Human Health	Objectives: <ul style="list-style-type: none"> To improve the quality of life and human health for communities in the Borders. 		
Commentary		Ranking	Mitigation
<p>The Masterplan study area is largely located within the Scottish Borders Strategic Green Network as shown within the Scottish Borders Proposed Local Development Plan. The Strategic Green Network connects the Central Borders Strategic Development Area and the Western Borders Strategic Development Area. This therefore allows easy access for a large part of the growing population of the Scottish Borders to access Glentress in relative ease. It is already acknowledged that the Strategic Green Network identified assists in supporting sustainable economic growth, tourism, recreation and the creation of an environment that promotes a healthier-living lifestyle. Many of the potential developments included within the Masterplan will assist in promoting, encouraging as well as improving the quality of life and human health for communities in the Borders including visitors in to the area.</p> <p>The Masterplan identifies three potential activity areas which would include space for short circular walks, a bike skills area, pump park, as well as a free ride area.</p> <p>It is also noted that the study area is located beside the popular Peebles to Innerleithen Multi Use Path.</p> <p>It is considered that the</p>		√√	<p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> PMD1: Sustainability PMD2: Quality Standards EP8: Archaeology EP12: Green Networks ED7: Buisness, Tourism and Leisure Development in the Countryside IS4: Transport Development and Infrastructure IS5: Protection of Access Routes

Masterplan allows for the recreation and potential health benefits of the Glentress study area to be protected and enhanced.			
SEA Topic: Soil	Objectives: <ul style="list-style-type: none"> To protect the quality of soil in the Borders. 		
Commentary		Ranking	Mitigation
<p>The Masterplan notes that there are a number of small watercourses on site and as a result any application on the site may be required to include a Flood Risk Assessment. In addition, a Drainage Impact Assessment would also be required and this too is noted within the Masterplan.</p> <p>The Masterplan notes that where possible, ground materials should be porous, and areas for parking should be grassed reinforced mesh.</p>		0	<p>Additional guidance has been included within the Masterplan to ensure that the potential cabin development respects the topography of the site and avoids building on steep slopes. Importantly, it also notes that the earth moving to create platforms for building will not be acceptable.</p> <p>There are currently a number of access routes available through the study area, the additional guidance seeks that existing routes should be used wherever possible, and new access routes should be located on flat or gently graded slopes and avoid excessive cut and fill.</p> <p>In addition, to assist in minimisation of soil disturbance from the potential new cabin development, the additional guidance now included requires any new cabin development uses a 'floating' floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> PMD1: Sustainability PMD2: Quality Standards ED8: Caravan and Camping Sites IS8: Flooding
SEA Topic: Water	Objectives: <ul style="list-style-type: none"> To protect and enhance the status of the water environment. 		
Commentary		Ranking	Mitigation
<p>The Masterplan notes that there are a number of small watercourses on site and as a result any application on the site may be required to include a Flood Risk Assessment. In addition, a Drainage Impact Assessment</p>		0	<p>Additional guidance has been included within the Masterplan to assist in minimisation of soil disturbance from the potential new cabin development, the additional guidance requires any new cabin development uses a 'floating' floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site,</p>

<p>would also be required and this too is noted within the Masterplan.</p> <p>In relation to ground materials the Masterplan requires that where possible porous materials should be used, and in areas of carparking, grassed reinforced mesh will be required.</p> <p>In addition, the Masterplan notes that the study area is situated to the north of the River Tweed which is designated a Site of Special Scientific Interest as well as a Special Area of Conservation.</p>		<p>and minimise disruption to roots and the natural drainage within the forest area.</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> • PMD1: Sustainability • PMD2: Quality Standards • EP1: International Nature Conservation Sites and Protected Species • EP2: National Nature Conservation and Protected Species • EP3: Local Biodiversity • EP15: Development Affecting the Water Environment • IS8: Flooding • IS9: Waste Water Treatment Standards and Sustainable Urban Drainage
--	--	--

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

3 AUGUST 2015

APPLICATION FOR PLANNING PERMISSION

ITEM:	REFERENCE NUMBER: 15/00531/FUL
OFFICER:	Dorothy Amyes
WARD:	Tweeddale West
PROPOSAL:	Erection of three dwellinghouses (change of house type to previously approved 11/00983/AMC)
SITE:	Land South West Of Carnethy, Medwyn Road, West Linton
APPLICANT:	Mr Jamie O'Rourke
AGENT:	Gray Macpherson Architects LLP

SITE DESCRIPTION

The site comprises a woodland complex lying South West of the detached property named Carnethy on Medwyn Road, West Linton. Carnethy lies about 250m from the junction with the A701 trunk road. The site lies outwith the Conservation Area of the village. The woodland is bordered by agricultural land to the north, south and west and residential gardens of Medwyn Road to the east. The woodland comprises mixed broadleaves to include mature birch along the eastern edge.

PROPOSED DEVELOPMENT

As noted below there is an extant planning consent for this site for three residential units.

This application proposes a change of house type to the approved design of the three houses. The main changes are the addition of detached double garages.

Most of the other changes to the design of the houses were approved as non-material variations to the original scheme. These changes include the removal of the integral garages to provide additional accommodation, changes to the windows and the window pattern, dormer windows in the roof space and the addition of small sunrooms on the rear elevations of plots 1 and 2. There have been no changes to the ridge heights of the dwellings or to the footprints with the exception of the small sunrooms.

The proposed garage/studios which will be adjacent to each of the properties will be approximately 7m by 5.5m, they will have a pitched roof with a ridge height of just under 6m. An external staircase will lead to the studio area which will have velux windows and a small window on the end gable. The proposed materials are white, wet dash render on the walls, dark grey corrugated tin on the roofs, doors and windows will be timber and the steps will be buff coloured precast concrete with black painted steel handrail.

The addition of the detached garages has required some minor adjustments to the site layout.

PLANNING HISTORY

Planning consent was granted on appeal on 23 February 2011 for the erection of 3 dwellinghouses on this site (09/01098/PPP) and a subsequent AMC application (11/00983/AMC) was approved in October 2011.

Under 09/01098/PPP, a section 75 Legal Agreement was entered into in respect of the payment of contributions towards education provision for West Linton Primary and Peebles High School, monies due prior to commencement of works. In his notice of intention to allow the appeal the Reporter determined that there was no justification for an affordable housing contribution.

This planning obligation was modified in late 2013 (13/01139/MOD75) in order that the required contributions towards Education and Lifelong Learning could be paid in equal instalments on the completion of each house.

There is a current Enforcement case for the non-compliance of conditions 5 and 6 of the planning permission in principle consent. Further reference will be made to this in the assessment of the application. For information the conditions state;

Condition 5

The existing trees on the site as depicted on Drawing No 1146/1 shall be retained and protected to BS 5837:2005 during the construction period and thereafter in perpetuity to the satisfaction of the Planning Authority. Details on the timing of the initial tree works, phased works for new/replanting on site as per the approved Woodland Management Plan, type of weed control to be used (hand weeding, chemical or mechanical), and a programme for completion and long term management shall be submitted to the Planning Authority prior to development.

Condition 6

The proposed post and wire fence to delineate the housing plots and woodland shall be erected prior to any development works commencing and retained thereafter. Once the protective fence is in place the belt shall become an exclusion zone free from any work or storage of material or plant on the site.

REPRESENTATION SUMMARY

Nine letters of representation have been received from 7 different households. The objections to the proposal can be summarised as follows:

- Plans significantly different to previously approved and is over development of site
- Breaches of conditions on previous consents particularly in relation to fencing and planting
- Houses will have a major negative impact on area
- Additional traffic due to studio flats
- Garages will be in areas proposed to be occupied by trees/shrubs
- Will distort the spatial character of Medwyn Road and harm the living conditions of neighbouring properties, in particular, the dormer windows
- Impact on residential and amenity of nearby properties due to overlooking/loss of privacy
- Lack of outdoor garden space which could result in road safety issues with children playing in the road
- Use of corrugated tin on garage roof is visually unacceptable at this location

APPLICANTS' SUPPORTING INFORMATION

No supporting Information has been submitted.

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Roads Planning Officer: The principle of housing has already been established on this site and, as the current application is purely for a change of house type, I have no objections to the proposal. Parking for a minimum of two vehicles, excluding any garages, must be provided within the curtilage of each property and retained in perpetuity.

Environmental Health Officer: No comments

Statutory Consultees

West Linton Community Council: The Community Council does not support the application.

The Community Council notes the developer has commenced building the properties to the design submitted in this application. This council is of the opinion any further works should cease until a decision has been made by Scottish Borders Council.

West Linton Community Council would like to see Scottish Borders Council take a firm stance with applicant's who either apply for retrospective planning permission or, as in this case, commence building before planning permission has been granted.

The developer has also paid scant attention to the conditions laid down in the Reporters decision and this is resulting in the detrimental development of the site, for example the delineation of each property boundary and tree and shrub planting.

It is the opinion of the community council that this is a cynical use of the planning system and punitive measures should be taken to stamp out this attempted manipulation of the system.

Although the footprint of the proposed properties is approximately that of the plans previously approved, when the garages are included, the assumed extension of the properties into the roof space: there are dormer windows shown in the new elevations and although the developer has stated these are 'dummy dormers' and there is no intention to extend the living accommodation into these spaces it is not a huge leap to infer that provision of these windows will make this more likely in the future; the use of the integral garages for additional dwelling rooms increases the residential size of the properties dramatically.

The addition of new, detached double garages increases the development of the site, the impact of which the Reporter attempted to guard against by reducing the number of properties in the application; particularly given that they appear to have provision for residential use in the upper floor.

As stated at the beginning, West Linton Community Council does **Not Support** this application and asks that SBC ceases all development on the site until a decision has been taken and all conditions previously agreed by the developer, implicit by his commencement to build on receipt of permission to build on appeal, are complied with.

Other Consultees

None

DEVELOPMENT PLAN POLICIES:

SES Plan Strategic Development Plan 2013

Policy 7 Maintaining a Five Year Housing Land Supply

Consolidated Scottish Borders Local Plan 2011

Policy G1	Quality Standards for New Development
Policy G5	Developer Contributions
Policy G7	Infill Development
Policy H2	Protection of Residential Amenity
Policy NE4	Trees Woodlands & Hedgerows
Policy Inf4	Parking Standards
Policy Inf5	Wastewater Treatment Standards
Policy Inf6	Sustainable Urban Drainage

OTHER PLANNING CONSIDERATIONS:

Supplementary Planning Guidance on Developer Contributions
Supplementary Planning Guidance on Trees and Development
Supplementary Planning Guidance on Landscape and Development
Supplementary Planning Guidance on Placemaking & Design
Supplementary Planning Guidance on Householder Development
Scottish Borders Woodland Strategy

KEY PLANNING ISSUES:

Under Planning Appeal PPA-140-2016, consent was granted in principle for a residential development on this site on. Condition 2 stipulated that the development should comprise no more than three units. Details of the proposed 3 housing units were approved under the subsequent application for the approval of matters specified in conditions. The current owner/developer wishes to change the design of the houses, some of the changes have already been approved as non-material variations.

The key planning issues are whether the changes to the house plots to include detached double garages with studios above are acceptable or whether they raise issues in relation to residential amenity or the retained woodland and required additional landscape planting.

ASSESSMENT OF APPLICATION:

There are two issues which require clarification before assessing the current proposals.

