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PLANNING AND BUILDING STANDARDS COMMITTEE MONDAY, 29TH FEBRUARY, 2016

A MEETING of the PLANNING AND BUILDING STANDARDS COMMITTEE will be held in the SCOTTISH BORDERS COUNCIL, COUNCIL HEADQUARTERS, NEWTOWN ST BOSWELLS TD6 0SA on MONDAY, 29TH FEBRUARY, 2016 at 10.00 AM

J. J. WILKINSON,
Clerk to the Council,

22 February 2016

BUSINESS	
1.	Apologies for Absence.
2.	Order of Business.
3.	Declarations of Interest.
4.	Minute. (Pages 1 - 10) Minute of Meeting of 1 February 2016 to be approved and signed by the Chairman. (Copy attached.)
5.	Applications. Consider the following application for planning permission:-
	(a) 15/01155/FUL and 15/01156/FUL - Land North of 24 Sergeants Park, Newtown St Boswells (Pages 11 - 36) <ul style="list-style-type: none"> 1. Erection of 39 dwellinghouse, 2 flats and associated infrastructure (Phase1) 2. Erection of 10 dwellinghouses, 2 flats and associated infrastructure (Phase2)
6.	Supplementary Guidance: Glentress Masterplan (Pages 37 - 266) Consider report by Service Director Regulatory Services. (Copy attached.)
7.	Draft Supplementary Planning Guidance: Hendersyde, Kelso (Pages 267 - 292) Consider report by Service Director Regulatory Services. (Copy attached.)
8.	Draft Supplementary Planning Guidance: East Maxton, Maxton Mini Planning Brief (Pages 293 - 316) Consider report by Service Director Regulatory Services. (Copy attached.)
9.	Appeals and Reviews. (Pages 317 - 320)

	Consider report by Service Director Regulatory Services. (Copy attached.)
10.	Any Other Items Previously Circulated.
11.	Any Other Items which the Chairman Decides are Urgent.
12.	<p>Items 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 items of business on the grounds that they involve the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 7A to the aforementioned Act.”</p>
13.	<p>Minute (Pages 321 - 322)</p> <p>Private Minute of 1 February 2016 to be approved and signed by the Chairman. (Copy attached.)</p>
14.	<p>Dangerous Chimney and Masonry and Defective Roof covering, Rainwater Goods and Dry Rot at 2 High Street and 12 Market Place, Jedburgh (Pages 323 - 328)</p> <p>Consider report by Chief Planning Officer. (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

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SCOTTISH BORDERS COUNCIL
PLANNING AND BUILDING STANDARDS COMMITTEE

MINUTE of MEETING of the PLANNING AND BUILDING STANDARDS COMMITTEE held in the Council Headquarters, Newtown St. Boswells on 1 February 2016 at 10.00 a.m.

Present: - Councillors R. Smith (Chairman), M. Ballantyne, J. Brown, J. Campbell, J. Fullarton, I. Gillespie, D. Moffat, S. Mountford.
Apology:- Councillor B. White.
In Attendance:- Chief Planning Officer, Development Standards Manager, Principal Roads Planning Officer, Solicitor (G Nelson), Environmental Health Officer (M R Fitzgerald), Democratic Services Team Leader, Democratic Services Officer (F Henderson).

1. **MINUTE**

There had been circulated copies of the Minute of the Meeting held on 11 January 2016.

DECISION

APPROVED for signature by the Chairman.

2. **APPLICATIONS**

There had been circulated copies of reports by the Service Director Regulatory Services on applications for planning permission requiring consideration by the Committee. Following consideration of the applications the Chairman advised that Mary Rose Fitzgerald was leaving the Council to move to a new post and thanked her for advice to the Committee.

DECISION

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

3. **APPEALS AND REVIEWS**

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

3.1 The Chairman requested an update from Mr Nelson with regard to Wind Farm Development appeals and Mr Nelson advised that the situation was very fluid and reported as follows:-

- **Hag Law, Romanno Bridge and Cloich, Peebles** - expected that the Reporters report would be sent to Scottish Ministers by mid February 2016 and that a decision from Scottish Ministers could be made within approximately 3 months thereafter (mid May 2016);
- **Land West of Muircleugh Farmhouse, Lauder** - expected to be completed mid February 2016 and a decision within 3 months;
- **Aikengall 2A** – decision expected May 2016
- **Kilrubie, Eddleston, Peebles** – Appeal just received and at an early stage.

The Chairman then asked that Members of the Committee receive a note giving a brief overview of the position in respect of all wind farm applications and potential applications, including a location map.

DECISION

(a) **NOTED** that:-

(i) an appeal had been received in respect of the erection of windfarm comprising 7 No wind turbines up to 115m high to tip, access tracks, sub-station and ancillary works on Land North of Upper Stewarton, (Kilrubie Wind Farm Development), Eddleston, Peebles.

(ii) A review request had been received in respect of the Erection of a dwellinghouse on Land West of Craigerne Coachhouse, Edderston Road, Peebles – 15/01034/FUL

(iii) there remained two appeals outstanding in respect of:

- Land South East of Halmyre Mains Farmhouse (Hag Law), Romanno Bridge
- Land North East and North West of Farmhouse Braidlie (Windy Edge), Hawick.

(b) **AGREED** that a briefing paper be prepared and circulated to Committee Members, detailing Wind Farm Development applications received, those in the process of scoping together with a map pinpointing proposed sites referred to in the applications and identifying wind farm developments already approved.

PUBLIC SPEAKING AT MEETINGS PROTOCOL

4. There had been circulated copies of the Public Speaking at meetings Protocol with recommended amendments in terms of the content of the presentation which allowed speakers to make reference to a maximum of two visual aids (photomontages, photographs, maps, plans, etc) that had been lodged properly with the Council in respect of the application being considered and a minimum of 8 days in advance of the Committee.

*

DECISION

AGREED TO RECOMMEND that the suggested amendments be incorporated into the Public Speaking at meeting Protocol as detailed in Appendix II to this Minute.

5. SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN: EXAMINATION REPORT

With reference to paragraph 5 of the Minute of 11 January 2016, there had been circulated copies of the reply received from the Chief Reporter. The Chairman proposed that the discussion of this matter be taken in private and this was unanimously agreed.

DECISION

AGREED.

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 III to this Minute on the grounds that it 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

1. **SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN: EXAMINATION REPORT**

The Committee considered a reply from the Chief Reporter and agreed that the matter be considered at the next meeting, once all responses had been received.

The meeting concluded at 12.15 p.m.

APPENDIX I

APPLICATIONS FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
15/01173/FUL	Erection of poultry building and associated works	Hutton Hall Barns Hutton

DECISION: Approved subject to the following conditions and informatives:

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

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

3 Any noise emitted by plant and machinery used on the premises shall not exceed Noise Rating Curve NR20 between the hours of 2300 – 0700 and NR 30 at all other times when measured within the nearest noise sensitive dwelling (windows can be open for ventilation). The noise emanating from any plant and machinery used on the premises should not contain any discernible tonal component. Tonality shall be determined with reference to BS 7445-2

The Unit shall be maintained and serviced in accordance with the manufacturer's instructions so as to stay in compliance with the aforementioned noise limits.

Reason To protect the residential amenity of nearby properties

4 No development shall commence until a Badger Protection Plan, to include measures as set out in Informative 1 of this consent, shall be submitted to, and agreed in writing by, the Planning Authority. Thereafter, the works shall be carried out in accordance with the approved scheme.

Reason: In the interests of preserving biodiversity

5 No clearance/disturbance of habitats which could be used by breeding birds, such as arable field, field margins and boundary features, shall be carried out during the breeding bird season (March-August) without the express written permission of the Planning Authority. Supplementary checking surveys and appropriate mitigation for breeding birds will be required if any habitat clearance is to commence during the breeding bird season.

Reason: In the interests of preserving biodiversity

6 No development shall commence until the full details of the finalised drainage scheme shall be submitted for the written approval of the planning authority, in consultation with SEPA, and all work shall be carried out in accordance with the approved scheme.

Reason: To ensure adequate protection of the water environment from surface water runoff

7 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.

8 No development shall commence until the new access is formed at the location detailed in Site Plan Drawing 001E 15/12/2015 to the dimensions and specifications detailed in Informative No4 of this permission.

Reason: In the interest of road safety.

9 Prior to the development becoming operational at least two new passing places shall be provided at agreed locations between the application site and the B6460 in accordance with a scheme of details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of road safety.

10 All planting, seeding or turfing comprised in the approved details of landscaping Drawing 001E 15/12/2015 shall be carried out in the first planting and seeding seasons following the operation of the buildings or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.

Reason: To ensure that the proposed landscaping is carried out as approved.

11 The development shall be operated and managed in accordance with the MacLean Eggs Ltd Operational Plan 18/12/2015 unless otherwise agreed in writing by the Planning Authority.

Reason: To protect the amenity of nearby residential properties.

Informatives

1 In line with the requirements of Condition No 4, the Badger Protection Plan should detail the measures to protect badgers foraging and commuting across the site (including covering trenches and open pipes overnight/ providing a means of escape, safe storage of chemicals and oils, timing of works and sensitive security lighting away from woodland).

2 In line with the requirements of Condition No 6, the design of this SUDS scheme should include measures to protect badger (including appropriate fencing).

3 There is a low potential for encountering buried archaeology during excavations. Should buried features (e.g. walls, pits, post-holes) or artefacts (e.g. pottery, ironwork, bronze objects, beads) of potential antiquity be discovered, please contact the planner or Council's Archaeology Officer for further discussions. Further investigation secured by the development may be required if significant archaeology is discovered per PAN2(2011) paragraph 31. In the event that human remains or artefacts are discovered, these should remain in situ pending investigation by the Archaeology Officer. Human Remains must be reported immediately to the police. Artefacts may require reporting to Treasure Trove Scotland.

4 In line with the requirements of Condition No 8, the new access shall be sited and formed to the following dimensions and specifications:

- The new access to be located where the existing passing place is.
- The new access to have 5.5m throat width with minimum 8m radii.
- Visibility splays of 2.4m by 90m to be provided in either direction
- The first 5m of the new access to be surfaced to the specification:

40mm of 14mm size close graded bituminous surface course to BS 4987 laid on 60mm of 20mm size dense binder course (basecourse) to the same BS laid on 350mm of 100mm broken stone bottoming blinded with sub-base, type 1.

It should be borne in mind that only contractors first approved by the Council may work within the public road boundary. There should be no unauthorised advertising signing, and the lay-by must be kept tidy and litter free.

5 Details of SEPA regulatory requirements and good practice advice for the applicant can be found on the Regulations section of the SEPA website. For further advice for a specific regulatory matter, contact a member of the operations team in the local SEPA office (tel: 01896 754797).

6 The site is not at risk from a flood event with a return period of 1 in 200 years. The applicant should be made aware that flooding can occur from other sources including run off from surrounding land.

NOTE: Site visit held on Monday, 25 January 2016.

VOTE

Councillor Brown, seconded by Councillor Mountford, moved that the application be approved on the terms recommended by the officer and with an amendment to condition 9.

Councillor Fullarton, seconded by Councillor Gillespie, moved as an amendment that the application be refused in terms of Policies NE5, NE3 and R1.

On a show of hands Members voted as follows:-

<i>Motion</i>	<i>-</i>	<i>5 Votes</i>
<i>Amendment</i>	<i>-</i>	<i>3 Votes</i>

The Motion was accordingly carried.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
15/01395/FUL	Erection of Dwellinghouse	Land West of 123 Forest Road, Selkirk

DECISION: Approved subject to a legal agreement addressing contributions (towards Education & Lifelong Learning and Waverley), and the following conditions and informatives:

Conditions

1. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the buildings 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 those details.
Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
2. The finished floor levels of the building(s) hereby permitted shall be consistent with those indicated on a scheme of details which shall first have been submitted to and approved in writing by the Local Planning Authority.
Reason: To retain effective control over the development which is on a sloping site.
3. No development shall commence until precise details of water supply have been submitted to and approved in writing, in consultation with Scottish Water, by the Planning Authority. Thereafter no development shall take place except in strict accordance with those details.
Reason: To ensure an adequate supply of water is available to serve the site and to ensure that existing users are not compromised.
4. No development shall commence until a scheme for sustainable urban drainage (SUDS) for surface water treatment and foul water drainage has been submitted to and approved in writing by the planning authority, in consultation with SEPA. Thereafter no development shall take place except in strict accordance with the approved scheme.
Reason: To ensure that satisfactory arrangements are made for the disposal of surface and foul water.

5. The external section of the flue above the roof slope to be painted a matt black colour before the flue is installed and thereafter so retained in perpetuity.
Reason: To safeguard the visual amenity of the surrounding area.
6. No development shall take place until a Construction Method Plan has been submitted to and approved in writing by the Planning Authority. Thereafter, construction of the development hereby approved shall only take place in strict accordance with the Method Plan so approved.
Reason: To ensure that the construction of the development takes place with minimum off-site disruption, particularly in relation to the use of the public road and footpath adjacent to the site.

Informatives

1. The Environmental Health Service of the Council advises, with regards the proposed flue, as follows:

These installations can cause smoke and odour complaints and any Building and Planning Consents for the installation do not indemnify the applicant 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.
- The use of waste wood requires and Exemption to be granted by the Scottish Environmental Pollution Agency.
- Paper and kindling can be used for lighting, but purpose made firelighters can cause fewer odour problems.

2. As noted above, flues can give rise to smoke and odour complaints which may be actionable under Environmental Health legislation. Appropriate precautions should therefore be taken to avoid problems arising in this case. Any adjustments to the flue in terms of location, height or size (from that approved under this consent) that may be needed to address potential nuisance issues may require a fresh planning application. Prior to considering any changes, the applicant should consult the Planning Authority.

NOTE

Mr S Davidson, agent for the applicant, spoke in support of the application.

APPENDIX II

Public Speaking at Meetings Protocol

Planning and Building Standards Committee

Introduction

Scottish Borders Council will permit public presentations on planning applications in the circumstances and subject to the limitations set out below.

The opportunity to make a verbal presentation applies only to applications that are determined by the Planning and Building Standards Committee. Separate arrangements apply to applications that are determined by Council and applications that are subject to review by the Local Review Body.

1. Speakers

Public speaking at the Planning and Building Standards Committee is at the discretion of the Chairman of the Committee. However, under normal circumstances the following Groups will be allowed to make verbal representations in respect of each planning application:

- Up to 3 objectors, who have already provided written representations during the course of the application process (Group 1)
- Up to 3 supporters, including the applicant or his/her agent who have already provided written representations during the course of the application process (Group 2).
- Any Member of the Council representing the Ward within which the application lies (Group 3).

Only one speaker per household will be permitted.

2. Registration

Parties will be advised of the opportunity to speak through acknowledgement of application and acknowledgement of representation letters.

Any supporter or objector who may wish to speak at Committee is required to register that interest in writing with the Planning case officer. Anyone registering such an interest will subsequently be notified when a particular application is due to be considered by Committee. Notification will normally be given one week before the date of the meeting. Parties will then be asked to re-affirm their wish to speak at the meeting to the Committee Clerk no later than 12.00 noon on the working day preceding the meeting.

Any Member, who is not a member of the Committee, wishing to speak at the Committee should register that request with the Committee Clerk no later than 12.00 noon on the working day preceding the meeting.

Where more than the permitted number of speakers have expressed an interest in speaking it is for parties to decide in advance of the Committee meeting who should

speak. If agreement cannot be reached it shall be at the sole discretion of the Chairman to decide who should speak.

3. Time Allocation

Each Group of speakers (Group 1, Group 2 and Group 3) will be allowed up to six minutes in which to make their representations. Groups will be encouraged to nominate one speaker. Where this is not possible it will be for each group of speakers to decide in advance how the permitted time is allocated between individual speakers.

The allocation of time should be notified to the Committee Clerk prior to the commencement of the meeting. The allocation of time will be monitored by the Committee Clerk, and will be strictly enforced.

4. Content of Presentations

Presentations should focus on matters that have already been raised in writing. Presentations should not introduce new matters. Speakers should ensure that their statement relates only to relevant planning policies and material considerations directly related to the application under consideration. Speakers will give their presentations to the Committee from a lectern in the Council Chamber. During presentations reference can be made to a maximum of 2 visual aids (photomontages, photographs, maps, plans, etc) that have been lodged properly with the Council in respect of the application being considered and a minimum of 8 days in advance of the Committee. No other audio visual material or handouts will be permitted.

Guidance on what does and does not constitute a material planning consideration is available at the undernoted link.

<http://www.scotland.gov.uk/Publications/2009/07/03153034/11>

The Chairman may intervene to curb irrelevant or inappropriate comments, repetition of points made by an earlier speaker, or deviation from the matter being discussed. Direct comments or criticisms of a personal nature against any individual involved in the planning process will not be permitted.

5. Questions

There shall be no questioning or cross examination of any parties other than by the Committee Chairman who may question a speaker in order to clarify points he/she has made. At the conclusion of their presentation parties shall return to the public gallery and shall take no further part in the Committee proceedings.

6. Order of Speakers

Following a brief introduction of the item by the Chairman of Committee the order of speaking shall be as follows:

- Elected Member(s) who are not members of the Committee.
- Parties objecting to the application.
- Parties supporting the application.

Officers will present the item and their recommendation at the conclusion of the oral presentations following which the Members of the Committee will debate and determine the application.

7. Deferred Items

If an item has been deferred for a site visit or other reason, parties will not normally be invited to make further presentations unless the proposed development has changed significantly, and a further round of consultation has taken place.

8. Behaviour at Planning and Building Standards Committee Meetings

All those in attendance at Committee meetings must be aware that the purpose of the meeting is for Members of the Committee to make decisions on planning applications. Public Speaking procedures are intended solely to assist this process within the guidance set out above.

Any unreasonable or disruptive behaviour will lead to the removal of those persons from the Chamber and/or the suspension of the meeting.

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

29 FEBRUARY 2016

APPLICATION FOR PLANNING PERMISSION

ITEM: **REFERENCE NUMBER:** 1. 15/01155/FUL
2. 15/01156/FUL

OFFICER: Julie Hayward

WARD: Selkirkshire

PROPOSAL: 1. Erection of 39 dwellinghouses, 2 flats and associated infrastructure (Phase 1)
2. Erection of 10 dwellinghouses, 2 flats and associated infrastructure (Phase 2)

SITE: Land North of 24 Sergeants Park Newtown St Boswells

APPLICANT: Queensberry Properties Ltd

AGENT: Aitken Turnbull Architects Ltd

SITE DESCRIPTION

This is a combined report for two full planning applications for residential development within Newtown St Boswells. The combined site is 1.74 hectares in size and located on the north western edge of Newtown St Boswells. The site comprises of two overgrown agricultural fields. The land slopes down west to east towards the King George V playing field, bowling green and primary school. and Glenburnie and Sprouston Burns and associated woodland lie to the north and north east and there are fields to the west. The residential area of Sergeant's Park is to the south comprising of two-storey, semi-detached houses. The access to the site is between nos 20 and 22 Sergeant's Park. The site is within the Eildon and Leaderfoot National Scenic Area.

PROPOSED DEVELOPMENT

Two applications proposing, in effect, a single housing development are considered in this report: Application 15/01155/FUL is for the erection of 39 dwellinghouses and 2 flats (Phase 1) and application 15/01156/FUL is for 10 dwellinghouses and 2 flats (Phase 2) making a total of 53 units.

The existing access on to Sergeant's Park would be upgraded to serve the site. The proposal is for semi-detached and terraced, single, one-and-three quarter and two storey dwellinghouses with two and three bedrooms. Seven house types are proposed arranged around the access road, with four units in the centre of the site. The walls would be blockwork with a dry dash render finish, some with timber boarding and porches, and there would be cast stone surrounds to the doors and windows. The roofs would be grey concrete tiles.

A SUDS pond and car parking are proposed at the entrance of the site, with a parking courtyard screened by units 1 to 3. The existing footpath along the southern boundary of the site with the rear of the properties in Sergeant's Park would be retained and upgraded and a footpath link would be provided on the eastern

boundary to the playing field and on the western boundary to the field and expansion area. A 10m buffer zone along the eastern boundary of the site and a 5 – 10m zone along the northern boundary would be kept free of development to protect the existing mature trees. A turning area would be located in the north west corner of the site, with a possible future link through to the expansion site, and a total of 76 car parking spaces in Phase 1 and 20 in phase 2 are proposed

The housing would be affordable housing built by the applicant and managed by Eildon Housing Association.

Foul water drainage would be to the main Scottish Water sewer. A SUDS scheme would deal with the surface water drainage.

PLANNING HISTORY

07/00002/FUL: Erection of 36 dwellinghouses and associated parking. Approved by Planning and Building Standards Committee 9th March 2009. Awaiting completion of Section 75 Legal Agreement.

REPRESENTATION SUMMARY

Twelve representations have been received in respect of both applications. These are available to view in full on the Public Access system and the following planning issues have been raised:

- The existing foul water system is inadequate and overloaded and the proposed development would put more pressure on this system.
- Inadequate surface water drainage and flood risk.
- Increased traffic will cause congestion in an already busy street causing road safety issues, especially adjacent the school and play area. On-street parking already causes problems and the road and inadequate junction cannot cater with additional traffic. Sergeant's Park is on a steep incline and may become a danger to pedestrians and children during the winter.
- The proposed access to the site is not wide enough.
- The new road may be extended towards Green Wells creating a rat run to avoid the village.
- A roundabout should be constructed at the junction of Sprouston Road and Sergeant's Park adjacent to the Primary School. This junction is too narrow for the existing volume of traffic, with on-street parking. Sprouston Road is a 20 mph zone, showing this is a vulnerable area for pedestrians. Additional crossings or traffic control would be required.
- The roads are not wide enough for construction traffic, affecting the health and safety of residents.
- Noise nuisance from additional traffic.

- Inadequate parking is proposed within the site which will cause parking to overflow into Sergeant's Park, which is already under pressure from people parking on the road.
- Smell nuisance from the SUDS pond.
- No play facilities are proposed, adding pressure to the existing play area.
- The right of way to the rear of Sergeant's Park should be accommodated within the development.
- Impact on water supply.
- Detrimental to residential amenity.
- The site will be enhanced with uninterrupted views of the Eildons.
- Access to the site should be considered within the context of the village expansion land, within the same ownership, keeping a safer village structure.

APPLICANTS' SUPPORTING INFORMATION:

- Drainage Report October 2015
- Design and Access Statement
- Transport Technical Note January 2016
- Preliminary Ecological Appraisal 2015
- Landscape and Visual Impact Statement February 2016

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Roads Planning Service: When considering the overall impact of both these current applications on the surrounding road network, there are three aspects to consider:

- The immediate impact at the junctions between the site and the junction of the B6398 and the A68.
- Transport Scotland has not requested any alterations to the two junctions onto the A68 in respect of the current planning applications. However, when considering the overall development of Newtown St. Boswells as per the Council's Local Development Plan (LDP), a new roundabout will be required to replace the existing junction arrangement at the southerly end of the village. All development within Newtown St. Boswells will benefit and should therefore be included when considering whether or not any contributions are required towards the cost of this roundabout. It would seem fair and reasonable that the extent of any such contribution be proportional to the extent of traffic generation for the various proposals compared with the overall traffic generation for the expansion of the village as a whole. While a contribution towards any roundabout at the southerly A68 junction is strongly desirable and although it is referred to in the Supplementary Planning Guidance for the Development Framework for the village, there is no policy

- requiring the roundabout provision and there is no funding mechanism or timescale for funding and provision in place.
- The effect of the traffic from these proposals on the Central Borders road network in line with the Central Borders Traffic Model. Following on from the Reporter's decision on the Meigle Row site in Clovenfords, the requirement and extent of contributions in respect of the Central Borders Traffic Model is currently under review and it would be inappropriate to seek any contributions at this time. That said, after some consideration, it is deemed the impact will be fairly minimal in respect of these proposals.

The following matters must be addressed to the Council's satisfaction via the planning process:

1. The roads within the development shall require road construction consent (RCC) including the proposed servicing routes.
2. Appropriate SUDS must be provided and details of these must be submitted for approval and approved prior to works commencing on site.
3. Where any SUDS are outwith the public road boundary and are to be the maintenance responsibility of SBC, an appropriate legal agreement must be in place to ensure satisfactory access is available.
4. Confirmation must be provided that the applicant can provide the access off Sergeant's Park, including any associated embankments, within land they control. This is due to the apparent overlap of the site with the garden ground of no. 20 and the level differences in the vicinity.
5. Traffic figures for the junction of Sergeants Park, Sprouston Road and Glenburn Avenue are required. These will determine what improvements are required at this location, as highlighted within the development brief for the site.
6. The parking levels for this section of the site are inadequate; 96 spaces are required for the overall development.
7. The existing path along the south east boundary of the site (1st Phase), and towards the school/play area, should be upgraded.
8. The existing road gully on Sergeant's Park must be relocated outwith the entrance bellmouth.

Re-consultation: Whilst I welcome the provision of the 4 additional parking spaces, I have concerns regarding the loss of the pedestrian link adjacent to plot 21. Whilst this link may not appear to go anywhere at the moment, it will be critical for a link through to the next field as and when it is developed. If the link is not provided for in this phase, it will be lost in the future. It also results in the swept path for the roundel area being very close to the gable of the wall. As well as providing pedestrian routes, the footway will also provide some form of protection for the building. The applicant should be asked to reconsider how to accommodate the additional parking.

Re-consultation: Whilst I am pleased the footpath link has now been provided, there are still issues regarding the parking within both phases of the development. In particular this relates to disabled bays.

Re-consultation: There are still issues with the parking levels. Whilst I welcome the provision of dedicated disabled parking for the relevant properties, there will still be a requirement for disabled parking for visitors. As such, we shall still require the provision of at least 4 disabled bays throughout the development which will be adopted as public.

Director of Education and Lifelong Learning: No response.

Housing Strategy: The development of this allocated housing site for affordable housing has been identified for future anticipated action for some years. This has been identified and prioritised as an affordable housing site in several Strategic Housing Investment Plans and is included as such within the current SBC SHIP 2015/20, which was signed off by Council in October 2014 prior to submission to the Scottish Government. The development of this site is also reflected in the current Strategic Local Programme Agreement 2016/20 between SG/RSLs/SBC for the purposes of programming Scottish Government Affordable Housing Investment Programme [grant] funding. The Scottish Government are aware of the emergence of this project following years of uncertainty and have indicated willingness to be flexible in provision of grants to enable timeous development of the site.

It is anticipated that the Joint Venture Company, Queensberry, would develop the site, with Eildon HA proposing to enter into a design and build contract with the developer and that the homes built would be let at social housing rent levels. In addition, Eildon HA has also provided Bridge Homes the opportunity to acquire 4 of the 53 units for mid-market rent, subject to costs being clarified and acceptable and viable for Bridge Homes. Houses provided for mid-market rents are considered as being "affordable housing" for the purposes of the Councils Affordable Housing Policy.

Environmental Health: This application has the potential to affect nearby occupiers. A condition requiring the submission of a Construction Method Statement and an informative on hours of working during construction are requested.

Development Negotiator: This application comprises housing units which fully comply with Scottish Borders Council Affordable Housing Policy and would generate the following Development Contribution requirements: a commuted sum towards the provision and maintenance of additional play equipment and supporting ancillary infrastructures at a play facility outwith the site would be sought at a rate of £500 per dwelling unit. If an alternative facility is not identified for expansion, then it will be necessary for an appropriate infrastructure to be provided on-site, the factoring costs being conferred to incoming residents.

Landscape Architect: The site is currently made up of two agricultural fields on the north west edge of Newtown St Boswells. Immediately to the north is the wooded Glenburnie Burn valley which provides a strong woodland backdrop and sense of enclosure to the fields immediately to the south. The eastern boundary lies adjacent to King George V playing field and wider open space. The southern boundary is delineated by a mixture of native and non-native hedging on the outside of timber fencing to the adjacent houses. There is a mixed native hedge along the western boundary, the hedge following the original boundary of the northernmost field. The site slopes from the western boundary to the east (132m AOD towards the north west corner while approximately 117m AOD) towards the south east corner.

The site lies within the Eildon and Leaderfoot National Scenic Area that wraps around the west, north and east sides of Newtown St Boswells. The site lies within a River valley Landscape type described in the Borders Landscape Assessment (BLA) as 29 (Lower Tweed): Lowland valley with farmland and is located on the outer edge of this broad lowland valley type landscape.

A Planning Brief for the whole (bigger) site was approved in February 2006. The approved development vision for this site is: "A high quality residential environment is to be created within the site, with attention to the appropriate design and scale of

buildings and landscape fit including edge treatment, befitting its location as an edge of settlement development within the National Scenic Area. Suitable pedestrian connections should be provided linking the site to the centre of the settlement and to the wider path network” Among Urban Design/Conservation/Cultural Heritage issues it requires “Careful attention to be given to the edge treatment of the site including appropriate planting, hedging and pedestrian access linkages”.

The site is relatively well screened from immediate surrounding areas, the line of mature trees at the top of the playing field embankment providing valuable structure and screening from the playing fields, school and bowling green to the east, while the mature woodland along the Glenburnie Burn provides a backdrop and containment to the northern end of the development when viewed from elevated locations to the north, such as from Eildon North Hill.

A basic Landscape and Visual Impact Statement (LVIS) was recently submitted. Ideally the LVIS should inform the site layout identifying issues that require mitigation. The photos are not of good quality however it does demonstrate that from the chosen viewpoints the site is not highly visible. Eildon North Hill is one of the potentially sensitive receptors but visibility of the site from successively more elevated points on the footpath up the north eastern flank is limited with the mature woodland strip along Glenburnie Burn providing significant screening of the site. The southern section of the western boundary will be visible but the visual impact of the houses along this boundary will be no greater than of the existing houses to the south which already form a very abrupt edge to the village.

The density of residential units on the site means that there is virtually no ability to integrate the development into the wider landscape; any landscape screening to the western and northern boundaries relies on off-site trees and hedgerows and should these die or be removed there will be significant associated visual impacts. While I acknowledge that the land immediately to the west is zoned for expansion, I would suggest that this scheme, with no planting proposed whatsoever along the western edge, makes no attempt at a “landscape fit”. Within the development, apart from the area devoted to the SUDS, there is virtually no planting proposed with only a total of 9 trees contributing to the streetscape and a further 25 within back gardens, not enough to achieve “a high quality residential environment”. If the number of units were reduced to more closely reflect the proposed and surrounding house densities, as detailed in the Planning Brief, there would undoubtedly be more room for a quality streetscape to be achieved. This could include a central ‘green’ in place of units 38, 39, 44 and 45 which would be beneficial to all the units that overlook this area or are accessed through it.

The proposal lacks information about how level changes along the western boundary will be treated. The 11 car parking spaces in the south western corner of the site, which are right on the boundary, will be as much as 2.8m lower than the existing ground level, while the parking court and turning area to the north of Units 20 and 21 is as much as 3m lower than existing ground level along this boundary. No sections have been produced to illustrate and analyse proposed level changes and how they will be achieved. This is particularly relevant along this western boundary as the development is tight up against this boundary and the existing hedge which is shown outwith the site forms an important screen locally between the site and the adjacent land. The significant level changes along this western boundary will affect the water table to the extent that the existing hedge may not survive. The lack of any space for a replacement hedge or any edge treatment to this boundary is a real concern.

Despite the SUDS detention basin potentially providing some green space at the entrance to the site, I have concerns about how this area will be treated, as it should be part of the public open space. A design statement and strategy for the detention basin should be developed, including proposed levels and a detailed planting scheme that could be used to enhance the basin as a local amenity.

Given that there is substantial screening, in the form of mature woodland belts, to the northern and eastern edges of the site, I do not think that a development in this location will have a significant detrimental impact on the character of the wider landscape or on quality of the NSA.

However I do not consider that any attempt has been made to integrate the development into its immediate landscape. While there will, in the longer term, need to be a very much more robust landscape structure to the proposed western edge to the village, in the short term the western boundary of this site will be very exposed. No attempt has been made to address the issue of "landscape fit" required in the Planning Brief for this site. At the proposed unit density there is no opportunity for any hierarchy of open space which is regarded as central to creating the character of a neighbourhood. A fundamental rethink of the density would allow "placemaking" to be central to any amended site layout considerations.

In addition to the above, as a condition of any consent, we will require detail on how proposed changes of level will be achieved, detail of how hard landscaping will be utilised to create a surfaces hierarchy and a detailed planting scheme to help reduce the impact of the walls and timber fencing in the streetscape.

This proposal sacrifices the principle of a public/ private hierarchy of open space to maximise the number of units, and this reduces the ability to create a development with a clear sense of character and identity. The new road layout creates real possibilities for public open space but this has been sacrificed for increased numbers of units. A reduction in the number of units as suggested above would allow all my concerns to be addressed.

Rights of Way Officer: There is one claimed right of way/core path on this area of land, namely BE180/CP209. This passes along the south-west side of the development; currently a gap of 1m width shown on the plan which is insufficient width to accommodate a path. A gap of 3m should be left to accommodate the path, which should be made up and surfaced to a width of 2m and the gate at the south-west corner of the site should be replaced with a multi-use metal gate.

A contribution is required (a nominal sum of £16,400 which is £400 per dwelling) from the developer for the development, continued maintenance and promotion of a path network around Newtown St Boswells and linkages to neighbouring villages and places of interest. This contribution would be used to fund the production of promotional literature as well as drainage works, bridge maintenance, path surfacing and annual maintenance work on the wider Core and Promoted Paths Network, which would thus be strengthened through such a contribution from this development.

Flood Protection Officer: In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the "third generation flood mapping" prepared by SEPA indicates that the site is not at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year.

As this site is not indicated to lie within the 1 in 200 year flood extent, I would have no objections to this proposal on the grounds of flood risk. I would, however, require the detailed design of the SUDS system to be submitted for approval by Scottish Borders Council.

Ecology Officer: I am satisfied with the Preliminary Ecological Appraisal (PEA) carried out by Tweed Ecology. The site consists of poor semi-improved grassland. Hedgerows on the western boundary are species-poor; there is a line of mature lime trees along the eastern boundary with scattered hawthorn and hairy dog-rose. Along the northern field (15/01156/FUL) is an overgrown hedge on the eastern boundary with recent broad-leaved woodland planting. This plantation also includes an open area of species-rich unimproved neutral grassland. On the northern boundary is an area of mixed woodland plantation including beech, oak and sitka spruce. To the north-east of the site is an area of semi-natural woodland associated with the Sprouston Burn and Glenburnie Burn. The burns drain directly into the River Tweed SAC/SSSI.

Protected species interest identified includes badger activity along the northern boundary and an outlier sett (located beyond potential disturbance distance from the development). Badger activity is likely to occur across the site and measures will be required to safeguard badgers during construction. Supplementary surveys for badger will also be required 3 months prior to construction.

Three mature trees were identified as having moderate-high potential to support bat roosts. My understanding is that these trees are to be retained. If they are to be felled or managed, they will require a bat survey prior to any activity being carried out. The report also identifies mitigation to protect bat and badger interest through a sensitive lighting scheme during construction.

The site includes habitats capable of supporting a range of farmland birds. Mitigation measures are identified in the PEA. Mitigation will be required for badger breeding birds and to address any potential impacts on the River Tweed SAC.

Recommendations are made in the PEA to protect and enhance hedgerow and woodland boundary features. These features should be included in a Landscape and Habitat Management Plan. This should also include habitat measures associated with the SUDS feature, compensatory planting and enhancement of hedgerows along the western and eastern boundaries and also reinforcement of the northern boundary through a native broadleaf planting scheme. I note the recommendation for a 15m buffer area (from semi-natural broad-leaved woodland).

Statutory Consultees

Transport Scotland: The Director does not propose to advise against the granting of permission.

Scottish Natural Heritage: Both of the proposed applications lie within the Eildon and Leaderfoot National Scenic Area, which is an area designated as one of Scotland's finest landscapes. The sites form part of a wider proposed extension to Newtown St Boswells as set out in Scottish Border Council's Proposed Development Plan.

We consider the applications are lacking in information with regards to their role in maintaining or enhancing the qualities of the NSA and their role in addressing the

aims of the Newtown St Boswells Settlement statement and the approved Planning Brief for the site.

Given their position on the current edge of the settlement, and in areas that may be visible from the popular peaks of the Eildon Hills, we would advise that further information is sought from the applicant with regards:

- the siting and design principles of the development and;
- the existing landscape features to be retained on the site and the detail of any proposed landscaping and night time lighting.

In particular we would highlight the importance of achieving a co-ordinated and well-designed urban edge that integrates built form with its surrounding rural context. However, due the specific location of the proposed developments within the NSA, and within a wider yet to be developed allocation as set out in the Proposed Plan, SNH does not wish to object to this application on the grounds of this lack of information or the likelihood that it would affect the objectives or overall integrity of the NSA.

Nonetheless, we would advise that the Council secures appropriate information regarding the standards of detailed aspects of siting and design, landscaping, night-time lighting and settlement edge design, in order to allow full understanding of the effects arising from this proposal.

We would also advise that the development proposals submitted should be considered in relation to the role they may play in providing connections to existing public paths and future green network development, for example along the Sprouston Burn, which is likely to be important to supporting a larger population in the area and providing an appropriate setting for the future phases of settlement expansion allocated in the proposed Local Development Plan. We note that the pedestrian/cycle link that is set out in the Planning Brief is not proposed within either of these two applications.

The proposals could affect the qualifying features of the River Tweed Special Area of Conservation. In our view, it is unlikely that the proposals will have a significant effect on any qualifying interests either directly or indirectly. An appropriate assessment is therefore not required.

SEPA:

15/01155/FUL: We request that a condition is attached to the consent requiring a finalised scheme for sustainable drainage (SUDS) surface water treatment to be submitted. If this is not attached, then please consider this representation as an objection. A well designed SUDS scheme can form part of a wider green network, contribute to the amenity of the site and promote biodiversity.

The SUDS treatment train should be followed which uses a logical sequence of SUDS facilities in series allowing run-off to pass through several different SUDS before reaching the receiving waterbody. We note that the Site Plan details that two levels of SUDS are proposed for the development. We welcome this as the development forms part of a larger two phase development (>50 units) and as such will require two levels of treatment.

We note that the proposed development will be utilising the public sewer for foul drainage. Therefore, we have no further comment to make on this issue and Scottish Water should be consulted to ensure there is sufficient capacity.

15/01156/FUL: We object to this planning application on the grounds of a lack of information relating to flood risk. We have reviewed the information provided and this shows the site lies adjacent to the 0.5% annual probability (1:200) flood extent of the Glenburnie Burn and as such is potentially at medium to high risk of flooding. This section of the watercourse is at the upper limit of the modelled extent and is also within a wooded area where topographical information may be less accurate leading to greater uncertainty within the flood map.

Information should be provided to show the site to be sufficiently higher than the watercourse to be free from flood risk. This should include topographical information with existing and proposed site levels and cross sections of the watercourse. Photographs may also be useful and any other information on historic flood levels if available.

Re-consultation: Following provision of topographic information showing the existing site to be over 3m above the Sprouston Burn and proposed site levels and finished floor levels to be raised further still, we are now in a position to remove our objection to this application on flood risk grounds.

We are aware of flooding issues downstream on the Sprouston Burn and as such surface water runoff should be restricted to pre-development rates. Greenfield rates and method of attenuation should be agreed with Scottish Borders Council.

Newtown and Eildon Community Council:

- The increased volumes of car movements are likely to create a safety hazard at the bottom junction and at the narrow entrance to the site. Currently the road width is often reduced by street parking and the additional traffic movements will aggravate the situation. Additional traffic control measures should be provided to ensure safety at the busy junction to the school, bowling club, Glenfield Avenue and Sprouston Road and the existing road congestion caused by parked cars could be alleviated by the provision of an additional off-street car parking space nearby.
- There is a history of serious flooding onto the football pitch, bowling green and school playground from this site. It is therefore critical that the SUDS pond capacity is adequate to prevent overflow. Safety around the perimeter of the SUDS pond and smells are issues.
- Blockages/overflows occur when heavy rain occurs suggesting that the sewer drainage could be working at maximum capacity.
- The proposed fence to the rear of Sergeant's Park along the footpath should have foliage planted to soften the appearance and a small number of car parking spaces are required for walkers.
- Access from the school to the new development is required and onto the right of way. Improvements to the right of way where it enters the Glen to the west of the development and on the path going down into the Glen and the steps leading out of the Glen the other side are required.
- It would be preferred that no separate play facilities be provided but for the

funds to be used to enhance the existing children's play area adjacent to the bowling club where there is space available to do this.