Firstly, most of the representations refer to the fact that the development has commenced in breach of planning conditions. This is correct and there is a current enforcement case relating to conditions 5 and 6 on the original consent. The applicant has been made aware of the requirements of these conditions and has agreed to comply. The required fencing will be put in place as soon as possible but the required planting will not take place until the next planting season. Although the condition states that planting should be carried out prior to development taking place, in the approved woodland management plan it states that the

planting will take place in the planting season following the commencement of the first dwellinghouse. This course of action would appear to have been accepted.

As the current application is for a change of house type the conditions on the previous consents remain valid and there was no requirement to submit plans showing the tree protection areas and areas of proposed planting with this application as there are approved plans. However, as this is a full planning application, the relevant conditions from the previous consents should be placed on any new consent.

The applicant has not been requested by the Enforcement Officer to cease work on site until the planning application has been approved. However, the applicant has commenced the development without the necessary building warrants being in place and Building Standards Officers have requested that the work stops until the warrants have been issued. The current situation will be reported at the committee meeting.

Secondly, the applicant sought to make changes to the approved plans through a non-material variation. The changes are noted above and the current house plans almost reflect what has been approved as non-material with the exception of one or two changes to windows.

The non-material variations were agreed in May 2014 but unfortunately, due to an oversight, the information was not placed on the public file until recently. It was considered that the addition of the detached garages could not be treated as non-material and a new application would be required. In planning terms, this means that the applicant is currently building houses as per approved plans.

However, given the level of objection to the changes to the house type it is considered appropriate to expand on the reasons for approving the non-material variations, specifically the dormer windows, the removal of the integral garages to provide additional accommodation and the addition of small sun rooms.

The three dwellinghouses are large and appear to sit within large plots, although the garden ground may be limited by the retained woodland which is to be fenced off. The dormer windows add features to the roof and are of a traditional design. They do not result in any increase to the height of the buildings, do not result in any loss of residential amenity to existing properties and there is no stair access from first floor (and hence no requirement for floor plans). The dormer windows break up the large roof areas and they do not detract from the overall appearance of the houses.

The change of the garages to accommodation would be permitted development once the houses have been completed and there is no condition or valid planning reason to resist this amendment.

The addition of the small single storey extensions was also considered to be acceptable as the design is in keeping with the original house design, is small scale in relation to the overall size of the building and can adequately be accommodated within the garden ground and would not result in any loss of residential amenity.

The proposed detached garages/studios must now be assessed.

In terms of scale, design and materials the proposals are considered to be acceptable. The use of an alternative material on the roofing is appropriate in this semi-rural location and it will not detract from the character of the area. The site is set back from the main frontage on Medwyn Road and the development is unlikely to have any impact on the existing character of the area. The site plan submitted with the application demonstrates the spatial character

of the area. Many of the houses along Medwyn Road have similar footprints and plot sizes and many have detached garages of a similar size.

The small windows in the studio areas are an acceptable distance from any existing properties and will not result in any unacceptable loss of privacy.

The proposal is for detached garages with studios above to be used as ancillary accommodation to the main houses. It is not proposed that these should be used as separate dwelling units or studio flats. They will not result in additional traffic in the area. However, to reinforce this, should members be minded to approve the application, it is recommended that there should be a condition on the consent stating that they should only be used as ancillary to the main house and not separate housing units.

Reference has been made to the location of the garages. It would appear that none of them are located within the tree belt area which is to be retained although the garage on plot 3 is very close to the 10m restricted area. It is suggested that it would be appropriate to measure the distances on plot 3 accurately and, if required, the garage can be moved forward away from the planting area. This can be covered by a condition. The garage on plot 1 is located where landscape planting is proposed. However, appropriate planting will still be possible along the northern boundary of the plot and the proposals will not have a significant impact on the delivery of this requirement.

As the applicant has still to submit a planting scheme for the site, a condition can be placed on the consent to ensure that the proposed planting is satisfactory and that it is carried out at the appropriate time.

CONCLUSION

It is considered that the proposed amendments to the original scheme including the detached garage/studios, are acceptable in that they are appropriate to the development, they can be adequately accommodated on the site and they will not affect the spatial character of the area or have any significant impact on the residential amenity of existing properties.

There are current issues with this site in relation to non-compliance with planning conditions and these should be pursued with the applicant to ensure a satisfactory outcome particularly in terms of landscape and trees.

RECOMMENDATION BY SERVICE DIRECTOR (REGULATORY SERVICES):

I recommend the application is approved subject to the following conditions:

1. Two parking spaces shall be provided within the curtilage of each dwellinghouse and retained in perpetuity.
Reason: to ensure that there is adequate off road parking in the interests of road safety.
2. The garage/studios hereby approved shall only be used as ancillary accommodation in connection with the use of the main properties as single private dwelling houses and shall at no time be converted to self-contained units.
Reason: A separate dwelling would conflict with established planning policy for this area.

3. Before construction commences on the garage on Plot 3, the exact location shall be pegged out on the ground for approval by the planning authority. If it is found that any part of the garage is located within the area allocated for planting/trees on the approved site layout plan for 11/00983/AMC, an alternative site will be agreed with the planning authority.
Reason: to ensure that the development does not have an adverse impact on the existing trees and the proposed landscape planting.
4. The existing trees on the site as depicted on Drawing No 1146/1 shall be retained and protected to BS 5837:2005 during the construction period and thereafter in perpetuity to the satisfaction of the Planning Authority. Details of the phased works for new/replanting on site as per the approved Woodland Management Plan, type of weed control to be used (hand weeding, chemical or mechanical), and a programme for completion and long term management shall be submitted to the Planning Authority prior to development within one month of the date on this consent. The approved planting scheme shall be implemented in the next planting season (Autumn 2015-Spring 2016).
Reason: To ensure the satisfactory form, layout and assimilation of the development, and to protect existing trees that represent an important visual feature that the Planning Authority considers should be substantially maintained.
5. The proposed post and wire fence to delineate the housing plots and woodland shall be erected within one month of the date on this consent and retained thereafter. Once the protective fence is in place the belt shall become an exclusion zone free from any work or storage of material or plant on the site.
Reason: To protect the existing woodland strip which acts as a screening buffer to ensure the development integrates well into the surrounding landscape.
6. The vehicular access to the site, the visitor parking areas and the vehicular turning area must be completed before the first dwellinghouse is occupied.
Reason: In the interests of road safety.
7. The proposed soakaways shall be located in the positions as previously agree under planning consent 11/00983/AMC unless alternative locations are agreed in writing with the planning authority prior to the soakaways being installed.
Reason: To protect the existing trees on site and safeguard the visual amenity of the area.
8. A sample of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the Planning Authority within one month of the date on this consent.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
9. The roofing material on the main dwellinghouses to be natural slate.
Reason: To safeguard the visual amenity of the area.

DRAWING NUMBERS

PG01 – Site/Location Plan
W01 – Block Plan
PL01/01 REVISED - Plot 1
PL02/01 – Plot 2
PL03/01 – Plot 3
PG02 – Garages with studios over

Approved by

Name	Designation	Signature
Ian L Aikman	Chief Planning Officer	

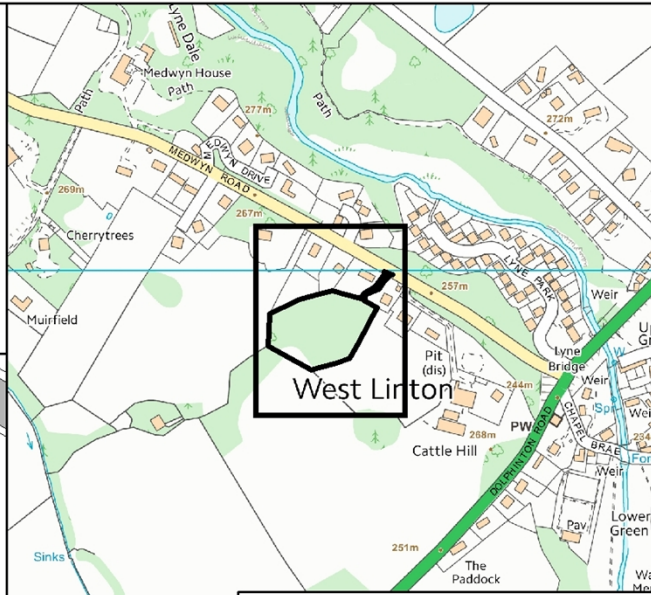
The original version of this report has been signed by the Chief Planning Officer and the signed copy has been retained by the Council.

Author(s)

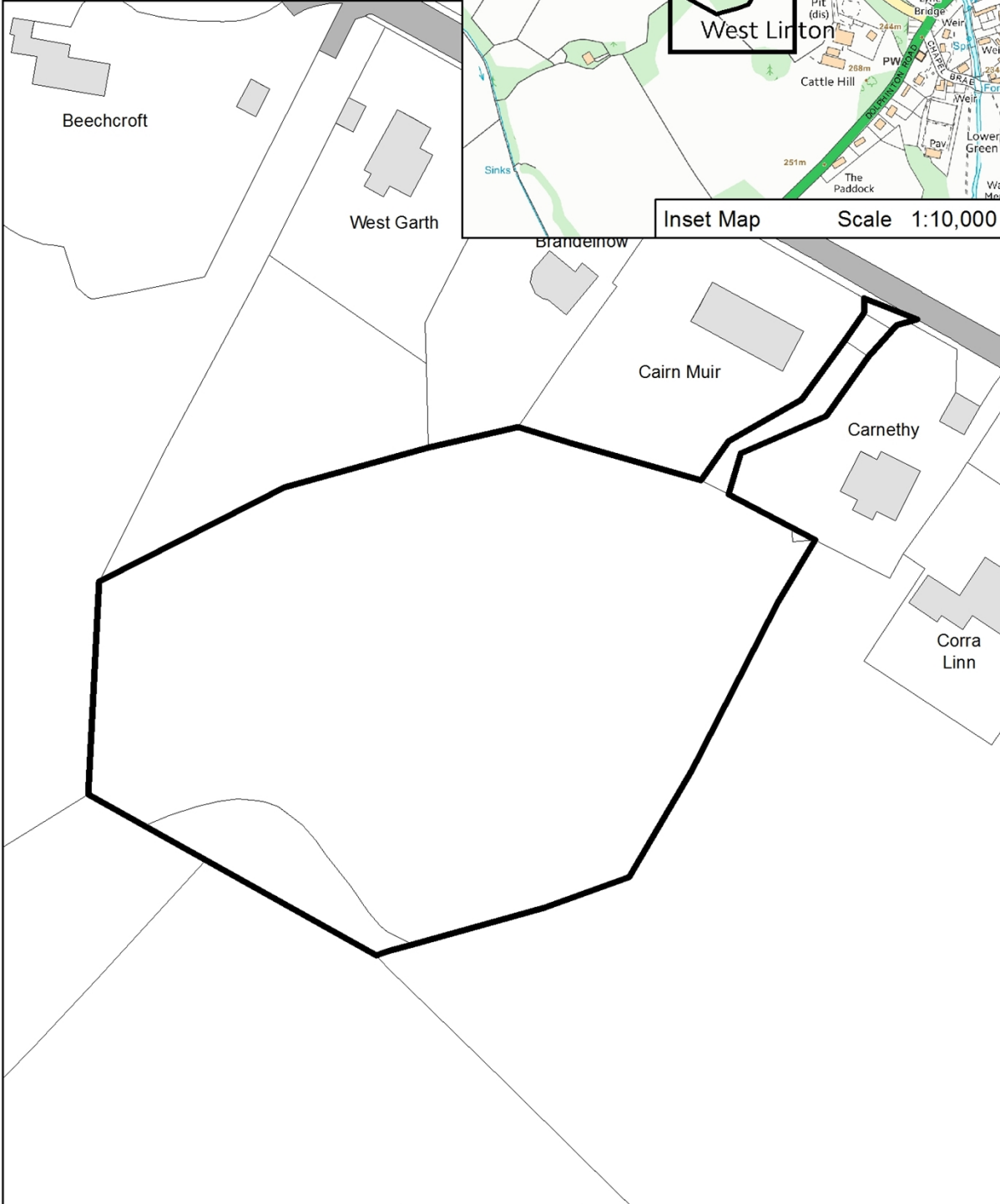
Name	Designation
Dorothy Amyes	Planning Officer



15/00531/FUL
Land South West Of Carnethy
Medwyn Road
West Linton
Scottish Borders



Inset Map Scale 1:10,000



Scale 1:1,250

© Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023423. © The GeoInformation Group

This page is intentionally left blank

comprises of catchment for the River Tweed with several watercourses through the site, the main one being the Fingland Burn.