- With the increasing ageing population the village will need more sheltered housing in the future and it is disappointing to see none in this proposed development.
- The examples of the house designs show external staircases leading up to first floor properties with no shelter from the weather.
- The impact on the available view of the Eildons from existing properties.
- There is a need to mitigate the impact of construction traffic on residents and roads.

Scottish Water: No response.

Other Consultees

None.

DEVELOPMENT PLAN POLICIES:

SES Plan Strategic Development Plan 2013

Policy 1B: The Spatial Strategy: Development Principles

Scottish Borders Consolidated Local Plan Adopted 2011

Principle 1 – Sustainability

G1: Quality Standards for New Development

G4: Flooding

G5: Developer Contributions

G6: Developer Contributions related to Railway Reinstatement

NE1: International Nature Conservation Sites

NE3: Local Biodiversity

NE4: Trees, Woodlands and Hedgerows

EP1: National Scenic Areas

H1: Affordable Housing

H2: Protection of Residential Amenity

H3: Land Use Allocations

Inf3: Road Adoption Standards

Inf4: Parking Provisions and Standards

Inf5: Waste Water Treatment Standards

Inf6: Sustainable Urban Drainage

Inf11: Developments that Generate Travel Demand

Proposed Local Development Plan 2013

PMD1: Sustainability

PMD2: Quality Standards

PMD3: Land Use Allocations

HD1: Affordable and Special Housing Needs

HD3: Protection of Residential Amenity

EP1: International Nature Conservation Sites and Protected Species
EP3: Local Biodiversity
EP4: National Scenic Areas
EP13: Trees, Woodlands and Hedgerows
IS2: Developer Contributions
IS3: Developer Contributions Related to the Borders Railway
IS6: Road Adoption Standards
IS7: Parking Provision and Standards
IS8: Flooding
IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

OTHER PLANNING CONSIDERATIONS:

Supplementary Planning Guidance:

Placemaking and Design January 2010
Guidance on Householder Development July 2006
Landscape and Development March 2008
Newtown St Boswells Development Framework February 2012
Affordable Housing January 2015
Developer Contributions April 2015
Biodiversity December 2005
Planning Brief Sergeants Park II Newtown St Boswells February 2006

KEY PLANNING ISSUES:

The principal planning issues with this application can be summarised as follows:

- Whether the proposal would have an adverse impact on the National Scenic Area, landscape or visual amenities of the area.
- Whether the proposal would harm the residential amenity of neighbouring dwellings or conflict with the established land use of the area.
- Whether the proposals are acceptable in terms of parking, access and impacts on road safety.
- Whether adequate drainage and servicing can be achieved and whether the site is prone to flooding.

ASSESSMENT OF APPLICATION:

Planning Policy

The site is situated within the development boundary for Newtown St Boswells within the Scottish Borders Consolidated Local Plan Adopted 2011 and is allocated for housing (ENT15B: Sergeants Park II) with an indicative capacity of 30 units on a 2 hectare site. Policy H3 of the Local Plan applies, which states that development will be approved in principle for the land uses allocated on the Land Use Proposals tables and maps in accordance with any approved planning brief. This allocation is also included within the Proposed Local Development Plan 2013 (policy PMD3 applies).

The Planning Brief for the site was approved in 2006 and sets out the main opportunities and constraints relating to the site and creates an outline framework for its future development.

The Council's Supplementary Planning Guidance: Newtown St Boswells Development Framework February 2012 sets out the Council's approach to the successful development and regeneration of Newtown St Boswells with particular consideration to the relationship between the new development areas and the existing village centre. Figure 1 shows the main proposed areas for development and shows the site as an Adopted Local Plan housing site. The proposal would not conflict with the aims of the SPG.

Layout and Design

Policy G1 of the Local Plan requires all development to be of high quality in accordance with sustainability principles, designed to fit in with Borders townscapes and to integrate with its landscape surroundings. The aims and criteria of this policy are reiterated and expanded upon in policy PMD2 of the Local Development Plan.

The Council's Supplementary Planning Guidance: Placemaking and Design January 2010 contains advice on developments of 50 or more houses on or near the settlement edge. The Planning Brief for the site requires issues such as planting, lighting, retention of existing vegetation, services and levels be considered in an integrative manner. A high quality of design and materials are required.

A Design Statement has been submitted as part of the application.

This site is located in a sensitive location at the edge of Newtown St Boswells within the Eildon and Leaderfoot National Scenic Area and would represent a significant addition to the village. This development also represents one of the first detailed proposals for housing development within Newtown St Boswells and the site is adjacent to the western expansion area and so would set a precedent for future developments within this allocation. It is therefore vital that a high level of design is achieved and a development that integrates well into the landscape that allows a sensitive transition between the built environment and rural area.

Discussions have taken place with the agent regarding the layout and the revised proposal is now considered to be acceptable. It is accepted that this is a difficult site to develop due to its shape, topography and existing trees/vegetation and the easy option would be to have a linear form of development similar to that previously approved in 2009. The Council's Supplementary Planning Guidance on Placemaking and Design and the Newtown St Boswells Development Framework have been adopted since then and so it was considered that a higher standard of layout and design were now required.

The access to the site is narrow, between two existing properties in Sergeants Park. This opens out to a bungalow and pair of semi-detached, one-and-three quarter storey houses on the western side and an area of open space incorporating the SUDS detention basin on the eastern side. A pair of semi-detached houses and a two storey building containing two flats front this open space and this provides an attractive arrival point.

A row of houses would be situated adjacent to the western boundary. The estate road would loop around four houses within the centre of the site, which breaks up the long vista and avoids a linear development. The majority of the houses front the public realm providing a street through the development. There would be ten houses on the northern edge of the site and two flats. Parking would either be within curtilages or in parking courtyards and these have been designed to be screened by the houses so that parking does not form a dominant feature within the development.

The buildings fronting onto the road would be linked by walls rather than high timber fences.

It is considered that the houses would relate to the public realm, fronting the road and framing the street, whilst varied building lines would add interest to the development. The layout of the road provides a variety of views and vistas throughout the site as well as providing natural traffic calming.

The allocation for this site is 30 units but the proposal is for a total of 49 houses and 4 flats. Normally a lower density development would be appropriate for an edge of settlement site such as this. However, the higher density has resulted in an improved design and layout over the approved scheme, which is more consistent with Designing Streets and, as the development would be for affordable housing to be managed by a housing association, a higher density is considered to be acceptable. A condition would ensure that the housing is restricted to affordable housing that meets the Council's definition.

The existing public right of way along the southern boundary of the site would be retained and upgraded and pedestrian links are proposed to the playing fields to the east and to the future housing development to the west. It is considered that proposed layout provides a logical sequence of streets and courtyards, creating a permeable development and the proposed number of houses and flats can be adequately accommodated within the site without it constituting overdevelopment.

Newtown St Boswells is characterised by a mix of housing types. The village core and Sprouston Road has traditional stone and slate properties whereas the surrounding streets are predominantly two storey, modern, rendered houses.

The proposal is for seven house types of single, one-and-three-quarter and two storey. The houses would have dry dash render and vertical timber boarding for the walls and grey roof tiles. The designs include vertically proportioned timber windows, front wings, timber porches and pitched roofed dormer windows.

The designs are considered to be acceptable for the locality. The various designs, heights and building lines would add interest to the development. The wall-to-roof and wall-to-window ratios are adequate. The designs are considered to be simple in form and appropriate in scale, without the development appearing too cluttered, and would provide variety throughout the development.

No play area is shown on the proposed layout. The nearest play park is in Sprouston Road adjacent to the primary school and within walking distance of the development, accessed by the upgraded right of way. A developer contribution towards the upgrading of the play area would be secured by a Section 69 Agreement.

The layout has been designed so that the houses will front onto the road with minimal front gardens. Walls are proposed for the front boundaries of properties and for garden boundaries adjacent to the road rather than high fences. These would be 1.8m high and rendered and would provide an attractive and continuous frontage to the development. Rear gardens would be enclosed by 1.8m high timber fences to provide private garden ground. Planting will be required along the site boundaries to soften the impact of the development when viewed from outwith the site.

A 1.8m fence was originally proposed around the detention basin but this was thought to result in an unattractive entrance to the site and so the fence has been removed. The agent has advised that the basin would normally be dry but less

obtrusive fencing could be erected if necessary on safety grounds and the surrounding open space would be landscaped.

It is considered that the layout, design and materials are now acceptable and the application can be supported.

Impact on the National Scenic Area, Landscape and Visual Amenities

Policy G1 of the Local Plan requires appropriate boundary treatments and hard and soft landscaping works to help integration with the development's surroundings. Policy EP4 of the Proposed Local Development Plan 2013 states that development that may affect National Scenic Areas will only be permitted where the objectives of the designation and overall landscape value of the site and its surroundings will not be compromised and any significant adverse effects on the qualities for which the site or its surrounds have been designated are clearly outweighed by social or economic benefits of national importance. Policy NE4 of the Local Plan seeks to protect trees, woodlands and hedgerows from development.

The Planning Brief requires careful attention to the edge treatment of the site including appropriate planting, hedging and pedestrian linkages. Buffers are required along the northern (20m) and eastern (10m) boundaries to protect the existing tree belts and landscaping is required within these buffers, with a tree belt within the northern buffer to supplement existing screening within the National Scenic Area. Existing hedges should be retained and supplemented.

The site plan includes the two buffers, based on the root protection areas of the existing trees, though part of the northern buffer is within residential curtilages and is referred to as a "no-build zone". No detailed planting scheme has been provided, though existing trees would be retained.

Scottish Natural Heritage has not objected to the proposal on grounds of their likely impact on the Eildon and Leaderfoot NSA, but requested further information to ensure the delivery of appropriate standards of design and landscape integration of this development within the National Scenic Area.

Additional information has been requested from the agent regarding the siting and design principles of the development, the existing landscape features to be retained on the site and the detail of any proposed landscaping and night time lighting to demonstrate that the development would achieve a co-ordinated and well-designed urban edge that integrates built form with its surrounding rural context, to satisfy the concerns of Scottish Natural Heritage. A brief Landscape and Visual Assessment has now been submitted. This concludes that near and mid distance views of the site are limited due to vegetation and the intervening landform; the tree belt along Sprouston and Glenburnie Burns provides a backdrop and the trees on the eastern boundary largely screen the site. Long distance views include the Eildon Hills and the site is some distance away and is read in the context of the settlement and so there is little impact on the landscape.

Although the site is located in a sensitive location within the National Scenic Area it does read as a natural extension of the village, especially when considered in conjunction with the expansion area adjacent to it. It is an allocated housing site. The site would be visible from the Eildon Hills at a distance, with the mature woodland strip along Glenburnie Burn providing significant screening of the site. Visibility from the adjacent public road network is limited as it is well screened by existing mature trees, vegetation, topography and housing. The southern section of

the western boundary will be visible but the visual impact of the proposed houses along this boundary would be no greater than of the existing houses to the south. The site is not therefore, prominent in the landscape.

It is vital that the existing trees are protected, retained and managed and this would be controlled by a planning condition. The buffer zones provide protection for these trees from development and also land within the site for appropriate planting to soften the impact of the development and help it to integrate into the landscape. A condition will require the submission of a planting scheme to achieve this, and also appropriate hedge enhancement and supplementary tree planting on the western boundary; this may require the reduction in the size of the rear gardens.

It is accepted that the density of the development does not allow for large areas of public open space or landscaping within the development, though the buffer zones and area around the detention basin do provide opportunities for planting.

It is considered that with appropriate planting and its long term maintenance the proposal would not harm the special qualities of the National Scenic Area, be prominent within the landscape or harm the visual amenities of the area.

Any impact on the views of the Eildon Hills from existing properties caused by the development is not a planning issue that can be taken into account in determining these applications.

Residential Amenity

Policy H2 of the Local Plan states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted. This is replicated in policy HD3 of the Local Development Plan. Advice on light and privacy is contained within the Supplementary Planning Guidance: Guidance on Householder Developments July 2006.

The houses within Sergeant's Park back onto the southern boundary of the site and the rear elevations of these properties are between 6 and 10m from the site boundary. The unit on plot 1 would be the closest to the southern boundary (5m); this would be a bungalow and sited at an angle to the site boundary so that no direct overlooking occurs and sited approximately 17m from the rear elevation of no.26 Sergeant's Park. Plots 2 and 3 would be two storey houses also sited at an angle to the site boundary and between 18 and 30m from the boundary. It is considered that the proposal would not harm the light or privacy of occupants of the houses within Sergeant's Park.

Within the site the layout has resulted in dwellings being sited in close proximity, though there would be no direct window-to-window overlooking and adequate daylighting standards could be achieved. It is considered that an adequate residential environment can be achieved for future residents of the development.

Environmental Health has requested that a Construction Method Statement is submitted prior to the development commencing. This would provide the operational parameters under which the development would be operated and managed and would include hours of operation, vehicle movement, the protection and monitoring of private water supplies, noise and dust mitigation and management and a complaints procedure to protect the amenity of nearby residential properties during construction. This would be secured by a condition.

Access and Parking

Policy Inf3 of the Local Plan advises that new roads, footpaths and cycleways to be adopted by the Council will require Road Construction Consent and must be constructed to the Council's adopted standards. Policy Inf4 requires development proposals to provide for car parking in accordance with the Council's adopted standards. Policy Inf11 states that the Council is committed to guiding development to locations which are accessible to bus corridors and train stations and which maximise the opportunities for walking and cycling.

The access to the site would be from Sergeant's Park, between nos. 20 and 22, and 96 car parking spaces are proposed, both in-curtilage and within courtyards. The existing right of way on the southern boundary would be upgraded and pedestrian links are proposed to the playing fields to the east and to the expansion area to the west. Provision has been made for a future vehicular link to the expansion area to the west.

In terms of policy Inf11, the site is accessible by a range of transport options, being within walking distance of the bus stops on the main road through the village (the B6398) and accessible by cars and pedestrians. In addition, the site is close to the school and play area.

Concerns have been raised by local residents regarding the increase in traffic generated by the development and the adequacy of the junction of Sergeants Park, Sprouston Road and Glenburn Avenue and the access to the site to cope with this increase in traffic. Concerns have also been expressed regarding the level of parking provided within the site exacerbating car parking problems on the existing streets causing congestion and road safety issues.

Transport Scotland has no objections to the proposal and does not require any upgrading works at the two junctions from the B6398 onto the A68 or a roundabout on the A68 to accommodate this development.

The Roads Planning Service has raised a number of concerns regarding whether the access from Sergeant's Park can be provided on land owned by the applicant, the SUDS scheme for the site, parking levels and traffic figures for the junction of Sergeants Park, Sprouston Road and Glenburn Avenue to determine what improvements are required at this junction.

The agent has submitted a Technical Note containing the results of a vehicle, parking and pedestrian survey. The report concludes that the Sprouston Road/Glenburn Road/Sergeants Park priority junction is provided to an appropriate standard with significant remaining capacity and that no modifications are required. The Roads Planning Service has accepted the findings of this report and has not requested any improvement works to this junction.

The agent has confirmed that the applicant owns all the land required to form the vehicular access to the site. An amended site plan has been submitted by the agent to address the parking requirements of the Roads Planning Service within the site.

No developer contribution towards the upgrading, maintenance and promotion of the path network around Newtown St Boswells and linkages to neighbouring villages and places of interest can be sought as the proposal is for affordable housing. The site plan has been amended to include the upgrading of the right of way on the southern boundary of the site as required by the Council's Access Officer. The site layout also

includes links to the playing field to the east and fields to the west, part of the future expansion area. It would still be possible to access the footpath network from the site.

There is no requirement to provide parking within the site for walkers using the footpath network in the surrounding area as no existing public parking would be lost as a result of the development, though on-street parking is available for visitors to the site.

Natural Heritage

Policy NE3 of the Local Plan states that the Council will seek to safeguard the integrity of habitats within and outwith settlements which are of importance for the maintenance and enhancement of local biodiversity. Policy EP3 of the Local Development Plan states that development that would have an unacceptable adverse effect on Borders Notable Species and Habitats of Conservation Concern will be refused unless it can be demonstrated that the public benefits of the development outweigh the value of the habitat for biodiversity conservation.

The Planning Brief requires the submission of an Ecological Impact Assessment. The agent has submitted A Preliminary Ecological Appraisal and this concludes that there are no protected species within the site and the habitat within the site is only of local nature conservation value. Mitigation measures are proposed to minimise the ecological impact of the development and recommendations on the future management of hedgerows.

Scottish Natural Heritage advises that the development is unlikely to have a significant effect on any qualifying interests of the River Tweed Special Area of Conservation.

The Council's Ecology Officer requires mitigation measures for badger, breeding birds and to address any potential impacts on the River Tweed SAC. A Landscape and Habitat Management Plan is also required with measures to protect and enhance hedgerow and woodland boundary features, habitat measures associated with the SUDS feature, compensatory planting and enhancement of hedgerows along the western and eastern boundaries and also reinforcement of the northern boundary through a native broadleaf planting scheme. These requirements would be secured through conditions.

Flooding

Policy G4 of the Local Plan refers to developments where there is an identified flood risk; developments will not be permitted if it would be at significant risk of flooding or would materially increase the risk of flooding elsewhere.

Policy IS8 of the Local Development Plan advises that as a general principle, new development should be located in areas free from significant flood risk and developments will not be permitted if it would be at significant risk of flooding or would materially increase the probability of flooding elsewhere. The ability of flood plains to convey and store flood water should be protected.

SEPA objected to the application for Phase 2 as the site lies adjacent to the 0.5% annual probability (1:200) flood extent of the Glenburnie Burn and as such is potentially at medium to high risk of flooding. The agent provided additional topographic information showing the existing site to be over 3m above the Sprouston

Burn and proposed site levels and finished floor levels and SEPA has removed their objection to the application. They are aware of flooding issues downstream on the Sprouston Burn and advise that surface water runoff should be restricted to pre-development rates.

Drainage

Policy Inf5 of the Local Plan requires direct connection to the public sewerage system for foul water drainage and policy Inf6 requires a Sustainable Urban Drainage System for surface water drainage.

The Community Council has expressed concern regarding the serious flooding of the playing field and bowling green from this site and request that the SUDS pond is adequate to prevent run-off onto adjacent land and flooding.

A Drainage Report has been submitted with the application. Foul water would connect to the Scottish Water sewer on Sergeant's Park and would be designed to be adopted by Scottish Water.

Surface water drainage would be via a SUDS system, draining to the south of the site where it will be attenuated before discharging into the Scottish Water surface water network. Attenuation will take the form of a detention basin at the entrance to the site.

No specific design has been submitted but the report acknowledges that the SUDS must be designed in accordance with Council and SEPA requirements and, as the site is undeveloped, it is necessary to match any developed runoff from the site to the appropriate greenfield pre-development flows (a requirement of SEPA). The SUDS would then be adopted and maintained by Scottish Water.

Scottish Water has confirmed in a letter to the agent that there is sufficient capacity in the Newtown St Boswells Waste Water Treatment Works and the local network to service the demands of the development. They require that surface water should discharge to the nearby surface water mains in Sergeant's Park, which eventually discharges to the Sprouston Burn, and this should be attenuated to greenfield rates and SUDS treatment applied accordingly.

The water supply would be from the Scottish Water mains supply.

A condition will require the submission of a detailed SUDS scheme and details of the long term maintenance for approval in consultation with SEPA and the Roads Planning Service. Provided the SUDS scheme is operated and maintained in accordance with the approved details, the detention basin should not result in any smell nuisance to local residents.

Developer Contributions

Policy G5 of Local Plan states that where a site is acceptable but cannot proceed due to deficiencies in infrastructure or due to environmental impacts the Council will require developers to make contributions towards the cost of addressing such deficiencies. Policy G6 requires a financial contribution towards the reinstatement of the Borders railway.

The proposal is for affordable housing managed by Eildon Housing Association and so no contributions are required towards Earlston High School, Newtown St Boswells Primary School or the Borders Railway. A commuted sum, however, is required towards the provision and maintenance of additional play equipment and supporting ancillary infrastructures at a play facility outwith the site and this will be secured through a Section 69 Legal Agreement.

A condition would ensure that the development complies with the Council's definition of affordable housing.

CONCLUSION

The proposed residential development, subject to the imposition of planning conditions, is considered acceptable and in compliance with policies G1, H2, H3 and Inf4 of the Scottish Borders Consolidated Local Plan Adopted 2011. The proposed use is appropriate for this part of Newtown St Boswells. The layout of the site and design and external materials of the proposed buildings are considered to be acceptable and it is not considered that the proposal would negatively impact upon the character of the area, residential amenities, the special qualities of the National Scenic Area or the visual amenities of the area. Adequate on-site parking, access, drainage and servicing can be achieved. The proposal also complies with the relevant policies within the Proposed Local Development Plan 2013.

RECOMMENDATION BY SERVICE DIRECTOR (REGULATORY SERVICES):

I recommend the applications 15/01155/FUL and 15/01156/FUL are approved subject to a legal agreement addressing contribution towards play facilities and the following conditions:

1. The proposed residential units shall meet the definition of "affordable housing" as set out in the adopted Scottish Borders Consolidated Local Plan Adopted 2011 and any accompanying supplementary planning guidance and shall only be occupied in accordance with arrangements (to include details of terms of occupation and period of availability) which shall first have been submitted to and approved in writing by the Planning Authority.
Reason: The permission has been granted for affordable housing, and development of the site for unrestricted market housing would not comply with development plan policies and guidance with respect to contributions to infrastructure and services, including local schools.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority, unless otherwise approved by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
3. The development hereby approved shall only be carried out in strict accordance with a programme of phasing which has first been submitted to and approved in writing by the Planning Authority. This to include the provision of footpath links to the land to the east and west of the site.
Reason: To ensure that the development proceeds in an orderly manner.
4. Notwithstanding the description of the materials in the application, no development shall be commenced until a sample of all materials to be used on all exterior surfaces of the development hereby permitted (including walls,

roofs, window frames, external doors, boundary walls and fences) has been submitted to and approved in writing by the Planning Authority and thereafter no development shall take place except in strict accordance with those samples.

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

5. Details of the lighting within the site to be submitted to and approved in writing by the Planning Authority before the development commences. The lighting then to be installed as per the approved details.

Reason: Reason: In the interests of road and pedestrian safety and to safeguard residential amenities and limit light pollution.

6. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Planning Authority. As a minimum this should outline how the site will comply with the British Standard 5228:2009 Code of Practice for noise and vibration control on construction and open sites and should include the hours of construction, vehicle movements, protection and monitoring of private water supplies, noise mitigation, equipment maintenance, dust mitigation and management and a complaints procedure/communication of noisy works to receptors. The development then to be carried out in accordance with the approved Construction Method Statement.

Reason: To safeguard residential amenities.

7. No development to commence until a scheme detailing proposals for sustainable drainage (SUDS) surface water treatment has been submitted to and approved in writing by the Planning Authority, in consultation with SEPA. The development to be completed in accordance with the approved scheme. The scheme shall be developed in accordance with the technical guidance contained in [The SUDS Manual](#) (C753) and should incorporate source control.

Reason: To ensure adequate protection of the water environment from surface water run-off.

8. No development shall take place except in strict accordance with a scheme of soft landscaping works, which shall first have been submitted to and approved in writing by the Planning Authority, and shall include:

- i. indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration;
- ii. location of new trees, shrubs, hedges and grassed areas;
- iii. schedule of plants to comprise species, plant sizes and proposed numbers/density;
- iv. programme for completion and subsequent maintenance.

Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.

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

Reason: The existing trees represent an important visual feature which the Planning Authority considered should be substantially maintained.

10. Before any part of the permitted development is commenced, the trees to be retained on the site shall be protected by a heras or similar fence 1.5 metres high, placed at a minimum radius of one metre beyond the crown spread of each tree, and the fencing shall be removed only when the development has been completed. During the period of construction of the development:

(a) No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage or injury to the trees by interference with their root structure;

(b) No fires shall be lit within the spread of the branches of the trees;

(c) No materials or equipment shall be stored within the spread of the branches of the trees;

(d) Any accidental damage to the trees shall be cleared back to undamaged wood and be treated with a preservative if appropriate;

(e) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, or trenches excavated except in accordance with details shown on the approved plans.

Reason: In the interests of preserving the health and vitality of existing trees on the development site, the loss of which would have an adverse effect on the visual amenity of the area.

11. No hedges within or on the boundaries of the application site shall be removed, damaged or disturbed in any way without the prior consent of the Planning Authority.

Reason: The existing hedges represent an important visual feature which the Planning Authority considered should be substantially retained and maintained.

12. Before any part of the permitted development is commenced, the hedges to be retained on the site shall be protected by a heras or similar fence 1.5 metres high placed at a minimum distance of 2.0 metres from the edge of the hedge, and the fencing shall be removed only when the development has been completed. During the period of construction of the development the existing soil levels around the boles of the hedges so retained shall not be altered.

Reason: In the interests of preserving the hedges which contribute to the visual amenity of the area.

13. A design statement and strategy for the detention basin to be submitted to and approved in writing by the Planning Authority before the development commences. This to include proposed levels and a detailed planting scheme (including a timescale for completion and details of future maintenance). The development then to be completed in accordance with the approved scheme.

Reason: To enhance the basin as a local amenity.

14. Detailed drawings showing how the proposed changes of level within the site will be achieved, including sections, existing and proposed ground levels, any retaining walls and how the ground around trees and hedges will be treated, to be submitted to and approved in writing by the Planning Authority before

the development commences. The development then to be completed in accordance with the approved details.

Reason: To safeguard trees and hedges within the site.

15. The existing hedges on the site boundaries to be outwith the garden ground of the dwellinghouses hereby approved, unless otherwise agreed with the Planning Authority, and to be separated from the garden ground of the dwellinghouses by a post and wire fence or similar, erected prior to the occupation of the dwellinghouses, the details of which are to be submitted to and approved by the Planning Authority before the development commences.

Reason: In the interests of preserving the hedges which contribute to the visual amenity of the area.

16. No development of any sort to take place within the buffer zones at any time. Where proposed fence posts are to be erected beneath tree canopies, the developer shall carry out all excavation by hand digging where necessary, taking such further precautions as may be necessary to prevent any damage to any tree or its root system.

Reason: To safeguard the buffer zones from development to protect the existing mature trees within and adjacent to the site.

17. Prior to the commencement of works on the site a Species Mitigation and Management Plan (including a Badger Protection Plan and measures for bats and breeding birds) to be submitted to and approved in writing by the Planning Authority. All works shall thereafter be carried out in accordance with the approved plan.

Reason: To protect protected species within and adjacent to the site.

18. Prior to the commencement of works on-site a Construction Environmental Management Plan to be submitted to and approved in writing by the Planning Authority. This to include measures to prevent pollution, as identified in the Preliminary Ecological Appraisal 2015 and the consultation responses from Scottish Natural Heritage and SEPA. All works shall thereafter be carried out in accordance with the approved plan.

Reason: To control drainage and pollution to protect the interest of the River Tweed SAC/SSSI.

19. Prior to the commencement of works on-site a Landscape and Habitat Management Plan to be submitted to and approved in writing by the Planning Authority. This to include measures to protect and enhance hedgerow and woodland boundary features, as identified in the Preliminary Ecological Appraisal 2015, and measures associated with the SUDS feature. All works shall thereafter be carried out in accordance with the approved plan.

Reason: To protect and enhance hedgerow and woodland boundary features.

20. The surfacing for the proposed roads, footpaths and parking spaces shall be submitted to and approved in writing by the Planning Authority before the development commences. The development then to be completed in accordance with the approved details.

Reason: To ensure that the proposed development is laid out in a proper manner with adequate provision for traffic and in a manner which enhances the character and visual appearance of the development.

21. The proposed roads, footpaths and parking spaces/areas indicated on the approved drawings shall be constructed to ensure that each

dwellinghouse/flat, before it is occupied, shall be served by a properly consolidated and surfaced carriageway, parking area and footpath/shared surface.

Reason: To ensure that the proposed development is laid out in a proper manner with adequate provision for traffic and pedestrians.

22. The right of way along the southern boundary of the site to be upgraded, as per Drawing Number PL1-01D, before the first dwellinghouse is occupied. The right of way then to be kept open and free from obstruction or encroachment during the construction of the dwellinghouses and thereafter.
Reason: To ensure the right of way remains open and free from obstruction.

Informatives

In respect of condition 6, the Control of Pollution Act 1974 allows the Council to set times during which work may be carried out and the methods used. The following are the recommended hours for noisy work:

Monday – Friday 0700 – 1900
Saturday 0700 – 1300
Sunday (Public Holidays) – no permitted work (except by prior notification to Scottish Borders Council.

Contractors will be expected to adhere to the noise control measures contained in British Standard 5228:2009 Code of practice for noise and vibration control on construction and open sites. For more information or to make a request to carry out works outside the above hours please contact an Environmental Health Officer.

The consultation response from SEPA, Scottish Natural Heritage and the Council's Ecology Officer and Landscape Architect are attached for the information of the applicant.

DRAWING NUMBERS

15/01155/FUL:

L(01)101	Site Location Plan
EX-01	Existing Levels
PL1-01D	Site Plan Phase 1
PP1-A	House Type A Floor Plans and Elevations
PP1-B	House Type B Floor Plans and Elevations
PP1-B2	House Type B2 Floor Plans and Elevations
PP1-BC	House Type B-C Floor Plans and Elevations
PP1-C	House Type C Floor Plans and Elevations
PP1-D	House Type D Floor Plans and Elevations
PP1-E	House Type E Floor Plans and Elevations
PP1-F	House Type F Floor Plans and Elevations
PP1-G	House Type G Floor Plans and Elevations
P1&2-V1B	Visuals Phase 1 & 2 Visuals 1 of 2
P1&2-V2	Visuals Phase 1 & 2 Visuals 2 of 2
PPBT-01C	Boundary Treatments

15/01156/FUL:

L(01)102	Site Location Plan
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EX-01 Existing Levels
 PL2-01D Site Plan Phase 2
 PP2-BC House Type B-C Floor Plans and Elevations
 PP2-G House Type G Floor Plans and Elevations
 P1&2-V1B Visuals Phase 1 & 2 Visuals 1 of 2
 P1&2-V2 Visuals Phase 1 & 2 Visuals 2 of 2
 PPBT-01C Boundary Treatments

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning Officer	

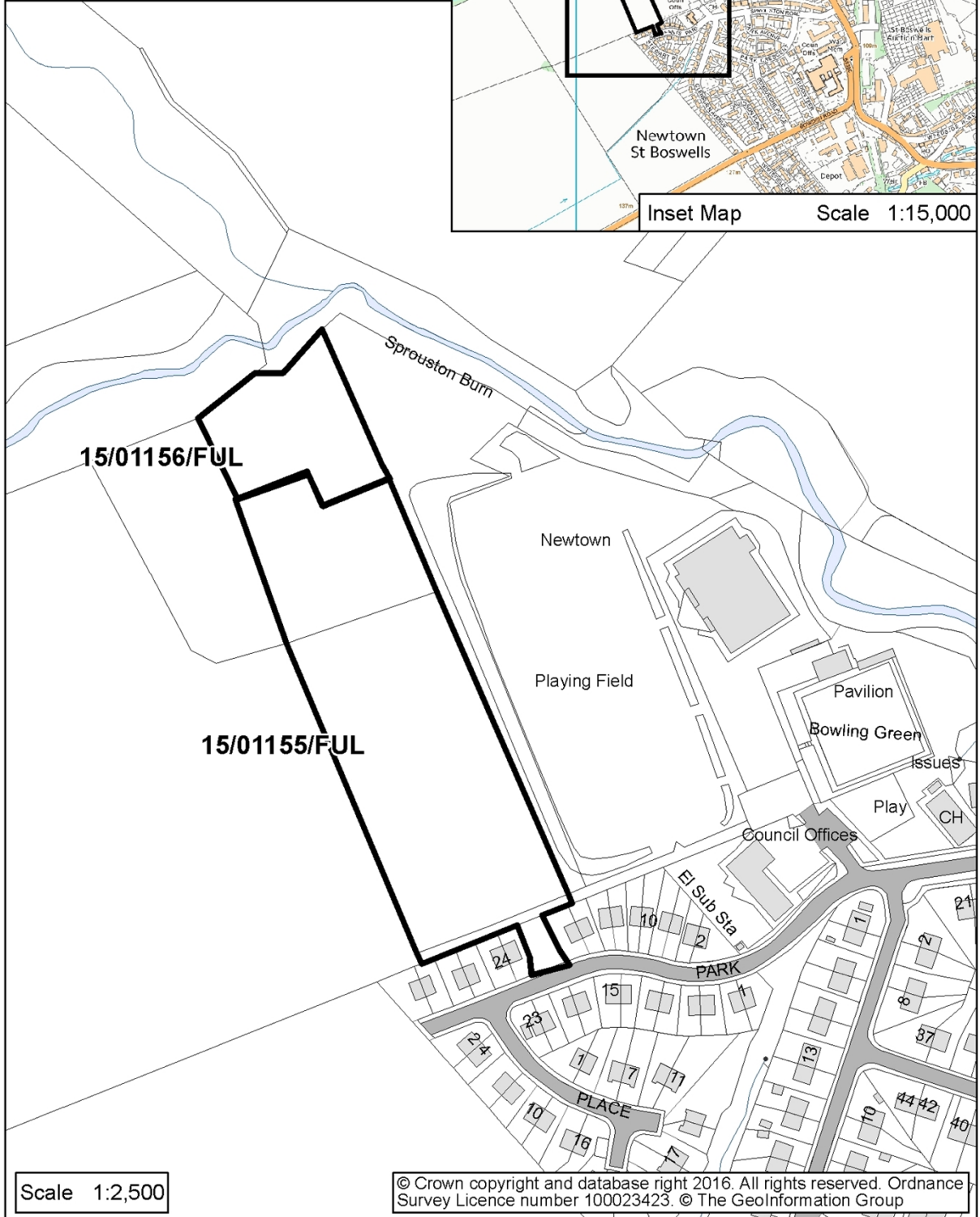
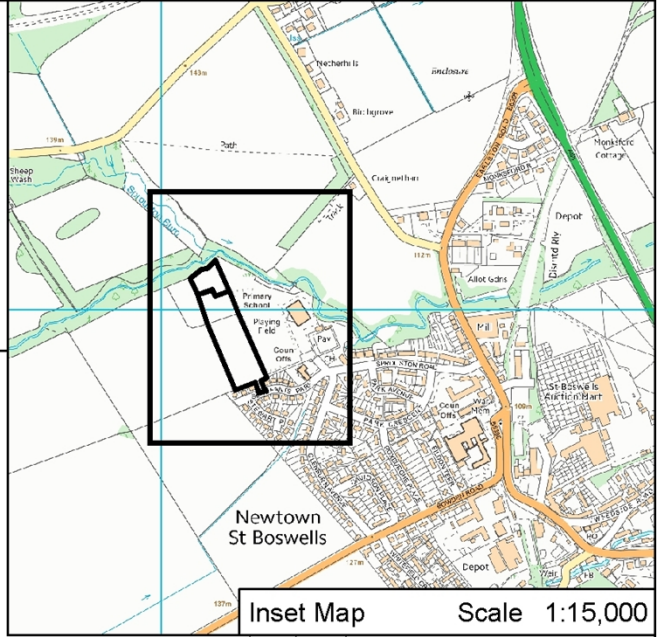
The original version of this report has been signed by the Service Director (Regulatory Services) and the signed copy has been retained by the Council.

Author(s)

Name	Designation
Julie Hayward	Lead Planning Officer



15/01155/FUL & 15/01156/FUL
 Land North Of 24 Sergeants Park
 Newtown St Boswells
 Scottish Borders



SUPPLEMENTARY GUIDANCE: GLENTRESS MASTERPLAN

Report by Service Director Regulatory Services

PLANNING AND BUILDING STANDARDS COMMITTEE

29 February 2016

1 PURPOSE AND SUMMARY

- 1.1 **This report seeks approval of the Supplementary Guidance: Glentress Masterplan (Appendix A).**
- 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. The Masterplan includes indicative proposals for an enhanced centre, a new site for cabins and parking. The SG has been developed in partnership with Forest Enterprise Scotland and is set out in **Appendix A**.
- 1.3 In summary, this report brings forward the revised SG: Glentress Masterplan following public consultation. A summary of the consultation responses are set out in **Appendix B** along with associated minor amendments and updates to the SG. The key changes to the finalised SG as a result of the public consultation relate to additional wording in respect to landscape planting, ensuring an acceptable access is maintained in the event that development takes place 'out of phase', consideration of secure bike storage/parking, additional text in relation to flood risk, provision for a rendezvous point, and ensuring minimal potential for overlooking of neighbouring residential properties.
- 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 Glentress Masterplan as Supplementary Guidance**
 - b) **notes the Updated Environmental Report and Updated Habitats Regulations Appraisal set out in Appendices D and E.**

3 BACKGROUND OF SUPPLEMENTARY GUIDANCE

- 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 OUTCOME FROM PUBLIC CONSULTATION

- 4.1 Following this public consultation period, a total of 22 consultation responses were received, eight from individuals and fourteen of which came from agencies/groups; this included one late response from Visit Scotland. Whilst late responses are usually not accepted, given the importance of Visit Scotland's view in respect to this significant proposal, it was considered that the consultation response should be accepted.
- 4.2 From the consultation responses received, it is evident that there is strong support for the proposals contained within the Masterplan, including support from Visit Scotland, Scottish Enterprise, Forest Enterprise Scotland, Scottish Cycling, Tweed Valley Trail Association, Tweed Valley Bike Patrol and AIMUp Ltd; with many contributors offering their views on how to improve the Masterplan. Nevertheless, there are also a number of contributors who do not support the proposals contained within the Masterplan and consider that money would be best spent on repairing existing trails and creating new trails. Many of those who do not support the Masterplan also consider that the potential cabin site will only result in the loss of some high quality trails whilst also resulting in competition for existing accommodation providers within the area.
- 4.3 The main elements of each of the consultation responses are detailed in **Appendix B** along with a response, and officer recommendation. Appendix B also sets out a number of updates to the document. It should be noted that a full version of the consultation responses received in relation to the Glentress Masterplan have been made available in the Members Library. Following comments received the main changes to the

Masterplan consist of:

- Additional wording in relation to landscape planting on page 16.
- Ensuring an acceptable access is maintained for forest users in the event that development takes place 'out of phase' (page 19, section 6.3).
- Consideration of secure bike storage and/or parking within the cabin development (page 25, section 7.31).
- Additional wording to ensure that the proposed development will not be at flood risk and will not increase flood risk elsewhere (page 29, section 8.11).
- Ensuring that the development allows for a rendezvous point for emergency vehicles with associated parking.
- Additional wording to ensure minimal potential for overlooking of neighbouring residential properties (page 13).
- Reconsideration of the trailhead, access and egress to routes and trails (page 15, Figure 14 and page 16).

4.4 A number of minor changes to the SG have also come about as a result of the public consultation, these are:

- Amendment of text in section 8.10 replacing "Environmentally Protected Species" with "European Protected Species and Protected Species".
- Replacement of "Historic Scotland" to "Historic Environment Scotland" in section 8.7.
- Additional text in relation to Figure 16 to read that the cabins should be dispersed through the forest and that consideration is given to neighbouring uses in their design and layout.

4.5 A number of updates have also been incorporated into the finalised SG these relate to a number of corrections: page 15 in relation to Figure 14 and the inclusion of an additional no.6 on the diagram; page 16 in reference to Figures 8 and 9, where previously Figures 7 and 8 had been referenced; page 19 in relation to the omission of text in respect to Development Parcel C; page 29 in relation to paragraph 8.14 Eco-Homes where now this has been replaced with a BREEAM paragraph, and the inclusion of an additional submission requirement in relation to water quality on page 31.

4.6 This report seeks the approval of the SG which will provide an important element of the Council's tourism delivery strategy.

5 IMPLICATIONS

5.1 Financial

There are no substantive cost implications arising for the Council from the recommendations included in this report.