- 3.2 The site comprises of small steep hills with coniferous forestry to the centre, upland grass and tributaries surrounding the hills. There are eleven peaks within the site ranging from Grange Hill at 395m AOD to the north-east of the site to Craigmaid at 553m on the southern boundary. The forestry land within the centre is associated with Glengonnor Hill and has an elevation between 330m AOD and 437m AOD. Apart from the forestry, other man-made interventions in the site consist of sheepfolds although there are roads, power lines and telecommunication equipment in the vicinity. A temporary wind monitoring mast also exists within the site.
- 3.3 The Southern Upland Way is approximately 14km south of the site and the Annandale Way is nearer at 5km to the south of the site.
- 3.4 1.2km of the River Tweed SSSI is located within the northern portion of the site, the Tweedsmuir Hills SSSI and Moffat Hills SSSI 4.6km east and 5km south of the site respectively. The site lies within the Tweedsmuir Uplands Special Landscape Area 1 and 9km to the south of the Upper Tweeddale National Scenic Area. Other Special Landscape Areas exist in other Local Authority areas and have been considered by the applicant, namely the Leadhills/Lowther Hills and Moffat Hills local landscape designations.
- 3.5 The site lies to the north of the SNH identified Wild Land area of Talla – Hart Fell, the nearest proposed turbine being 0.75km from its boundary.

4.0 PROPOSED DEVELOPMENT:

4.1 The development would comprise:

- 14 wind turbines and their foundations
- Crane hardstanding areas
- Substation/control room buildings and compound
- Underground electrical and communication cables to each turbine
- Access track and onsite access tracks
- 4 new water crossings including the River Tweed
- 1 no. 80m temporary meteorological mast
- 1 no. 80m permanent meteorological mast
- Borrow pits (up to 4) for use during development, to be reinstated post-construction
- Two temporary construction and site storage compounds
- Felling of 52 hectares of commercial forestry
- Habitat Management plan for blanket bog, black grouse and riparian planting
- Community benefits package amounting to £6.3 million over project lifespan

4.2 The 14 turbines will be three bladed, 80m to hub, a rotor diameter of 107m and a blade tip height of 133.5m. The total generating capacity is given as up to 50.4MW, The turbines would be arranged in three approximate rows on Peat Hill, Glengonnor Hill/Whitelaw Brae and Little/Muckle Dod. The precise turbine model will be selected should consent be granted. They would be finished in semi-matt pale grey as standard and would be computer controlled to face the optimum wind direction. The applicant is seeking a 50m micro-siting allowance.

4.3 There is one 80m meteorological mast on site but this would be removed following construction of the development. A permanent 80m mast would also be proposed to monitor the performance of the wind farm throughout its lifespan.

- 4.4 A new vehicular site access is proposed to facilitate implementation of the wind farm, which would meet with the A701 along the short section of northern boundary to the south-west of Hawkshaw. This would possess 215 x 4.5m visibility splays and a much wider radius to the south with lockable bollards. The new access would lead to a new bridged section over the River Tweed and would be alongside an existing Scottish Water access to Fruid Reservoir which would be closed off.
- 4.5 12.74 km of internal access tracks would be required, of which only 1.15km would be upgrading of existing forestry track. The tracks are proposed in accordance with good practice as set out by SNH, SEPA and the Forestry Commission. They would be generally 5m wide and widened at bends with a total of twelve passing places. Stone for these and for the other constructional requirements will be taken from four borrow pits which would then be reinstated after construction, except Borrow Pit 1 which would house the substation/control building. This would be 24 x 15m in size with pitched roof and concrete block construction. An additional control building will also be required to transmit the electricity off-site and this would be of similar design but slightly smaller.
- 4.6 The construction compounds will be in place for around 20 months, one being near the River Tweed and the other on-site. They will occupy 5,625 and 11,250 square metres respectively. They will be reinstated with peat and topsoil upon completion of the construction work. The wind farm is intended to have an initial lifespan (covered by this planning application) of 25 years. At the end of this period, unless 're-powered' or unless a new planning permission is achieved that would extend the wind farm's life, it would be decommissioned and the site restored in agreement with a decommissioning method statement.
- 4.7 Some woodland removal is intended to facilitate the development (52 hectares in total). A compensatory planting scheme would be subsequently agreed with the Forestry Commission.

5.0 NEIGHBOURING SITES/SCHEMES RELEVANT TO CONSIDERATION OF CURRENT PROPOSAL:

- 5.1 **Clyde:** A Section 36 planning application to Scottish Government for 152 turbines with a tip height of 124.8m. This existing operational wind farm is wholly outwith the Scottish Borders area and lies 3.5-12km west, north-west and south-west of the site. This is a dominant wind farm in the area and should be carefully considered in consideration of cumulative impacts with the proposed development, especially when taken together with its extension.
- 5.2 **Clyde Extension:** A Section 36 planning application which was consented and has just commenced development on site. The windfarm extension comprises 54 turbines with a tip height of 125.5m to 142m and lies between 3km and 8.5km west and north-west of the application site. Very few turbines lie within the Scottish Borders Area as a result of amendments to the scheme and various other visible turbines were relocated or reduced in height that would be visible from the A701 in particular. The Committee agreed to support the Clyde Extension following the amendments to the scheme although additional requests for turbine omission were not eventually reflected in the Section 36 consent.
- 5.3 **Glenkerie:** An operational wind farm of 11 wind turbines with a tip height of 120m, lying west of the A701 and between 6.5 and 8.5km north. This wind farm was consented by the Council.
- 5.4 **Glenkerie Extension:** This is a planning application for six turbines 100m to blade tip, a similar distance to the north of the application site. The application was refused at Committee in December last year for the following reasons:

The proposed development would be contrary to Policy D4 of the Scottish Borders Consolidated Local Plan 2011 and to the advice contained in the Supplementary Planning Guidance on Wind Energy 2010 in respect of

- (1) Its unacceptable impact on landscape character by intruding into the Glenholm Valley;*
- (2) Its overbearing impact on the receptor at Glenkirk*
- (3) Its unacceptable impact on amenity of living conditions of residents of Glenkirk by reason of noise.*

The refusal has been appealed against and the appeal has now been allocated to the Reporter.

5.5 **Earlshaugh:** This is an important wind farm to be considered in relation to potential cumulative impacts of those that have yet to be constructed. This wind farm site lies within the Scottish Borders to the south of the application site, lying between 1.5 and 4.2km from its boundary. The scheme proposes 22 turbines with a tip height of 100-125m and was a Section 36 application which the Planning Committee decided to object to in November 2013 for the following reasons:

1. *The proposed development would be contrary to Policy D4 – Renewable Energy Development of the Scottish Borders Consolidated Local Plan 2011 and the Wind Energy SPG in that the erection of 22 wind turbines and associated equipment would have an unacceptable adverse impact on the landscape character of the surrounding area. The proposed wind turbines would interfere with prominent skylines and high sensitivity receptors, particularly on views from the south where the A701 tourist route and approaches to the well known Devil’s Beef Tub landscape feature would be significantly affected.*
2. *The proposed development would be contrary to Policy EP2 – Areas of Great Landscape Value of the Scottish Borders Consolidated Local Plan 2011 and the management recommendations associated with the CLSA1: ‘Tweedsmuir Uplands Special Landscape Area’ in that the erection of 22 turbines and associated equipment would have an unacceptable adverse impact on the landscape quality of the Special Landscape Area. The proposed wind turbines would set an unacceptable precedent for wind farm development in the area which cannot be accommodated in the landscape.*
3. *The proposed development would be contrary to Policy D4 – Renewable Energy Development of the Scottish Borders Consolidated Local Plan 2011, the provisions of the Supplementary Planning Guidance on Wind Energy and the emerging Scottish Borders Local Development Plan, in that the windfarm, when viewed in association with the Clyde windfarm and Glenkerie windfarm, would lead to significantly adverse sequential cumulative visual impact on users of the A701 tourist route to the detriment of the visual qualities of the area.*

The Section 36 application is with the Reporters’ Unit and a Hearing or Public Local Inquiry is awaited relating to this development.

5.6 **Other schemes:** Cumulative effects would occur with other wind energy developments within 15km of the proposed development, though none as important or as closely related as the ones described above. **Harestanes** is the only operational wind farm of these, lying 20-26.5km to the south-west and comprising of 71 turbines with a tip height of 125m. An **extension** is proposed of 7 turbines with a tip height of 126.5m lying closer to the application site at 17.6-19.7km. No decision on this has yet been reached. **Minnygap** wind farm is an operational development of 10 turbines with a tip height of 125m, 21.8-23km to the south-west of the application site. **Crookedstane** and **Lion Hill** propose a total of another 8 turbines of 126.5m tip height at 10.8-11.9km and 11.7-12.4km distances respectively to the south-west. These applications remain undetermined by the adjoining Local Authorities.

6.0 PLANNING HISTORY:

6.1 There is no direct planning history on the site apart from a three year permission for the erection of three temporary 80m meteorological masts, granted in March last year. Pre-application contact and scoping opinions were also sought with the Council. Following advice from the

Council and other statutory consultees, the design evolved from an initial layout of 27 turbines to the 14 now proposed, significant removals being five visible from the A701, two visible from the Devil's Beef Tub and two more to restrict impacts on the Scheduled Monument of Hawkshaw Castle. The Council's Scoping Opinion (at the stage when 22 turbines were still proposed) was to question whether there was any justification for a wind farm of any size at the site, given the landscape capacity and wild land impacts.

7.0 APPLICANTS' SUPPORTING INFORMATION

7.1 The application is 'EIA Development' and is therefore accompanied by a full Environmental Statement resulting from the Assessment. It consists of the following items:

- Volume 1 – Environmental Statement (December 2014)
- Volume 2 – Figures (December 2014)
- Volume 3 – Landscape & Visual Graphics and Visualisations (December 2014)
- Volume 4 – Technical Appendices (December 2014)

There are also other documents in support as follows:

- Pre-Application Consultation Report (December 2014)
- Non-Technical Summary (December 2014)
- Planning Statement (December 2014)
- Design Statement (December 2014)
- Confidential Annexes relating to ecology and ornithology (December 2014)

7.2 The applicants have also recently submitted responses to various consultee comments including SNH, Historic Scotland and the Council's Archaeology Officer and Forward Planning Section.

7.3 This information has been available for viewing both within local public offices and on the Council's Public Access System.

8.0 REPRESENTATION SUMMARY

8.1 Third party representations are submitted to the ECDU and it is for them to take the representations into consideration when assessing the proposed development on behalf of Scottish Ministers.

8.2 However, the ECDU has advised that, as at 13 July 2015, a total of 49 third party representations in objection and none in support had been received.