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 finalised SG 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

- (i) 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 Glentress Masterplan process has been subject to environmental appraisal under the terms of the Environmental Assessment (Scotland) Act 2005. An Environmental Report (ER) (refer to **Appendix D**) was prepared alongside the Masterplan, and has been updated following public consultation. 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 Under Part IVA (regulations 85A-85E) of The Conservation (Natural Habitats, &c.) Regulations 1994 as amended, the Glentress Masterplan has also been subject to Habitats Regulations Assessment (HRA). That report set out in **Appendix E** has concluded that the adoption of the Masterplan will result in no adverse impacts upon the integrity of any Natura site. The consultation responses to both the ER and HRA are set out in **Appendix C**. Due to the size of the report, a paper version of Appendices C, D and E has been made available in the Members Library.

5.6 **Carbon Management – Climate Change (Scotland) Act 2009**

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

5.7 **Rural Proofing**

It is anticipated there will be a neutral impact on the rural environment from the Supplementary Guidance.

5.8 **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 Chief Officer Audit and Risk, the Chief Officer Human Resources and the Clerk to the Council are being consulted and any comments received have been incorporated in the final report.
- 6.2 The Chief Officer Economic Development has also been consulted.

Approved by

Brian Frater
Service Director Regulatory Services

Signature

Author(s)

Name	Designation and Contact Number
Trish Connolly	Planning Officer (Plans and Research)

Background Papers: None

Previous Minute Reference: Planning and Building Standards, 3 August 2015

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

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

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Appendix A: Supplementary Guidance: Glentress Masterplan

Scottish Borders Local Development Plan

Supplementary Guidance

Glentress Masterplan

February 2016

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

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Alternative Format/Language Paragraph

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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.

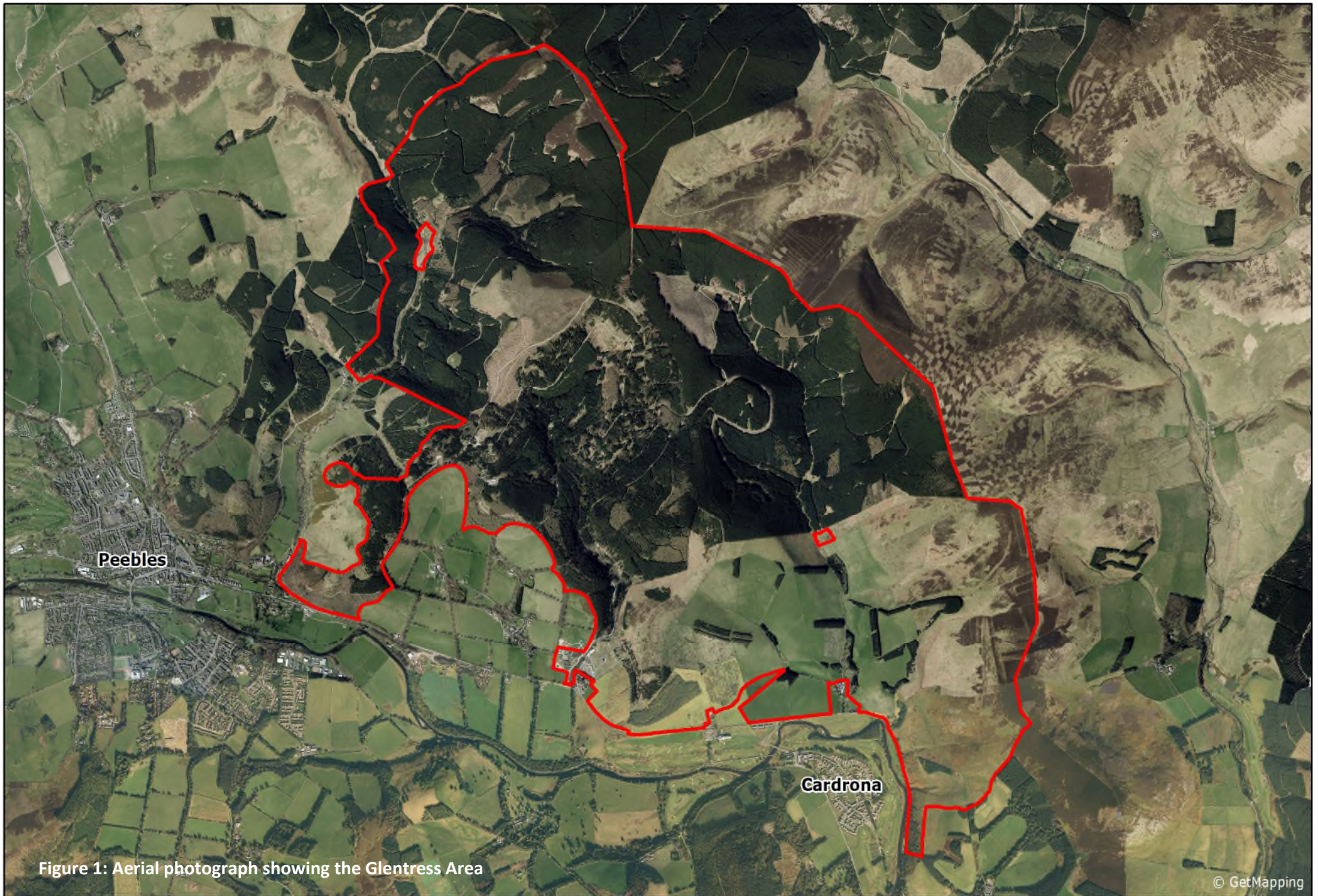


Figure 1: Aerial photograph showing the Glentress Area

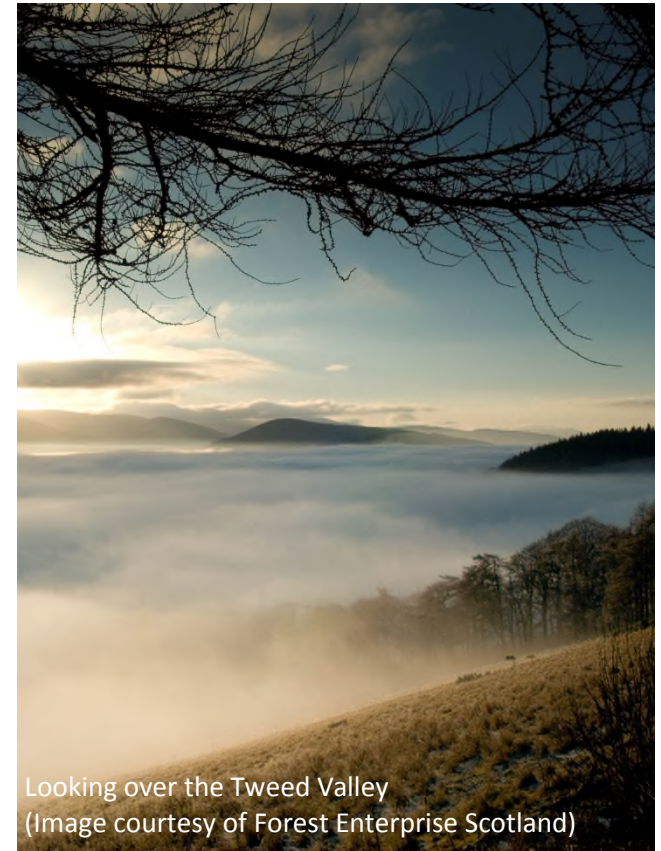
2.0 Policy Framework

- 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

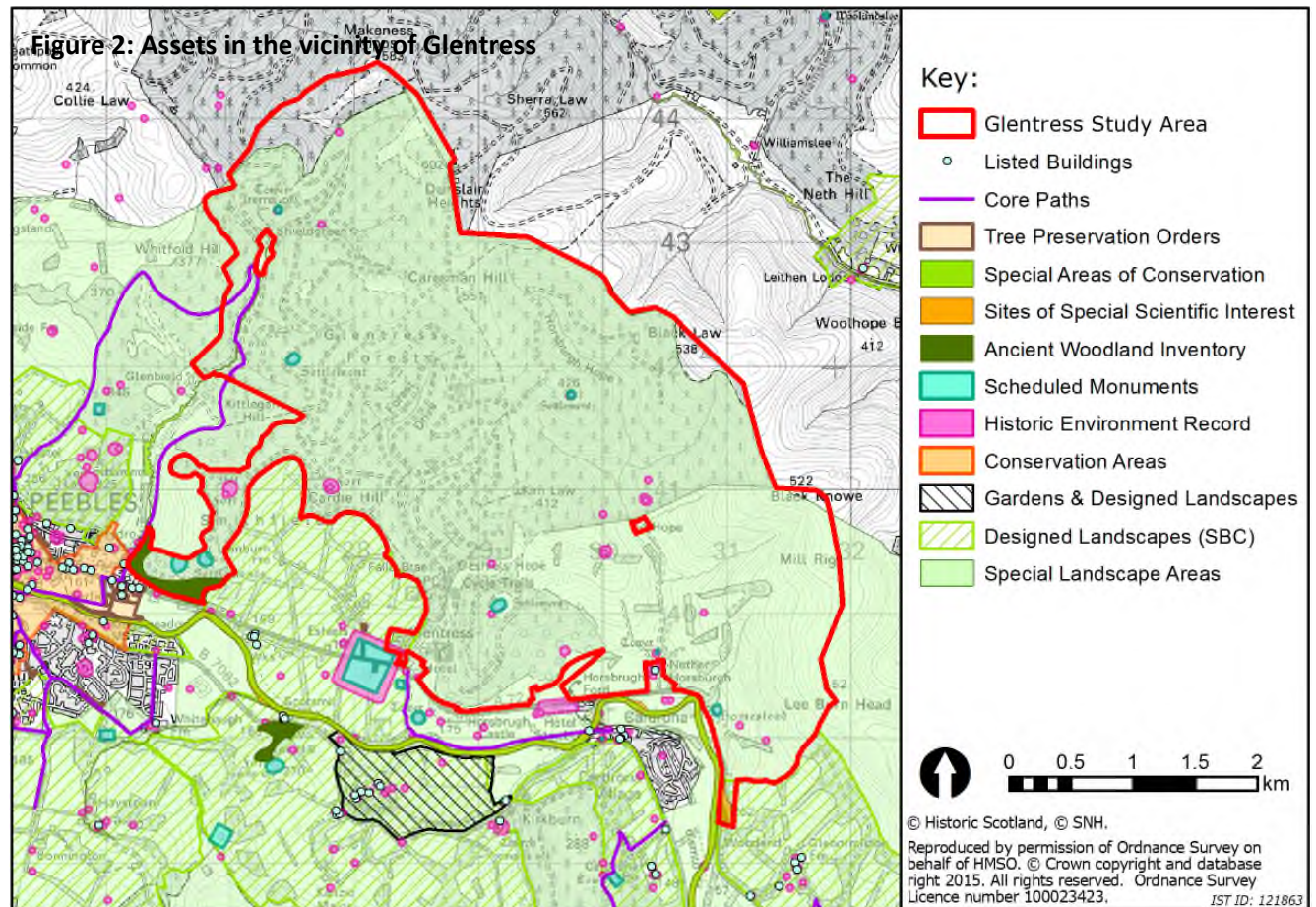
- 3.1 Glentress sits within the valley of the River Tweed and almost midway between the settlements of Peebles and Cardrona.
- 3.2 The Glentress area benefits from extensive views particularly to the south but also to the west. The area itself and its hinterland is of high amenity value with significant 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

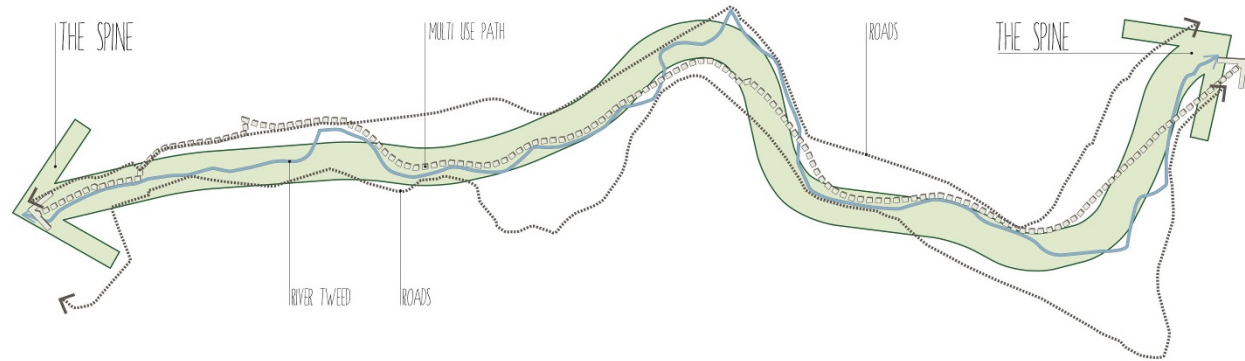
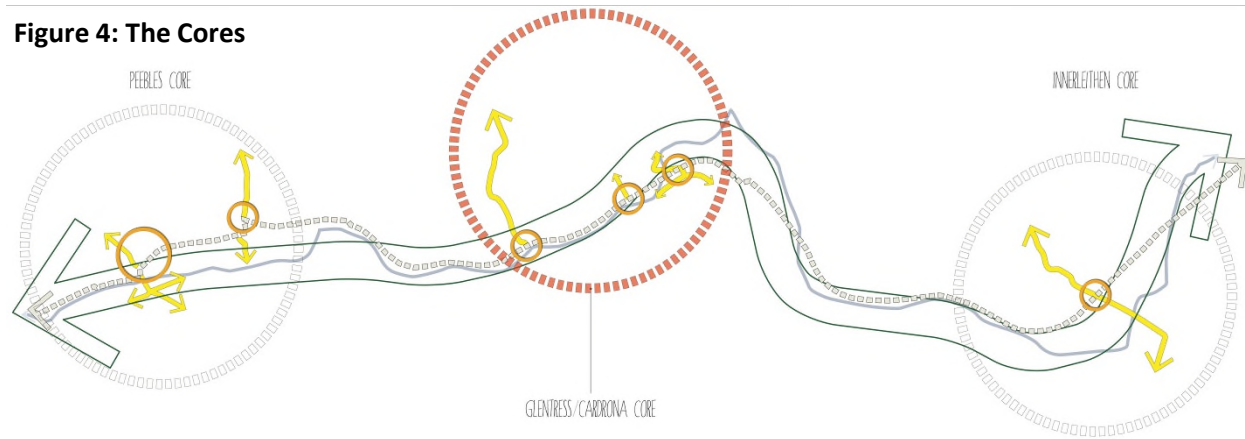


Figure 4: The Cores



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

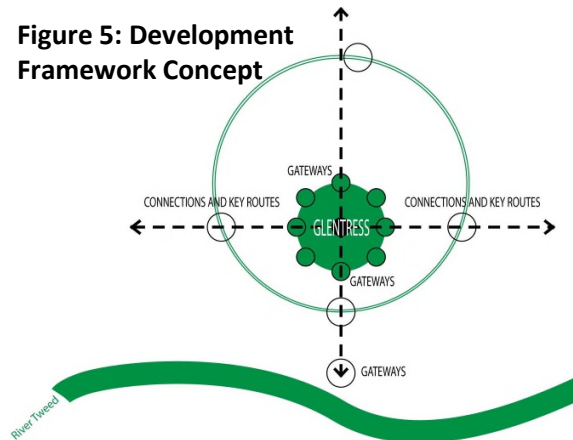
assets within Glentress Forest as well as those located within the Tweed Valley will be key to the future success of Glentress.

- 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

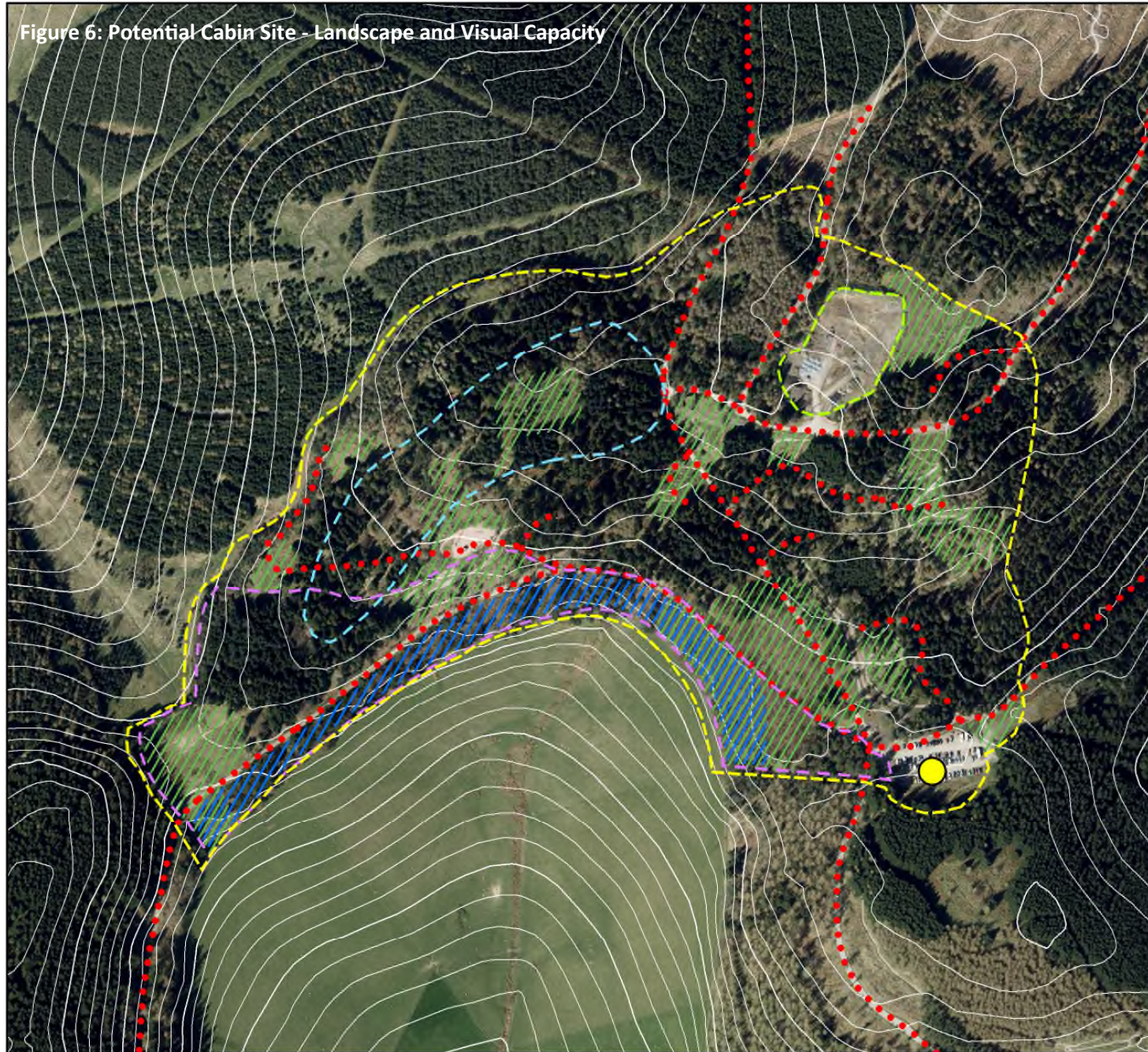
high visual sensitivity which were noted from the survey work, and within these areas built development must not take place. Furthermore, areas for landscape enhancement in the form of additional areas of supplementary planting and an area which requires further enhancement of planting have also been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


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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.
- 

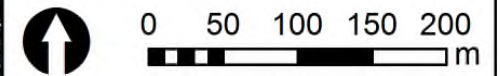
Buzards Nest.
- 

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.



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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

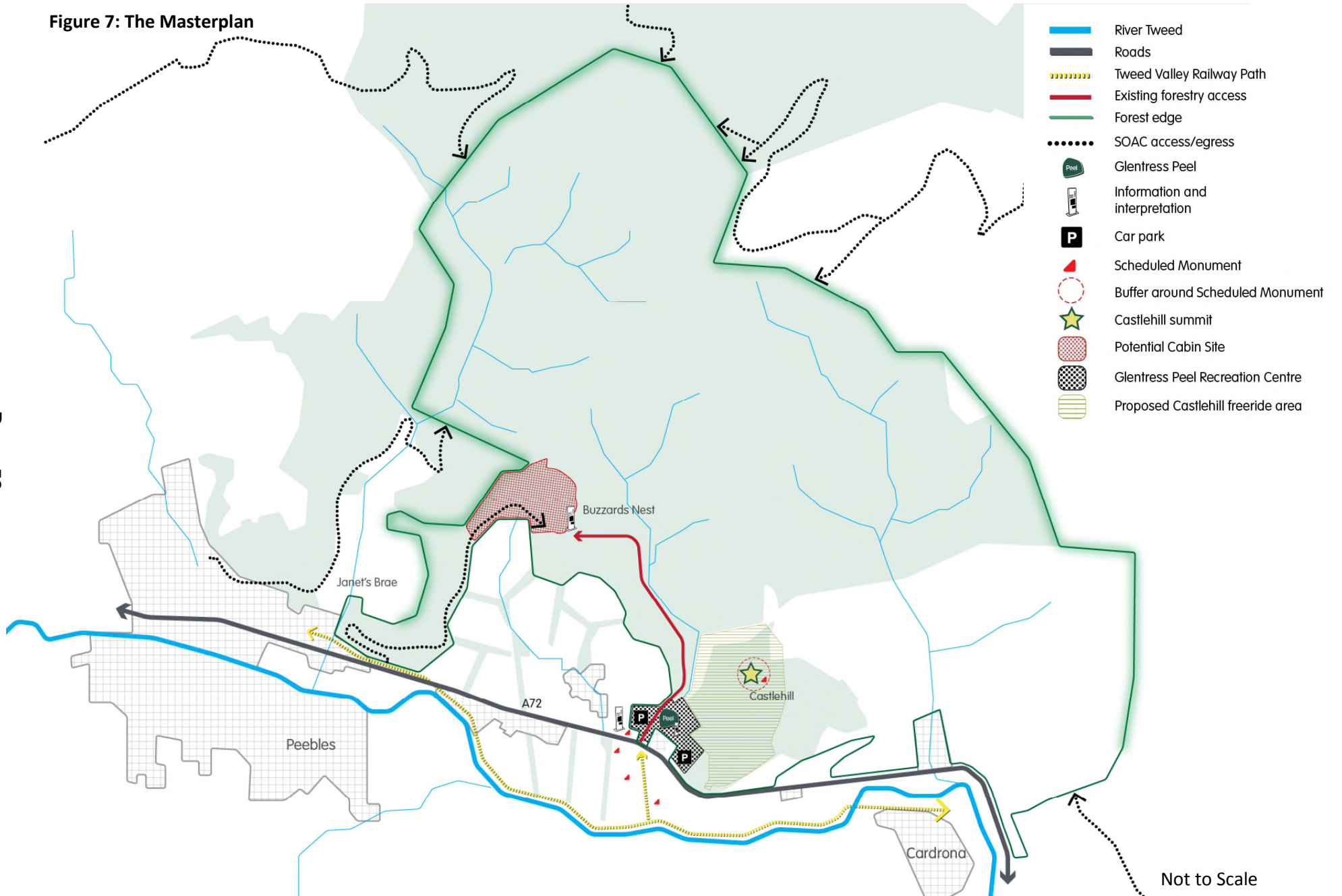


Figure 8: Development Blocks - Glentress Peel & Activity Areas



Development Block A - Glentress Peel

Location of new development at Glentress to support the existing Glentress Peel and create an enhanced recreation centre. The recreation centre should also allow for a rendezvous point for emergency services with associated emergency vehicle parking

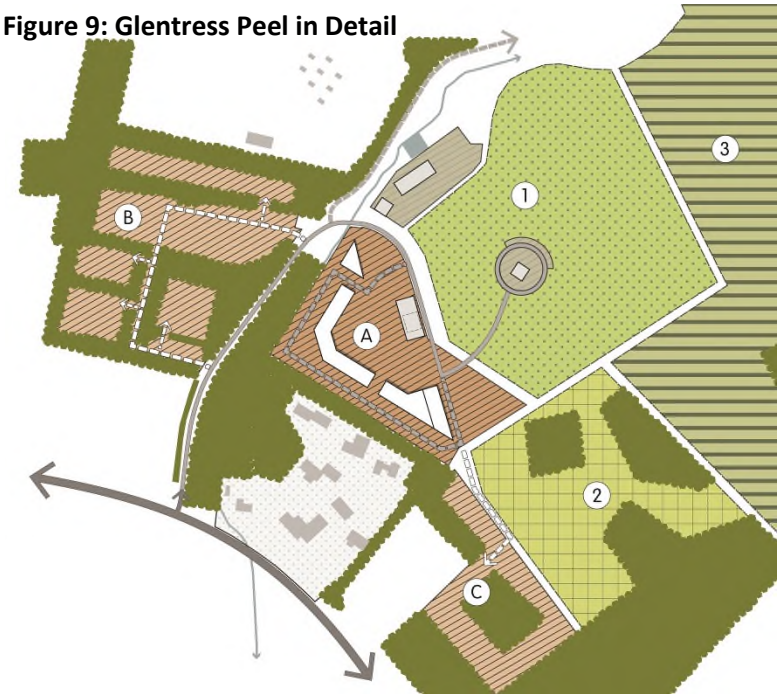
Development Block B - Car Park

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 and minimize potential for overlooking of neighbouring residential properties.

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

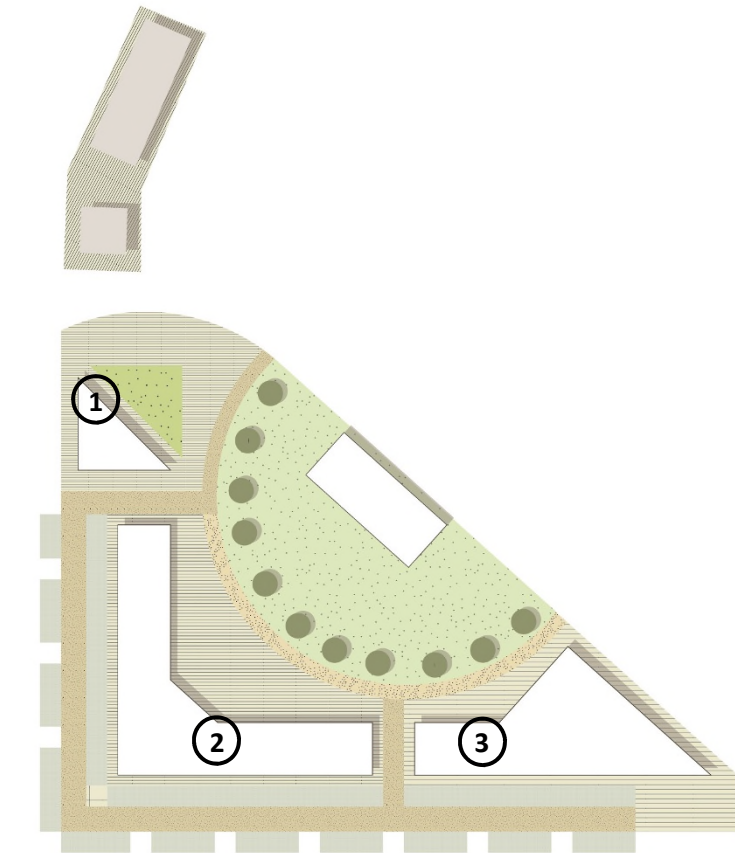
Stand alone area for free ride mountain bike skills area for more advanced mountain bikers. The area around the Castle Hill Scheduled Monument will require safeguarding.

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

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① Arrival Building

② Main Building

③ Activity Building

Figure 10: Glentress Peel Plan

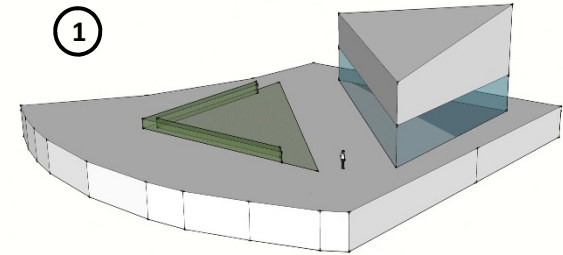


Figure 11: Arrival Building

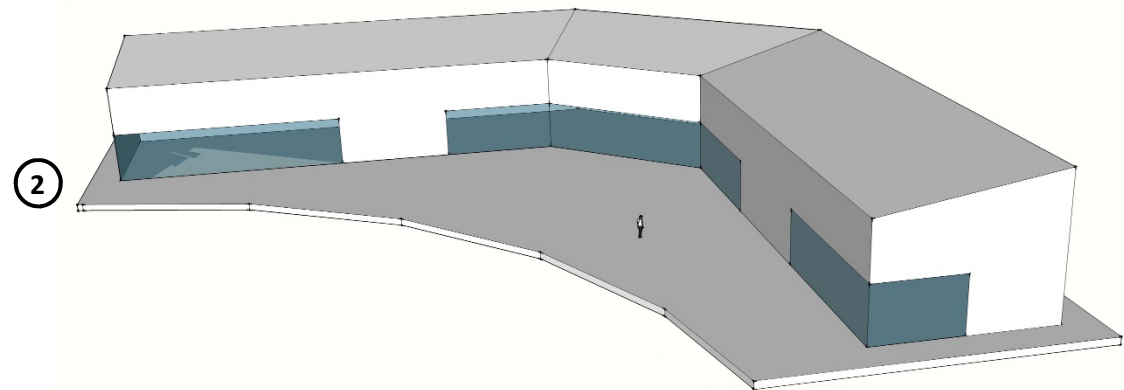


Figure 12: Main Building

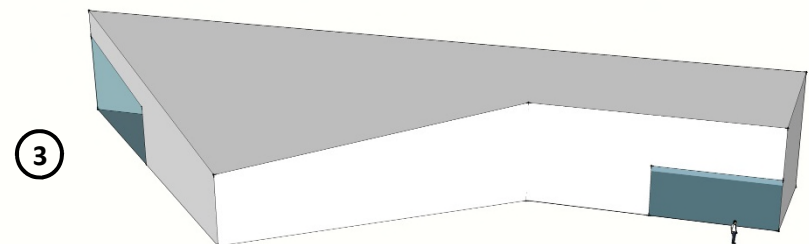


Figure 13: Activity Building

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 8 and 9).

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. Proposed planting should reflect the landscape character at this location and its transitional nature from the upland landscape that is dominated by large-scale

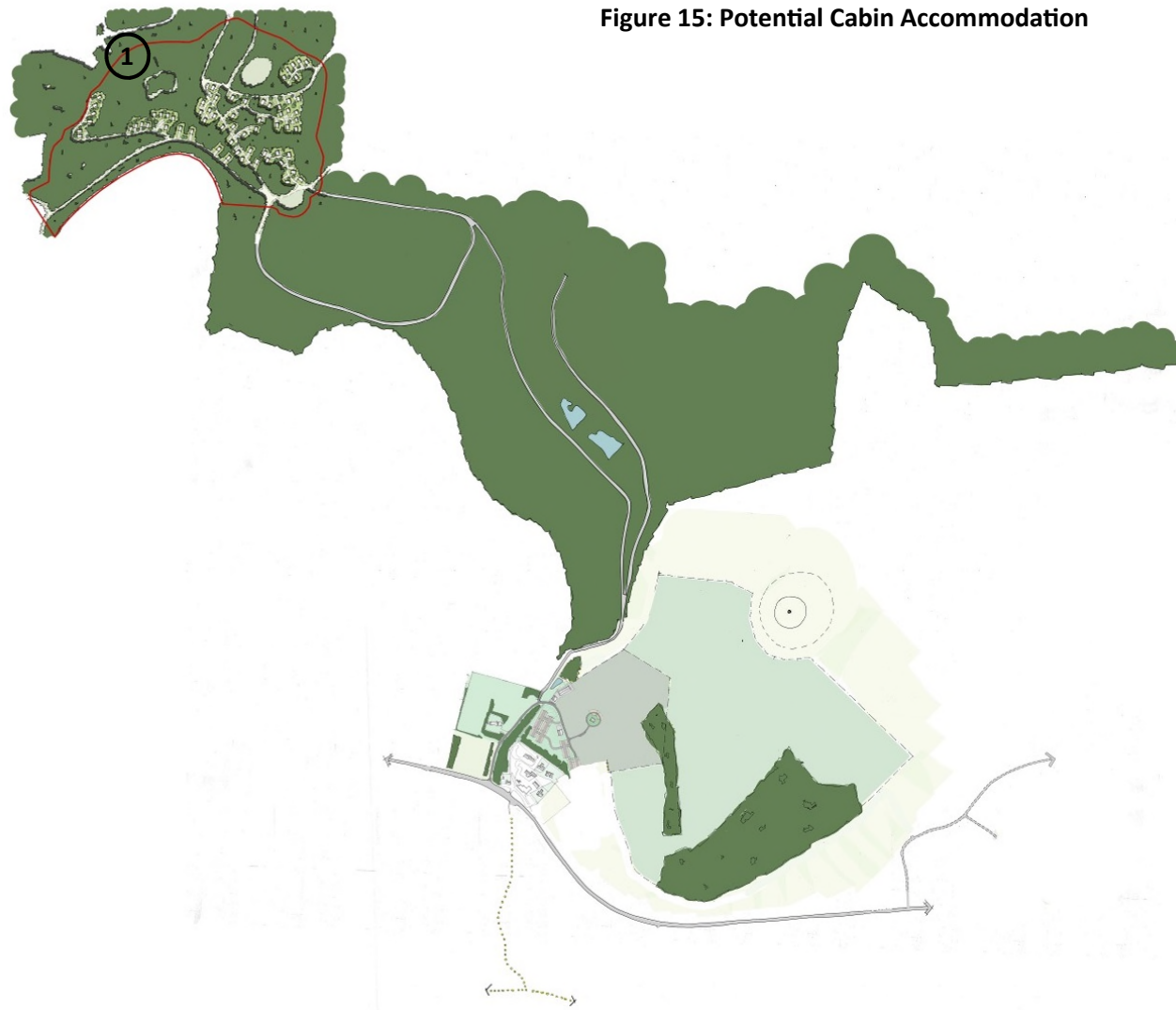
predominantly conifer woodland commercial forestry to the River Tweed corridor with its predominately broadleaf riparian woodland, field boundary trees and hedgerows.

9 The Trailhead - Access and Egress to Routes and Trails

At present the trailhead is located at the existing Gateway Building, although it may remain at that location it is considered that further investigation and design work should be undertaken to confirm its exact future location. That work should also consider access and egress to routes and trails. It will also be necessary to ensure that conflict with neighbouring uses is avoided.

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 'KITTELEAIRY'

- 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.

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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. In the event that development takes place ‘out of phase’, it will be important to ensure that an acceptable access is maintained for users of the forest.

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**

Development Parcel C - Potential Car Park Extension

6.6 It is anticipated that should additional car parking be required, development parcel C - the potential car park extension can come forward at any time.

Other Road Infrastructure

6.7 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

6.8 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

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

6.10 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.

6.11 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.

6.12 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

Figure 17: Indicative Phasing of Proposed Development



no conflict with the Castle Hill Scheduled Monument.

Forest Cabins

6.13 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.

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.

- Secure bike storage and/or parking should be considered within the cabin development.

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.

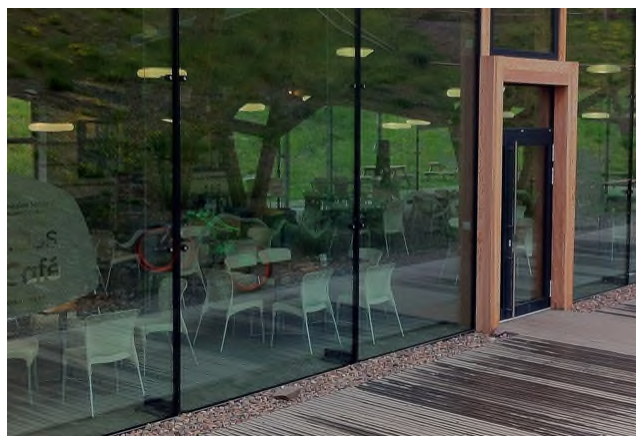
Planning Conditions

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 Environment 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 Environment Scotland is advised.

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 European Protected Species and 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, further information must be provided showing that the proposals will

not be at flood risk and will not increase flood risk elsewhere. This information may be in the form of a Flood Risk Assessment.

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.

BREEAM

8.14 A BREEAM (Building Research Establishment’s Environmental Assessment Method) 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 by contacting the BREEAM office. <http://www.breeam.com/>

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 the Council’s Waste Management team.

Water Quality

8.17 Scottish Water has confirmed that the proposed development is located upstream of Borehole assets located near Innerlethen. The proposed development will require appropriate water quality and quantity protection measures.

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 EP4: National Scenic Areas
- Policy EP5: Special Landscape Areas
- Policy EP8: Archaeology
- Policy EP12: Green Networks
- Policy EP13: Trees, Woodlands and Hedgerows
- Policy IS1: Public Infrastructure and Local Service Provision
- Policy IS7: Parking Provision and Standards
- Policy IS8: Flooding
- 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
- Flooding
- 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?

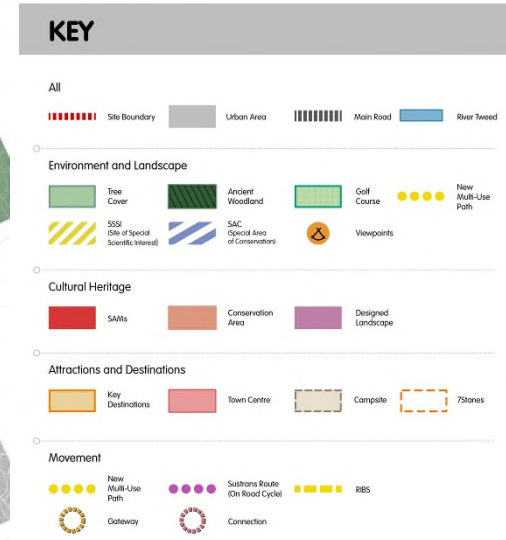
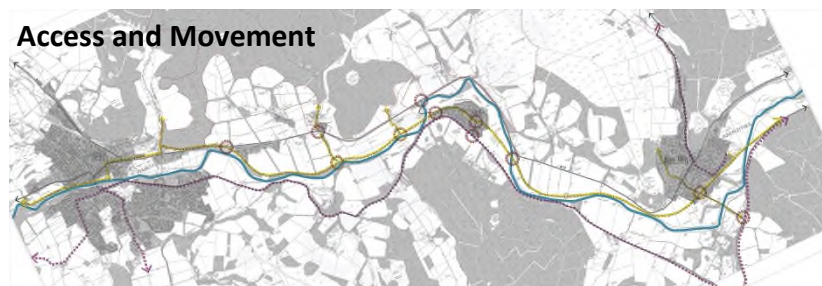
- How do you travel to Glentress / Tweed Valley?
 - Bike
 - Car / van
 - Bus
 - Train
 - Other
- Any other comments?



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

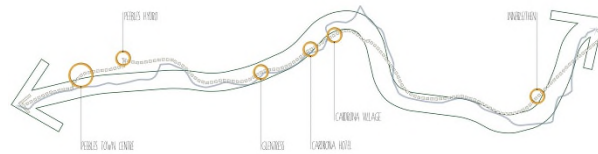


Appendix 4: Concepts from Valley Strategy

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

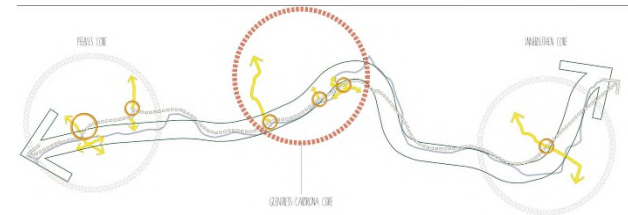


Adding a third and very important dimension to the concept of the Spine and Nodes is that of the Ribs.

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

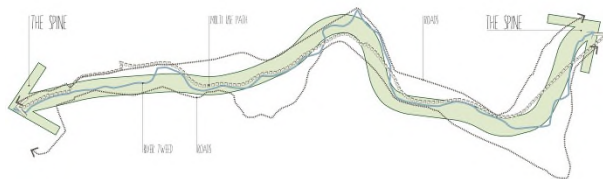


Sensitive and sustainable development could then be considered in Core areas. Logically, these could be focused around areas of existing development and comprise of:

- 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.