9.0 DEVELOPMENT PLAN POLICIES:

9.1 Consolidated Scottish Borders Local Plan 2011:

Principle 1 – Sustainability

Policy G1 – Quality Standards for New Development

Policy G4 – Flooding

Policy G5 – Developer Contributions

Policy NE1 – International Nature Conservation Sites

Policy NE2 – National Nature Conservation Sites

Policy NE3 – Local Biodiversity

Policy NE4 – Trees, Woodlands and Hedgerows

Policy NE5 – Development Affecting the Water Environment

Policy EP1 – National Scenic Areas

Policy EP2 – Areas of Great Landscape Value
Policy BE1 – Listed Buildings
Policy BE2 – Archaeology
Policy BE3 – Gardens and Designed Landscapes
Policy H2 – Protection of Residential Amenity
Policy Inf2 – Protection of Access Routes
Policy Inf6 – Sustainable Urban Drainage
Policy D4 – Renewable Energy Development

Local Development Plan 2013

Policy EP8 - Archaeology

SESplan Strategic Development Plan June 2013:

Policy 10 - Sustainable Energy Technologies

10.0 OTHER PLANNING CONSIDERATIONS:

10.1 Adopted SBC Supplementary Planning Guidance and other documents:

Supplementary Planning Guidance on Renewable Energy 2007
Supplementary Planning Guidance on Wind Energy 2011
Supplementary Planning Guidance on Local Landscape Designations 2012
Supplementary Planning Guidance for Biodiversity 2005

10.2 Scottish Government Planning Policy and Guidance:

Scottish Planning Policy 2014
National Planning Framework for Scotland (2) 2009
Scottish Historic Environment Policy 2011

10.3 Scottish Government On-line Renewables Advice:

PAN 3/2011 Environmental Impact Assessment (S) Regulations 2011
PAN 2/2011 Planning and Archaeology
PAN 60 Planning for Natural Heritage 2008
PAN 58 Environmental Impact Assessment 1999
PAN 51 Planning, Environmental Protection and Regulation

10.4 SNH On line advice on renewables: Including Visual Representation of Wind Farms

10.5 European Directive(s):

Directive 2009/147/EC of the European Parliament and of the Council (Conservation of Wild Birds).

11.0 CONSULTATION RESPONSES:

11.1 **Landscape Architect:** The SBC Landscape Architect has made a detailed assessment of the proposed scheme in relation to Policy D4 of the 2011 SBC Local Plan. This consultee does not support the application, due to there being no capacity for a wind farm in an area with a high fragility to change, due both to the Special Landscape status and the perceived remoteness and uniqueness of this part of the Broad Law group which contains a Wild Land Area. There is poor containment within 5km of the development, significant impacts for some distance along the

A701, overbearing impacts on some residential receptors and significant coincident and sequential cumulative impact, extending a wind farm landscape eastwards into a particularly sensitive area closer to the core and higher summits of the Southern Uplands.

- 11.2 **Archaeology Officer:** The SBC Archaeology Officer has given coverage both to direct and especially indirect development impacts. He opposes the application as he feels it would have significant impacts on the setting of two archaeological sites of national significance, in contravention of Development Plan Policy. In particular, an asset comprising of a prehistoric settlement of platforms is not Scheduled but should have been assessed in accordance with the Government tests on impacts on Scheduled Monuments. The asset in question has a clear historical relationship which will be significantly disturbed by five of the proposed turbines (Turbines 1-6) on Glengonnor Hill as well as the infrastructure leading to the development. He disagrees that the impacts will be “negligible” as inferred by the Applicant and feels that the site meets the criteria for cultural significance and national importance. Without omission or relocation of the relevant turbines and infrastructure, the application would have significant detrimental impacts.
- 11.3 Secondly, he supports the objection from Historic Scotland in terms of the detrimental impacts on the setting of the Scheduled Hawkshaw Castle, agreeing that Turbine No. 11 should be removed but also that Turbine Nos. 5, 6 and access track will further dominate the view of the setting and detrimentally impact on the relationship of the valley with the Castle.
- 11.4 If the scheme was to proceed as proposed, conditions and a Legal Agreement would be necessary to cover direct impacts and seek off-set mitigation involving small scale excavation and more survey work.
- 11.5 **Ecology Officer:** The SBC Ecology Officer has not yet responded in detail and Members will be informed of any fuller response received at the meeting. It is known, however, that he has serious concerns about potential impacts on black grouse. A complex of lek sites lies within the development boundary, one of which (Lek 2) lies within disturbance/displacement distance of turbines and infrastructure, notably turbine 3. He requires mitigation as compensation for black grouse especially as some records on black grouse are missing from the Applicant’s assessment. He also requires the Habitat Management Plan to include further enhancement and compensation measures to ensure no net loss of biodiversity, notably for loss of other important habitats.
- 11.6 In terms of the forestry loss, no details on the compensatory plans have been submitted. To note, any requirements for compensatory woodland will be additional to any requirements for black grouse enhancement . In terms of impacts on the River Tweed SAC, mitigation for impacts is achievable through best practice measures, in which case it is unlikely that there will be a significant adverse impact on the integrity of the River Tweed SAC for its qualifying interest.
- 11.7 **Roads Planning Manager:** No objections, noting that the route for construction traffic and large loads is largely outwith the Scottish Borders. Seeks a Construction Traffic Management Plan, detailed junction design and further details of the Tweed crossing as conditions.
- 11.8 **Access Officer:** No claimed rights of way or core paths within the site although there is a right of way 1.5km south and east of the nearest turbine. The Land Reform Act does seek a right of responsible access through the site, thus, the tracks, once the development is completed, should be available for the public.
- 11.9 **Environmental Health Officer:** Initially sought additional noise impact information in relation to whether “Fingland” was financially involved in the wind farm development and, especially, the inclusion of cumulative noise information as a result of the Earlshaugh wind farm going ahead . Further information was satisfactorily then provided on “Fingland” but queried the enforceability

of a condition as much would depend on what noise limits were applied to Earlshaugh, also taking the impacts from Clyde and Clyde Extension into account. Concludes that a suitably worded condition would be possible and that further conditions should control construction noise and dust issues.

- 11.10 **Forward Planning Section:** This consultee assesses the proposal in terms of its broad effects, and against relevant national and local planning policy. The specific concerns mentioned in the South-East Scotland Strategic Development Plan about cumulative wind farm impacts are reiterated and considered to be of relevance. Policy D4 in the Consolidated Local Plan is also assessed.
- 11.11 Summarises by describing main concerns as those relating to visual impacts on the settings of Scheduled Ancient Monuments and on an existing Right of Way. Gives focus to concern about cumulative landscape and visual impacts with other consented/built wind farms, especially the Clyde Wind farm and the spread into undeveloped “virgin” land east of the A701.
- 11.12 Describes also significance of the work carried out on the “Landscape Capacity” study for the Council which recommends turbines of no more than 50m in tip height would be suitable for this area of Landscape Character Type. Recognise that, as this is part of the evolving Local Development Plan, it cannot be a material consideration for this application until the Examination is concluded. Also quotes the impact on the SNH Wild Land Area Talla-Hart Fell and that careful consideration is required of impacts on the character of this Wild Land Area, especially Viewpoints 9, 10 and 21. Prominence from the A701 should also be considered as should the potential permanence of the development and infrastructure.

12.0 CONSULTATION RESPONSES (SUBMITTED TO SCOTTISH GOVERNMENT):

- 12.1 As members are aware, the Council is a consultee in the Section 36 application process and does not undertake any outside consultation itself. Nevertheless, some of the responses received by the ECDU have been made known to the Department and Members may be interested in the more significant responses which are detailed below.
- 12.2 The **Ministry of Defence** has not objected to the application, subject to the fitting of aviation safety lighting..
- 12.3 **SEPA** initially objected on grounds of lack of information relating to flood risk and the groundwater environment. This objection has been partially withdrawn on receipt of additional information in relation to flood risk, provided a Flood Risk Assessment is included as a condition.
- 12.4 **SNH** raises major concerns over the impacts on the qualifying attributes of the Tall-Hart Fell Wild Land Area, both individually and cumulatively, especially taking into account Earlshaugh. The major impacts on the fringes of the Wild Land Area affect the integrity of the whole Area. They also express concerns over impacts on local landscape character around the Fruid Reservoir, being part of the Tweedsmuir Uplands Special Landscape Area and dominating the simple and tranquil landscape character. Finally, they express concern over the impacts when viewed from the A701 onto a “new” area of land appreciably distinct from the landscape currently carrying the Clyde Wind farm. Whilst they do not object on landscape and visual impact grounds, they identify a series of significant adverse effects as outlined above.
- 12.5 They do object to the proposal in terms of impacts on the River Tweed SAC unless conditions are imposed which relocate a construction compound and provide additional construction method information and mitigation. They are generally content on ecological matters subject to conditions, black grouse being mentioned particularly as lacking mitigation information.

12.6 **Historic Scotland** objects to the application due to significant adverse impacts on the Scheduled Monument of Hawkshaw Castle. Whilst they acknowledge the removal of two previous turbines, the immediate setting of the Castle is still dominated by Turbine 11 and they recommend its removal.

12.7 Other consultee responses to the ECDU have included:

- Forestry Commission – insufficient information on compensatory planting.
- British Horse Society – standing advice.
- Mountaineering Council of Scotland – objects, significant harm being caused to the higher hills and wild land.
- John Muir Trust – objects due to the significant impacts on wild land.
- NATS – not accepted due to technical impacts.
- RSPB – no objections subject to conditions and mitigation, including black grouse.
- Scottish Water – no objections subject to precautionary measures.
- Scotways – object re impacts on public footpaths and cumulation.
- Transport Scotland – no objections subject to conditions.
- Visit Scotland – Tourism Impact Assessment needed.

12.8 The **Tweedsmuir Community Council** has indicated that it **opposes** the planning application, believing it will be harmful to the beauty of the landscape, detrimentally impact on wild land, cross the A701 into undeveloped land, set an undesirable precedent, impact on tourism and endanger ecology. **Upper Tweed Community Council** object for similar reasons, also raising the issue of impacts on Dreva Hill Fort. **Ettrick and Yarrow Community Council** object as they feel there have been too many wind farms in the area and that tourism trade will suffer.