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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 Environmental Assessment Method (BREEAM) is a sustainability rating scheme for the built environment. It evaluates the procurement, design, construction and operation of development against targets and benchmarks. Assessments are carried out by independent, licensed assessors and developments rated and certified on a scale of Pass, Good, Very Good, Excellent and Outstanding.

The categories covered are:

- Management
- Health and wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land use
- Pollution
- Innovation

Developments will be expected to achieve the rating of “Excellent”. The 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 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 by contacting the BREEAM office. <http://www.breeam.com/>

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*
- d) The protection of built and cultural resources*
- 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*
- h) The minimisation of light pollution ..."*

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. Planning applications must demonstrate that the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low or zero carbon technology, ...”

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.*

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.

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%
	Wind turbine(s)	Up to 50%
Individual dwelling	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'.

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'.

Affordable housing

The requirement for affordable housing should be met in line with LDP Policy HD1 'Affordable Housing and Special Needs Housing' and the SPG/SG on Affordable Housing. The proportion of affordable housing to be provided will be in accordance with the present policy and depends on what housing market area a specific site is included in. Affordable housing units are likely to be required on site and should be designed to integrate with other houses on the site.

The current levels of contributions are included in the table below.

Housing Market Area	Affordable Housing Requirement (%)
Berwickshire	25
Central Borders	25
Northern	25
Southern	25

Some sites in the LDP will be located close to or in Conservation Areas or close to Listed Buildings. For new development not to have a negative impact on the built heritage, the Council has outlined its policies in EP7 'Listed Buildings' and EP9 'Conservation Areas'. Other relevant policy documents are Historic Scotland's Scottish Historic Environment Policy (SHEP) and the guidance notes series – 'Managing Change in the Historic Environment'.

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.

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.

Appendix B Matrix of Consultation Responses Received on Draft Masterplan

Note: Consultation responses have been summarised, however a full copy of each response has been made available in the Members Library. This document does not include comments in relation to the Environmental Report or the Habitats Regulations Appraisal.

Consultee	Comment	Response	Recommendation
Architecture & Design Scotland	We are not currently able to respond routinely to consultations on supplementary guidance, however we would be very happy to discuss with you how we might help in developing policy into delivery.	Comments noted.	No change.
sportScotland	sportscotland recognises the role of Glentress Forest as one of 8 forests in the Tweed Valley Forest Park; with Glentress forming a key component in the Scottish Borders' tourism offer, and being one of the UK's premier mountain biking venues. We note that early consultation was undertaken leading the creation of the draft masterplan. We would expect further consultation as design progresses of the various elements, and we would strongly encourage any such consultation to include communities of interest (e.g. sports groups, relevant Governing Bodies etc.) as well as geographic communities – with this being in accord with the definition of 'community' as set out in Scottish Planning Policy. In relation to any new mountain bike trails; sportscotland would draw attention to and encourage the following of recently published guidance including design guidance, which is available at: http://www.sportscotland.org.uk/resources/facilities/oudoors/guide-to-project-development-for-mountain-bike-trails-and-training-facilities/ sportscotland notified the SSA (Scottish Sport Association) of the draft	Comments noted. It should be noted that further consultation will be undertaken by Forest Enterprise Scotland (FES) at the detailed design stage. In addition, consultation would also take place as part of the planning application process. It should be noted that the Forestry Commission were instrumental in the initiation and development of the initial draft of the guidance and are therefore fully engaged in the implementation of best practice. Moving forward and as more detail designs progress for the mountain bike trails, regard will be paid to the Sportscotland Guide. FES intend to retain the wider 7stones mountain bike trail network in the current locations although there will be alterations to trails, including access/egress in and around the Buzzard's Nest car park and the proposed cabin site. In addition, it should be noted that the Masterplan already attempts to	No change.

	<p>masterplan. Feedback from this exercise is summarised below: Redevelopment would provide an ideal opportunity to establish a permanent orienteering course and it is recommended that this is considered. There isn't much attention of access relative to outdoor sports; it may be helpful to draw out more reference to the Outdoor Access Code for all users. Related to this; consideration may need to be given at a later stage to potential conflicts between mountain biking and holiday-makers (e.g. from proposed cabins) on paths. It is assumed that all existing mountain biking routes and descents will stay intact – can this be confirmed?</p>	<p>prevent/reduce areas of conflict between all users such as bikers, pedestrians and vehicles.</p>	
<p>Scottish Natural Heritage</p>	<p>We welcome the inclusion of natural features in 'Opportunities'; this recognises the positive role which natural heritage assets can play in development as well as the constraints that may apply. The draft supplementary guidance states at paragraph 4.12 that proposals should consider the issue of safety, remedying this while also supporting the access from the A72 as a key gateway.</p> <p>We agree with the development principles set out at paragraph 4.25 but suggest that further consideration should be given to "<i>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</i>". It is not clear whether this external visibility is dependent on landform or intervening tree cover and therefore likely to change due to harvesting or other events.</p>	<p>Comments noted.</p> <p>Comments noted. It should be noted that the Glentress Forest is a Continuous Cover Forest. In addition it should also be noted that paragraph 4.26 states that "<i>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</i></p>	<p>No change.</p> <p>No change.</p>

	<p>Development vision - Existing and proposed development at Glentress is clearly directed by the natural characteristics of the site; we welcome this approach and agree that the creation of a high quality place is more likely as a result. While the masterplan must be iterative, we agree that it should provide a robust basis from which detailed proposals can be developed.</p> <p>The detail provided in <i>'Figure 9: Glentress Peel in Detail'</i> includes additional planting which is identified as a requirement to soften the edges of the development. In this area, the site occupies a position which moves from an upland landscape, currently dominated by commercial forestry to the more settled River Tweed corridor with its riparian woodland and field boundary trees and hedgerows. The requirements for additional planting in this area should reflect the transitional nature of the existing woodland. Therefore, while we agree with item 8 (page 16) of the masterplan for Glentress Peel, we recommend that the nature of the <i>"forest setting"</i> referred to here is clarified.</p>	<p><i>development and layout proposals from key viewpoints to be agreed with the Council"</i>. This is also confirmed within the section on Submission Requirements.</p> <p>Comments noted.</p> <p>Comment accepted. It is considered that additional text could be inserted within the Masterplan to deal with this issue.</p>	<p>No change.</p> <p>Amend text in relation to Landscape on page 16 to include: <i>"Proposed planting should reflect the landscape character at this location and its transitional nature from the upland landscape that is dominated by large-scale predominantly conifer woodland commercial forestry to the River Tweed corridor with its predominately broadleaf riparian woodland, field boundary trees and</i></p>
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	<p>The cabin site masterplan on page 18 includes two points which may be contradictory – <i>“Cabins orientated to take advantage of discreet forest setting, south and westerly aspect, and where possible views across the valley”</i> and <i>“Cabins should be located where they are not detrimental to the scenic qualities and visual amenity of the Tweed Valley”</i>. Our understanding is that visibility of the cabin site is more likely from points to the south of the River Tweed, including the B7062 and paths within the nearby Cardrona forest. These issues may be addressed by the Layout requirements set out in paragraph 7.31 and, as required by the masterplan, this detailed design should be informed by further LVIA.</p> <p>Phasing - This section of the masterplan notes that while it is desirable for the proposed development to start with the arrival building and move east, demand may lead to other parcels coming forward first. As the site involves a significant amount of movement by people on bikes and on foot, any development ‘out of phase’ which may affect these uses should ensure that suitable, convenient alternatives are in place. Provision of recreational activity within a working forest means this type of measure may be implicit in the management of the existing development but we nevertheless recommend it is clearly set out in the supplementary guidance.</p>	<p>Comments noted. It should be noted that Figure 16 provides a suggestion of how the potential cabin site could be developed. Due to the expanse of the potential site – in excess of 25 ha, there is the possibility of locating cabins in various parts of the site where they could benefit from quite different outlooks/aspects. It should also be noted that the detailed design and layout of the cabins will require to be informed by a Landscape and Visual Impact Assessment and as noted above this is confirmed within the Submission Requirements.</p> <p>Comment accepted. It is considered that this is potentially an acceptable issue to be included within the Masterplan.</p>	<p><i>hedgerows.”</i></p> <p>No change.</p> <p>Amend text in paragraph 6.3 to include: <i>“In the event that development takes place ‘out of phase’, it will be important to ensure that an acceptable access is maintained for users of the forest.”</i></p>
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	<p>Layout of buildings and landscape design - This section of the supplementary guidance includes some discussion of car parking and how this should be delivered at the cabin site (page 25). As the cabins are likely to be used for cycle tourism, it would be useful for the supplementary guidance to set principles for secure bicycle storage/parking at the cabin site.</p> <p>Submission requirements - Paragraph 8.10, which deals with biodiversity survey requirements, includes reference to surveys for “<i>Environmentally Protected Species</i>”. We recommend that this is changed to align with terms used in policies EP1 and EP2 of the Scottish Borders proposed LDP which refer to European protected species (EPS) and protected species respectively.</p>	<p>Comment noted. It is considered acceptable to include the requirement for bike storage/parking to be considered within the potential cabin site.</p> <p>Comment accepted. Amend relevant submission requirement.</p>	<p>Amend text in section 7.31 to include an additional bullet point: <i>“Secure bike storage and/or parking should be considered within the cabin development.”</i></p> <p>Amend text in section 8.10, replace “Environmentally Protected Species” with <i>“European Protected Species and Protected Species”</i>.</p>
<p>Gregor Brearley, Dawn Derbyshire, Mark Lister, Stephen Davies</p>	<p>The contributor comments on the content of the Masterplan in respect to its purpose and its proposals and its outcomes. (Mark Lister)</p> <p>The contributor disbelieves the numbers of visitors stated within the document. (Gregor Brearley)</p>	<p>Comments noted. The document notes that the Masterplan has been guided by previous work carried out by Forest Enterprise Scotland and Barton Wilmore which focused on Glentress and the areas surrounding Glentress, along with the production of a Valley Strategy and a Development Framework. The Masterplan however deals only with Glentress and how it can work towards achieving some of the issues raised within the Valley Strategy and the Development Framework.</p> <p>Comment noted. However, it should be noted that Forest Enterprise Scotland</p>	<p>No change.</p> <p>No change.</p>

	<p>The contributors do not support the proposed new Glentress Recreation Centre, they consider the trails and the development of new ones to be more important. The proposals will dumb down Glentress as a mountain bike centre. It is no longer the No.1 destination in the UK due to the state of the trails and lack of maintenance. Certain sections of trails have been closed and never re-opened. There is no need for a welcome centre, an indoor centre, or even shops as this will discourage visitors to visiting retail outlets in Peebles or Innerleithen. It is considered that the existing buildings have not been particularly well planned or used. However, the space behind the toilets/shower block could be better utilised. It is considered that the proposed development at the bottom of the hill will create a totally different feel. A skills area and free ride area might encourage more families to visit but it should not do so at the expense of what is currently available at the buzzards nest. If we do not look at the bigger picture the Borders economy will suffer. Is there no way that funding can be harnessed to provide more of what is wanted? The lack of upkeep has resulted in some visitors choosing to ride in other areas of the Tweed Valley. (Dawn Derbyshire, Gregor Brearley)</p>	<p>regularly has visitor numbers monitored independently, and the numbers included in the document have come from these surveys.</p> <p>Comments noted. It should be noted that the proposed development is supported by a number of agencies and groups including Scottish Cycling who consider Glentress to be the UK's premiere centre for mountain biking. In addition, the Masterplan is a high level document, and whilst the proposals and layout contained within the document are indicative, it is considered that the proposed new buildings will assist in strengthening the Glentress visitor proposition. In addition, it should be noted that it is intended that any retail facility at Glentress would complement the tourist offering. Section 8.9 of the Masterplan notes that any application will be required to provide justification for any retail / commercial development on the site, in addition planning conditions could be used to limit any further type of retail which would take away from neighbouring towns. Furthermore it is considered that the relocation of the skills and free ride areas will act as a benefit to Glentress, in that respect it is noted that Scottish Cycling consider that with the ability to create a 'scene' around the recreation centre would</p>	<p>No change.</p>
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	<p>The contributors do not consider that there is a shortage of accommodation and question where is the market research and question if this shortage of accommodation is really why people do not stay longer. It is considered that the area has some of the lowest occupancy rates in Scotland with exception on a few weekends when events are occurring. The shortage of beds is not a limiting factor at present. Rather it will increase competition between new and existing providers which will result in driving down the REVPAR [Revenue per available room] and put the Forestry Commission in competition with existing providers. (Mark Lister, Stephen Davies)</p> <p>Two other contributors state that they do not support the development of the proposed cabin site as it will impact on other local providers and due to their location it is more likely that visitors will not venture</p>	<p>also see the sport continue to grow. It is acknowledged that there is a need to ensure in respect to maintenance of trails that sustainable funding sources are available. As a public sector agency, Forest Enterprise Scotland is continually under increased pressure in relation to funding. In that respect the proposed development will attract private investment that will support the development and maintenance of trails at Glentress. Paragraph 5.2 of the Masterplan notes that there will be a <i>“particular focus on improving, extending and diversifying the activity...”</i></p> <p>Comments noted. Firstly it is noted that Visit Scotland, Scottish Enterprise and Cycling Scotland supports the Glentress Masterplan. A Visitor Survey 2011/12 undertaken by Visit Scotland identified that an investment opportunity exists around investing in new accommodation provision including quality self-catering accommodation, which could attract new visitors to Scotland. It should be noted that Visit Scotland have also published the first <i>‘Tourism Development Framework for Scotland...role of the planning system in delivering the visitor economy’</i>. That document and its associated report – <i>‘Ambitions and Aspirations: Our Development Opportunities’</i> identifies that</p>	<p>No change.</p>
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	<p>into our towns. Furthermore, it appears that the Masterplan is targeting a minority group of people who are likely to reduce in numbers as there is not enough investment in the upkeep of the trail network. The cabin site would also result in the loss of a number of trail sections, the skills area and the free ride area. Rebuilding at the bottom of the hill is a waste of money. People like the facility to drive up the hill if the wish and coaches use this as a starting point. It is suggested that a new access road could be built for lorries on recently purchased land. What about access to the cabin site and the potential disruption to the forest.(Dawn Derbyshire, Gregor Brearley)</p> <p>People come on activity holidays primarily for the activity and so the activity i.e. mountain biking and its quality is paramount. Therefore the proposed cabin site is not a good location as it will result in the loss of a number of trails, therefore the contributor does not believe that this will encourage visitors from elsewhere. It appears that the trails as both an opportunity and constraint, have not been properly understood. They are the resource that attracts a lot of visitors, and therefore must be maintained and developed. There appears to be no provision for this in the masterplan. The trails to be closed by the development of cabins are not isolated trails that can simply be moved elsewhere. They are part of a well-designed, integral network of trails, offering different options for people to plan their ride. A major part of the attraction of the Glentress trails is that one can string together different sections in a variety of ways.</p>	<p>there are development priorities in relation to accommodation in the Scottish Borders and that there are opportunities for the provision of new self-catering accommodation, in addition there are ongoing opportunities for investment in accommodation which promotes forest tourism and supports the wider activities market. The Tweed Valley Forest Park is identified as the main opportunity. It should be noted that the Masterplan is a high level document, and whilst the proposals and layout contained within the document are indicative further detailed work is required to determine the exact location of each of the cabins and the implications on the existing bike trails. It is noted that Forest Enterprise Scotland (FES) intend to retain the wider 7stanes mountain bike trail network in the current locations although there will be alterations to trails, including access/egress in and around the Buzzard's Nest car park and the proposed cabin site. It is considered that the relocation of the skills and free ride areas and the proposed new trails will act as a benefit to Glentress. It is the intention that the proposed development will attract private investment that will support the development and maintenance of trails at Glentress. As a public sector agency, FES is continually under increased pressure in relation to funding. In that respect the</p>	
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	<p>This marks it out from most other trail centres, and makes it a much more interesting and varied place to ride. Focus should be placed on creating new trails to attract more people to the area. (Mark Lister)</p>	<p>proposed development will attract private investment that will support the development and maintenance of trails at Glentress. Paragraph 5.2 of the Masterplan notes that there will be a “<i>particular focus on improving, extending and diversifying the activity...</i>” It should be noted that the Masterplan notes in paragraph 4.20 that an alternative main forestry operations access is proposed south west of Nether Horsburgh Farmhouse. It is therefore considered that the proposed new cabin accommodation can be supported.</p>	
<p>Chris and Kate Ball</p>	<p>The contributors express concern at the lack of consultation and information to neighbouring residents.</p>	<p>Comments noted. In respect to public consultation, it should be noted that Forest Enterprise Scotland (FES) carried out a separate consultation in advance of the preparation of the Masterplan. That consultation included stakeholder and community workshops, questionnaire as well as public events at Glentress Peel. Appendix 2 of the Masterplan document provides additional information. It is also the intention of FES to undertake further consultation at the detailed design stage in advance of the submission of any application. The Glentress Masterplan itself was also subject to a 12 week consultation period. It is also noted that any planning application submitted in respect to the proposed development would also provide the opportunity for the public to input their</p>	<p>No change.</p>

	<p>There is uncertainty in terms of the business case for the new development. Has the development so far, such as the café seen a justified increase in visitor numbers or improved the visitor experience. Glentress is seen as a dated venue with little or no trail development and maintenance in the last decade. Investment should be in the mountain riding and hill walking routes and trails.</p> <p>The contributor notes a number of issues/problems in respect to Glentress as it is currently set out and considers that these issues should be dealt with in advance of any new development.</p>	<p>views. However, it is the intention of FES to carry out further consultation in respect to the detailed design and layout in advance of the submission of an application.</p> <p>Comments noted. Visit Scotland supports the Glentress Masterplan. It is noted that the Glentress proposal has been included within the 'Aspirations and Ambitions – Our Development Opportunities' produced by Visit Scotland. In addition the proposed development will attract private investment that will support the development and maintenance of trails at Glentress.</p> <p>Comments noted. It is considered that the Masterplan will assist in re-arranging the layout of Glentress and will therefore assist in overcoming many of the issues raised by the contributor. Furthermore, investment from the new proposals will assist in improving signage and interpretation for visitors to Glentress. FES intend to retain the wider 7stanes mountain bike trail network in the current locations although there will be alterations to trails, including access / egress in and around the Buzzard's Nest car park and the proposed cabin site. New routes will also be created, and will include a mixture of Multi-Use (green) routes and blue trails in the vicinity of Castlehill, thereby reducing the need for</p>	<p>No change.</p> <p>No change.</p>
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	<p>The contributor makes a number of comments in relation to the Draft Masterplan, these relate to:</p> <ul style="list-style-type: none"> • Existing buildings – café and Peel Tower • Car parking including overflow, previous investment and potential future impact on neighbours • Trails, routes, free ride area and safety • Location of trail head • Presence of wildlife • Lack of central hub • New buildings and impact on neighbouring residents. 	<p>beginners to travel up the hill.</p> <p>Comments noted. The Masterplan is indicative, and additional detailed design along with further work such as ecology studies will be required before the final layout can come forward in the form of a planning application. However it is considered that the indicative layout does represent a significant improvement in the flow and workings of the site incorporating the existing buildings including the café so as to bring about a reconfiguration of Glentress Peel as a recreation centre. It should be noted that section 4.15 of the Masterplan states that the location of the recreation centre was identified following an assessment of the landscape, access to services and utilities as well as through early consultation. That said; further improvements may come forward as a result of the additional work yet to be carried out. It should be noted that Local Development Plan Policy EP3 Local Biodiversity would also apply in the consideration of any planning application. In addition, many of the proposed new buildings at the recreation centre will sit at a lower level than the Peel Tower Building, new planting will also be undertaken onsite to assist in screening. In respect to issues regarding residential amenity, Local</p>	<p>Additional wording to be inserted in relation to Figure 8: Development Blocks – Development Block C Potential Car Park Extension – “Area provided for low engineered overflow car park solution. Structural planting required to reduce visual impact <i>and minimise potential for overlooking of neighbouring residential properties</i>”.</p> <p>Remove 2 x no.9 from Figure 14, and place a no.9 in the vicinity of the existing gateway building. Replace the first paragraph in relation to the Trailhead on page 16 to read: <i>“At present the trailhead is located at the existing Gateway Building, although it may remain at that location it is</i></p>
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		<p>Development Plan policy HD3 Protection of Residential Amenity would apply in relation to any application that would be located adjacent to residential properties. However, it is considered that it would be appropriate to amend the Masterplan specifically as it relates to Figure 8 and the requirement for additional structural planting. In respect to comments regarding the trailhead, it should be noted that it was intended that the trailhead would be located at the existing gateway building, and that a new egress point would be located to the south east of the recreation centre. However, in light of comments submitted by the contributor it is now considered that the Masterplan should allow for a more flexible approach in this matter, allowing for further design and investigation work to be undertaken. As noted above it is the intention of Forest Enterprise Scotland to carry out further consultation in respect to the detailed design and layout in advance of the submission of an application.</p>	<p><i>considered that further investigation and design work should be undertaken to confirm its exact future location. That work should also consider access and egress to routes and trails. It will also be necessary to ensure that conflict with neighbouring uses is avoided.</i></p>
<p>Historic Environment Scotland (Scottish Government)</p>	<p>For information, the reference to Historic Scotland at paragraph 8.7 should be removed, and replaced with Historic Environment Scotland.</p> <p>There are a number of scheduled monuments both within and adjacent to the masterplan boundary. Of</p>	<p>Comment accepted. Reference to Historic Scotland replaced with Historic Environment Scotland.</p> <p>Comments noted. Historic Environment Scotland and the Council's Archaeologist</p>	<p>Amend text: Within section 8.7 replace Historic Scotland to Historic Environment Scotland.</p> <p>No change.</p>

	<p>those listed in the minute Historic Environment Scotland is content that only two may be affected by the proposals as laid out in the masterplan. These are <i>Horsburgh Castle Farm, settlement 930m NNW of, Castle Hill (index no. 2681)</i> and <i>Eshiels, Roman camps 90m SSW of No 4 Eshiels (index no. 3667)</i>. <i>Horsburgh Castle Farm, settlement 930m NNW of, Castle Hill (index no. 2681)</i></p> <p>The contributor also makes some detailed comments in relation to each of the monuments noted above.</p>	would be consulted as part of any planning application as it relates to a Scheduled Monument.	
Scottish Environment Protection Agency	<p>We are generally supportive of the Glentress Masterplan Supplementary Guidance (SG), however we consider that there are issues that could affect the proposals, depending on further information being submitted, in particular issues related to flood risk and drainage.</p> <p>Flood risk Assessment</p> <ul style="list-style-type: none"> ○ We strongly advise that the requirement in Section 8 is changed to read: <i>'further information must be provided showing that the proposals will not be at flood risk and will not increase flood risk elsewhere. This information may be in the form of a Flood Risk Assessment'</i>. At the moment this section only says <i>'FRA may be required'</i>. We may object to this development at development management stage depending on the submission of this information. In addition please note that the finding of the assessment/information may prove that development is not possible in this area. 	<p>Support noted.</p> <p>Comment accepted. Amend text. It should also be noted that this matter has also been raised by SEPA in their consultation response to the Strategic Environmental Assessment.</p>	<p>No change.</p> <p>Amend text to read: "A number of small watercourses flow within the site. Therefore, <i>further information must be provided showing that the proposals will not be at flood risk and will not increase flood risk elsewhere. This information may be in the form of a Flood Risk Assessment.</i>"</p>

	<ul style="list-style-type: none"> ○ Further guidance could be added on both surface and waste water drainage. <p>Protection of the water environment</p> <ul style="list-style-type: none"> ○ We support the requirement for the provision of a Drainage Impact Assessment (DIA) in Section 8. This should cover foul drainage (sewage disposal) and Sustainable Urban Drainage Systems (SUDS) in sufficient detail. ○ Additional detail in relation to SUDS and sewage included in submission. <p>Sustainable waste management</p> <ul style="list-style-type: none"> ○ Waste management should follow the waste hierarchy. We would welcome the submission of a report in this regard. ○ We understand that forest clearing may be needed for the cabin area. Please refer to the guidance in the SEPA website for advice on waste arising from forestry. <p>Additional information in relation to flood risk and surface water drainage along with web links where further advice and guidance can be obtained was also included in the submission.</p>	<p>Comment noted. Section 8.12 states that a Drainage Impact Assessment should be included within any submission.</p> <p>Support noted.</p> <p>Comments noted. Additional detail on the development would come forward at planning application stage.</p> <p>Comments noted. It should be noted that section 8 of the Masterplan states that details of a waste management scheme should be discussed with the Council's waste management scheme.</p> <p>Comments noted. It should also be noted that any subsequent planning application in relation to the Glentress Masterplan will include additional detail.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>
Tweed Valley Trail Association	Tweed Valley's network of mountain bike trails are a major economic and cultural asset for our local community. This network is a major factor in why many people make the valley their home and have	Comments noted.	No change.

	<p>put our community on the world map of mountain bike destinations. The Tweed Valley cannot afford to fall behind other parts of the UK. At community consultation events seeking views on the Glentress Masterplan, new and better trails consistently top individual users' feedback.</p> <p>Insofar as the proposed Glentress Masterplan aims to bring new investment to the area it should be welcomed. We recognise that - as local and international race/event organisers do - new investment will only come if private enterprises consider the valley a worthwhile business proposition. However, unless a portion of that investment is channelled into the maintenance and development of the trails themselves, then our valued asset will decline, with the inevitable result of a drop in visitor numbers. The TVTA's priority is to make sure that these facilities are anchored by quality trails, rather than the other way around. We believe that the Masterplan can and should be strengthened to:</p> <ol style="list-style-type: none"> 1. Achieve the aim of enhancing the 7Stanes reputation and make the Tweed Valley the UK's leading mountain bike destination. 2. Prioritise expansion and improvement of the trail network and maintenance of the existing resources as the key factor in achieving that aim. 3. Commit to promote the Tweed Valley as a destination which encourages multi-day stays by visiting mountain bikers, by linking up the wider trail network and thereby spreading the benefits beyond Glentress. 	<p>Support noted. It should also be noted that section 1.7 of the Masterplan states that the Masterplan has been guided by previous work carried out by Forest Enterprise Scotland and Barton Wilmore. Whilst the Masterplan complements the Valley Strategy and Development Framework which focused on the area surrounding Glentress, the Masterplan focuses only on the proposed development of Glentress. Furthermore it is the intention at Glentress, that the proposed development will attract private investment that will support the development and maintenance of trails at Glentress. Paragraph 5.2 of the Masterplan notes that there will be a "<i>particular focus on improving, extending and diversifying the activity...</i>"</p>	<p>No change.</p>
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	<p>improved road crossings and warning signage should be actively considered. (TVBP)</p> <p>We note the reference to avoiding conflict between recreational forest users and forestry operations. In principle, we would support proposals to create an alternative access from Nether Horsburgh via Castlehill as noted in para 4.21 as a means of reducing, and if possible eliminating the risk of conflict between recreational forest users and forestry operations. (TVBP)</p> <p>We believe that significant problems exist with the current layout of the Glentress Peel. These include poor access into and around the car parking areas, deficient and non-compliant disabled parking, and a lack of direct and clearly defined pedestrian routes as well as poor waymarking. We would support design proposals emerging from the masterplan that significantly improve these measures, paying particular attention to safety for pedestrians and cyclists, access for disabled users, and safe manoeuvrability of cars within and around car parks. (TVBP)</p> <p>Development of new buildings and facilities at Glentress Peel should consider provision of a dedicated and more accessible first aid room with access for both TVMRT and TVBP as well as a rendezvous point for emergency services attending incidents in the forest. TVBP would particularly welcome the opportunity for a secure and fully</p>	<p>Support noted. Forestry Enterprise Scotland is currently working towards achieving an alternative access in due course.</p> <p>Support noted. The Glentress Masterplan seeks to address many of these issues.</p> <p>Comment noted. It should be noted that the issue of the First Aid room is not a planning matter. However it should be acknowledged that a First Aid room is already available at Glentress; although it is noted that it is only available during the opening hours of Glentress Peel.</p>	<p>No change.</p> <p>No change.</p> <p>Additional text associated with Figure 8: Development Blocks – <i>“The recreation centre should also allow for a rendezvous point for emergency services</i></p>
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	<p>serviced (water, heating, power, lighting) base room to be made available for use between patrol rides and for storage of equipment and spares. Ideally we would like to garage one of our land rover ambulances at the main centre and have a room there where our team could RV. This could be shared between TVBP and TVMRT. (TVBP, TVMRT)</p> <p>We would strongly encourage the masterplan to take cognisance of the requirements of emergency services access to the forest for dealing with incidents, particularly cycle related injuries and for casualty evacuation. A clearly defined network of access points should be provided for emergency service vehicles. This should include where possible, suitable landing sites for air ambulance and search & rescue helicopters, and a designated helicopter landing area at the Peel Centre. We feel any development or future plans should consider forest evacuation plans in the event that people were needed to be cleared either for emergency, weather event, forest fire etc (TVBP, TVMRT)</p>	<p>In relation to the rendezvous point, it is considered acceptable that the recreation centre should allow for a rendezvous point for emergency services. Additional text to be incorporated on page 13 within the Development Block A.</p> <p>With regards to the issue of a garage, it is noted that the Masterplan indicates possible locations of buildings and their uses. At this stage, it is not the intention of Forest Enterprise Scotland (FES) to pay for construction of these new buildings or extra facilities for interested stakeholders. FES will consider approaches from other public and third sector organisations for development sites on the Estate.</p> <p>Comment noted. Health and safety concerns are clearly of concern to communities but are not matters for the planning system. However, it should be noted that Forest Enterprise Scotland considers evacuation plans for all their premises and facilities and includes them in their operating plans.</p>	<p><i>with associated emergency vehicle parking”.</i></p> <p>No change.</p>
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	<p>We believe significant improvements are required to the existing trailhead access (item 9 on masterplan) where currently the trailhead leads directly onto the main forest road. Where possible the trailhead should lead directly to mountain bike trail and should avoid the need for cyclists to use the main forest road where vehicle conflict can arise; As part of a reconfiguration of the trailhead, we would support any opportunities to reconsider the current configuration of the outward and return mountain bike trails with a view to creating a clockwise configuration above and around the existing forest access road. This would remove the need for cyclists to use the forest road, further reducing the risk of cycle and vehicle conflicts; We note that new trail development forms part of the masterplan, particularly including options for free ride and skills areas adjacent to the Glentress Peel site. Any new trails should cater for a broad range of cycle abilities and should be safely accessible to all users; The contributor comments on the condition of a number of trails and subsequent issues noting that trail maintenance is essential in helping provide a variety of trails that people want to ride. (TVBP)</p> <p>The masterplan should also consider radio and telecommunications within Glentress Forest which can often be impaired due to local terrain, affecting incident management and casualty evacuation. Communications at the main facility, base room and first aid room should be improved. Opportunities to enhance telecommunications, radio and internet reception in the forest should be promoted wherever</p>	<p>Comment noted. It should be noted that the Masterplan is a high level document and whilst the Masterplan proposes the relocation of some elements such as the skills areas, it does not provide the detail of the trail development. It should be noted that Forest Enterprise Scotland (FES) are currently working up plans on trail development and this will be done in consultation with stakeholders. In addition, Glentress Forest is a managed forest with multiple objectives delivering a range of benefits. Roads are required for access/egress in order for the working forest to be managed effectively. When planning recreational trail networks in Glentress, it has been FES's intention to avoid combining trails with forest roads but due to the topographic constraints and existing investment in infrastructure it is inevitable that there will have to be some trails crossing or aligned with sections of roads.</p> <p>Comment noted. Local Development Plan Policy IS15 aims to reflect the Council's wish to support the expansion and diversification of the telecommunications industry. In addition, FES have stated that although it is not their intention to invest in improved mobile communication in Glentress, they would support and facilitate</p>	<p>No change.</p> <p>No change.</p>
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	possible. (TVBP, TVMRT)	any investment to investigate this matter further so as to secure and improve communications.	
Paul Shand and Shirley Clark	<p>Our house is situated in the area immediately behind the proposed site for the development of new buildings as outlined in the planning document. The proposed development area is currently used as a carpark, over which we enjoy clear views of the Glentress forest from our property. The erection of these 'one and a half story' buildings would completely block these views and dominate the landscape to the North facing aspect of our property. We are also extremely concerned that these buildings would overlook our property and impinge on our privacy. As such, we are extremely surprised that none of the residents of this area were ever approached as part of the consultation process. The development plans were only just brought to our attention by an equally concerned neighbour. We understand the need to develop the forest for leisure use and to continue to attract visitors to the area. However, we feel very strongly that parts of the development plan are extremely unsympathetic to the residents of the immediately adjacent properties. The proposed trail development on Castle Hill would also greatly affect the wildlife we regularly see using that area. As such we will submit our objections to the planning application. We would very much appreciate if somebody could contact us to discuss these plans and give us the opportunity to demonstrate what an impact these buildings would have on our environment.</p>	<p>Comments noted. It should be noted that the Masterplan is a high level document and only provides an indication of the proposed development. It is not the intention of the Masterplan to provide specific details at this stage. Further work and background studies will be required to inform the detail. In respect to public consultation, it should be noted that Forest Enterprise Scotland carried out a separate consultation in advance of the preparation of the Masterplan. That consultation included stakeholder and community workshops, questionnaire as well as public events at Glentress Peel. Appendix 2 of the Masterplan document provides additional information. The Glentress Masterplan itself was also subject to a 12 week consultation period. As more detailed proposals are progressed there will be opportunities for the community and key stakeholders to get involved either as part of the formal pre application notification procedures or as part of a less formal consultation. It is also noted that any planning application submitted in respect to the proposed development would also provide the opportunity for the public to input their views. In respect to issues regarding residential amenity, Local</p>	No change.

		Development Plan policy HD3 Protection of Residential Amenity would apply in relation to any application that would be located adjacent to residential properties or proposed residential properties; in addition Policy EP3 Local Biodiversity would also apply.	
AIMUp Ltd	<p>AIMUp welcomes new investments into the Tweed Valley. They recognise that individual investors will assess the viability and attractiveness of the investment opportunities presented. Considering an investment in accommodation provision, they feel that the key to its viability is ensuring sufficient attraction to draw visitors to the area to utilise the accommodation.</p> <p>For Glentress and the Tweed Valley as an outdoor activities destination, we believe the leading key attraction to be mountain biking. To ensure the Tweed Valley remains attractive to mountain bike tourists and able to attract significant events, we strongly believe that investment and focus needs to be centred on the maintenance and development of the trail network. We also believe consideration needs to be given to the existing accommodation sector, which has occupancy rates significantly below the national average. Investment in new accommodation at Glentress may only shift employment and occupancy from existing providers rather than creating new job opportunities and visitors. Investing in the attractions that bring additional visitors may help to avoid this scenario.</p>	<p>Support and comments noted.</p> <p>Comments noted. Visit Scotland notes that a development of this nature would add critically important high quality bedstock to the region and could result in a higher level of occupancy, the extension of season and in turn an increase in the overall visitor spend which will add to GVA [Gross Value Added] for the Scottish Borders economy and Scotland as a whole. Furthermore it is the intention at Glentress, that the proposed development will attract private investment that will support the development and maintenance of trails at Glentress. Paragraph 5.2 of the Masterplan notes that there will be a "<i>particular focus on improving, extending and diversifying the</i></p>	<p>No change.</p> <p>No change.</p>

	<p>We believe the Masterplan provides a great development opportunity for the Tweed Valley and not just Glentress however, this can be improved by ensuring that the whole network of trails between Yair to the East and Cademuir to the West, are at the heart of the development and any investment. We urge the public agencies to ensure and share at the earliest opportunity its Tweed Valley trail development plan, or we will continue to experience the decline in mountain bike tourists and status of the Tweed Valley as a destination.</p>	<p><i>activity...</i>"</p> <p>Comments noted. It should be noted that it is the intention of Forest Enterprise Scotland (FES) to produce a land management plan for the Tweed Valley Forest Park. This will cover a whole spectrum of interests FES need to manage in an integrated way including access, recreation and tourism. The key focus is securing the sustainable future of existing facilities, ensuring that there are sufficient resources available, hence the desire to develop new income streams through diversification.</p>	<p>No change.</p>
<p>Forest Enterprise Scotland</p>	<p>Forest Enterprise Scotland (FES) welcomes and notes thanks for the opportunity to respond to the Draft Supplementary Guidance. FES Supports the Draft Supplementary Guidance (SG) which will ensure the following:-</p> <p>The developments outlined will contribute to the policies and priorities set out in national policy and the proposed local development plan. In particular the Supplementary Guidance meets the terms of</p> <ul style="list-style-type: none"> • National Planning Framework (NPF) 3 which aims to create high quality, diverse, and sustainable places that promotes well being and attracts investment to rural Scotland. NPF3 recognises that rural Scotland provides significant opportunities for tourism, outdoor sports and recreation. This is also reflected in VisitScotlands National Tourism Development 	<p>Comments and support noted.</p> <p>Comment noted. It is noted that the Masterplan is in line with both national and local policy and will assist in attracting investment.</p>	<p>No change.</p> <p>No change.</p>

	<p>Development:-</p> <ul style="list-style-type: none"> • The developments envisaged have the potential to define new standards and thus be an exemplar of planning methodology and sustainable development within a woodland setting; • The guidance sets a longer term vision and a framework which will ease future decision making both for FESand Scottish Borders Council. • The development will come forward in a more considered, sustainable and co-ordinate manner. 	Comments noted.	No change.
Hedley Phillips	I believe that the Masterplan can and should be strengthened to prioritise expansion and improvement of the trail network and maintenance of the existing resources as the key factor in achieving that aim and linking up the wider trail network and thereby spreading the benefits beyond Glentress.	Comment noted. The proposal brought forward through the Masterplan aims to enhance the trail network. Paragraph 5.2 of the Masterplan notes that there will be a <i>“particular focus on improving, extending and diversifying the activity...”</i> The Glentress Masterplan also notes that previous work has been carried out by Forest Enterprise Scotland which focused on the area surrounding Glentress. In addition that work acknowledged that there are opportunities within the wider Tweed Valley area.	No change.
Scottish Cycling	We believe that Glentress is the UK’s premiere centre for mountain biking. Its location is close to Central belt helps to connect Glentress with good road transport links from main carriageways and international airports. However the destination has a real feel of remoteness and beauty, especially when immersed within the forest. This unique set of circumstances offers fantastic opportunities to increase participation, be the focal part of a Scottish	Support and comments noted.	No change.

	<p>mountain bike tourism strategy and help the sport of mountain biking grow – helping to provide a platform for Scottish mountain bikers to enjoy success on the world stage. We believe that the Glentress Masterplan (the masterplan) is a fantastic opportunity to create a national centre of excellence for mountain biking. We are encouraged by early stages of proposals and we would commit our support to future partnership working to ensure that the trails proposed will grow participation, be in the world's top 3 mountain biking destinations and help local clubs and Scottish Cycling create athletes who can excel on the world stage.</p> <p>The relocation of the skills area and freeride area would help provide a visual introduction to mountain biking. We are excited by the opportunity this would provide for Scottish Cycling clubs to develop mountain bikers and the opportunity for mountain biking to become more of a coach led outdoor experience similar to other outdoor activities such as skiing, snowboarding or surfing. The informal opportunities to ride and the ability to create a 'scene' around these areas would also see the sport continue to grow.</p> <p>We understand the need and demand for the proposed cabin development and the impact it would have on the freeride area and skills area. We agree that these two areas would benefit from relocation to the Peel area however we would like to see that the wider existing trail network is preserved or upgraded</p>	<p>Support and comments noted.</p> <p>Support and comments noted. Forest Enterprise Scotland (FES) intend to retain the wider 7stanes mountain bike trail network in the current locations although there will be alterations to trails, including access/egress in and around the Buzzard's</p>	<p>No change.</p> <p>No change.</p>
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	<p>in this area. Indeed we believe that it would be one of the major selling points of the cabin development to be able to 'ride in & ride out' with a network of quality trails surrounding the cabins. Upgrading of the facilities at the main centre to improve the visitor experience and provide a more visual tourism experience. We believe that the mountain bike trail network and the experience offered to mountain bikers will be the main attraction to the site.</p> <p>Main & Activity Buildings - We believe the functions of the 'main' building and 'activity' should be combined to a double storey building located to either the north or south of the existing Peel Tower. This building would have the key advantages of a stunning view to the west, sunshine to the South and great viewing of the mountain biking skills area and freeride areas to the East & North. This would be the best possible location for visitors to experience the unique selling points of the Tweed Valley and position Glentress as the UK's premiere mountain bike destination. We believe that the building should contain a safe bike storage, bike shop, hire, café, restaurant, wildlife/environmental awareness centre and mountain bike museum. If the main visitor centre were to be located to the south of the Peel Tower, we believe that the existing wildlife building has the potential to be converted to a mountain bike coaching facility which would have direct access to a non-technical skills area in the existing car park to the</p>	<p>Nest car park and the proposed cabin site. However it should also be noted that it is intended that the wider trail network in this area will be retained and upgraded where possible. Paragraph 5.2 of the Masterplan notes that there will be a "<i>particular focus on improving, extending and diversifying the activity...</i>" FES are currently working on the detail of the trail development and will be doing this in consultation with interested groups.</p> <p>Comments noted. It should be noted that the Masterplan provides an indication of how the proposed development will be set out. Additional work is required to finalise the details of the proposal. These details will come forward as part of the detailed planning application stage. However, it should be noted that the siting and design of proposed buildings will require to consider the proximity of neighbouring residents as well as the existing landscape and other issues.</p>	<p>No change.</p>
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	<p>east of the building. This non-technical skills area should then link into the easiest sections of the skills area. The toilets and showers should remain as they are at present. The interpretation boards should provide information on the site and should encourage visitors to walk the short distance to the main building. The contributor also makes comments on other non planning matters in relation to a Scotland's visitor centre and accreditation of the centre.</p> <p>Existing Buildings - We believe the existing café and bike shop could be converted to a 'Kidz Zone' with a soft play, a climbing wall centre, safe bike storage and café. Although there should be safe bike storage around the facilities these should be accessed only on foot. The 'Kidz Zone' should be linked to the new main building up the hill with a buggy friendly walking trail with an adventure play trail alongside. There should also be interpretation boards at this location.</p> <p>The main visitor site should be traffic free with all main car parking allocated to the west of the main site. Additional parking could be located on the 'events' fields at Nether Horsburgh. This events field should be linked to the main site by a new multi-directional easy (green) graded trail. This route could also link with the Peebles to Innerleithen cycle path creating a link to the spine of the Tweed Valley.</p>	<p>Comments noted. The detail plans for the Glentress Recreation Centre have yet to be worked up however; at this time it is not considered that the café and bike shop will be re-located. It is proposed that new interpretation and wayfinding will be included within the proposed new development.</p> <p>Comments noted. The Masterplan states that there is the requirement for additional car parking at Glentress. Page 16 states that new parking provisions should be accommodated within the western development site and it is noted that on occasions temporary overflow parking also takes place south of the block identified as 'B' on Figures 8 and 9. However, it is noted that should it be required there is the possibility for a potential car park extension within Development Block C. In respect to</p>	<p>No change.</p> <p>No change.</p>
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	<p>It is essential that the skills area and freeride area is visible from the main visitor centre providing a clear indication of the level of difficulty of trails, inspiration and a reason to dwell longer in the main visitor centre. The contributor sets out a number of recommendations in relation to the detailed design of the proposed skills and free ride areas.</p> <p>Events Village - We believe that the fields at Nether Horsburgh would be an ideal location to host international, national (UK) and domestic races. To achieve this ambitious aim a small network of trails would need to be created into the event village. We understand that a new timber haulage route is being created to redirect heavy vehicles from using the same forest roads as vast numbers of recreational users.</p> <p>Opening 'Enduro' Trails - We wonder if this process may be an opportunity to review the current official mapped routes at Glentress Forest. There may be opportunities to introduce some 'enduro' trails into the mapped network. We understand that it is not sustainable for the trail network to grow beyond the capabilities to maintain it to a reasonable level and there may be a need for some less popular existing</p>	<p>other comments, it is noted that the detailed proposals for Glentress have yet to be worked up.</p> <p>Support noted. The Council is aware that Scottish Cycling will continue to be involved in the detail design of Glentress.</p> <p>Comment noted. Forest Enterprise Scotland have stated that they have already granted permission for the use of this area for the Peebles Show for the past two years and the next three. This has proved to be a successful venue to date and they anticipate that this requirement will persist. They are happy to support this use of the fields for events and will facilitate any development works required but are unlikely to provide funding.</p> <p>Comments noted. The Masterplan is a high level document and does not go in to the detail of trail design or opening of trails. This is an issue that would be considered within the detailed design of trails and its associated consultation undertaken by Forest Enterprise Scotland.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
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	<p>routes to be taken from the map. These routes would still be able to be cycled on under the Scottish Outdoor Access Code (SOAC) however the level of 'duty of care' towards these routes from FCS would be reduced.</p> <p>The contributor makes comments regarding other issues not relating to the Glentress Masterplan, these relate to:</p> <ul style="list-style-type: none"> • The wider trail network • Raising Glentress profile in Scotland and the UK • Promotion of Glentress as a base for Scottish mountain biking as well as part of the 7stanes • Partnership working on the formation of a Development Plan for mountain biking • AimUp project and Innerleithen and its attractions and potential • Scottish Cycling's and others responsibility for running events • Harnessing of volunteer support • Importance of strong engagement with all users • Links to Borders railway. 	Comments noted.	No change.
Dorothy Thomson (Submitted by Alan Couper)	<p>The aim of the Glentress Masterplan to develop the existing facilities is to be welcomed and the idea of encouraging walkers and mountain bikers to stay longer within the area when visiting the forest and to make a holiday is supported.</p> <p>The detail proposals need much more work to address where best to site the cabins in relation to Glenfield sheep farm so as not to exacerbate existing problems especially at lambing season associated</p>	<p>Support noted.</p> <p>Comments noted. The Glentress Masterplan shows a 'potential cabin site' at Kittlegairy. The locations of the cabins are indicative and it is noted that additional work</p>	<p>No change.</p> <p>Amendment of second bullet point in relation to Figure 16 – to read: "<i>Cabins should be</i></p>

	<p>with public access through farmland. In addition, the Masterplan does not detail where or how the new trails will be incorporated. The contributor considers that this should be a starting point, which should then be followed by where the complementary components might fit in, and then do a test of impact on commercial operations and the landscape.</p> <p>The idea of developing the existing centre at the Peel is logical as the prime entry point into the forest for all users. However the idea of having a very large grouping of forest cabins remotely from that centre does not seem to be logical, and is unsustainable. It almost appears to be set there because that was a site where the landscape impact would be less but that flies in the face of the fact there are no services of any kind at that location. If the scale development at Kittlegairy was reduced and it was satellite to say to two medium sized groups at the Peel it might work, however the significant cost of bringing services into this remote location will mean any development is likely to be uneconomic and unattractive because of that to a private developer.</p>	<p>will be required to finalise the detailed layout. The area identified for the cabins is in excess of 25 hectares; it is therefore considered that the potential cabins would be dispersed throughout the site. The potential landscape impact on the area has been a key factor in selecting an appropriate site given the sites location within the Special Landscape Area. In addition, consideration early on in the masterplanning process included the potential for two smaller sites elsewhere within the forest; however, following consideration and advice a decision was made that economies of scale would be better achieved when looking at a single potential cabin site, in addition it would also assist in the ease of management of the site. In respect to neighbouring uses, that has and continues to be an important factor in the design and layout of the site. It should be noted that paragraph 7.11 states that <i>“The development should be compatible with the neighbouring land uses”</i>. Given the importance of this issue it is considered acceptable to note that requirement at Figure 16: Potential Cabin Site. In respect to public access, the Land Reform (Scotland) Act 2003 establishes a statutory right of responsible access to land and inland waters for outdoor access, crossing land and some educational and commercial</p>	<p><i>dispersed through the forest and consideration of neighbouring uses in their design and layout”</i>.</p>
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		<p>purposes. Whilst it is considered that there is the potential for additional people to be present within the forest as a result of the new cabins; paragraph 4.10 sets out that the proposals at Glentress should seek to strengthen the identified gateways in relation to their importance, providing appropriate information, signage, wayfinding and ensuring safety.</p>	
Scottish Water	<p>Scottish Water broadly welcomes the diversification and development proposals for the Glentress area.</p>	Support noted.	No change.
Scottish Enterprise	<p>The mountain biking tourism market is becoming increasingly competitive with a number of centres being developed across the UK and Europe, all aspiring to attract non-domestic visitors. Without the prospects of future investment, the risk is that Glentress falls behind its international competitors and as a result non-domestic visitor numbers will decline. The masterplan envisages a number of elements; all of which are broadly supported by SE.</p> <p>Scotland is already receiving recognition for the innovative approach being taken at Glentress – the Masterplan presents a real opportunity to capitalise and grow that reputation internationally and significantly grow impact. It is anticipated that the Tweed Valley and Glentress in particular will be better placed to;</p> <ol style="list-style-type: none"> 1. Drive increased domestic and international tourism numbers to Scotland to experience our mountain bike product. 2. Drive exports of knowledge and products and raise 	<p>Support and comments noted.</p> <p>Support and comments noted.</p>	<p>No change.</p> <p>No change.</p>

	<p>awareness overseas of the tourism product.</p> <p>3. Increase the opportunity for inward investment from major international brands.</p> <p>FCS's 20 year Vision that ... "<i>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...</i>" is warmly applauded by SE. In policy terms, the Glentress Masterplan is firmly aligned with SE's core principles of <i>Innovation, Internationalisation, Investment & Inclusive Growth</i>.</p>		
Visit Scotland	<p>The contributor supports the proposal to develop the Forest Tourism offering at Glentress Peel.</p> <p>The analysis of visitors' wants and needs from VisitScotland's 2011/12 Visitor Survey highlights that, investment opportunities and requirements exist around:</p> <ul style="list-style-type: none"> • Improving the quality of existing accommodation which will help to drive up occupancy levels and provide higher yields for tourism businesses; and • Investing in new accommodation provision from quality budget hotels, quality self-catering to high end luxury resorts, which could attract new visitors to Scotland. <p>Ongoing investment in Scotland's tourist accommodation product from the private sector is therefore imperative.</p> <p>A National Strategic Framework (<i>The Sustainable Development of Mountain Biking in Scotland 2009</i>) has been produced by a number of agencies with an</p>	<p>Support noted.</p> <p>Comment noted.</p> <p>Comments noted.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

	<p>interest in mountain biking. This Strategic Framework is seeking to create a series of five local mountain bike development clusters and 7stanes is an example of a development cluster. These development clusters will be broad geographic areas with greatest potential to safeguard and improve existing provision and identify opportunities which deliver future needs at an optimum economic return in terms of visitor numbers. Further potential exists to support both the international appeal of Scotland to the mountain biking community. As well as continued investment in track provision and maintenance, there are investment opportunities around supporting infrastructure such as visitor centres, specialist retail, catering and accommodation.</p> <p>The Glentress Masterplan has been identified within the Local Development Strategy as a key economic development project which could offer significant opportunities to improve the overall tourism economy in the Scottish Borders. In that respect, we would welcome an additional development of the Glentress Peel and wider Tweedvalley Forest Park and in particular attracting additional private sector operators to invest in the accommodation offering to Glentress Peel as part of the masterplanning process for the site and the wider Tweedvalley region. A development of this nature would add critically important high quality bedstock to the region and could result in a higher level of occupancy, the extension of season and in turn an increase in the overall visitor spend which will add to GVA [Gross</p>	<p>Comments noted.</p>	<p>No change.</p>
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	<p>Value Added] for the Scottish Borders economy and Scotland as a whole.</p> <p>It is particularly pleasing to see the attention to detail which has been given to the proposed “cabin development” opportunities as outlined in the Local Development Plan Strategy Document as part of the supplementary guidance for Glentress Masterplan. There is no doubt that any private investor will be given the maximum opportunity to develop a high quality offering set sympathetically within the landscape. Visitor trends indicate that where investment is made to a high standard coupled together with a strong private sector operator who generates effective marketing strategies the wider visitor economy benefits</p>	Comments noted.	No change.
UPDATES	<p>Correction: Page 15, Figure 14 – inclusion of an additional no.6 on diagram.</p> <p>Correction: Page 16 – reference to Figures 7 and 8 should read Figures 8 and 9.</p> <p>Correction: Page 19 – Omission of text in relation to Development Parcel C</p> <p>Correction: Page 29 – Update from Eco-Homes paragraph to BREEAM paragraph</p> <p>As a result of the Strategic Environmental Assessment Process, an additional site requirement</p>		<p>Inclusion of an additional no.6 on Figure 14.</p> <p>Replace reference to Figures 7 and 8 to 8 and 9.</p> <p>Inclusion of a new paragraph 6.6.</p> <p>Replacement paragraph 8.14 on BREEAM</p> <p>Include an additional Submission</p>

	to be included in relation to Water Quality.		Requirement in relation to Water Quality.
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APPENDIX C: Matrix of Consultation Responses Received on Habitats Regulations Assessment and Strategic Environmental Assessment

Consultee	Comment	Response/Notes	Change to Habitats Regulation Assessment / Environmental Report
	Habitats Regulations Appraisal:		
Scottish Natural Heritage	<p>The HRA report which is very well written and easy to follow. However there is a one paragraph (4.3) which could be improved, currently it states: “It should be noted that although watercourses such as the Eshiels Burns run through the proposed site and issue into the Tweed, none are included within the SAC designation.” While this is true, it might be better explained by a paragraph similar to the below so that it is clear there is a connection between the burn and the SAC but with design and methodology there will be no LSE: “It should be noted that although there is a pathway to the SAC via the Eshiels Burn which runs through the site and issues into the Tweed, appropriate design and construction methods agreed with SNH and SEPA, as detailed in Appendix 4 of this HRA Record will avoid LSE.”</p>	Comments noted and accepted.	Amend paragraph 4.3 of report as detailed by contributor.
	Strategic Environment Assessment:		
Historic	On 1 October 2015, Historic Scotland and The Royal	Comments noted.	No change.

<p>Environment Scotland</p>	<p>Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) ceased to operate and have been replaced by a new organisation, Historic Environment Scotland (HES). This new organisation (which is a Non Departmental Public Body) was established by the Historic Environment Scotland Act 2014.</p> <p>Consultations received by Historic Scotland before 1 October require a response direct from Scottish Ministers. Ministers have sought the advice of Historic Environment Scotland on the Environmental Report. On the basis of this advice, Ministers are content with the adequacy of the assessment in relation to the historic environment. Simply for information, the reference to Historic Scotland in <i>Table 8: Measures Envisaged to Prevent, Reduce and Offset any Significant Adverse Effects</i> should be removed, and replaced with Historic Environment Scotland.</p>	<p>Comments noted and accepted.</p>	<p>Amend text: Replace “Historic Scotland” within “Historic Environment Scotland.”</p>
<p>Scottish Natural Heritage</p>	<p>Table 4: Key local environmental factors: This table includes issues which are identified as relating to Special Areas of Conservation (SAC), however, only the ‘<i>Diversity of Habitats and Species</i>’ issue explicitly identifies a need for the masterplan to adhere to HRA findings. While we agree with the findings of the draft HRA Record, for a robust audit trail the reference to the HRA should be more clearly set out wherever it is relevant. We welcome the inclusion of the Scottish Borders Strategic Green Network as an issue.</p> <p>Assessment results of Glentress masterplan:</p>	<p>Comment accepted. Reference to the findings of the HRA to be included within the table.</p> <p>Comments noted.</p>	<p>Amend table 4 to include: “The findings of the HRA to be taken on board in taking the Masterplan forward.”</p> <p>No change.</p>

<p>We agree with the assessment findings presented in Table 6 and Appendix 5 of the Environmental Report.</p> <p>Table 7: Mitigation measures identified in the SEA and implemented into the masterplan: We note that several of the issues are to be addressed through a requirement that construction of buildings uses a piled 'floating' floor and that platforms and cut and fill for buildings and access routes will not be acceptable. In the context of the nearby SAC and potential pathways to that site, measures which reduce the likelihood of ground disturbance will play an important role in avoiding likely significant effect. We welcome the inclusion of these requirements in the masterplan and agree with the assessment of the mitigation measures. The work undertaken to assess views into the study area from the Upper Tweeddale National Scenic Area (NSA) and the resulting identification of sensitive areas and areas for landscape enhancement is welcome. It appears likely that this part of the assessment will contribute towards the creation of a higher quality development.</p> <p>Monitoring: We agree that, in general, monitoring undertaken for the LDP and other plans, programmes and strategies will incorporate many of the monitoring needs arising from this SEA. However, there are some detailed measures which appear to be specific to this site which will require monitoring in their own right. The degree of monitoring required will depend on the extent to which mitigation measures set out in this Environmental</p>	<p>Comments noted.</p> <p>Comments noted.</p>	<p>No change.</p> <p>No change.</p>
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	<p>Report are included in these other plans.</p> <p>Appendix 2 – Relevant plans, programmes and strategies: We recommend that ‘Let’s Get Scotland Walking’, the ‘Cycling Action Plan for Scotland 2013’ and ‘A Long-Term Vision for Active Travel in Scotland 2030’ are added to relevant PPS under the Access topic.</p>	Comments accepted. Inclusion of documents within Updated Appendix 2.	Amend Appendix 2 to include reference to ‘Cycling Action Plan for Scotland 2013’ and ‘A Long-Term Vision for Active Travel in Scotland 2030’.
Scottish Environment Protection Agency	<p>We are satisfied that the Environmental Report (ER) provides a satisfactory assessment of the potential significant environmental effects arising from the Glentress Masterplan Supplementary Guidance (SG). We are content that most of SEPA comments at the Scoping Report consultation stage have been taken into consideration in this ER.</p> <p>Alternatives: Although alternatives have been presented in the Draft SG, the reference in the ER could have been clearer. In addition there seems to be no evidence that all alternatives have been assessed. We would have welcomed an assessment which compared the different alternatives.</p> <p>Flood risk: We consider that the effects on the water environment have been underestimated, as the assessment shows a neutral score, while the Council has identified adverse impact on the River Tweed SAC and it is clear that there is flood risk from watercourses which could be exacerbated by the development. We would therefore</p>	<p>Comments noted.</p> <p>Comments noted. It should be noted that at Scoping Stage, a potential two cabin sites were being considered, however through further preparatory work a decision was made to focus on one potential cabin site.</p> <p>Comments accepted. It should be noted that paragraph 3.19 already states: <i>“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</i></p>	<p>No change.</p> <p>No change.</p> <p>Amend text within Environmental Report and make subsequent changes to tables. Confirm within the Supplementary Guidance the</p>

	<p>consider that a possible negative effect should be recorded, with FRA as a potential mitigation measure. Avoidance of flood risk is however the best form of mitigation.</p> <p>The ER states: <i>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.</i> We are in agreement with this but consider that the assessment scoring may mislead to think that there are no effects. If the effects reported were residual effects, the assessment could have been clearer. In addition, the findings of a FRA could result in the development not being appropriate for this area.</p> <p>Please also note the detailed comments that we have provided on our separate response to the Draft Glentress Masterplan SG (our ref: PCS/142087).</p> <p>In terms of baseline information we are generally content with the information provided. We note however that Table 6 of Appendix 4 – SEA Baseline Data provides data for municipal waste for the Scottish Borders, with a 2009 reference. Please note that more up-to-date information is available on waste and in particular the definition of municipal waste has changed since 2009. Please note that information about waste is available in the waste data section of the SEPA</p>	<p><i>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.”</i></p> <p>Comments noted. Appendix 4 Baseline Report to be updated.</p>	<p>requirement for a Flood Risk Assessment.</p> <p>Amend Table 6 within Appendix 4.</p>
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	<p>website, including the interactive Discover Data Tool. http://www.sepa.org.uk/environment/waste/waste-data/waste-data-reporting/waste-data-for-scotland/</p> <p>We welcome the reference to the 'quality of the water environment' and welcome the reference to the Scotland's Environment website. Please note the new River Basin Management Plans will be published soon.</p> <p>We are generally satisfied with the mitigation measures proposed in Table 7 and the use of the policies as mitigation in Table 8. Please see our comments above about protection of the water environment and flood risk.</p> <p>On a small note, please note that the title of link in the website reads Supplementary Guidance, rather than Environmental Report.</p>	<p>Comments noted.</p> <p>Comments noted.</p> <p>Comment noted.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
Scottish Water	<p>It is noted that there is no mention of Drinking Water Protected Areas (DWPA) within this report. There is a DWPA close to the development area boundary. Waters used for the abstraction of drinking water have to comply with the requirements of Article 7 of the Water Framework Directive. The general objective of this Article is: To protect bodies of water used for the abstraction of water intended for human consumption avoiding deterioration in quality in order to reduce the level of purification treatment required (This has been interpreted to mean avoiding additional requirement for treatment and not the removal of treatment systems). Please contact Scottish Water for a list of precautions to take if an activity falls within or</p>	<p>Comments noted. It is noted that Table 8 sets out that appropriate mitigation would be consultation with Scottish Water at Planning Application stage. It is considered however that a further sentence could be added in relation to Table 7 of the Baseline Data in relation to Drinking Water Asset Status – <i>"It is noted that there are Scottish Water borehole assets located near to Innerleithen, downstream from the proposed development."</i> In addition, it is also considered that an additional submission requirement could</p>	<p>Amend Environmental Report – a further sentence to be added in relation to Table 7 of the Baseline Data in relation to Drinking Water Asset Status – <i>"It is noted that there are Scottish Water borehole assets located near to Innerleithen, downstream from the proposed development."</i></p>

	<p>comes within close proximity to a Drinking Water Protected Area.</p> <p>Table 8: Measures Envisaged to Prevent, Reduce and Offset and Significant Adverse Affects:</p> <p>Water – Consultation with Scottish Water</p> <p>Scottish Water has determined that the proposed 65 Cabin and associated visitor development proposals is located upstream of Borehole assets located near Innerleithen. Any potential impact on these assets from this development will require appropriate water quality and quantity protection measures.</p>	<p>be included within the Glentress Masterplan.</p>	<p>An additional Submission Requirement also to be added to the Glentress Masterplan.</p>

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Appendix D Updated Environmental Report

**Supplementary Guidance
Glentress Masterplan**

Updated Strategic Environmental Assessment: Environmental Report

February 2016

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Non-technical Summary

Glentress Masterplan and the SEA Process

- i Scottish Borders Council in association with the Forest Enterprise Scotland has prepared the Supplementary Guidance: Glentress Masterplan, which was out for Public Consultation for a period of 12 weeks from 10 August 2015 to 02 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>The findings of the HRA to be taken on board in taking the Masterplan forward.</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>Scheduled Monuments</p>	<p>The Masterplan will require to ensure that the appearance, fabric and setting of the Scheduled</p>

Eshiels Roman Camp (located outwith the Glentress study area)		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.

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. In addition, there is also the potential for increased flood risk.

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> <p>To assess the impact of any development and to ensure that the proposed development does not result in increased flood risk, a Flood Risk Assessment will be required.</p>
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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 Environment 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

	<ul style="list-style-type: none"> • 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>A requirement for a Flood Risk Assessment</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 carried out a Strategic Environmental Assessment (SEA). The purpose of this Environmental Report was 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 also provided 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:

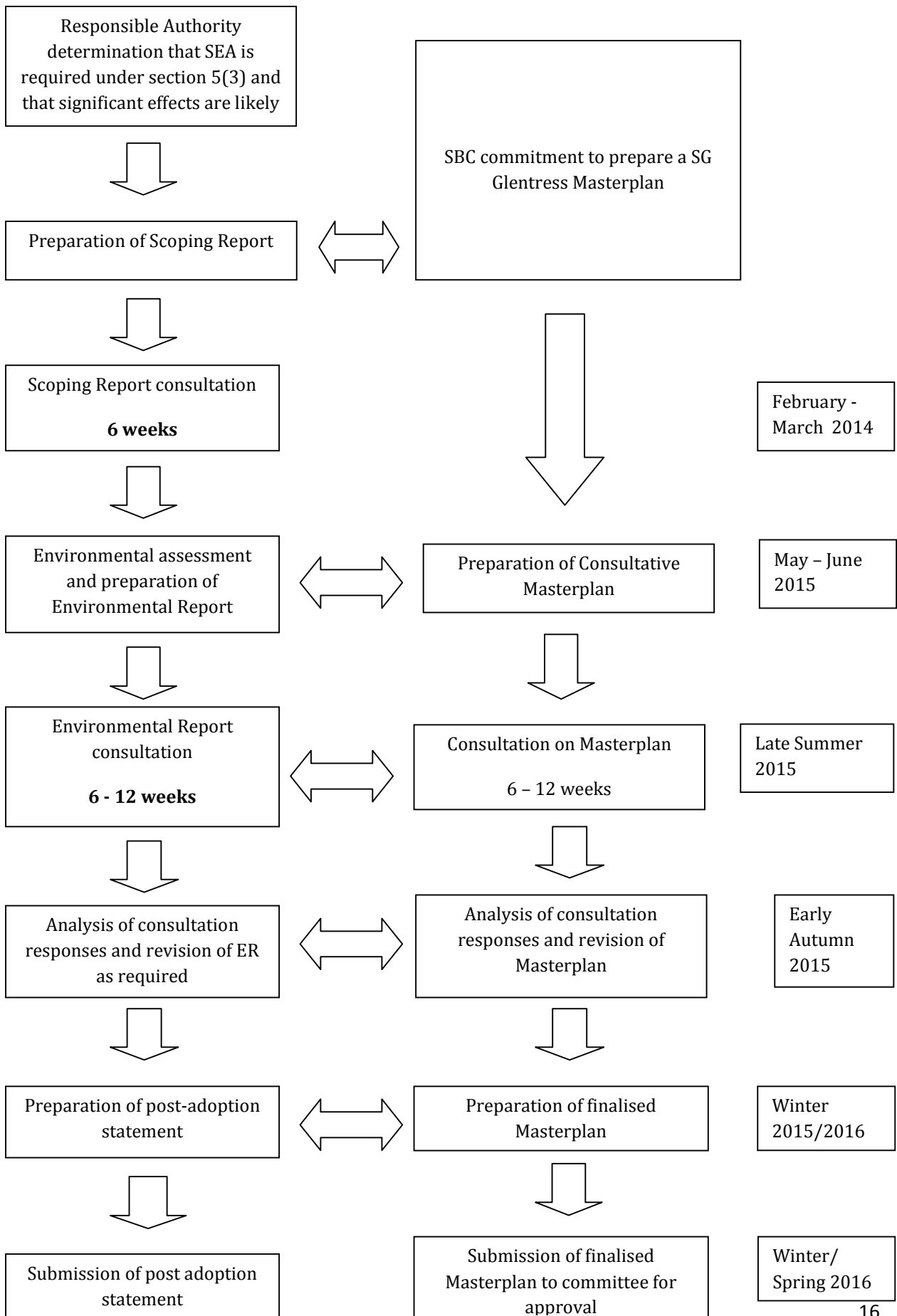
- 05/02/2014 Scoping Report submitted to SEA Gateway
- 07/03/2014 Consultation Authorities Response to Scoping Report

1.4 Consultation timetable:

- 10 August 2015 Consultative Draft Supplementary Guidance: Glentress Masterplan published for formal public consultation
- 10 August 2015 Environmental Report submitted to SEA Gateway
- 02 November 2015 Consultation period closed.

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

Diagram 1: Timetable



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> <p>The findings of the HRA to be taken on board in taking the Masterplan forward.</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	Strategic Green Network	The Masterplan proposals should seek to protect,

Green Network	(SBC)	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	x

Glentress Study Area	Refer to Spatial Assessment within Appendix 5
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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. In addition, there is also the potential for increased flood risk.

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> <p>To assess the impact of any development and to ensure that the proposed development does not result in increased flood risk, a Flood Risk Assessment will be required.</p>
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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>A requirement for a Flood Risk Assessment</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 Once adopted, the Glentress Masterplan will be published on the Council's website; a copy of the Masterplan, and the post-adoption SEA Statement will then be sent to the SEA Gateway.

APPENDIX 2: UPDATED 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.
	<p>Let's Get Scotland Walking: The National Walking Strategy</p> <p><i>(Population and human health)</i></p>	The Vision of this document is for "A Scotland where everyone benefits from walking as part of their everyday journeys, enjoys walking in the outdoors and where places are well designed to encourage walking".
	<p>A Long-Term Vision for Active</p>	This document sets out how it is hoped Scotland will look in 2030 if more people are

	<p>Travel in Scotland 2030</p> <p><i>(Population and human health)</i></p>	walking and cycling for short, everyday journeys allowing us to reap the benefits of active travel.
Water environment/Flooding/River Tweed	<p>Water Environment and Water Services (Scotland) Act 2003 (Designation of Scotland River Basin District) Order 2003</p> <p><i>(Biodiversity, flora and fauna; Water)</i></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.
	<p>The Water Environment (Controlled Activities) (Scotland) Regulations 2005</p> <p><i>(Biodiversity, flora and fauna; Water)</i></p>	
	<p>Scotland River Basin Management Plan and Solway Tweed River Basin Management Plan (RBMP)</p> <p><i>(Biodiversity, flora and fauna; Water)</i></p>	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.
	<p>Flood Risk Management (Scotland) Act 2009</p> <p><i>(Water)</i></p>	Sets national policy - requirement to take flood risk into account.
	<p>Tweed Catchment Management Plan</p> <p><i>(Biodiversity, flora and fauna; Water)</i></p>	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.
	<p>Tweed Order Act</p>	The River Tweed Commission is charged under the River Tweed Order 2006 with the

	<i>(Biodiversity, flora and fauna; Water)</i>	general preservation and increase of salmon, sea trout, trout and other freshwater fish in the Tweed and its tributaries.
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 Climate Change	<ul style="list-style-type: none"> - Scottish Climate Change Adaptation Programme - Climate Change (Scotland) Act 2009 <i>(Climatic Factors)</i>	<p>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 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>
	Biomass Action Plan for Scotland (2007) <i>(Biodiversity, flora and fauna; Landscape and Townscape; Material Assets; Soil; Climatic Factors)</i>	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.
	- A Low Carbon Economic Strategy for Scotland	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

	- Low Carbon Scotland: Meeting the Emissions Reductions Targets 2010-2022 Report on Policies and Proposals	regulatory framework.
Cultural Heritage	Scottish Historic Environment Policy (SHEP) (July 2011) <i>(Cultural Heritage)</i>	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 the historic environment.
Soil	Scottish Soil Framework (2009) <i>(Soil)</i>	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: <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.
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APPENDIX 3: CONSULTATION AUTHORITIES SCOPING RESPONSES

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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
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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

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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

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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: UPDATED SEA BASELINE DATA – GLENTRESS MASTERPLAN

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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.

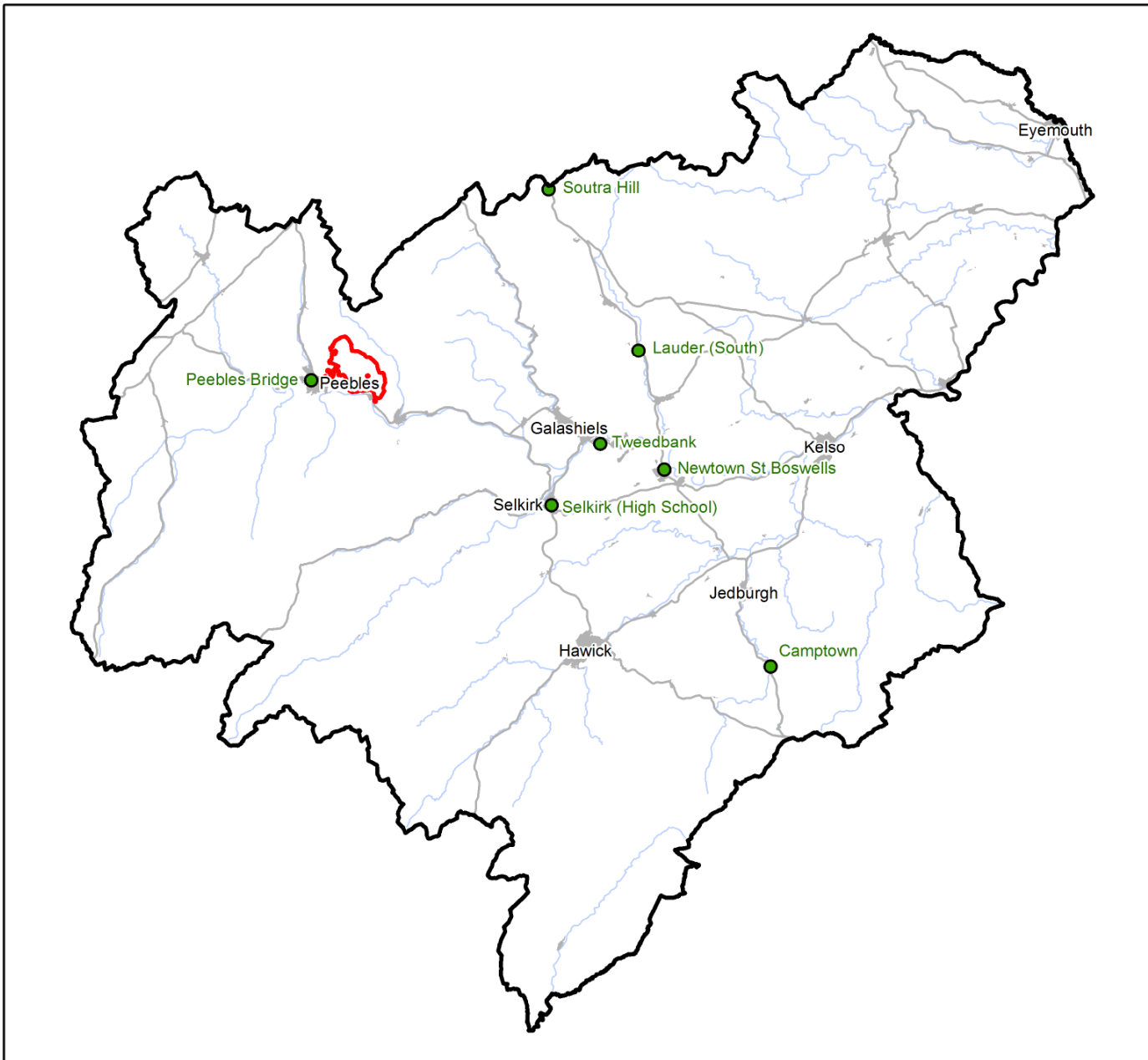
Another area that affects air quality is emissions from transport; the Census data from 2001 provides information on the method of travel to work or study by 'day time' population in the Scottish Borders. This information is provided below in Table 2. It is also possible to show daily average traffic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

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



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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

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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.

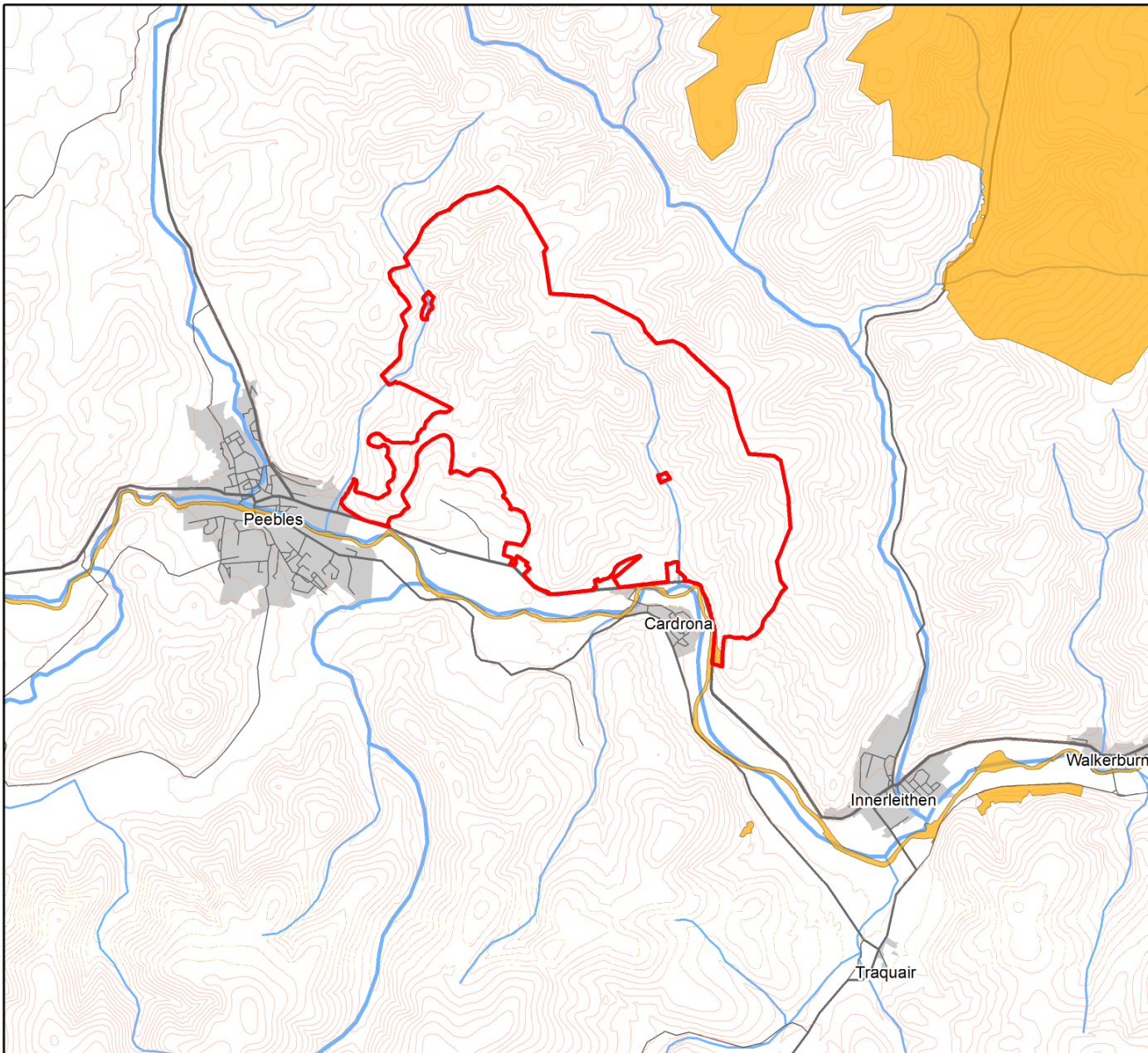
The Land Cover map (2000) classifies the type of land throughout the Scottish Borders using satellite remote sensing. The outputs of the land cover map are shown below in Table 3.