13.0 KEY PLANNING ISSUES:

- 13.1
- land use planning policy principle
 - landscape and visual impacts including landscape character and residential amenity visual impacts
 - cumulative landscape and visual impacts with other wind energy developments
 - physical and setting impacts on cultural heritage assets
 - noise impacts
 - ecological, ornithological and habitat effects

14.0 ASSESSMENT OF APPLICATION:

Planning Policy Principle:

14.1 Scottish Government Policy, regional strategic policy and local planning policy/guidance all encourage the principle of constructing wind farms provided there are no unacceptable environmental impacts. It is therefore the specifics of the proposal, and its impacts versus its benefits, which must be balanced in any decision. The applicant has quantified the benefits of the scheme in the various submissions and it would be the responsibility of the ECDU to weight those up against any problems or disadvantages with the scheme. The SPP has also set a National Spatial Framework advising where wind farms can go, where they cannot go and where they would only be appropriate in certain circumstances and subject to acceptability of effects. One of the latter categories is SNH-recognised Wild Land Areas such as the Talla-Hart Fell WLA which Whitelaw Brae lies close to the northern edge of. The primary topics requiring consideration by SBC follow:

Landscape Character:

14.2 The site lies towards the south western edge of the Upland area defined in the Borders Landscape Assessment (Ash, 1995) as part of 4: Southern Uplands Type with Scattered Forest, within the 'Broad Law Group' Landscape Character Area and described as '*An upland landscape characterised by large-scale, rolling, heather and grassland covered hills.*'

Its key characteristics are:

- *Large-scale rolling landform with higher dome or cone-shaped summits.*
- *Significant areas of peatland and heather moorland.*
- *Mosaic of grassland, bracken and rushes on lower ground.*
- *Locally prominent scattered large coniferous plantations.*

14.3 In the BLA under 'Landscape Experience' this upland landscape is described as '*a dramatic large scale landscape, open and exposed on the hills and often strongly enclosed within valleys. Views from high ground are distant and panoramic, often including adjoining landscape types. The highest summits have a grand and remote character which is rare elsewhere on the Border Hills.*' For the Broad Law Group landscape character area, of which this site is a part - the distinctive features are:

- *High summits with glacially sculpted features rising steeply to 840m AOD. Meggat, Talla and Fruid reservoirs and St Mary's Loch are prominent to the south of Broad Law.*
- *Significant 'wild land' atmosphere created by remoteness of high summits.*
- *There is a highly scenic area of dramatic landform, though often with little visual diversity, and a significant degree of wildness. The more rugged, rocky summits in particular have a strong sense of remoteness, with little overt human influence on the landscape.*

14.4 The landscape character area's sensitivity to change includes the following designations:

- Tweedsmuir Uplands Special Landscape Area designation (local),
- Upper Tweeddale National Scenic Area (national)
- SNH Wildland - 02 -Talla–Hart Fell, in excess of 9250 hectares, extending from Craigmaid, on the southern site boundary south eastwards.

14.5 The visual factors identified in the BLA include:

- Internal intervisibility which is deemed to be 'Intermediate' in degree, '*although variations in relief are relatively large, they are generally over distances, and tree cover, although locally significant, is widely scattered.*'
- External Intervisibility which is deemed to be 'High' with '*numerous contiguous landscape types, ranging from the related Forest Cover type, to the Upland Valley and the Upland Fringe grasslands and farmlands, all of which have significant views to and from the Southern Uplands.*'
- Visual sensitivity is deemed to be High, (not only because of landscape designations), '*due to the numerous important roads,*' (in this case, the scenic A701.)

14.6 In considering the Earlsbaugh wind farm which occupies the same landscape character type, it was noted this "Broad Law" group had unique scale and remoteness more than any other upland area within the Borders. Combined with "Landscape Type 19 Southern Uplands: North Moffat", the area had the majority of the 800m+ summits in the Southern Uplands.

14.7 There is significant "viewer expectation" that the qualities comprising such wild land and scenery are preserved and not interrupted with large man-made structures such as wind turbines. This is recognised in the Management Recommendations of the Special Landscape Area which include:

*“Seek to maintain the undisturbed wild land character of the great majority of the hills”, and
“Consider the visual effects of tall development on views to and from this landscape”.*

- 14.8 Taking all of these considerations into account in the definition of the Landscape Character Type and the qualifying reasons for the Designation of the Tweedsmuir Uplands Special Landscape Area, it is not considered that 14 turbines at 133.5m height to tip would be compliant with the relevant criterion in Local Plan Policy D4 nor reflect the advice outlined in the “Landscape Capacity and Cumulative Impact Study” which considered that there was no capacity for structures above 50m (see Applicant’s rebuttal letter 10.7.15). Indeed, the findings suggested the capacity was only to extend the large wind farm cluster largely contained within the South Lanarkshire area and not spread eastwards across the A701 into core wild land areas and the undeveloped area. It is this issue which the applicant seeks to argue that their proposals should be considered more as part of the wind farm landscape which undoubtedly exists at the western edge of the Scottish Borders and into South Lanarkshire whereas the Council’s Landscape Architect, SNH and other local and rural pressure groups believe that the proposals “jump” outwith that landscape and into a landscape character type and on the border of a Wild Land Area where the impacts would be significantly detrimental and could set a precedent for further incursion.
- 14.9 In defining the Talla-Hart Fell Wild Land Area, SNH based this on related mapping of factors including:
- Perceived naturalness of the land cover
 - Ruggedness of the terrain which is therefore challenging to cross
 - Remoteness from public roads or ferries
 - The visible lack of buildings, roads, pylons and other modern artefacts
- 14.10 It is the only tract of land within the Scottish Borders which has been identified by SNH as *‘showing minimal signs of human influence. These (areas) can be mountains and moorland, stretches of undeveloped coast or large areas of peat bog. These wild and remote areas have a distinct and special character, which is increasingly rare to find. A key component of Scotland’s identity, they bring significant economic benefits, attracting visitors and tourists. Many people derive psychological and spiritual benefit from their existence, and they provide increasingly important havens for Scotland’s wildlife.’* Members will note from the SNH response to the ECDU that they have significant concerns over the impacts of the wind farm on the qualities and landscape of the defined Wild Land Area, despite the specific Wild Land Assessment carried out by the Applicant and submitted as part of the EIA.
- 14.11 At least 25% of the Wild Land Area will have visibility of the proposed windfarm at distances no greater than 7.5km, potentially making it a prominent feature in the panoramic views to the northwest. Views from elevated points to the southwest, west and north west looking towards the Area would equally be dominated by the proposed windfarm in the foreground. Any perception of remoteness will be extinguished by the proximity to this proposed windfarm. Whilst it is noted in the Wild Land Assessment (Technical Appendix 6.4; Vol 4a) that *‘a significant Moderate effect is anticipated to this part of Wild Land Area (WLA) ranging to around 5km from the proposed development.’*, it is not accepted that *‘given the lack of effect on the areas falling within the highest classifications of wildness, it is considered that the overall integrity of this landscape as a WLA would not be compromised.’*
- 14.12 Viewpoints 9, 10 and 11 show how the proposed development brings a windfarm into the foreground of views from the Wild Land Area. Viewpoint 9 from Hartfell Rig clearly shows the significant impacts of proximity and height within an open landscape compared to the more distant Clyde and Glenkerie clusters. Firthhope Rig (VP10) is higher and slightly further away,

revealing more visibility of Clyde in particular, yet still accentuates the foreground impacts of the proposal. Broad Law (VP11) is higher still but still shows the distinction caused by proximity, height and relative lack of intervening topographical or afforested screening. The perception of the Wild Land Area from outwith is almost as important as from within looking out. Viewpoints 14, 15 and 22 show how views into the Wild Land Area will be compromised by a windfarm in the foreground on hills that are an intrinsic part of this upland landmass. Several other of the Viewpoints selected looking into the Wild Land Area are too distant for any real consideration of significant effect. The most telling impacts are perhaps shown by Viewpoint 22 which has, by virtue of proximity and scale, a significant detrimental impact on the Wild Land Area. This looks into the Wild Land Area and heart of the Special Landscape Area, showing a largely unbroken and undeveloped hill landscape. The appreciation of the special qualities of remoteness, scenery and tranquillity from this Viewpoint are significantly compromised by the proposed turbines, all 14 of which are fully visible across the Tweed Valley at 3.4km.

- 14.13 SNH select Viewpoint 21 as an important comparison of the effects of the Whitelaw Brae wind farm on the Wild Land Area compared to other consented or existing wind farms. This Viewpoint shows the proximity and dramatic effect on the north-western section of the Wild Land Area compared to the more distant and disparate effects of the Clyde and Glenkerie turbines. SNH identify the importance of the fringes of Wild Land Areas which contribute to, and enhance, the wildness qualities of the central parts of the Areas. They consider that the Viewpoints show that the proposed wind farm is a more noticeable and nearer outlier than other wind farms in existence or proposed.
- 14.14 For the aforementioned reasons and in line with the recommendation of the Council on the Earlsbaugh scheme, it is not considered that the Whitelaw Brae wind farm is a natural and integrated extension of the wind farm landscape which is emerging further west. It is on noticeably different land character on the fringes of a Wild Land Area and will appear as an unfortunate fragmented “jump” eastwards across the A701, noticeable amongst many of the Viewpoints. For this and the aforementioned reasons, it is not considered that the proposal complies with the relevant criteria of Local Plan Policy D4 on landscape character and designated areas
- 14.15 This is also the case with the more intimate landscape which lies within the Fruid, Talla and Megget Valleys and reservoirs. The accessibility by small roads, footpaths, parking areas etc opens this intimate landscape to the public. The proximity to the Fruid Valley and Reservoir, combined with the scale and height of the turbines is witnessed dramatically in Viewpoints 4 and 5 where the character of the area would be dominated by the turbines, either towering above the modest rolling hills of this part of the landscape or breaking the skyline with moving blades. Whilst the impacts on the dramatic and higher wild land to the south are important to consideration of impacts on landscape character type, so are the impacts at closer quarters on this “micro-landscape” within the Special Landscape Area. For these reasons, it is also considered that the relevant criterion of Local Plan Policy D4 is not complied with.

Visual Impacts - Roads and paths

- 14.16 Criteria 3 and 4 of Policy D4 refer to impacts on sensitive skylines and receptors including residential receptors. Criterion 3 is concerned with landform containment that can help to minimise external visibility, particularly from sensitive receptors. Zone of Theoretical Visibility (ZTV) mapping shows that beyond the 5km range there is good containment with visibility tending to be restricted to limited higher ground and elevated viewpoints to the north east and south west, as might be expected in a predominantly Upland landscape incised with more intimate river valley type landscapes. However, within the 5km range, there is in excess of 65% potential visibility, with only a limited amount of the area screened from views of the windfarm by the intervening landform. Given that windfarms are considered most prominent at ranges up to 5 -7.5km (depending on height) this criterion is not wholly satisfied.

14.17 Criterion 4 is concerned with the assessment of high sensitivity receptors including major tourist routes and important landscape viewpoints. The A701 is one of a number of important tourist routes into and through the Borders. Impacts of visibility from this road have been pivotal in the Council's assessment and opinion of various wind farms and extensions in the area including Glenkerie, Glenkerie Extension, Clyde Extension and Earlshaugh. The ZTV demonstrates that there is potentially visibility of turbines for a stretch of upward of 20km from Polmood to the north east to beyond the viewpoint near the source of the Tweed to the southwest. Not always dominant in the views along the valley travelling in either direction the relative closeness of the turbines to the receptors using the road has the potential for them to be perceived as a dominant and unexpected features in the landscape, often seen as rotating blades beyond an intervening hill and at other locations as a central feature in the valley landscape.

14.18 In particular, the following Viewpoints are of major concern in terms of significant impacts on the A701:

Viewpoint 1 – Tweedsmuir – where two hubs and eight tips will be seen over the skyline at a distance of only 4.4km, channelled into the centre of the view between the hills, increasing the impact. This is exacerbated by mostly only blade overtopping being visible. The easternmost turbine tips may be partially screened although not to the extent suggested by the Viewpoint 1B photomontage

Viewpoint 2 – Glenbreck – where six hubs and ten tips are visible at only 1.4km, creating a massive and unexpected impact , again channelled into the centre of the view between the hills.

Viewpoint 3 – Tweedhope – where two hubs and four tips are visible at only 1.8km, providing considerable impact above the saddle of the hill to northbound traffic. Forestry screening is ineffective here. This would create the impression of being an inappropriate extension of the wind turbines encountered to northbound traffic on the western side of the road.

Viewpoint 6 – Source of the Tweed – where one hub and seven tips are visible over the saddle of the hill at 4.5km and which create the same adverse effects as aforementioned. The blade overtopping above the forestry would be particular noticeable to northbound drivers.