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





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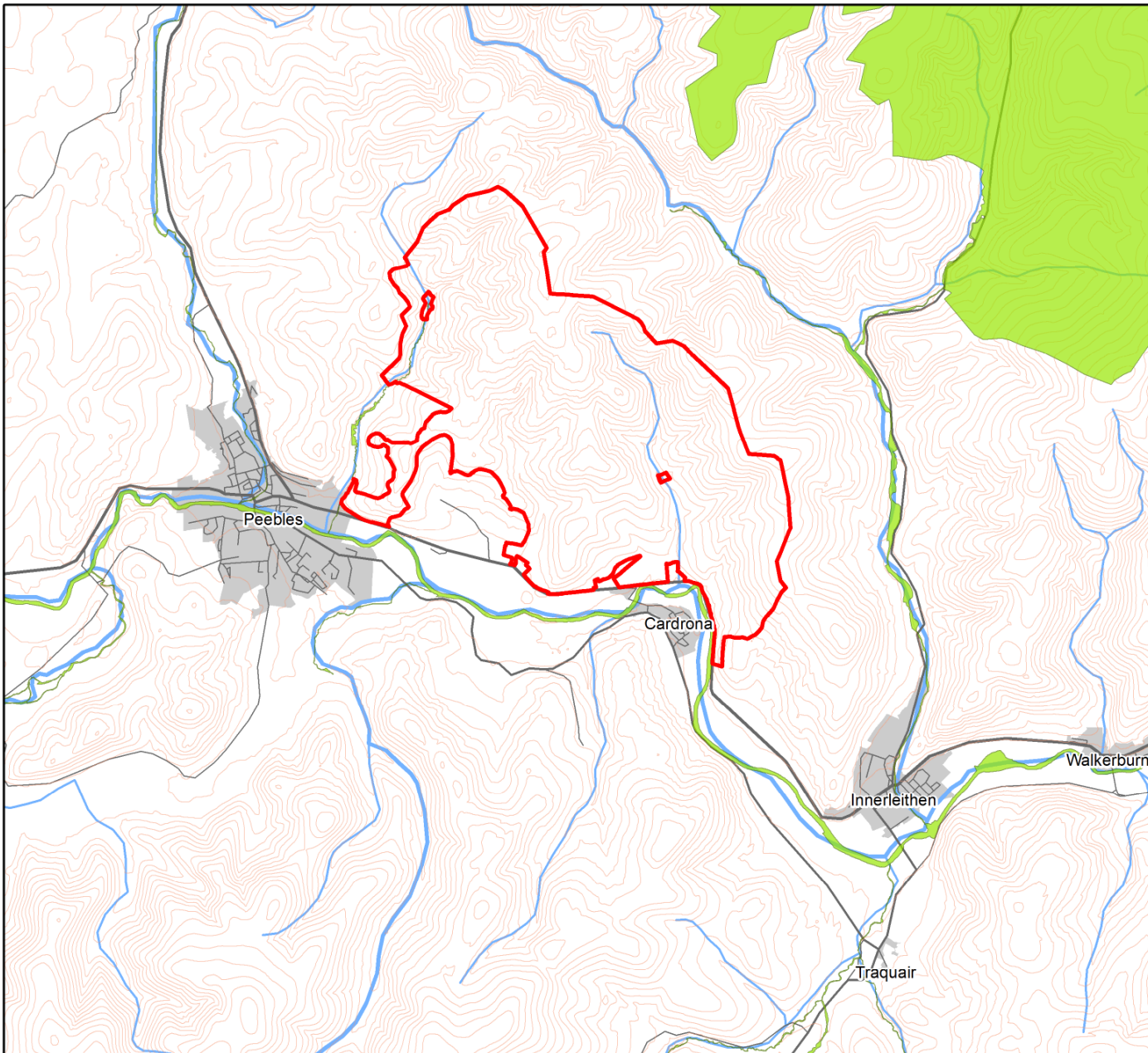
SEA Baseline Report
Biodiversity, Flora and Fauna

Map 2
Sites of Special
Scientific Interest

Key:

-  Glentress Study Area
-  Sites of Special Scientific Interest

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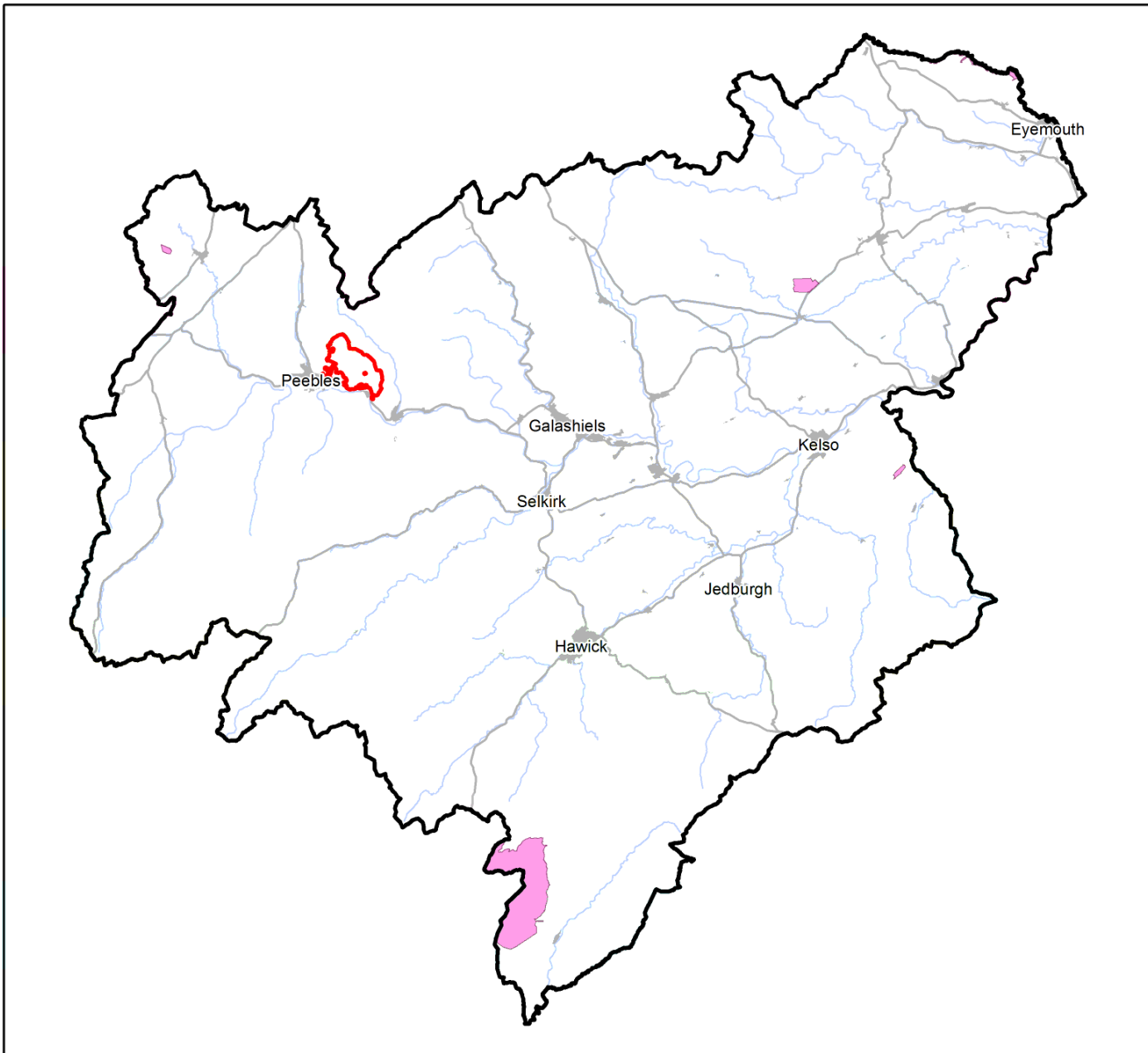
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Map 3a
Special Areas of Conservation

Key:

-  Glentress Study Area
-  Special Areas of Conservation

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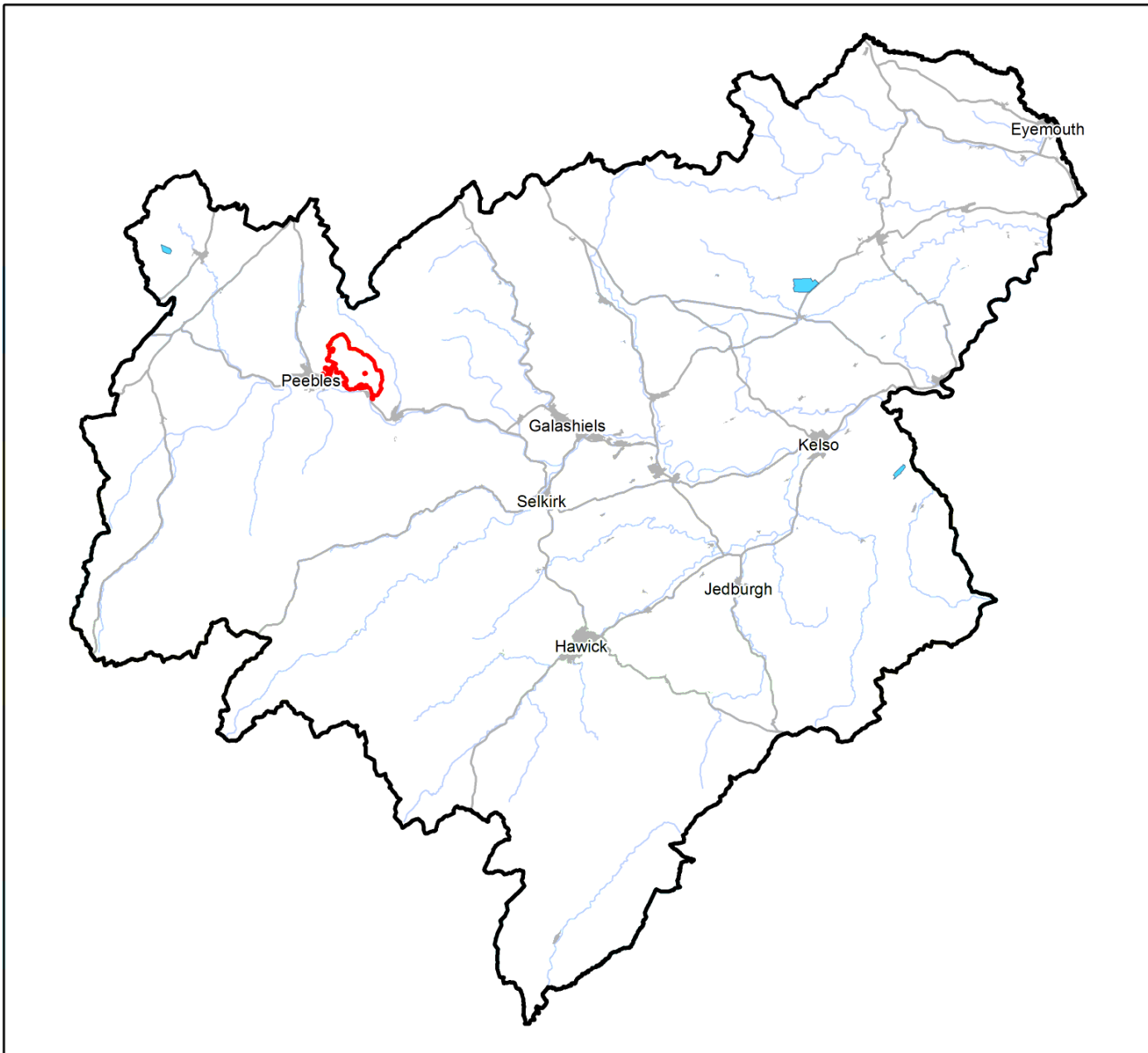
Map 3b
Special Protection Areas

Key:

-  Glentress Study Area
-  Special Protection Areas

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
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Biodiversity, Flora and Fauna

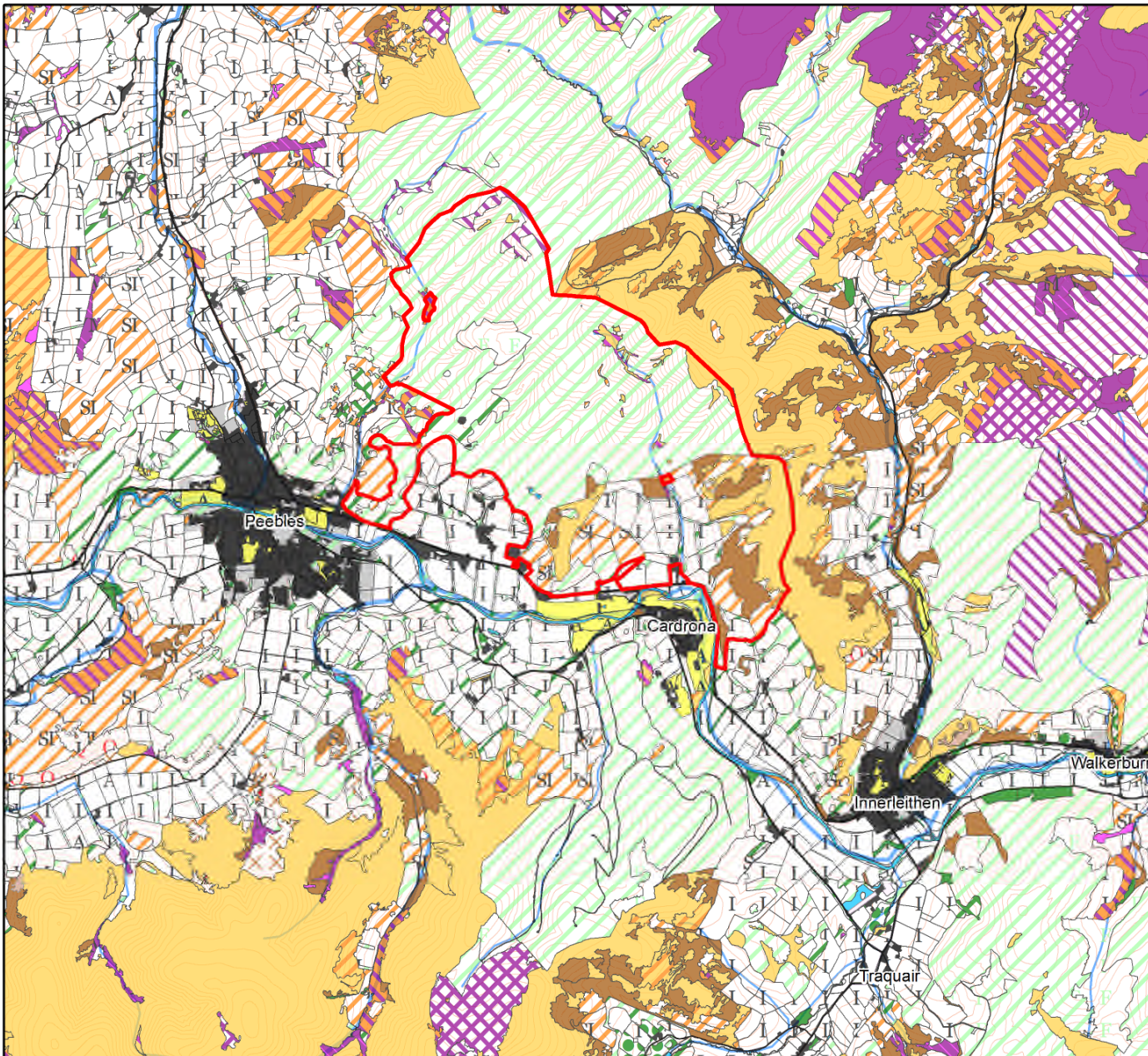
Map 4
Ramsar Sites

Key:

-  Glentress Study Area
-  Ramsar Sites

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Landscape and Townscape

Map 5

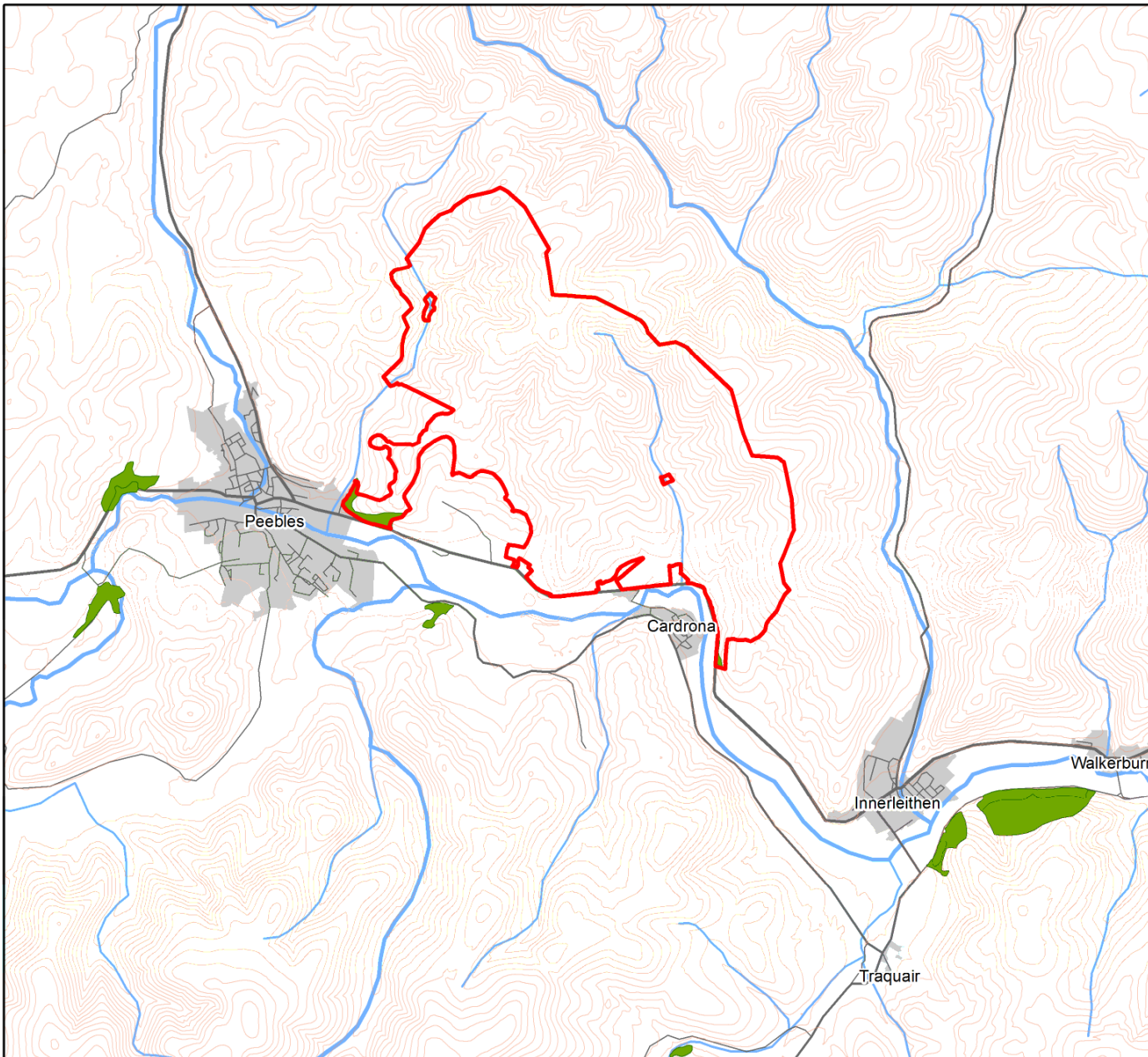
Phase 1 Habitat Survey

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>

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Map 6
Ancient Woodland Inventory

Key:

-  Glentress Study Area
-  Ancient Woodland Inventory

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3.0 CLIMATIC FACTORS

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

Climatic Factors

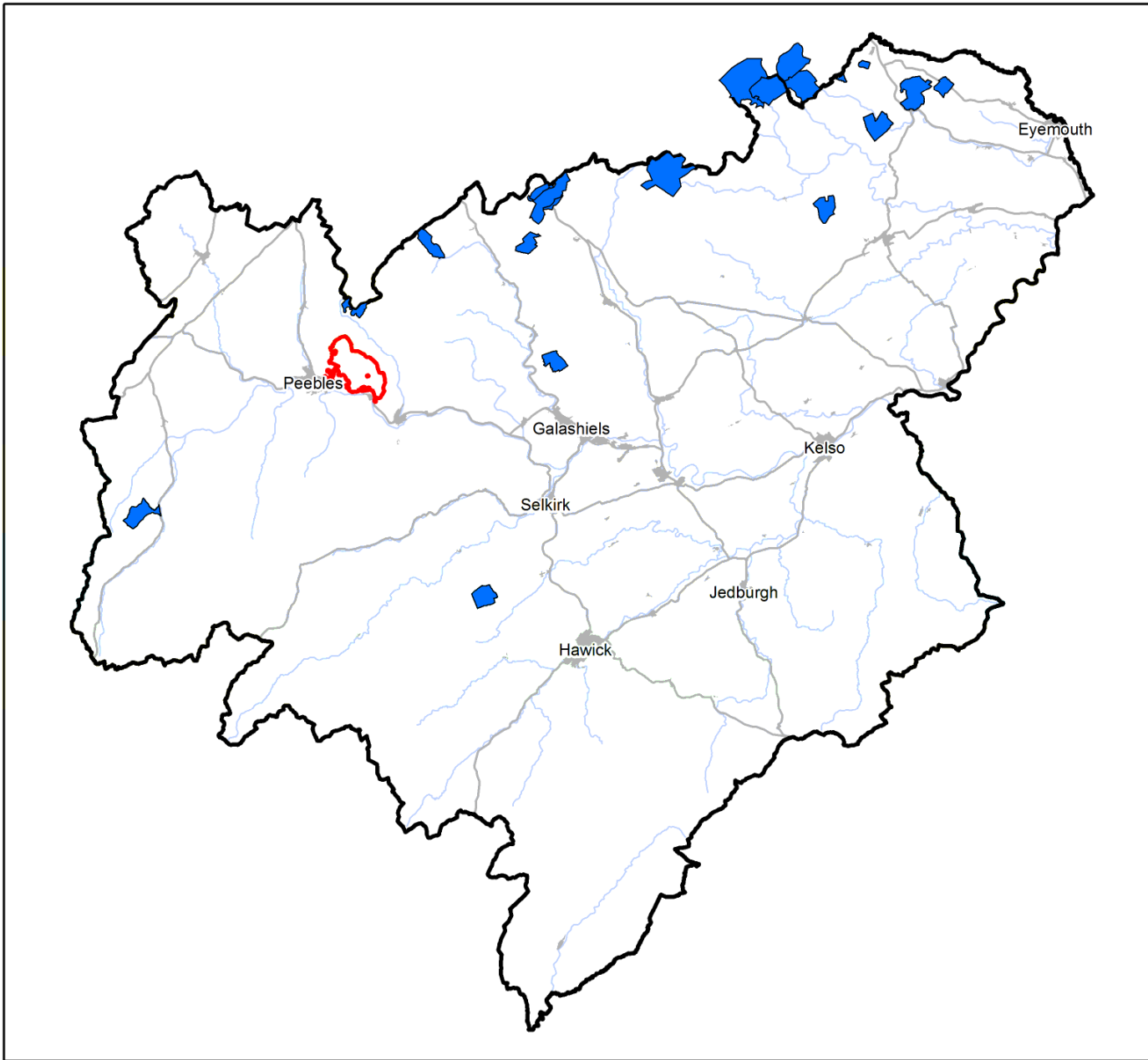
The climate change Act 2009 sets out ambitious targets for Scotland to reduce carbon emissions which are 42% reduction by 2020 and 80% by 2050. It is possible to show a comparison for ecological and greenhouse gas footprints for the Scottish Borders Local Authority area:

- 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.





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SEA Baseline Report Climatic Factors

Map 7 Operational and Consented Windfarms

Key:

-  Approved Windfarms >5MW
-  Glentress Study Area

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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 as ‘Restoration in Progress’ (as at 01/06/2015).

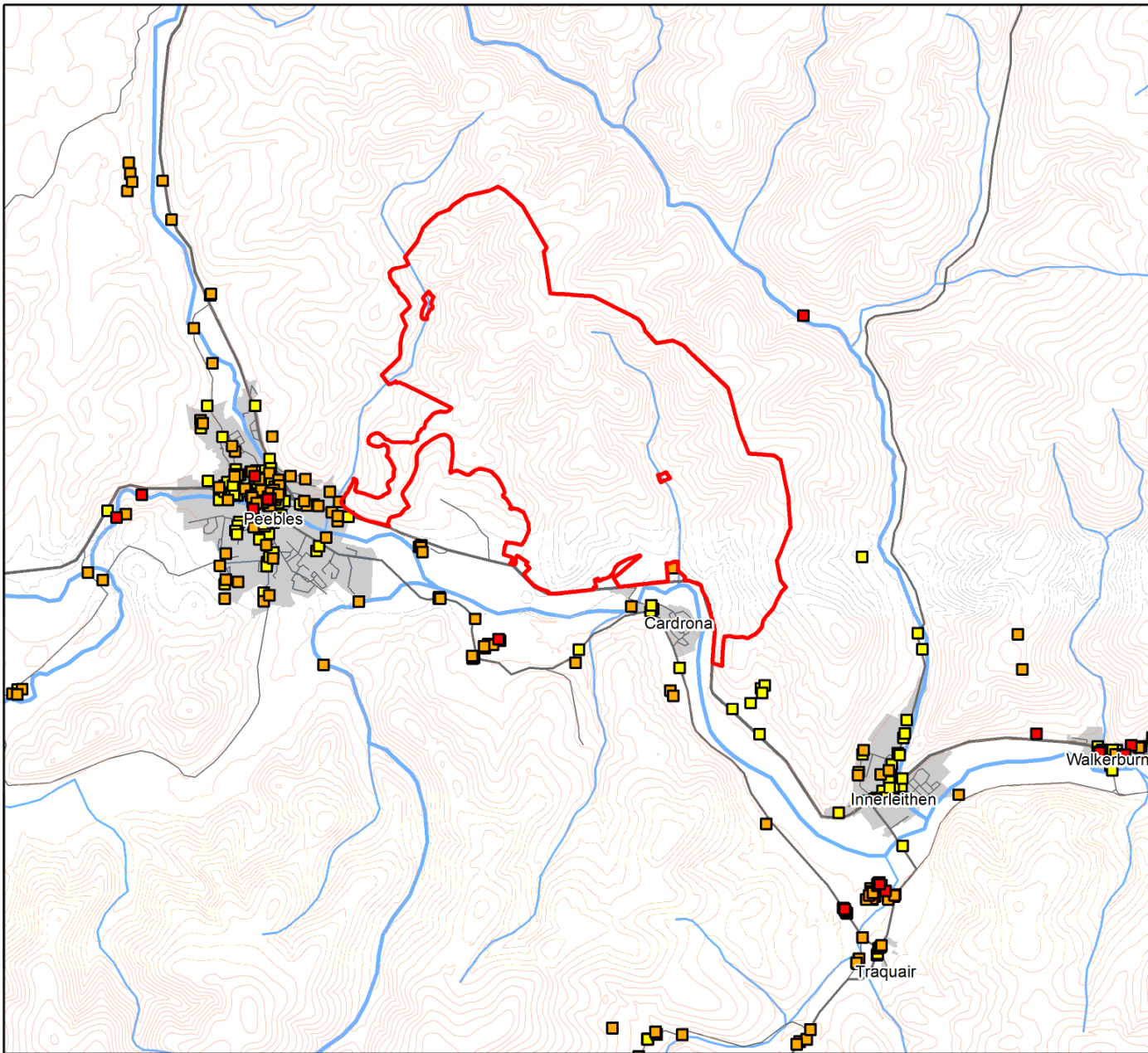
The Scottish Borders has 3021 listed buildings, shown in Map 8; the categories of listed buildings and the description are listed below in Table 4. There are also 43 conservation Areas in the Scottish Borders these have been designated by the Council between 1968 and 2012 to ensure the character of the 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.

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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







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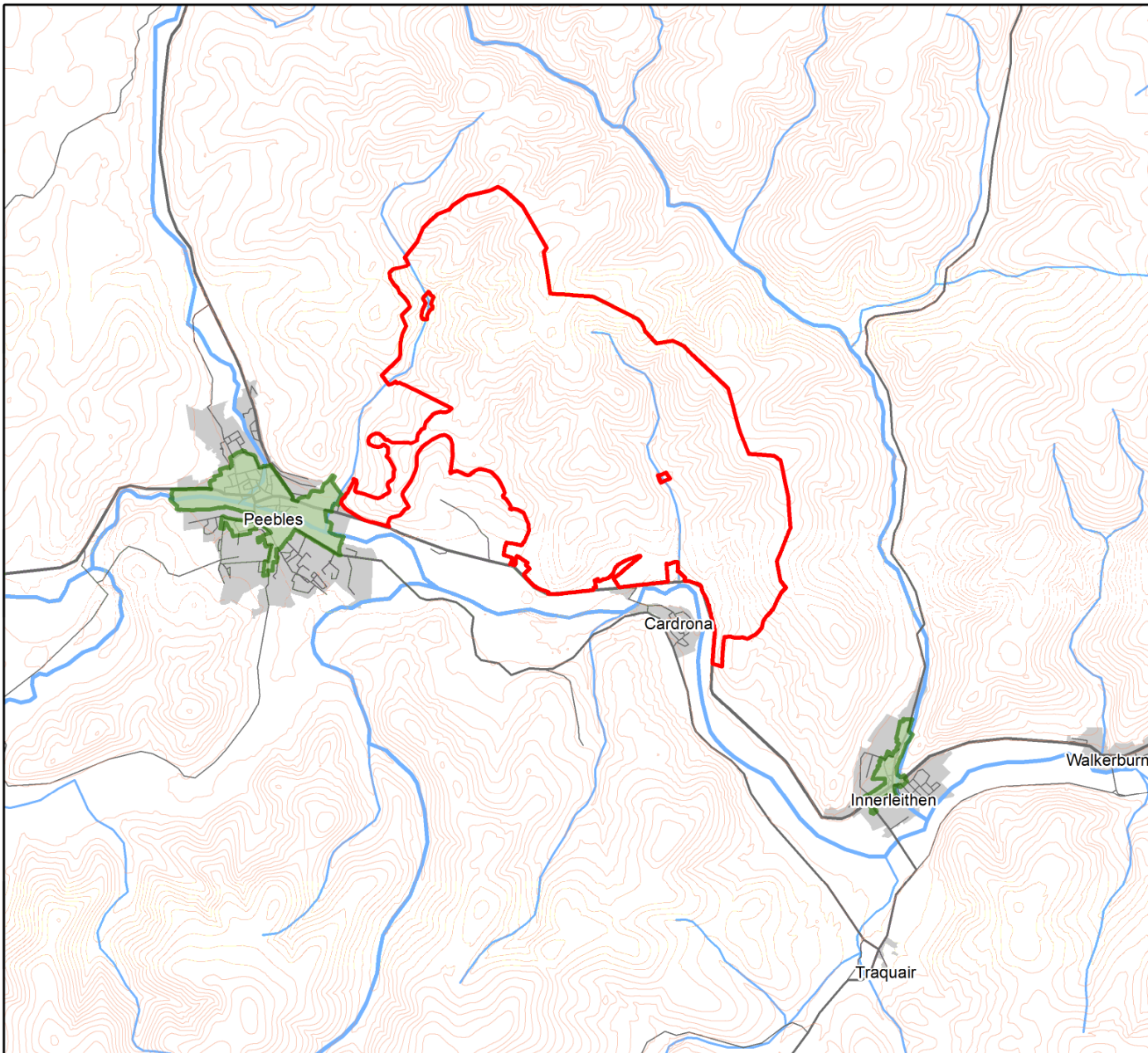
SEA Baseline Report Cultural Heritage

Map 8 Listed Buildings by Category

Key:

-  Glentress Study Area
- Listed Buildings (Category)**
-  A
-  B
-  C

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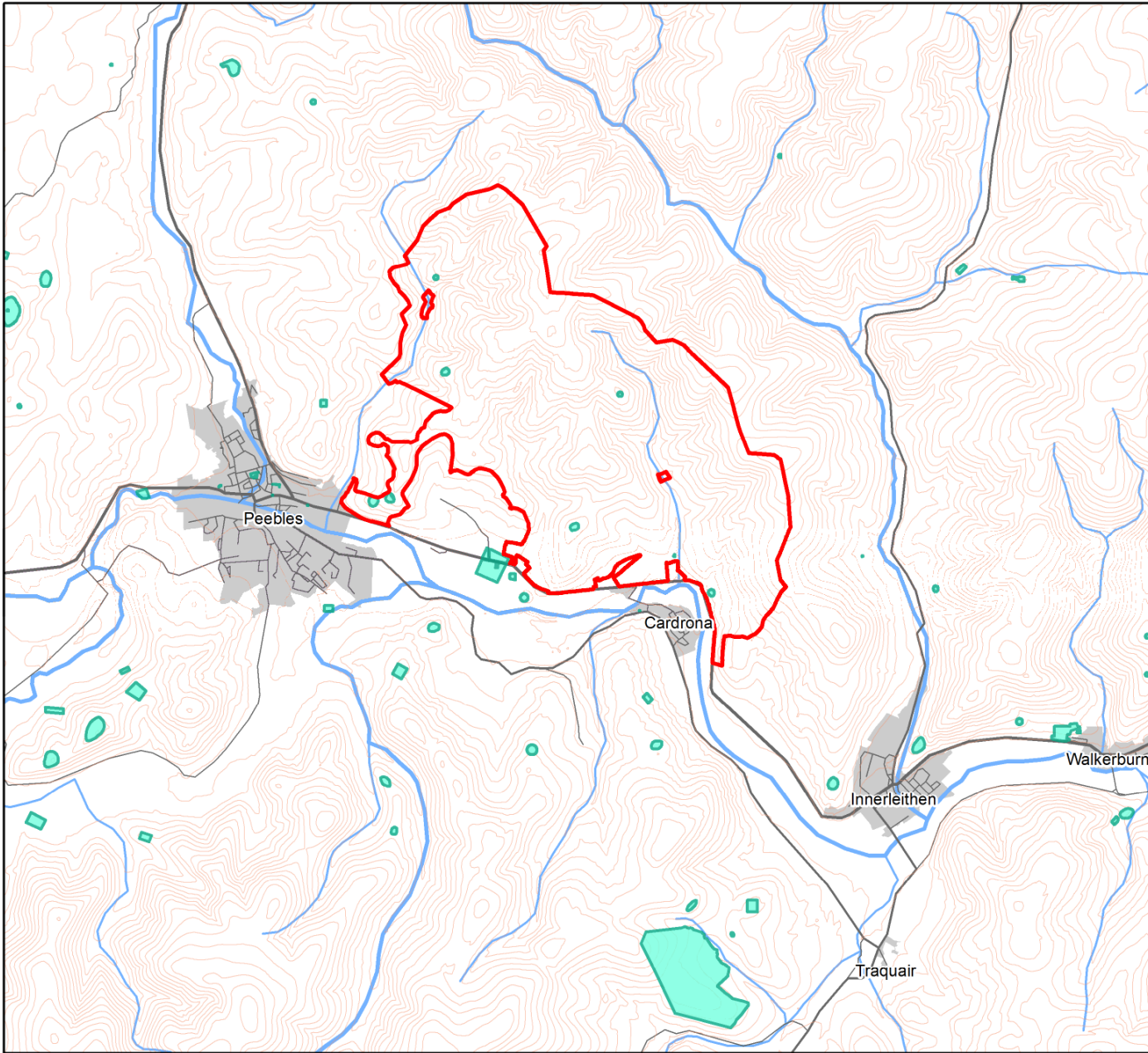
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Cultural Heritage

Map 9
Conservation Areas

Key:

-  Glentress Study Area
-  Conservation Areas

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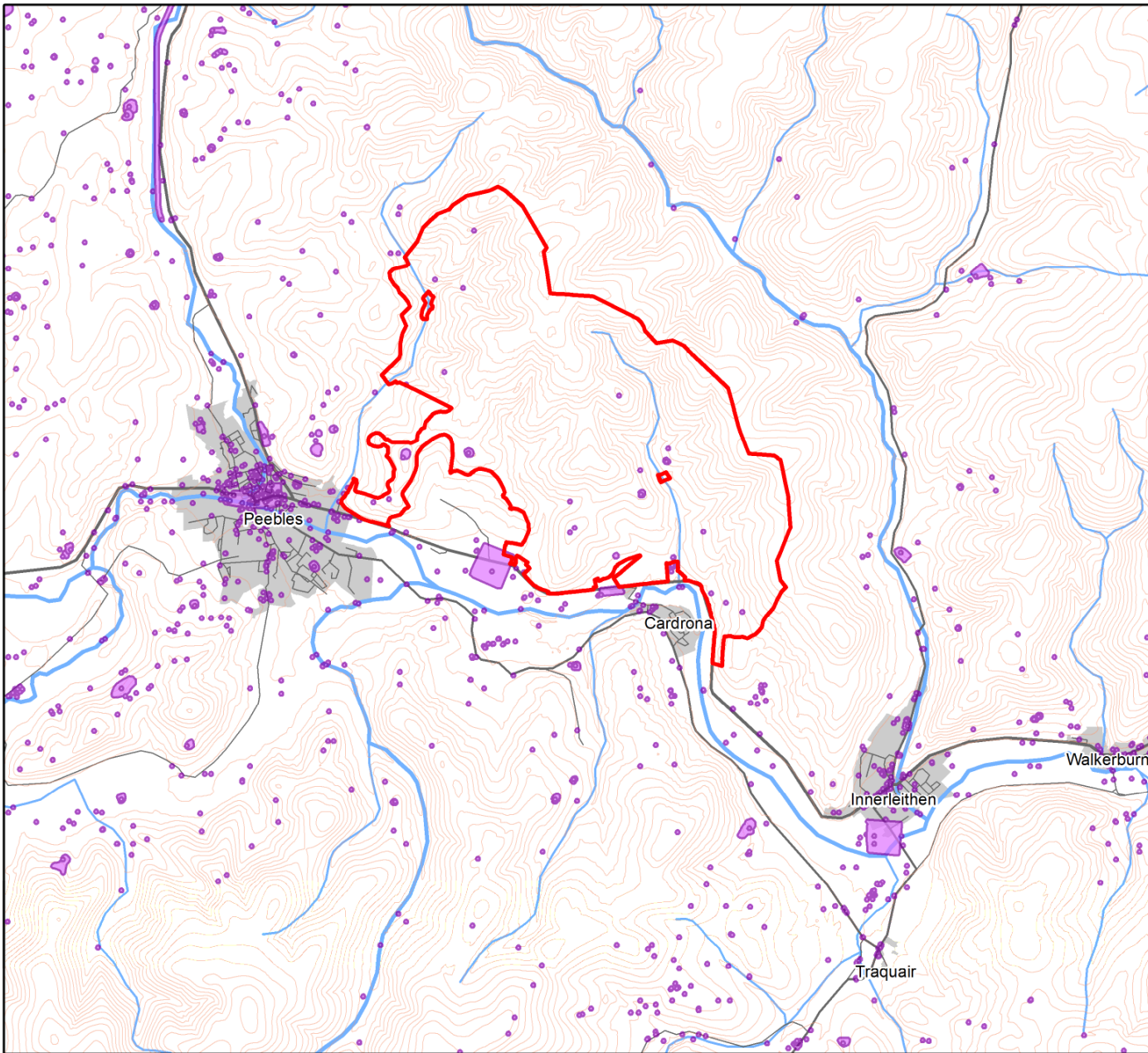
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Cultural Heritage

Map 10
Scheduled Monuments

Key:

-  Glentress Study Area
-  Scheduled Monuments

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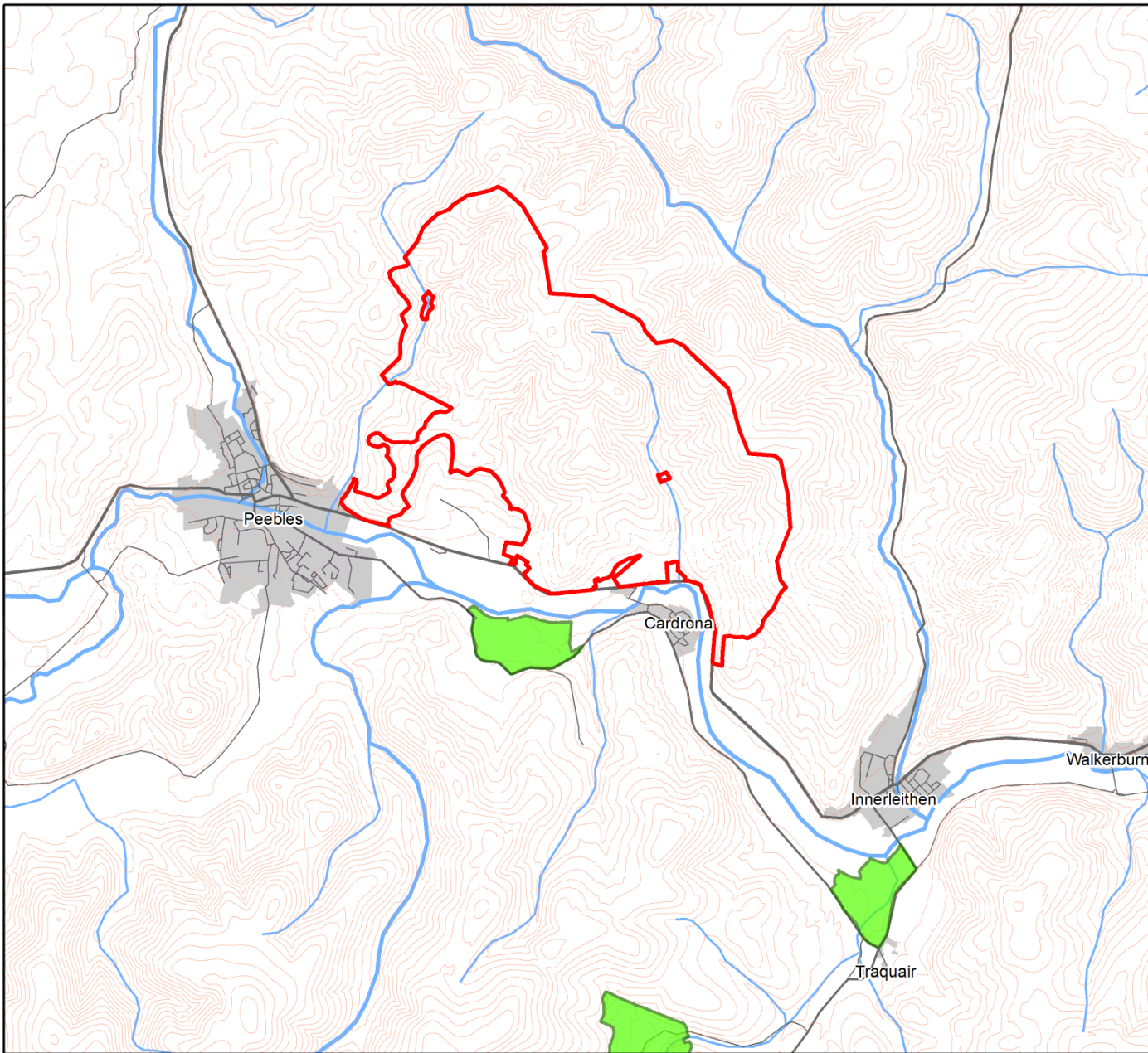
Map 11

Historic Environment Record

Key:

-  Glentress Study Area
-  Historic Environment Record

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SEA Baseline Report
Cultural Heritage

Map 12
Gardens & Designed
Landscapes

Key:

-  Glentress Study Area
-  Gardens & Designed Landscapes

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5.0 LANDSCAPE AND TOWNSCAPE

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

Landscape and Townscape

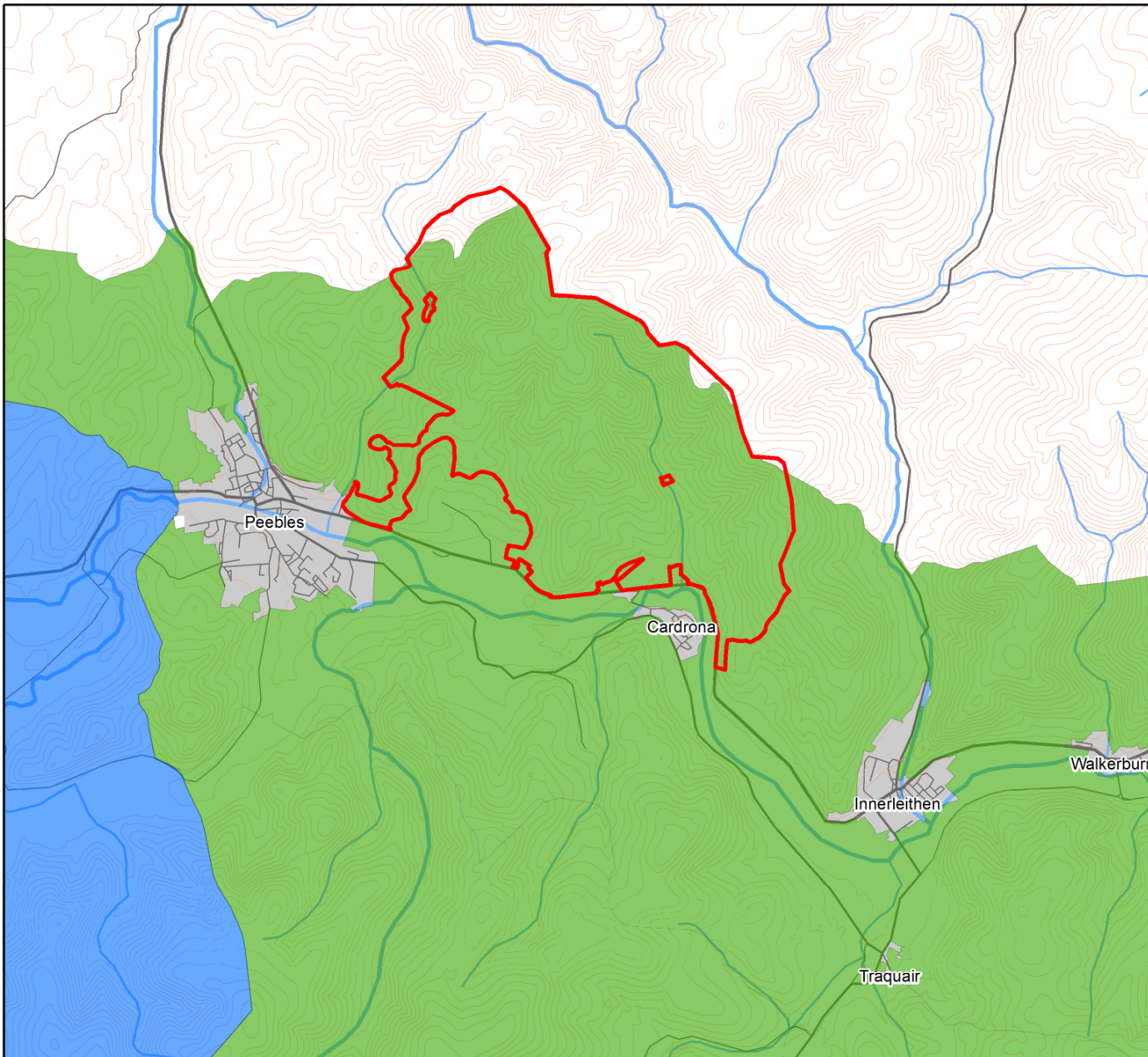
The Scottish Borders is considered to have a special and diverse landscape which includes differing variations of upland, lowland, valley and coastal landscapes. The most special landscapes in the Borders are protected by national and local landscape designations, there are two National Scenic Area (NSAs) 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






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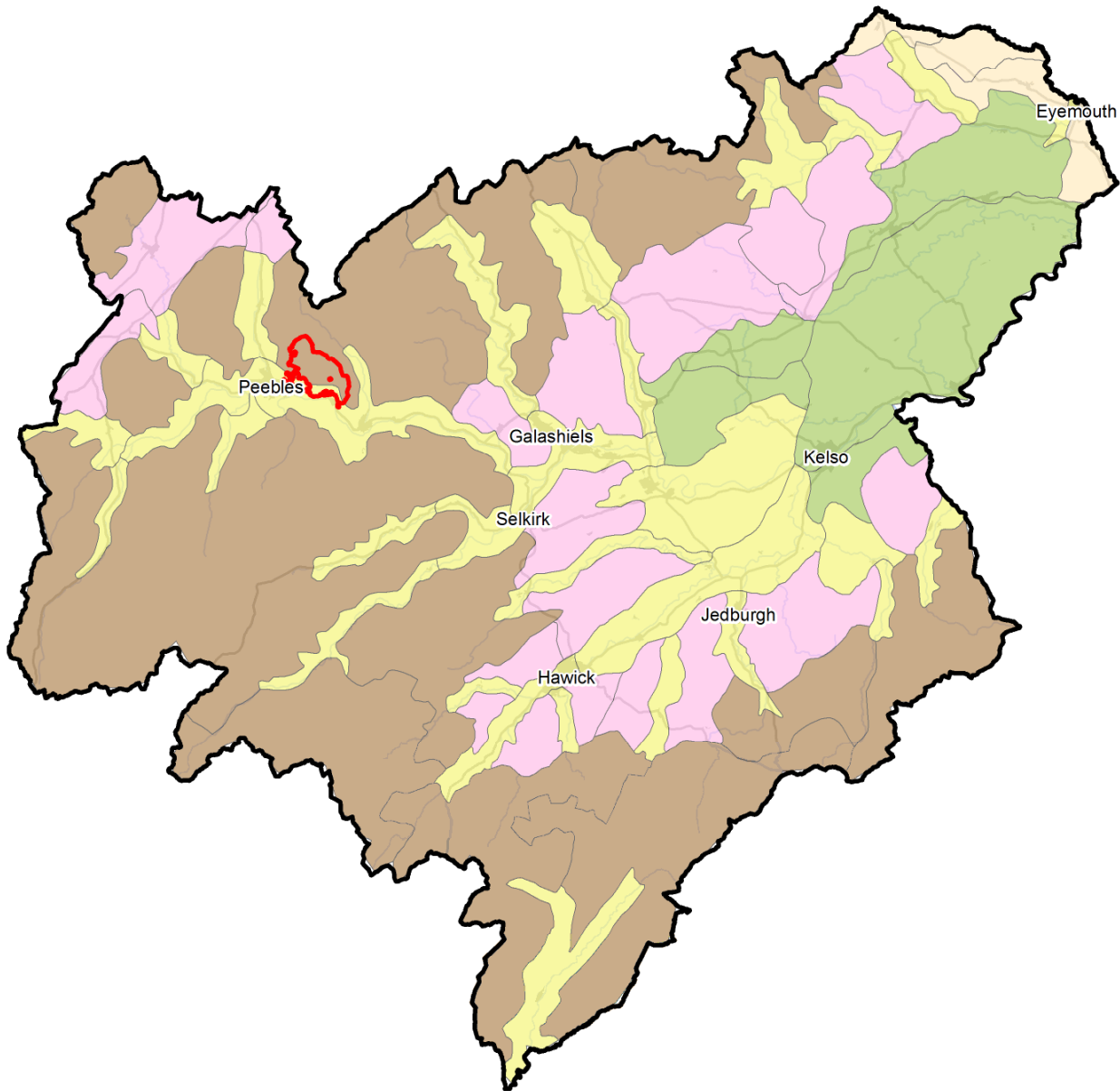
SEA Baseline Report
Landscape and Townscape

Map 13
National Scenic Areas and
Special Landscape Areas

Key:

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

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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

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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.

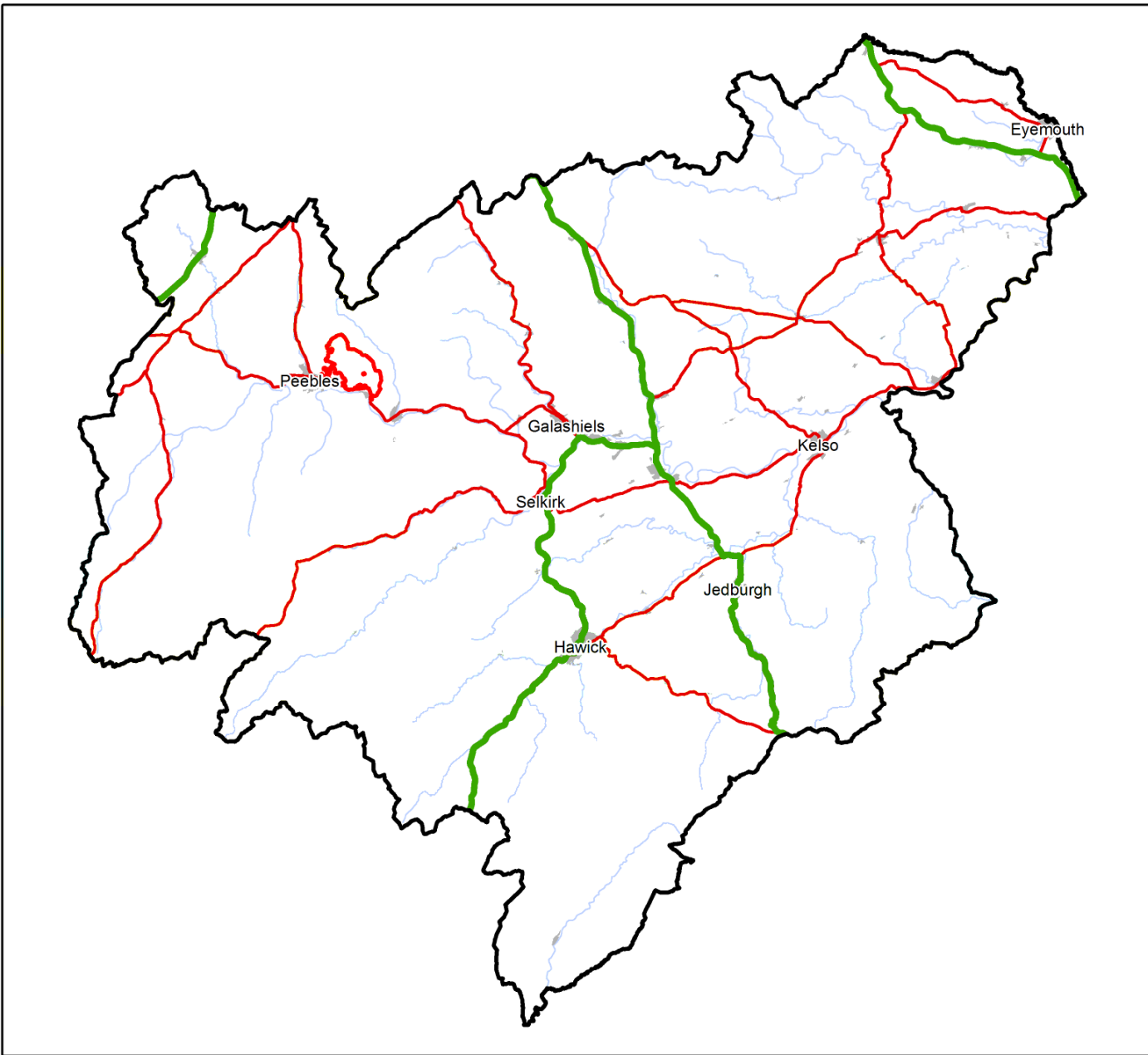
- National Route 1 goes all the way from Dover to London and then up to the east coast of the UK to Edinburgh and on to John o’Groats, the Orkneys and the Shetlands. The route passes inland from Berwick-upon-Tweed to Melrose and onto Edinburgh. It then crosses the Firth of Forth and travels through Fife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

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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.






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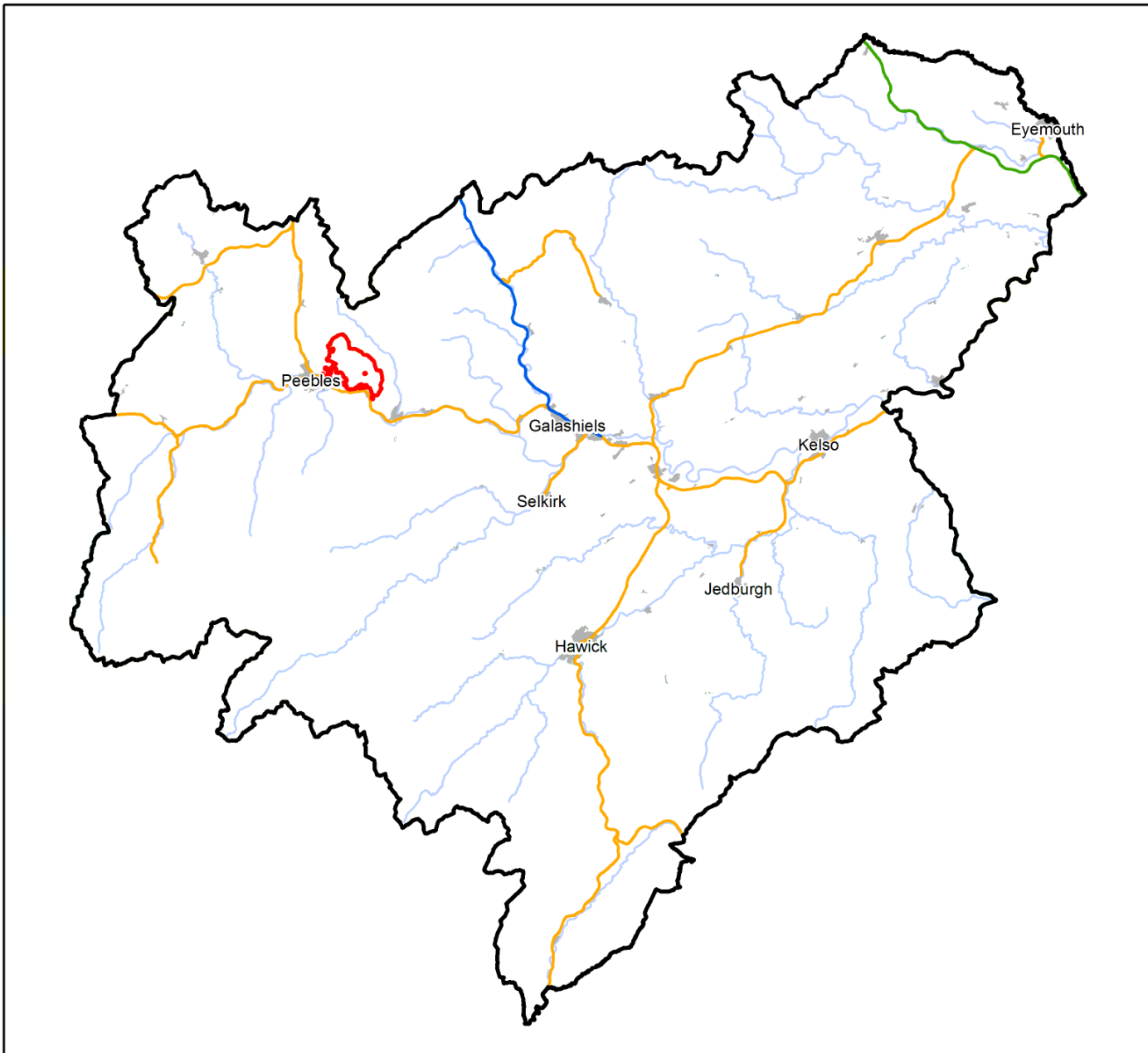
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Material Assets

Map 15
Strategic Road Network

Key:

-  Glentress Study Area
-  Trunk Road
-  A Road

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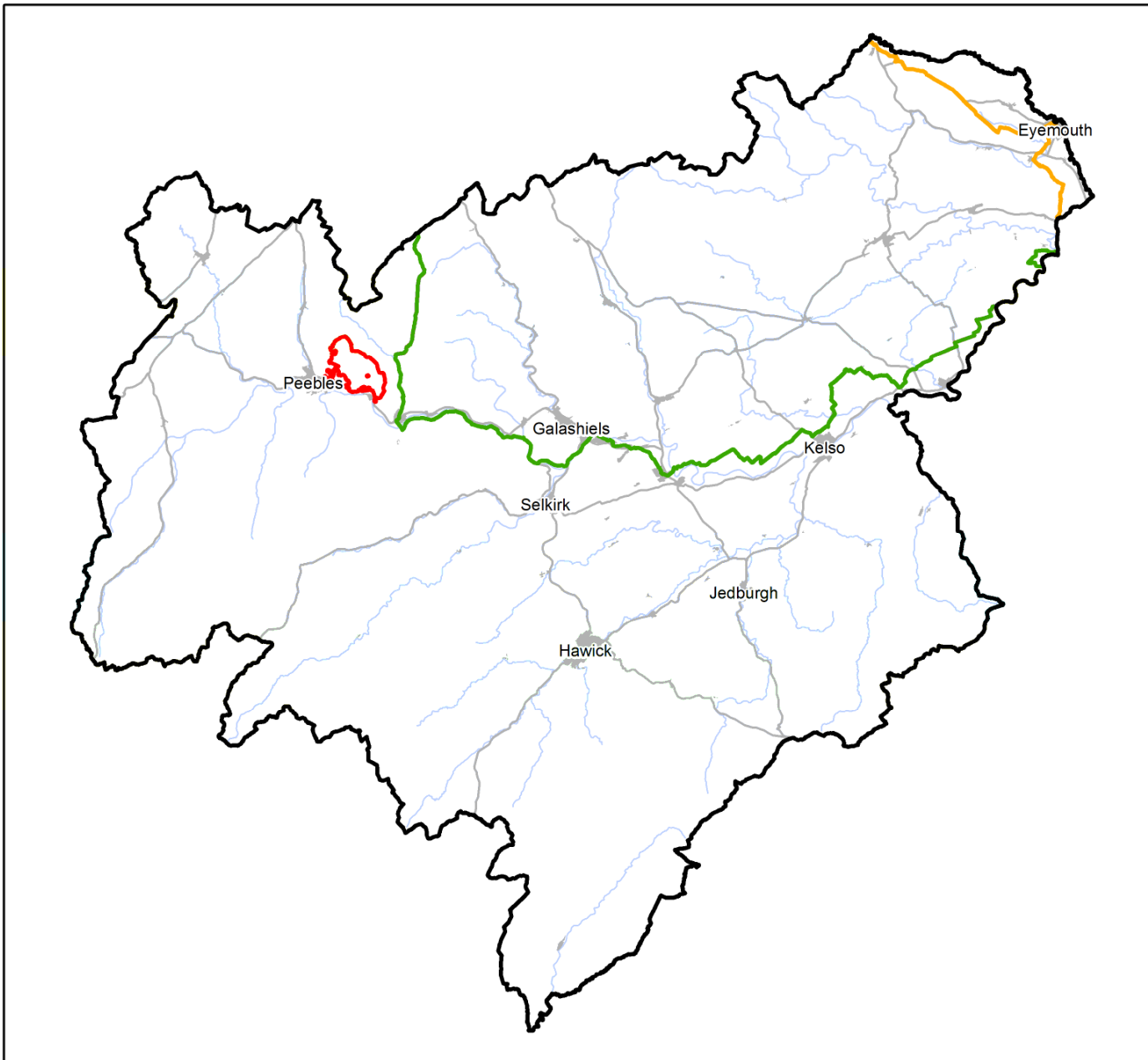
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Map 16 Rail Network

Key:

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

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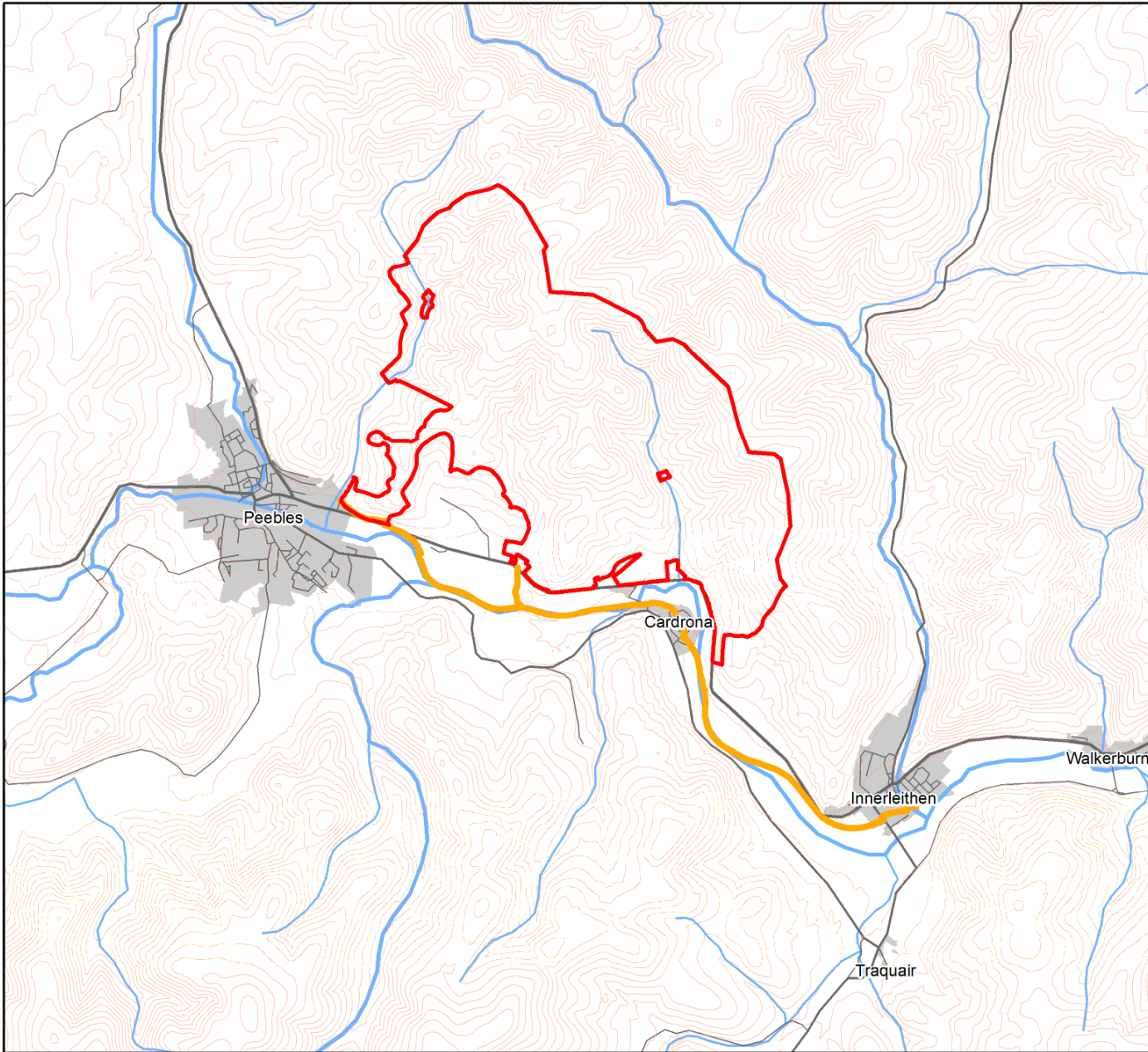
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Map 17 National Cycle Network

Key:

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

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Material Assets

Map 18
Innerleithen to Peebles
Multi-Use Path

Key:

- Glentress Study Area
- Multi-Use Path

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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 generated in the Scottish Borders:

Table 6: Waste Data

Scottish Borders 2014 Household Waste Management (tonnes)				Waste Generated 2013 (tonnes)	
Generated	Recycled	Landfilled	Other Diversion	Scotland	Scottish Borders
49,952	18,345	30,666	940	3,662,432	51,494

Source: SEPA Waste Data for Scotland

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

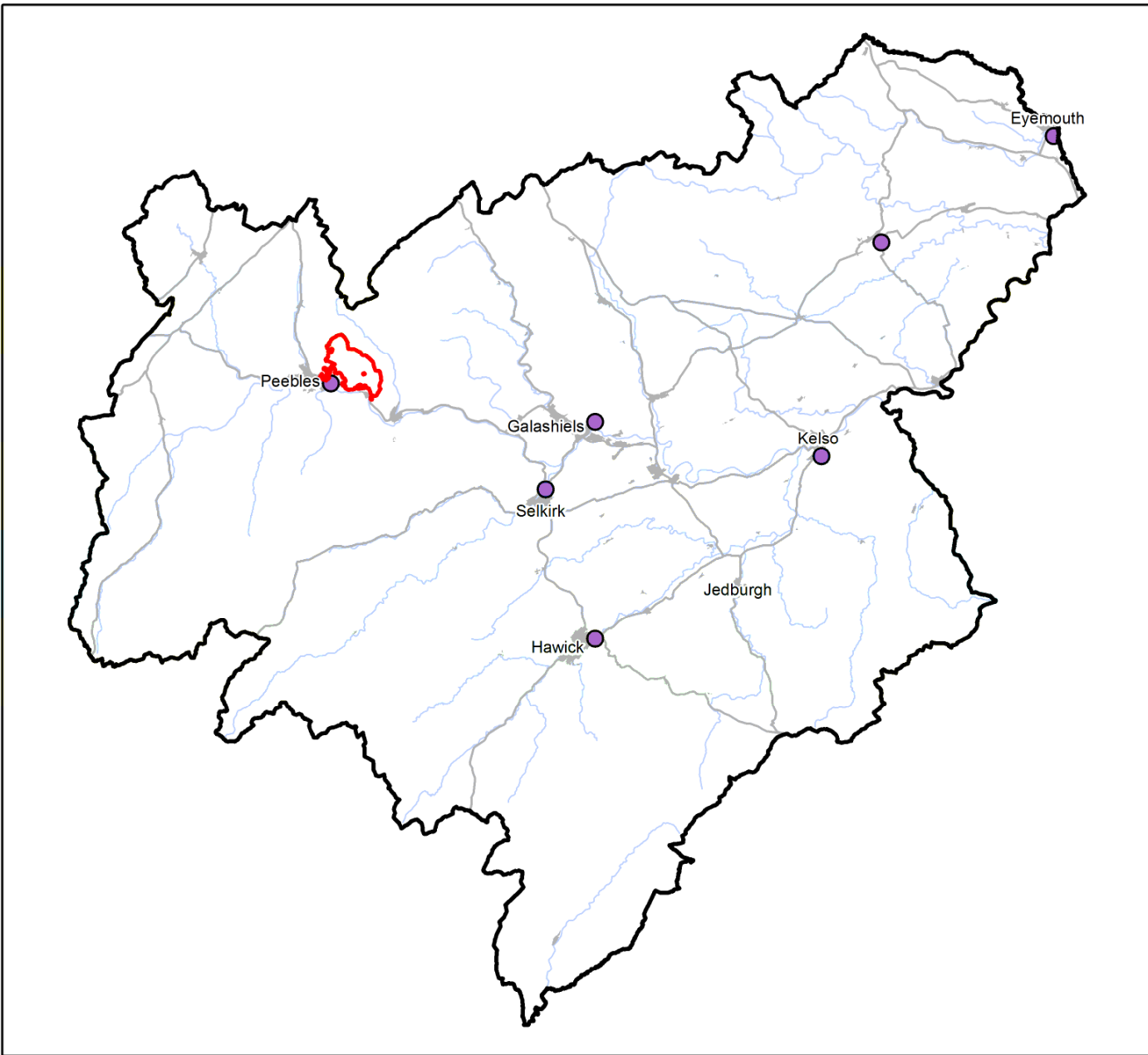
Table 7: Water and Wastewater Asset Capacity

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. It is noted that there are Scottish Water borehole assets located near to Innerleithen, downstream from the proposed development.
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

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Newtown St Boswells	A growth project has been raised to enable development in this area.	Current capacity is sufficient for identified development 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.





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SEA Baseline Report
Material Assets

Map 19
Waste Recycling Centres

Key:

-  Glentress Study Area
-  Community Recycling Centres

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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

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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:

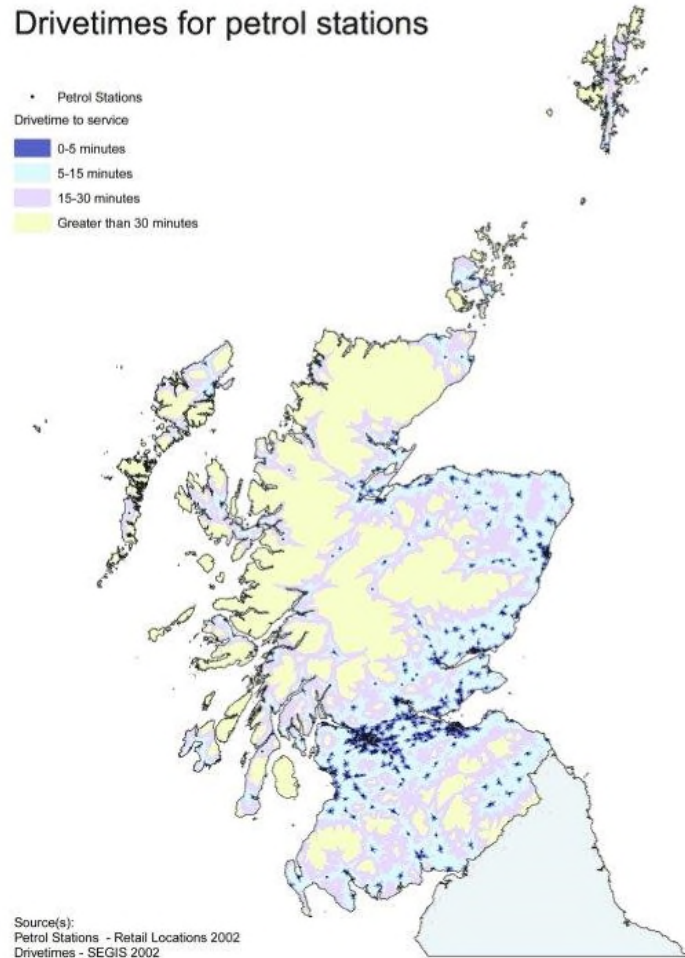
Access to Services includes a diverse range of issues including: retail, education, policing, leisure facilities and cultural activities.

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

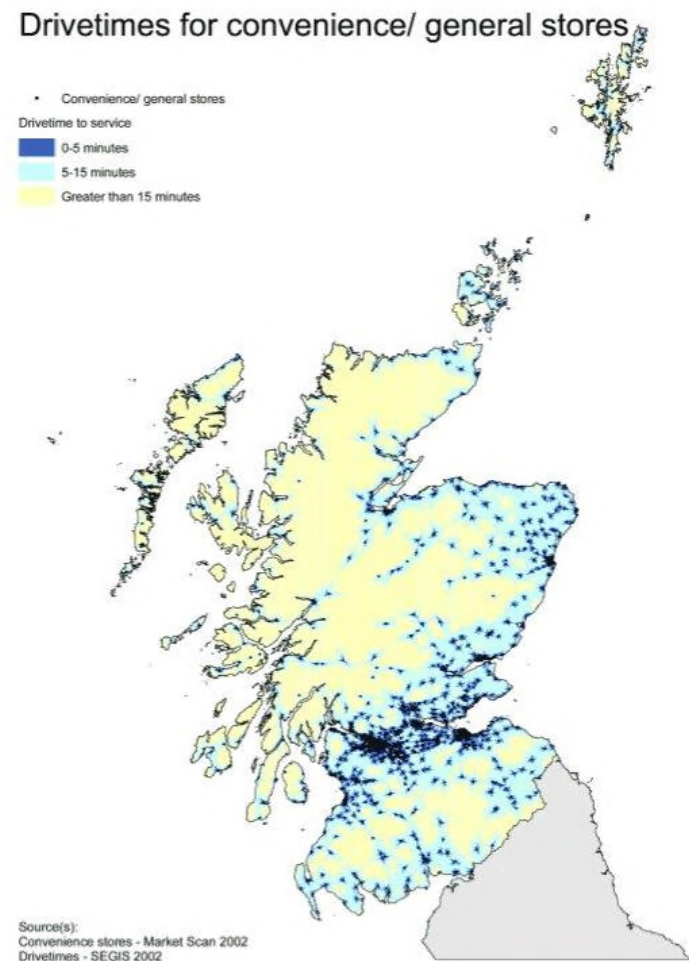


Source(s):
Petrol Stations - Retail Locations 2002
Drivetimes - SEGIS 2002

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:

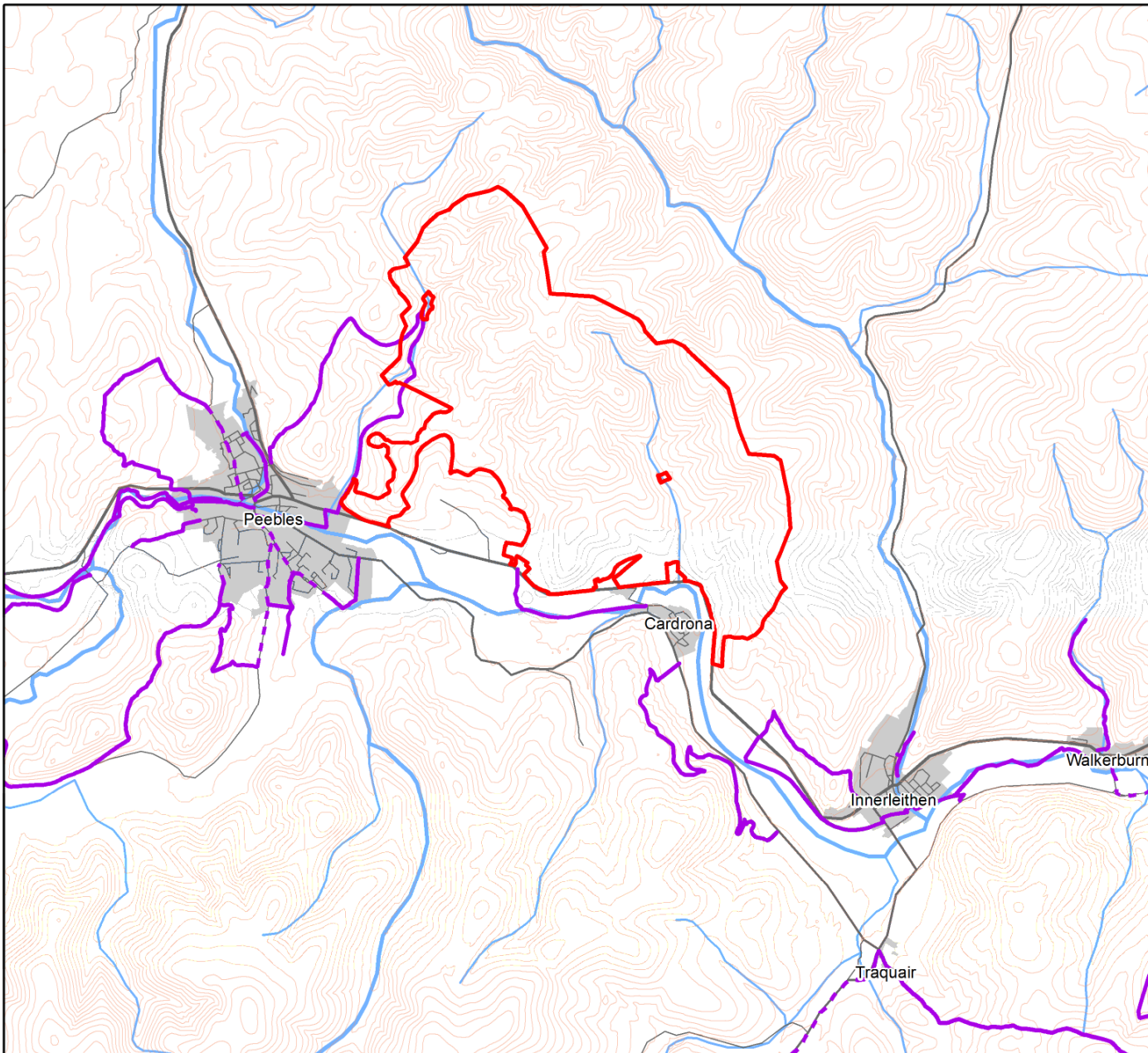
Core paths are described in the Land Reform (Scotland) Act 2003 as "a system of paths sufficient for the purpose of giving the public reasonable access throughout their area". These paths include Rights of Way, Council managed routes and any other route that provides reasonable countryside access. The 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.