Viewpoint 12 – Crook Inn – where two hubs and eight tips are visible at 6.8km. Again channelled into the dip between the hills which has the effect of concentrating them into the centre of the view yet over the skyline of the saddle of land on which they are situated.

SNH also identify the adverse impacts of the development from the A701, especially to northbound traffic from Viewpoints 3 and 6.

14.19 Compounded by the disjointed outlying impact of the turbines on open, undeveloped land to the east of the A701, it is concluded that the visual impacts caused by the development on the A701, especially within the 5km range, to be significantly adverse and contrary to the relevant criterion of Policy D4 of the Consolidated Local Plan.

14.20 As previously mentioned, there is also a dominant and significant impact from the public road serving the Fruid Reservoir and as shown in Viewpoints 4 and 5. Whilst there is little doubt that in terms of numbers of motorists, cyclists and walkers experiencing this impact on a daily basis, the numbers will be much lower than those on the A701, the impacts are much more dramatic given the proximity, scale of turbines and lack of intervening screening. The reservoir and modest rolling skyline will be completely dominated by the turbines in full view of the minor road. This is also of concern to SNH.

- 14.21 The Southern Uplands are, by virtue of their perceived remoteness, popular with walkers and from the summits there are commanding panoramic views. From Viewpoints 9, 10, 11, 21 and 22 the proposed windfarm clearly dominates the views, despite in the first four a back drop of existing turbines. Similar impacts will be experienced from Right of Way BT100. Viewpoints 4, 5 and 21 indicate the impacts which are significant and dominant from both the Fruid public road and the Right of Way. The latter indicates the large difference in impact between the proposed turbines and the backdrop of existing turbines west of the A701 and at more distance.
- 14.22 It is concluded that the visual impacts caused by the development on the minor public roads, footpaths and other walking routes in the area are significantly adverse and contrary to the relevant criterion of Policy D4 of the Consolidated Local Plan.

Visual Impacts – Residential Receptors

- 14.23 Scottish Planning Policy (SPP) advocates the identification in Local Development Plans of an area not exceeding 2km around settlements as a community separation for consideration of visual impacts. This separation distance should be reflected in planning policy/spatial strategy and should not be seen as a definitive requirement for separation, as in each case the effects of turbines on residential amenity would differ, and some might be tolerable at less than 2.5km, or 2km.
- 14.24 In the case of the following identified dwellings which are either within or very close to 2km from the nearest turbine, the effects may be overbearing and such be unacceptable and have not clearly been demonstrated to be acceptable within the EIA
- 14.25 In terms of impacts on residential receptors, the remote location of the wind farm obviously only affects a limited number of rural properties. 24 properties and groups being identified and studied, significant effects being identified for only seven properties. After study, the EIA concluded that “*..none of the effects would be considered significant to a degree that would be overbearing, or would result in these properties becoming an undesirable place to live*”. Members will note that the Landscape Architect disagrees with this conclusion, considering that the magnitude of change in such a remote rural area for those seven properties would be significantly detrimental to their residential amenity.
- 14.26 Whilst identifying that properties such as Badlieu, Hawkshaw and five properties within the Fruid Valley would experience significant impacts, there are no wirelines or montages that demonstrate how such assessment could then conclude that the impacts would not be overbearing. Certainly, the relevant and nearest Viewpoints from the minor public road at Fruid and to a lesser extent from the A701 indicate significant impacts would occur on residential outlook and amenity which would have an overbearing impact on day to day living and enjoyment of landscape, outlook and tranquillity. Badlieu is only 1.4km from the nearest turbine with 4-7 visible and Hawkshaw is 1.67km away with 8-10 visible in direct view. The five properties at Fruid are between 1.3km and 2.2km away with visibility of between 4 and 10 turbines. Whilst the EIA comments on direction of main windows and presence of intervening screening, if any, the findings do not seem to justify the conclusion that none of the significant impacts identified for seven properties could be considered to be overbearing. The properties in the Fruid Valley, in particular, occupy an intimate and secluded location where the magnitude of change will be more dramatic than perhaps Badlieu or Hawkshaw which occupy more open valley settings close to the A701. It is, therefore, concluded that the proposed submission has failed to demonstrate that there would not be overbearing impacts on many of the seven residential receptors identified as experiencing significant effects, contrary to the relevant criterion of Local Plan Policy D4.

Cumulative Landscape and Visual Impacts:

14.27 This is an important part of the visual impact assessment of wind farm proposals and requires to be assessed against criterion 5(ix) of Policy D4. The EIA submission identifies all relevant wind farms that should be taken into account in this assessment and these are listed earlier in this report. The most significant are Clyde, Clyde Extension, Earlshaugh, Glenkerie and Glenkerie Extension – and cumulative wireframes and montages have been provided to clarify the relationship of Whitelaw Brae with those wind farms and wind farm proposals.

14.28 In considering the submission in relation to cumulative impacts, the Landscape Architect states the following:

“I am concerned that without explanation cumulative impact wirelines have been produced for only 8 of the 21 viewpoints.

Coincident Cumulative Impact

Coincident cumulative impact is the impact on a receptor viewing more than one development (windfarm) from a single location and it is expected that where there is either a constructed windfarm or a proposal currently at scoping or under consideration as an application, the coincident cumulative impacts will be considered. The coincident cumulative effect as demonstrated at viewpoints 9, 10 and 11 will be significant and whereas the existing turbines are seen at a distance and so visual effects are reduced, a windfarm on this site is seen as having much greater dominance in the foreground of panoramic views.

Sequential Cumulative Impact

Sequential Cumulative Impact is the impact resulting from a receptor viewing more than one development while moving through the landscape. The introduction of a windfarm into an area where there were previously no windfarms is also considered to be sequential cumulative impact as an observer will encounter windfarms more frequently when travelling through an area or in areas previously free of turbines.

I suggest that despite the presence of windfarms to the west and to the north, a windfarm in this location would be much closer to the core and higher summits of the Southern Uplands and would extend the windfarm landscape eastward into this sensitive area.”

14.29 The Cumulative Viewpoints serve to illustrate the points made earlier in this report. They show that where views are taken towards the wind farm taking into account the existing and proposed wind farms, the distinction and separation of the Whitelaw Brae wind farm on the fringes of a different and more mountainous landscape character type are obvious. As stated by SNH, the turbines appear as an intrusive and fragmented outlying extension of the Clyde Wind Farm, spreading in a linear fashion into undeveloped and wild land fringes unsuitable for such expansion and of different and distinct character. The Tweed Valley, River Tweed and A701 provide a strong and compelling division between the wind farm landscape to the west and the scenic, wild and undeveloped landscape to the east. SNH use many of the A701 Viewpoints to demonstrate this cumulative impact and detrimental impact on the landscape and receptors and many of the objectors to the ECDU draw this distinction of separation between the two different landscapes. Even Viewpoint CV15 from the Southern Upland Way on Hod’s Hill shows the impacts of Whitelaw Brae and Earlshaugh stretching eastwards into undeveloped, more mountainous landscapes, compared to the undeniable vast array of wind turbines to the west.

14.30 Where views are taken from behind the wind farm towards the other wind farms, they largely still show the foreground impacts caused by proximity, height and distance separation from the other wind farms such as Clyde, Clyde Extension and Glenkerie. This is particularly noticeable from Viewpoints such as CV9 from Hartfell Rig, 10 Firthhope Rig and 11 Broad Law.

- 14.31 Most coincident and sequential cumulative impacts would be increased by the addition of Earlshaugh which is currently awaiting Inquiry or Hearing and which was opposed by the Council. In the Committee report, it was stated –

“The key issue is that Earlshaugh, by pushing turbine development onto the lower slopes of Hart Fell, would extend human visual impact much closer to the core and higher summits of the Southern Uplands and spread it beyond the lower ‘foothills’ where Clyde Windfarm currently stands. This is partly coincident but is also a form of sequential cumulative impact where the extent of affected views is expanded. By extending the ‘windfarm landscape’ towards the centre of the uplands, the development will serve to over-run and mask underlying differences in the existing landscape character.”

- 14.32 For the reasons mentioned above, it is considered that the addition of Whitelaw Brae wind farm to the area would result in adverse coincident and sequential cumulative impacts, spreading the emerging wind farm landscape eastwards into new, undeveloped and inappropriate landscapes for such expansion, jumping across a strong visual divide formed by the A701, River Tweed and valley. The comparison with, and addition of, the Whitelaw Brae wind farm to the existing and proposed wind farms in the area would introduce a much closer and greater scale of intervention with the landscape character type and wild land on the eastern side of the A701. It is concluded that the relevant criterion of Policy D4 is not complied with.
- 14.33 It should be noted that the Applicant has recently responded to the ECDU on the comments of the Forward Planning section and SNH and it would be up to the ECDU to assess these additional responses. Copies of the responses are available on the Public Access web site as they have been copied to the Council from the ECDU. The responses are a rebuttal of the points raised by Forward Planning and SNH, most notably commenting that there is not a balanced view taken of the localised impacts being outweighed by the benefits of the scheme and, in particular, that the Local Development Plan Policy (and associated “Landscape Capacity Study”) should not be used or relied upon until the LDP Examination by the Reporter has been concluded.

Cultural Heritage Impacts:

- 14.34 One of the qualifying criteria for compliance with Local Plan Policy D4 is that any development should not have unacceptable adverse impacts on archaeological heritage unless there can be satisfactory mitigation proposed. Whilst there were no particular issues with the Earlshaugh application in this regard, the Whitelaw Brae application causes two particular areas of concern.
- 14.35 Firstly, the Archaeology Officer is concerned at the setting impacts on an unscheduled prehistoric platform settlement consisting of nine platforms on the eastern shank of Big Dod. There is disappointment that no Viewpoint was provided in the final EIA despite recommendation and the Archaeology Officer has had to consider setting impacts based upon a site visit. Following his visit to the Fingland Burn Valley, he considers this asset to be of national significance under Government regulations and that, despite it not being scheduled, the Council still has a responsibility to assess impacts, mainly caused by the turbines on Glengonnor Hill. It is noted that the EIA acknowledges the well-preserved asset and grades it with Medium sensitivity.
- 14.36 Following his site visit, the Archaeology Officer considered the impacts on this platform settlement as follows:

“Asset HA5 has a clear setting relationship with the Fingland Burn valley and the confluence of the Fingland Burn with the Cleugh Head burn below Peat Hill (though the actual confluence is obscured by a block of forestry). While it may not be readily seen from the landscape, from the asset itself the clear relationship with the valley and hills that shape it is key to understanding its

location and purpose in prehistory. It is also best understood as one of the several such settlements that line the Fingland Burn Valley and comprise a well-preserved prehistoric landscape of at least regional significance. Modern intrusions of a 20th century reservoir and access track, post and wire fences and forestry blocks impact this setting but do not significantly detract from the sense of place and deep time afforded by the sites and their interconnected relationships between each other and the topography. The presence of turbines 2-6 (correction, meaning 1-6) and infrastructure on Glengonnor Hill, Peat Hill and new infrastructure in the Fingland valley below, will significantly detract from the ability to appreciate and understand HA5 and its associations with the wider landscape through dominance, kinetic movement and the incongruity of the various elements with the present setting context. I therefore disagree with the assessment in the ES that impacts will be 'negligible' only (9.128). It is my judgement that the setting impact to HA5 from the operational windfarm will be major. I agree with Historic Scotland's criticism of the assessment methodology as set out in the ES (9.42) for setting (Historic Scotland letter dated 20 February, 2015) in that it appears to assume setting is linked arbitrarily to either intrinsic, associative and contextual qualities only. While there are nationally significant intrinsic qualities of HA5, it is equally clear that it has an integral setting from within the site that is intimately linked to its predominantly moorland and rough grazing setting and its connections to water courses in the valleys. Knowledge of the locations of similar sites in the valley to the north add to the experience of the historic landscape. Impacts to this setting considerably degrade (to echo the ES Table 9.4) our ability to appreciate, understand and experience these relationships. Thus, to only place an emphasis on HA5's 'intrinsic' values, and therefore marginalise its associative and contextual qualities, is an incomplete assessment.

To summarise, while HA5 is not currently Scheduled it is my judgement that it nevertheless meets the criteria for cultural significance and national importance in SHEP based on both its intrinsic and contextual characteristics. Major impacts to the appreciation of the site's setting stemming from dominance, kinetic movement and incongruity with the current setting from the wind farm infrastructure on Glengonnor Hill, Peat Hill and the Fingland Burn valley in key views from the site are objectionable. "

- 14.37 He also backed up Historic Scotland's objection to the setting impacts of the proposed wind farm on the Scheduled Hawkshaw Castle. However, he disagrees that only Turbine 11 needs to be removed as he feels that Turbines 5, 6 and the associated access track will also dominate the view of the Castle's setting as approached by most visitors.
- 14.38 In summary, he recommends against the application on the basis of turbines 1-6 and 11 together with associated infrastructure. They should ideally be omitted or moved to the south of the application site. Should the ECDU consider approval of the scheme as it stands, then conditions, a legal agreement and off-set mitigation would be necessary to improve setting understanding and cover the issues of unknown archaeology.
- 14.39 The applicant responded to these concerns and those of Historic Scotland through a Rebuttal Statement prepared by Headland Archaeology. Rather than amend the scheme or provide the missing Viewpoint information, the Statement reaffirms the stance of the EIA that impacts on Asset HA5 are negligible and that the impacts on the Scheduled Hawkshaw Castle are also minor. The latter is supported by three new photomontages. In consideration of this additional Statement, the Archaeology Officer has stated the following:

"There is nothing in their comments that changes my position.

There are a few comments I would like to add to my previous responses in light of Headland's letter. First, on page 4, the last paragraph quoting the ES, there is an error which requires a clarification. This suggests there are only 3 platforms in the settlement group labelled as HA5 in the ES. In fact there are 6 well-preserved platforms, with a further three down the slope (labelled separately by Headland as HA22 due to no clear association).

I do not agree with Headland's refutation of my judgement HA5 is of national significance per SHEP. Therefore, their new assessment of setting impacts is appropriate though not one I agree with entirely.

There is a substantial degree of agreement on the key relationships between the site and the Fingland Burn valley in the first paragraph on page 7. I still feel that impacts on this setting require a photomontage which was communicated to Headland and it is disappointing that this is still absent from their assessments. This makes it difficult to properly illustrate impacts and I hope the position to omit the photomontage changes. The primary disagreement I have with the assessment is with what Headland calls 'long-distance views'. I do not accept that Glengonnor Hill in particular, or Peat Hill, are long distance as described. Both hills form significant constraints on the topographic setting of the platform settlement and are therefore integral to that setting. Glengonnor Hill in particular is the key element that forms the Fingland Burn valley which Headland acknowledges is an important part of HA5's setting I also do not agree with their arguments on visual dominance. I have been clear that the impacts of dominance are on the appreciable setting from the site itself and not from other viewpoints in the valley or from the development.

On the impacts to the setting of Hawkshaw Castle, I maintain my position in light of the helpful new photomontage (9.10A&B) that has been produced. I disagree with Headland's assessment of setting per my earlier comments and Historic Scotland's objection. The new photomontage illustrates the dominant effect of turbines 4, 5 and 6 on the setting of Hawkshaw castle which is accentuated (not detracted by as Headland asserts in their latest comments) by the Porteous Family cairn in the centre of the image. The introduction of these three turbines, as well as turbine 11, would not be appropriate to the setting of the castle."

- 14.40 For these reasons, it is not considered that the development complies with Local Plan Policies BE2 or D4 and Local Development Plan Policy EP8 in relation to the impact of the wind farm on cultural heritage assets. The views of Historic Scotland on any revised information are not known but this would be up to the ECDU to assess.

Residential Amenity (Noise):

- 14.41 Members will note that, after initial requests for further information and discussion over the appropriateness of noise limitation conditions in relation to cumulative noise thresholds, the Environmental Health Officer has not objected to the proposals. A suitably worded condition would be possible and further conditions could control construction noise and dust issues. These would be matters for the ECDU and for the Reporter determining the appropriate cumulative noise limits for Earlishaugh, should that scheme be approved.

Ecology and Habitat impacts:

- 14.42 The SBC Ecology Officer has not yet responded in detail and Members will be informed of any fuller response received at the meeting. It is known, however, that he has concerns about potential impacts on black grouse and requires mitigation, especially as some records on black grouse are missing from the Applicant's assessment. He also requires the Habitat Management Plan to include further enhancement and compensation measures to ensure no net loss of biodiversity, notably for loss of other important habitats. It is also noted that in terms of forestry loss, no details on the compensatory plans have been submitted. Compensatory woodland would be additional to any requirements for black grouse enhancement. In terms of impacts on the River Tweed SAC, mitigation for impacts is achievable through best practice measures, in which case it is unlikely that there will be a significant adverse impact on the integrity of the River Tweed SAC for its qualifying interest.

14.43 These comments are similar to those by SNH and are matters for the ECDU and Reporter to consider in conditions should there be any intention to support the application. There are certainly no ecological reasons why the development would otherwise be considered not to be in compliance with the relevant criterion of Local Plan Policy D4.

Access and Roads

14.44 There are no reasons why the development would not comply with Local Plan Policy D4 in relation to traffic impacts and public access provision. The access point is within the Scottish Borders Area off the A701 although most of the heavy vehicles during construction will access from outwith the area and there will be very limited impact as a result. Conditions would be sought for a Construction Traffic Management Plan, detailed junction design and further details of the Tweed crossing.

14.45 In terms of footpaths affected by the development, the nearest right of way to the south of the site would be unaffected apart from visual impacts. The Access Officer comments that the Land Reform Act does seek a right of responsible access through the site, thus, the tracks, once the development is completed, should be available for the public.

15.0 CONCLUSION:

15.1 Scottish Borders Council remains positive towards the principle of wind energy development, as is reflected in its policy and guidance, which include the Strategic SESplan policies. As required by all policy considerations, the balance between the advantages of energy production, and the disadvantages of environmental impact must be weighed carefully against one another.

15.2 Several key issues stand out in this Report. There are clear benefits from the potential production of 50.4MW of electricity. This would make a sizeable contribution to delivery of sustainable renewable energy development. This would align with the objective of Scottish Government to have the equivalent of 100% of electricity demand from renewable sources by 2020.

15.3 However, in planning terms it is considered that this benefit is outweighed by the environmental impacts as outlined in this Report. Mitigation proposed in relation to the environmental impacts the development would create cannot be portrayed as positive attributes of the scheme. They simply seek to offset what will be caused.

15.4 The selected site and the development proposed for it give rise to several problems which are very difficult to mitigate. These have been discussed earlier in the report and are as follows:

- Limited containment within the 5km range and consequent significant visual impacts from sensitive receptors including public roads (such as the main tourist route of the A701 and the Fruid minor road), a right of way, hill summits and dwellinghouses.
- Significant impacts on the perception and setting of designated wild land (Area 2 Talla Hart Fell) to the south and east of the site in an area with high fragility to change.
- Significant impacts on the designated Tweedsmuir Uplands Special Landscape Area and management recommendations seeking to maintain wildness and limit impacts of tall developments.
- Significant cumulative and scale impacts on sensitive receptors and on a unique landscape character type and capacity to the east of the A701 corridor, inappropriately extending the existing Clyde/Clyde Extension/Glenkerie cluster into previously undeveloped land, bridging a strong visual boundary between landscape character types and setting precedent for further inappropriate incursion.

- Significant detrimental impacts to two archaeological sites of national significance, Asset HA5 and the Scheduled Hawkshaw Castle.

15.5 A scheme with this many overriding planning issues cannot be supported, despite the potential level of energy it would provide. Scottish Government has recognised the increased sensitivity in Borders within the Strategic Development Plan due to current cumulative impacts, and promotes careful consideration and balancing of impacts versus benefits.

15.6 In acknowledgement of this, Scottish Borders Council does not support the planning application and would confirm that the level of environmental impacts is unacceptable, and outweighs the benefits the scheme may bring.

16.0 RECOMMENDATION BY HEAD OF REGULATORY SERVICES:

16.1 That the Council indicate to Scottish Government that it **objects** to the application for a 14-turbine wind farm on the Whitelaw Brae site. The reasons for the objections are as follows:

16.2 Reason for Objection 1: Impact on Landscape Character:

The proposed development would be contrary to Policies G1, EP2 and D4 of the Scottish Borders Local Plan 2011 and Policy 10 of the South-East Scotland Strategic Development Plan (SESplan) 2013 in that, taking into consideration the following factors, it would unacceptably harm the Borders landscape:

- Significant impacts on the perception, setting and qualities of identified wild land (Area 2 Talla Hart Fell) to the south and east of the site in an area with high fragility to change.
- Significant impacts on the designated Tweedsmuir Uplands Special Landscape Area and contrary to the management recommendations seeking to maintain wildness and limit impacts of tall developments, both in relation to the higher summits/wild land to the south and to the more localised intimate landscapes centred around the reservoirs to the east and north-east

16.3 Reason for Objection 2: Adverse Visual and Amenity Impacts:

The proposed development would be contrary to Policies G1, D4, BE2 and H2 of the Scottish Borders Local Plan 2011, Policy EP8 of the Local Development Plan 2013 and Policy 10 of the South-East Scotland Strategic Development Plan (SESplan) 2013 in that, taking into consideration the following factors, the development would give rise to unacceptable visual and amenity effects:

- Low containment within the 5km range and consequent significant visual impacts from sensitive receptors including public roads (such as the main tourist route of the A701 and the Fruid minor road), a right of way, hill summits and dwellinghouses.
- Significant cumulative and scale impacts on sensitive receptors and on a unique landscape character type and capacity to the east of the A701 corridor, inappropriately extending the existing Clyde/Clyde Extension/Glenkerie cluster into previously undeveloped land, bridging a strong visual boundary between landscape character types and setting precedent for further inappropriate incursion.
- Significant detrimental impacts to two archaeological sites of national significance, Asset HA5 and the Scheduled Hawkshaw Castle.

16.4 Advisory Note:

Should the development be considered for approval, then conditions and the need for a Legal Agreement have been identified covering a number of different aspects including noise limits, roads matters, ecology and archaeology.

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning Officer	

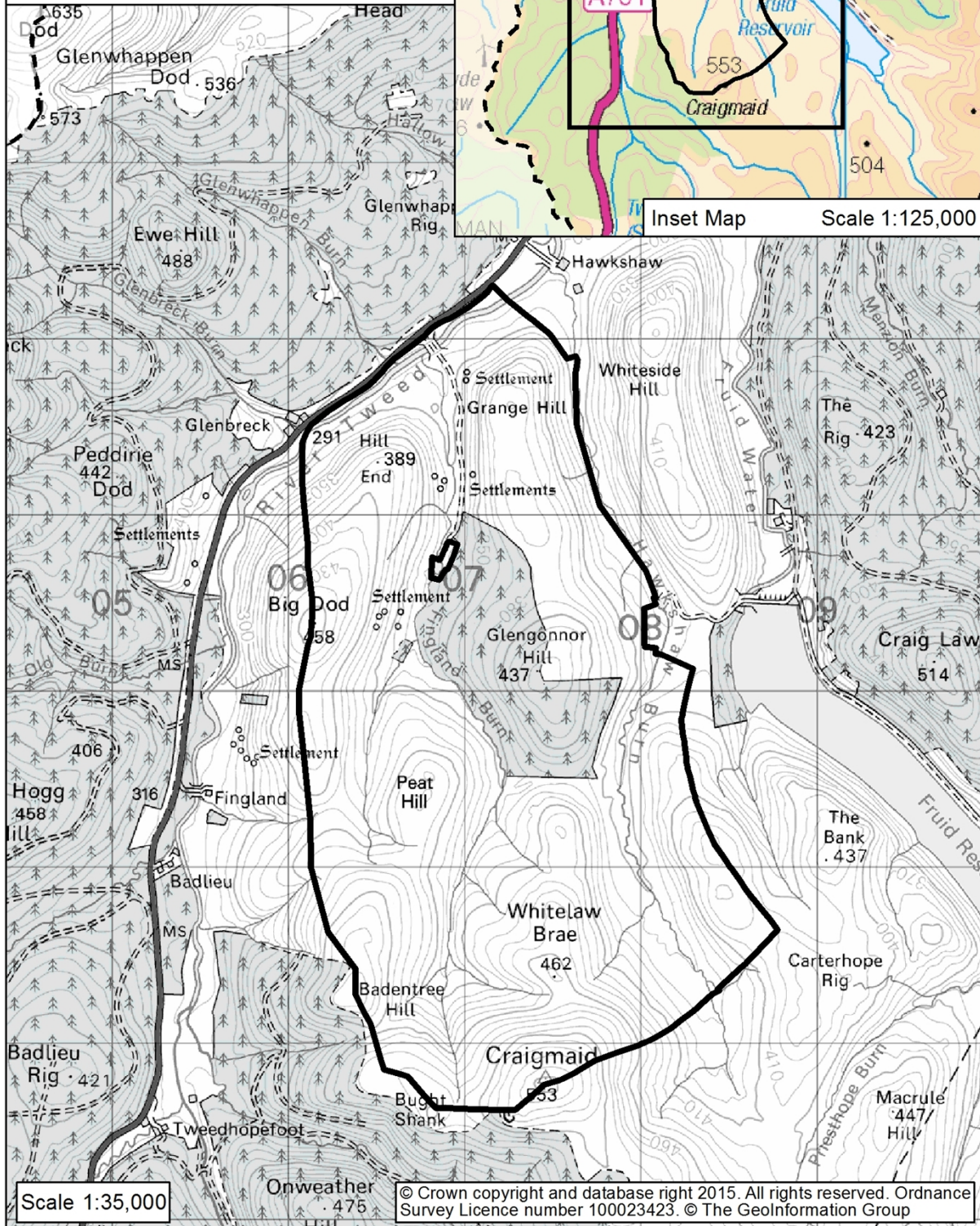
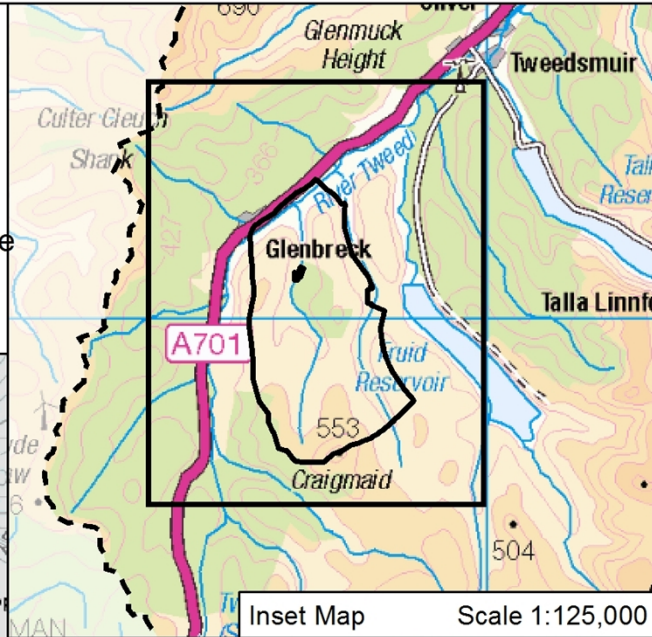
The original version of this report has been signed by the Chief Planning Officer and the signed copy has been retained by the Council.

Author(s)

Name	Designation
Craig Miller	Lead Planning Officer



15/00020/S36
 (Whitelaw Brae Wind Farm)
 Land South East Of Glenbreck House
 Tweedsmuir
 Scottish Borders



PLANNING APPEALS & REVIEWS

Briefing Note by Chief Planning Officer

PLANNING AND BUILDING STANDARDS COMMITTEE

3rd August 2015

1 PURPOSE

- 1.1 The purpose of this briefing note is to give details of **Appeals** and **Local Reviews** which have been received and determined during the last month.

2 APPEALS RECEIVED

2.1 Planning Applications

- 2.1.1 Reference: 14/01081/FUL
Proposal: Wind farm development comprising 7 No wind turbines 110m high to tip with ancillary equipment, access track and associated works
Site: Land West of Muircleugh Farmhouse, Lauder
Appellant: Airvolution Energy Ltd

Reasons for Refusal: 1. The development would result in unacceptable individual and cumulative impacts (combined with existing wind farms and proposed developments at Girthgate and extension to Long Park) on the landscape character of the surrounding area, most notably the Lauder Common, contrary to Policies G1 and D4 of the Consolidated Local Plan 2011, by virtue of the location and scale of the development. 2. The development would result in unacceptable individual and cumulative impacts (combined with existing wind farms and proposed developments at Girthgate and extension to Long Park) on visual receptors, including the Lauder Common, B6362, A68 and A697, the Southern Upland Way, Girthgate route, Eildon Hills and Thirlestane Castle, which combine to conflict with Policies G1 and D4 of the Consolidated Local Plan 2011 by virtue of the location and scale of the development. 3. There would be an unacceptable cumulative impact (combined with Girthgate) on the setting of the Cathpair Scheduled Monument, contrary to Policies D4 and BE2 of the Consolidated Local Plan 2011. 4. Inadequate evidence has been provided to demonstrate that the development will not lead to unacceptable impacts on residential receptors as a result of noise both individually and cumulatively (combined with existing wind farms and proposed developments at Girthgate and extension to Long Park) contrary to Policy D4 of the Consolidated Local Plan 2011. 5. The development would contribute to loss of wader habitat as a result of the siting of Turbine 6, contrary to Policies D4, NE3 and NE5 of the Consolidated Local Plan 2011.

Grounds of Appeal: 1. The development has support in principle from national planning policy, and will make a significant contribution to achieving the Government's challenging renewable energy and climate change targets. 2. The development is located in a site to which such applications are guided by national policy and the Development Plan. 3. The development is well located to minimise impacts on landscape, ecology, ornithology, residential amenity (visually or by noise or shadow flicker), geology, soils, the water environment or archaeology, and does not impact on radar or other Ministry of Defence assets. 4. The environmental effects are an inevitable consequence for this type of development, the effects are minimised as far as possible and are acceptable. 5. The development will provide positive economic benefits locally. 6. The Council's reasons for refusal, Reasons 1 and 2 relating to landscape and visual impacts are overstated, Reason 3 relating to cumulative impact is overstated and shouldn't be accumulative with Girthgate, Reason 4 relating to noise is addressed in the Supplementary Environmental Information provided with this appeal and Reason 5 relating to the loss of wader habitat is not significant and is offset by a much larger habitat management proposal. 7. Section 25 of the Town and Country Planning Act (Scotland) 1997 (as amended) requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development accords with the Development Plan and the balance considerations support the grant of planning permission.

Method of Appeal: Written Representations

2.2 Enforcements

Nil

3 APPEAL DECISIONS RECEIVED

3.1 Planning Applications

Nil

3.2 Enforcements

Nil

4 APPEALS OUTSTANDING

4.1 There remained 2 appeals previously reported on which decisions were still awaited when this report was prepared on 23th July 2015. This relates to sites at:

<ul style="list-style-type: none"> Land West of Kingledores Farm (Glenkerie), Broughton, Biggar 	<ul style="list-style-type: none"> Land South East of Halmyre Mains Farmhouse (Hag Law), Romanno Bridge
--	--

5 REVIEW REQUESTS RECEIVED

- 5.1 Reference: 14/01182/FUL
Proposal: Erection of dwellinghouse with integral garage and incorporating granny flat
Site: Land South of Boggsbank, Boggsbank Road, West Linton
Appellant: Mr And Mrs D Thomson

Reason for Refusal: The proposals are contrary to Policy D2 of the Scottish Borders Consolidated Local Plan 2011 as there is no existing building group of at least three house at the location on Boggsbank Road.

- 5.2 Reference: 15/00071/FUL
Proposal: Erection of dwellinghouse
Site: Land North of Wormiston Farm, Eddleston
Appellant: R & M Brockie & Son

Reasons for Refusal: 1. The proposal is not acceptable as it does not comply will Local Plan Policy D2 Housing in the Countryside, G1 - Quality Standards for New Development and SPG - New Housing in the Borders Countryside in that the site is not well related to the existing building group and it has not been demonstrated to the satisfaction of the planning authority that there is no alternative site or accommodation within the building group. 2. The proposed development is contrary to Local Plan Policies D2 and G1 and Supplementary Planning Guidance New Housing in the Borders Countryside in that the new dwellinghouse will have a significant adverse impact on the landscape.

- 5.3 Reference: 15/00179/FUL
Proposal: Erection of wind turbine 34.4m high to tip and associated infrastructure
Site: Land South West of Clackmae Farmhouse, Earlston
Appellant: Mr Alex Wilson

Reason for Refusal: The development would fail to comply with Policies G1 and D4 of the Consolidated Local Plan 2011 as a result of its adverse landscape and visual effects, most specifically on the setting of Earlston and receptors within the village, due to its prominent positioning above the skyline when viewed from the east of the application site

- 5.4 Reference: 15/00511/FUL
Proposal: Erection of decking and balustrade
Site: 12 Todburn Way, Clovenfords, Galashiels
Appellant: Peter Smillie Esq

Reason for Refusal: The decking as constructed is contrary to Policies G1 and H2 of the Consolidated Scottish Borders Local Plan (2011) in that the decking leads to an unacceptable loss of privacy to habitable rooms and gardens of neighbouring dwellings on Lairburn Drive. Furthermore, the decking has an overbearing impact upon neighbouring dwellings and their garden ground, leading to significant loss of residential amenity

6 REVIEWS DETERMINED

Nil

7 REVIEWS OUTSTANDING

7.1 There remained 3 reviews previously reported on which decisions were still awaited when this report was prepared on 23th July 2015. This relates to sites at:

<ul style="list-style-type: none">• Land West of Tibbieshiels Inn, St Marys Loch, Selkirk	<ul style="list-style-type: none">• Land South West of Milldown Farmhouse , Coldingham
<ul style="list-style-type: none">• Land West of 3 Nethermains Cottage, Duns	<ul style="list-style-type: none">•

Approved by

Ian Aikman
Chief Planning Officer

Signature

Author(s)

Name	Designation and Contact Number
Laura Wemyss	Administrative Assistant 01835 824000 Ext 5409

Background Papers: None.

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 Place, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel. No. 01835 825431 Fax No. 01835 825071
Email: PLACetransrequest@scotborders.gov.uk

Document is Restricted

This page is intentionally left blank