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Population and Human Health

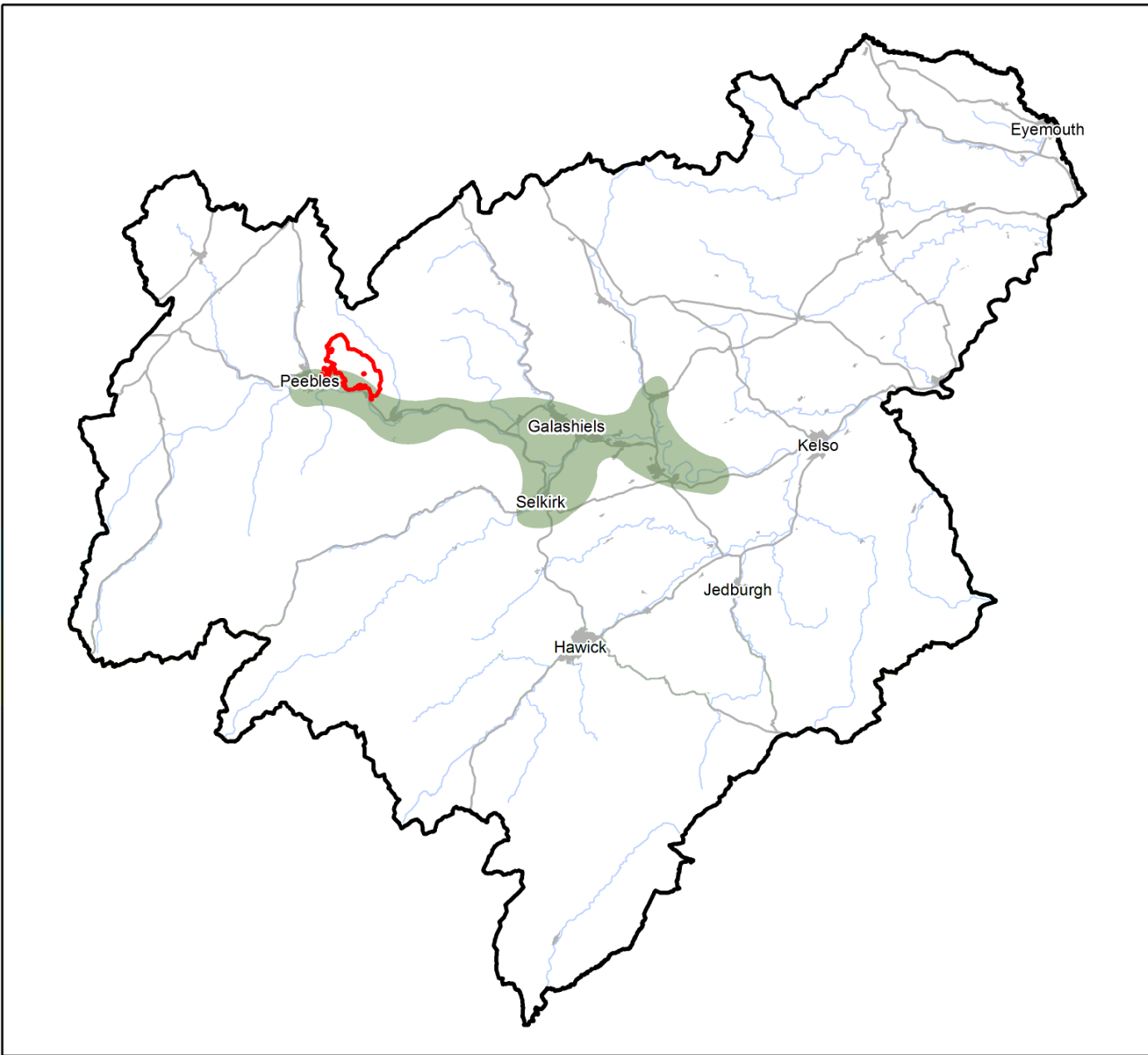
Map 20

Core Paths

Key:

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

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Population and Human Health

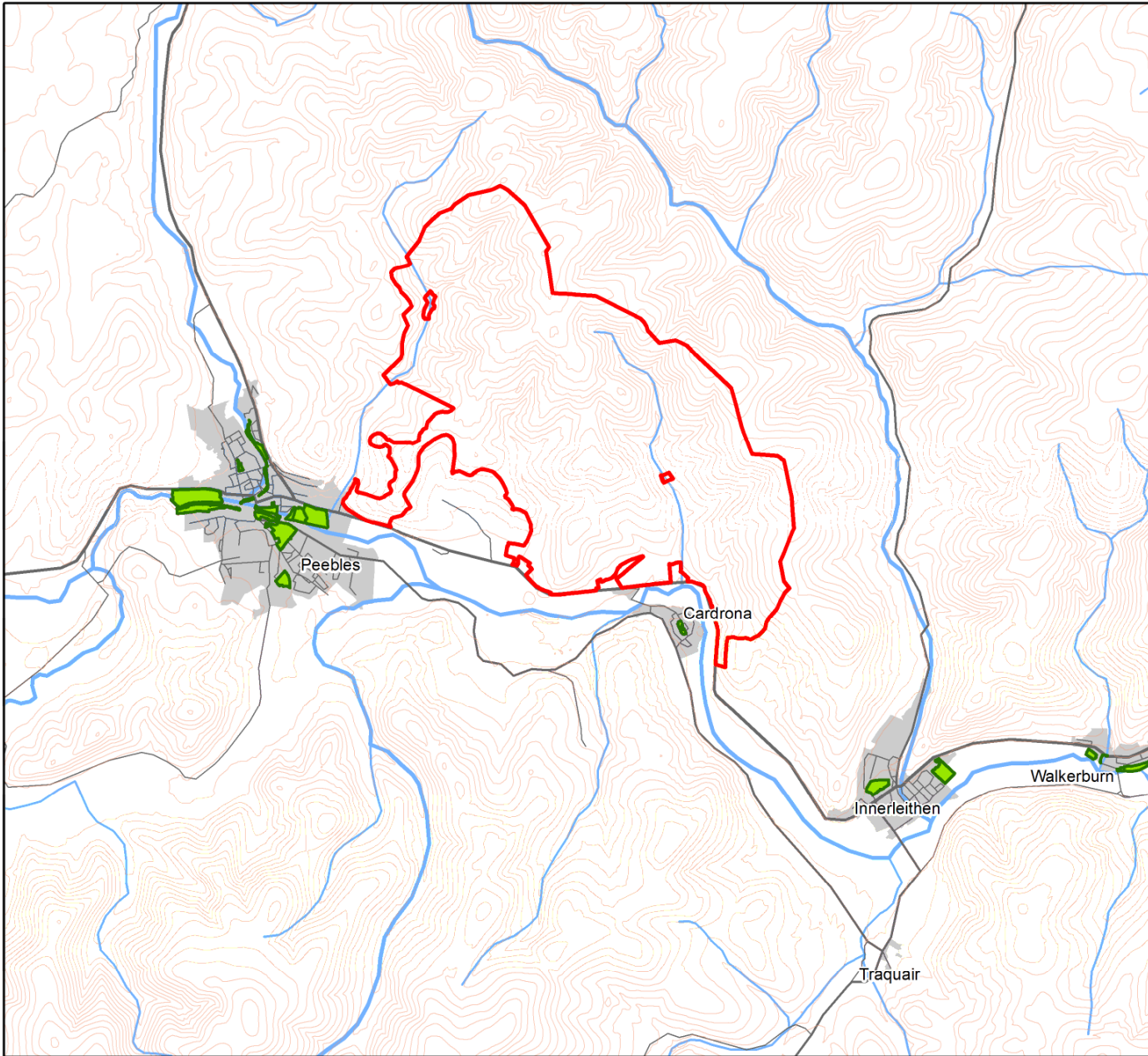
Map 21

Scottish Borders Strategic
Green Network (Proposed
Local Development Plan)

Key:

-  Glentress Study Area
-  Strategic Green Network

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SEA Baseline Report
Population and Human Health

Map 22
Key Greenspace (Proposed
Local Development Plan)

Key:

-  Glentress Study Area
-  Key Greenspace

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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

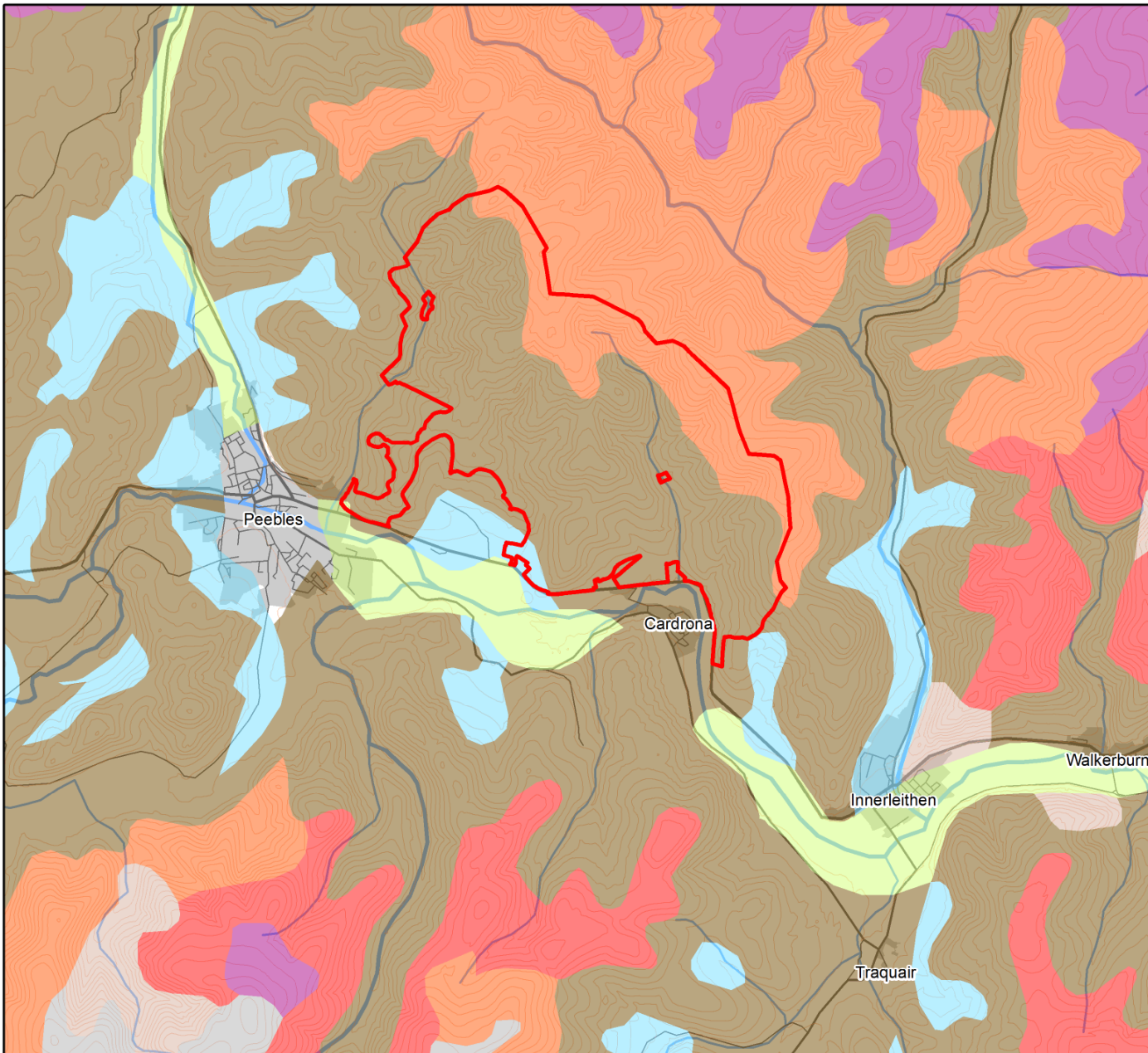
Soil Quality:

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.













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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

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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:

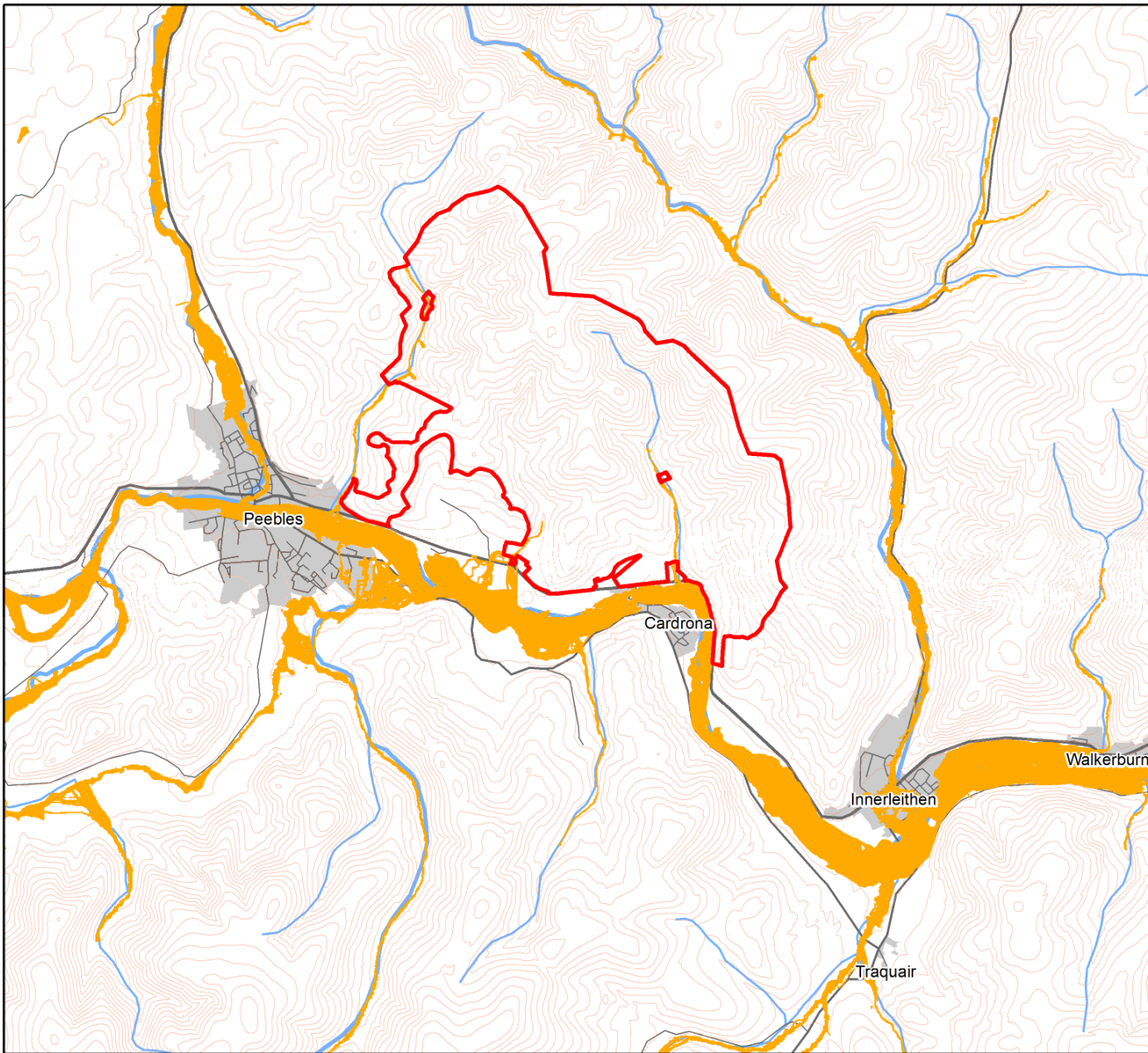
Table 13: Overall Environmental Objectives (River Basin Management Planning Cycles)

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:





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SEA Baseline Report Water

Map 24 River Flood Risk

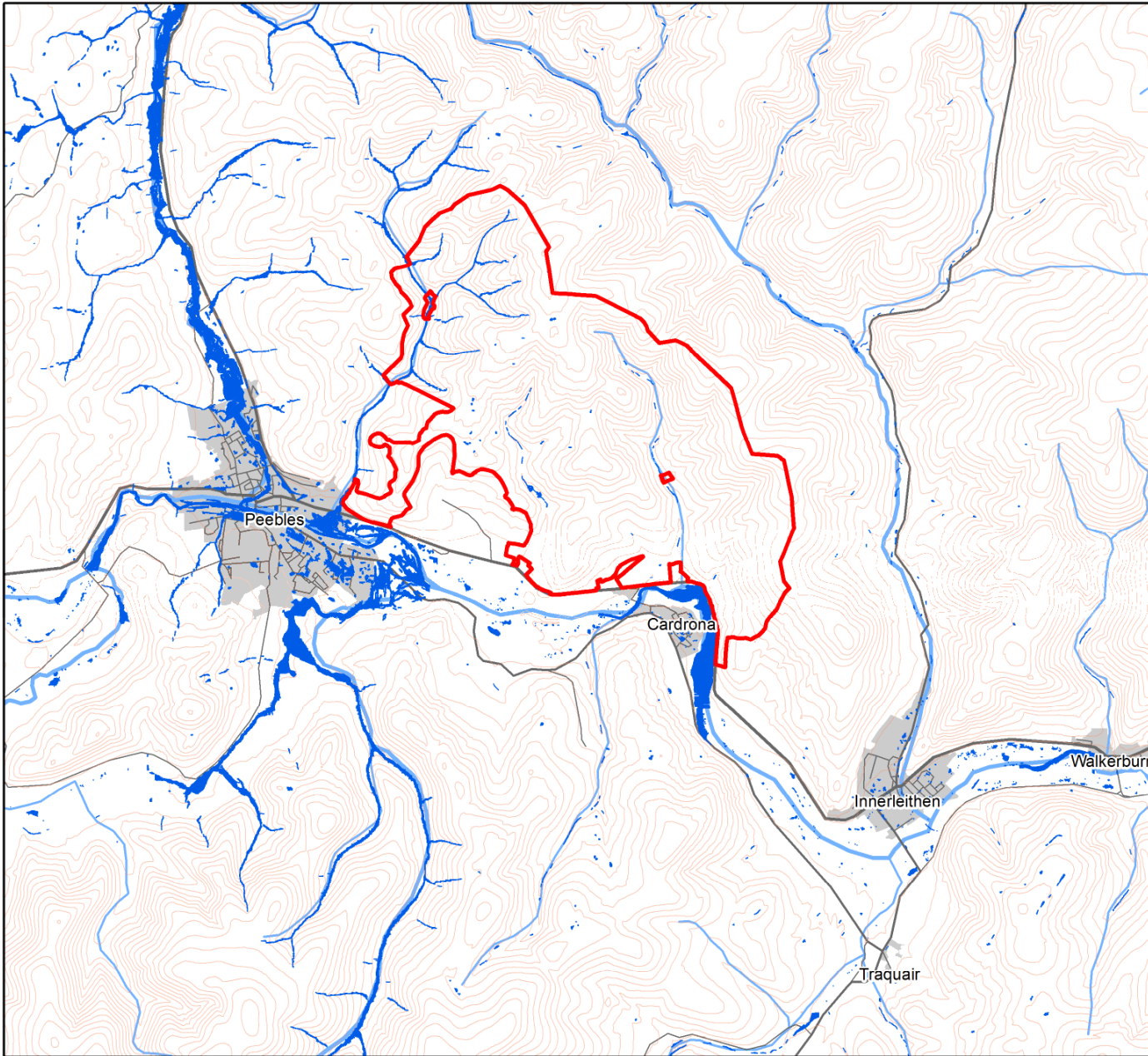
Key:

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

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SEA Baseline Report
Water

Map 25
Surface Water Flood Risk

Key:

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

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APPENDIX 5: UPDATED 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.

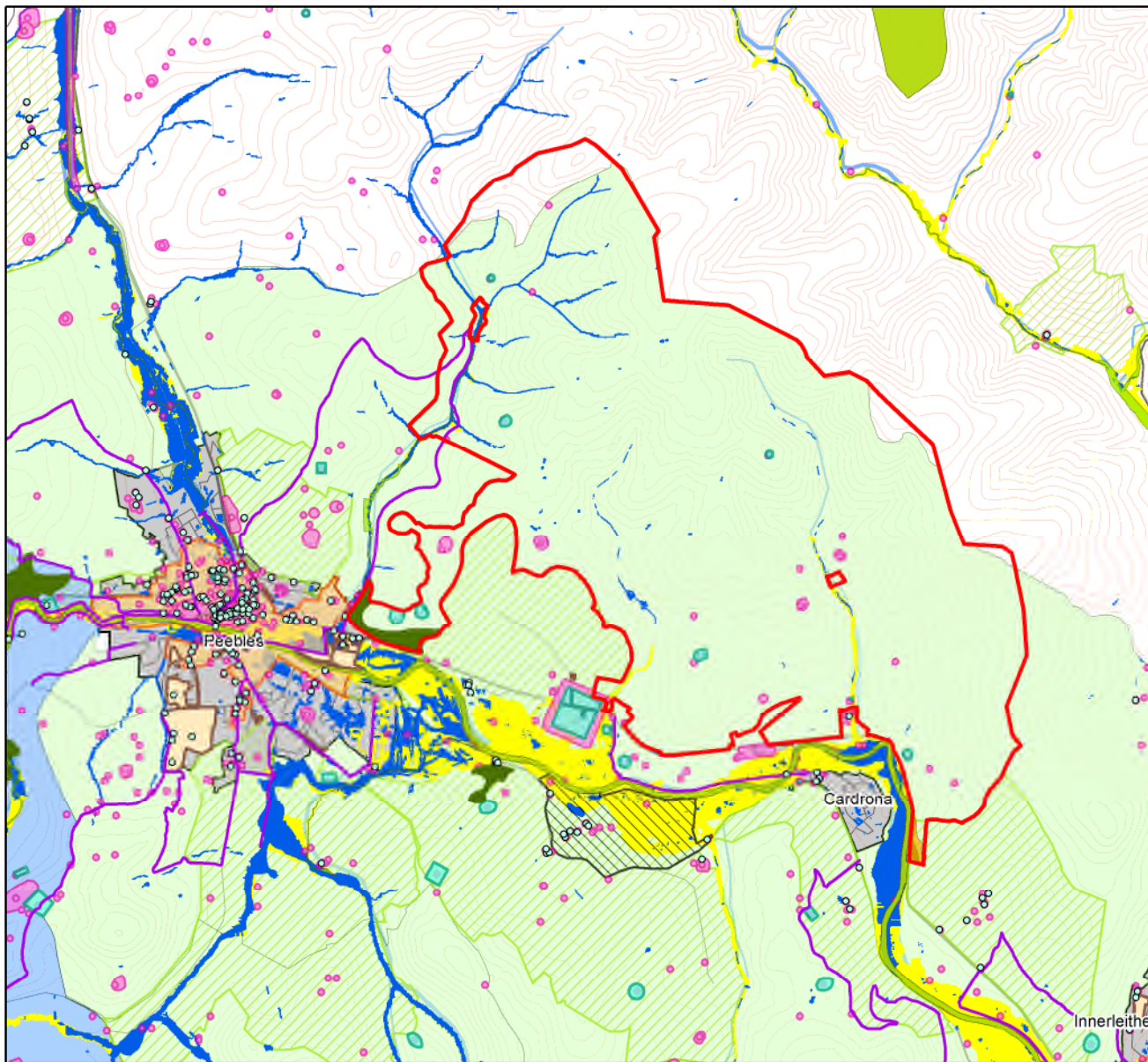
Planning and Infrastructure:

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.



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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

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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.</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.</p> <p>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
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SEA Topic: Cultural Heritage	Objectives: <ul style="list-style-type: none"> • To protect and where appropriate, enhance the historic environment.
------------------------------------	--

Commentary	Ranking	Mitigation
<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>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>		x	<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
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Appendix E Updated Habitats Regulations Appraisal

Updated Habitat Regulations Appraisal Record

Supplementary Guidance: Glentress Masterplan

February 2016

Contents

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Appendix 1: Natura Sites within and outwith the Glentress Masterplan Study Area

Appendix 2: Details of Natura Site that were screened in

Appendix 3: Natura Site not considered in the 'baseline' for likely significant effects

Appendix 4: Screening of Glentress Masterplan Study Area

1. Introduction

- 1.1 The purpose of this Habitats Regulations Appraisal (HRA) is to establish if the Supplementary Guidance (SG): Glentress Masterplan could cause 'likely significant effects' (LSE) which could affect specific sites within and outwith the Glentress Masterplan Study Area. The sites in question are part of the Natura 2000 network with their function being to protect birds, other species, and habitats for which the site is designated; they are collectively known as Natura Sites. In particular the HRA assesses whether there will be LSE on the conservation objectives for respective Natura Sites. If a LSE is identified on the conservation objectives then an appropriate assessment is required to be undertaken which ascertains that there are no adverse effects on Natura 2000 site integrity or otherwise. This is to establish whether the LSE(s) identified could affect "the coherence of its ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified" (Tyldesley and Associates, 2015, Habitats Regulations Appraisal of Plans Guidance for Plan-Making Bodies in Scotland Version 3).
- 1.2 For the approval of the SG: Glentress Masterplan it must be shown that the SG will not have any significant effects on the site integrity of any Natura Site. It should therefore be made explicit that this HRA is for the SG: Glentress Masterplan only and if there are subsequent changes then re-assessment will need to take place.
- 1.3 This HRA has been directed by revised advice in the form of the Habitats Regulations Appraisal of Plans Guidance for Plan-Making Bodies in Scotland Version 3 which has been produced by Scottish Natural Heritage (SNH) and David Tyldesley and Associates.

Legislative and Policy Background

- 1.4 In 1992 the European Union adopted legislation known as the Habitats Directive to help conserve the most seriously threatened habitats and species across Europe. The Habitats Directive complements the Birds Directive (1979) and the core of both directives is the creation of a network of sites called Natura 2000. The Natura 2000 network is made up of Special Areas of Conservation (SAC) and Special Protection Areas (SPA). It is also the case that Ramsar wetland sites should be considered as part of the Natura 2000 network and protected under the relevant statutory regimes. In the Scottish Borders area all Ramsar sites are covered by SPAs and are considered as part of these designations.
- 1.5 In October 2005 the European Court of Justice ruled that Development Plans in the United Kingdom should be subject to assessment, in the same way projects require assessment under Articles 6(3) and (4) of the Habitats Directive. These articles require that:

"any plan or project, which is not directly connected with or necessary to the management of a European Site, but would be likely to have a significant effect on such a site, either individually or in combination with other plans or projects, shall be subject to an 'appropriate assessment'"(Habitats Regulations Appraisal of Plans Guidance for Plan-Making Bodies in Scotland Version 3).

1.6 The above Directives are transposed into Scottish legislation by the Conservation (Natural Habitats etc.) Regulations 1994, (as amended).

1.7 In translating the above legislation into policy the Scottish Planning Policy (2014) states:

“Sites designated as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) make up the Natura 2000 network of protected areas. Any development plan or proposal likely to have a significant effect on these sites which is not directly connected with or necessary to their conservation management must be subject to an “appropriate assessment” of the implications for the conservation objectives. Such plans or proposals may only be approved if the competent authority has ascertained by means of an “appropriate assessment” that there will be no adverse effect on the integrity of the site”.

Supplementary Guidance: Glentress Masterplan

1.8 The purpose of the SG: Glentress Masterplan is to set the context and principles for the sustainable development of the visitor destination at Glentress. Once approved the SG will form part of the Scottish Borders Local Development Plan (LDP). The LDP sits within a planning policy hierarchy, with both the National Planning Framework 3 and SESplan providing strategic planning policy that is then distilled through the LDP. In respect of the Glentress Masterplan, it is noted that it is not intended to develop the entire study area (as shown in map contained within Appendix 1), but rather built development will be focused on an enhanced Glentress Centre and a potential cabin site.

1.9 It should be noted that the Scottish Borders Proposed Local Development Plan has been subject to HRA. In addition, the Proposed Plan set out that the Council would produce the SG: Glentress Masterplan (refer to pages 164, 225 and 456). It is therefore the case that the SG: Glentress Masterplan was captured by the in-combination assessment in the HRA Appraisal Record.

1.10 The SG: Glentress Masterplan HRA has a number of important steps which are detailed in the bullets below:

- determination of whether HRA is required
- identification of the European sites to be considered
- information gathering about the European sites
- discretionary consultation with Scottish Natural Heritage
- screening of the SG: Glentress Masterplan for LSE
- applying mitigation measures at screening to avoid LSE
- re-screening the SG: Glentress Masterplan after mitigation measures have been applied

- if necessary, appropriate assessment to provide detailed assessment and mitigation to prevent LSE .

1.11 A number of appendices are included:

- Appendix 1 is a map showing the Natura sites within and outwith the Glentress Study Area
- Appendix 2 is the details of the Natura sites that were screened in
- Appendix 3 is a table of the Natura sites that were not considered in the 'baseline' for likely significant effects and the reason for this, and
- Appendix 4 is a table that was used to determine if the SG: Glentress Masterplan should be screened out or screened in for appropriate assessment.

2. Is the Supplementary Guidance: Glentress Masterplan subject to Habitats Regulations Appraisal?

2.1 The Supplementary Guidance: Glentress Masterplan is subject to HRA because it is not directly connected with or necessary to site management for nature conservation. It is also a 'Supplementary Guidance' and as such a 'land use plan'. Therefore appraisal of the effects of the Supplementary Guidance: Glentress Masterplan is required under Part IVA (regulations 85A-85E) of The Conservation (Natural Habitats, &c.) Regulations 1994 as amended.

3. Natura Sites Screened for Likely Significant Effects

3.1 Within the Borders there are a range of different types of the natural environment which have been designated Natura Sites; within the boundaries of the local authority there are 9 SAC and 5 SPA (which incorporate 3 Ramsar). There are no proposed SPA (or Ramsar) in the Scottish Borders. There is a Marine SAC at the Berwickshire and North Northumberland Coast. However for the purpose of this HRA, a proportionate approach has been undertaken.

3.2 Appendix 1 shows a map of the Natura sites that were identified which could have been subject to possible LSEs from the Supplementary Guidance (SG): Glentress Masterplan proposals. These were the River Tweed SAC and the Moorfoot Hills SAC.

3.3 The Natura site below forms the 'baseline' for assessment because a link/pathway could be identified between the SG: Glentress Masterplan and the qualifying interests of the designated site and therefore a LSE on its conservation objectives:

- River Tweed Special Area of Conservation.

3.4 The details of the Natura site including its qualifying interests, site condition, conservation objectives, factors influencing the site and any known vulnerabilities are included in Appendix 2.

3.5 Appendix 3 identifies the Natura site – the Moorfoot Hills SAC that is not included in the 'baseline' along with the justification why there was no link/pathway from the SG: Glentress Masterplan that could result in a LSE on its conservation objectives. The exclusion of the Moorfoot Hills SAC has been confirmed during the process of this HRA by Scottish Natural Heritage (correspondence 14/08/15).

4. Screening for Likely Significant Effects on a Natura Site

4.1 In screening the SG: Glentress Masterplan for LSE, it is necessary to look closely at the conservation objectives and the vulnerabilities that are known for the River Tweed SAC. This has been done by referencing JNCC Data Sheets.

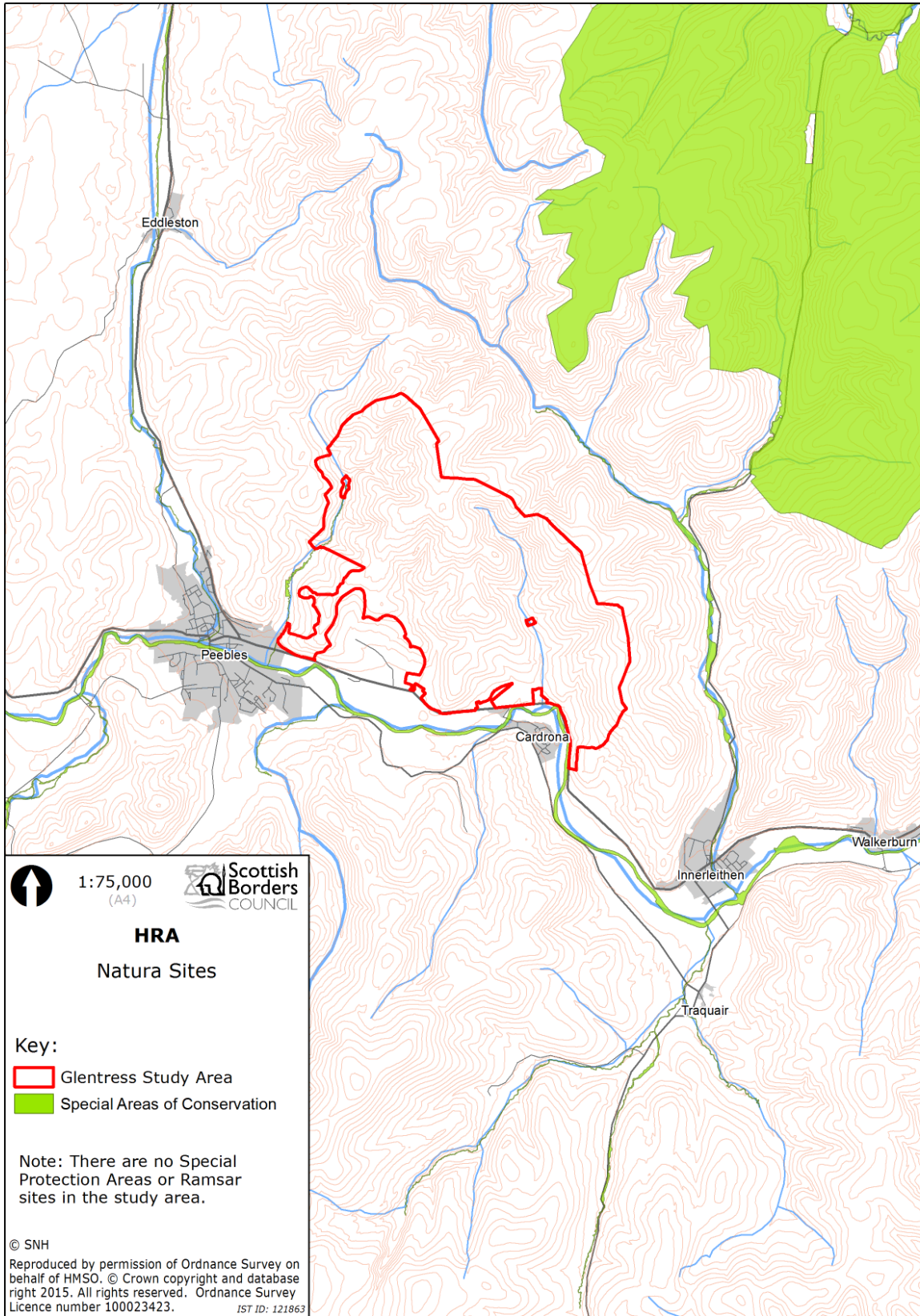
4.2 The table in Appendix 4 contains the workings of the screening of the SG: Glentress Masterplan. The table shows the Glentress site, a screening decision with reason; and whether the site has been subject to HRA before.

4.3 Whilst it is considered there would be the possibility of a LSE from development of Glentress due to its proximity to the River Tweed SAC, it is judged that the text within the Proposed Local Development Plan policies EP1 International Nature Conservation Sites and Protected Species, EP15 Development Affecting the Water Environment are sufficient to prevent LSE on the conservation objectives of the River Tweed SAC. It is also realistic to assume that taking account of SNH and SEPA's advice in the design and construction methods, should adequately avoid adverse impacts affecting drainage and watercourses entering the Tweed. Given that the development would be on the other side of the road from the Tweed, there would be no direct discharges into the river, or impacts on the morphology of the river on which some of the qualifying features depend. It should be noted that although there is a pathway to the SAC via the Eshiels Burn which runs through the site and issues into the Tweed, appropriate design and construction methods agreed with SNH and SEPA, as detailed in Appendix 4 of this HRA Record will avoid LSE.

5. Conclusions

5.1 The screening process for the SG: Glentress Masterplan as set out in Appendix 4 has concluded that with the with application of policy and site specific caveats as detailed in section 4 above, that any LSE can be avoided. It can therefore be concluded that, the adoption of the SG: Glentress Masterplan will result in no adverse impacts upon the integrity of any Natura site.

Appendix 1: Map of Natura Sites within and outwith the Glentress Study Area



Appendix 2: Details of European Site Screened in

Site and Designation (Designation Date) (Location)	Qualifying Interests and Site Condition	Conservation Objectives	Factors Currently Influencing the Site	Vulnerabilities to Change
River Tweed SAC (17 March 2005) (All Borders)	<p>International Feature:</p> <p>River lamprey (Unfavourable - No Change)</p> <p>Brook lamprey (Unfavourable - No Change)</p> <p>Otter (Favourable - Maintained)</p> <p>Sea lamprey (Unfavourable - No Change)</p> <p>Atlantic salmon (Unfavourable - Recovering)</p> <p>Rivers with floating vegetation often dominated by water-crowfoot (Unfavourable - No Change)</p>	<ul style="list-style-type: none"> • Extent of the habitat on site • Distribution of the habitat within site • Structure and function of the habitat • Processes supporting the habitat • Distribution of typical species of the habitat • Viability of typical species as components of the habitat • No significant disturbance of typical species of the habitat. 	<p>The River Tweed Catchment Management Plan, SSSI consents and Habitats Directive regulation will combine to effect long-term protection of the site and its features. Controlled Activities Regulations (CAR) General Binding Rules on Diffuse Pollution also apply and include activities such as engineering and will also protect qualifying interests of site.</p>	<ul style="list-style-type: none"> • Changes to hydrological units • Water course pollution diffuse and point source • River engineering, including bridges, pipelines and flood defences • Sediment management • Abstraction • Hydro-electric schemes

Appendix 3: European Site not Included in Baseline

European Site Not Included in Baseline	
European Site	Justification for Non-Inclusion
Moorfoot Hills SAC	The Moorfoot Hills are on land remote from the Glentress site. Watercourses are considered to be a non-issue as a link is not possible as the water will travel downhill. Any recreational disturbance as a result of development or as a knock on effect cannot be reasonably predicted nor seen as significant.

Appendix 4: Screening of Glentress Masterplan Study Area

Initial Screening Assessment				Detailed screening and decision on straightforward mitigation / appropriate assessment		
Site	Screened In/Out	Reasoning	Has site been subject to HRA/AA before? Included in previous HRA AA	Reason for Screening In	Commentary	Mitigation
Glentress	In	Glentress is located in close proximity to River Tweed SAC	Yes	Proximity to River Tweed SAC	It is considered there would be the possibility of a LSE from development of this site due to its proximity to the River Tweed SAC, in addition there are also a minor	<p>It is judged that the text within the Proposed Local Development Plan policies EP1 International Nature Conservation Sites and Protected Species, EP15 Development Affecting the Water Environment are sufficient to prevent LSE on the conservation objectives of the River Tweed SAC.</p> <p>It is also realistic to assume that taking account of SNH and SEPA's advice in the design and construction methods, should adequately avoid adverse impacts affecting drainage and watercourses entering the Tweed. Given that the development would be on the other side of the road from the Tweed, there would be no direct discharges into the river, or impacts on the morphology of the river on which some of the qualifying features depend. It should be noted</p>

					<p>burns onsite that flow into the River Tweed SAC.</p>	<p>that although watercourses such as the Eshiels Burns run through the proposed site and issue into the Tweed, none are included within the SAC designation. Mitigation could include measures to protect waterbodies following SEPA Guidelines PPG5 Works and maintenance in or near water, PPG6 Working at construction and demolition sites and other relevant guidance e.g. CIRIA guidance <i>Control of water pollution from construction sites. Technical Guidance (C648)</i></p> <p>As advised by Scottish Natural Heritage.</p>
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**DRAFT SUPPLEMENTARY PLANNING GUIDANCE:
HENDERSYDE, KELSO PLANNING BRIEF**

Report by Service Director Regulatory Services

PLANNING AND BUILDING STANDARDS COMMITTEE

29 FEBRUARY 2016

1 PURPOSE AND SUMMARY

- 1.1 This report seeks approval of the Supplementary Guidance in the form of a draft Planning Brief for Hendersyde, Kelso (Appendix A) to be used as a basis for public consultation for a 12 week period.**
- 1.2 The site is allocated for housing within the Proposed Local Development Plan. The site requirements contained within the Plan state a planning brief in the form of Supplementary Guidance will be prepared for the site. The Council has prepared this draft brief in order to lay down how the site could be developed, creating a development vision, identifying opportunities the site offers, addressing potential constraints, identifying required development contributions and encouraging good quality new development. The brief will provide guidance to any developer or any other interested party and will be a material consideration when determining planning applications.
- 1.3 A new Local Development Plan is in the process of being adopted; as a result the Hendersyde Planning Brief will initially be Supplementary Planning Guidance. Once the Local Development Plan is adopted the Planning Brief 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 Planning Brief as a basis for public consultation for a 12 week period, and that if there are any substantive comments then they should be reported back to this committee;**
 - (b) Agrees that if there are no substantive comments arising from consultation that the brief should be delegated for approval to the Service Director of Regulatory Services as Supplementary Guidance as a part of the Local Development Plan, once the Local Development Plan has been adopted.**

3 BACKGROUND OF THE SUPPLEMENTARY PLANNING GUIDANCE

- 3.1 The site at Hendersyde is located to the north east of Kelso within the settlement boundary adjacent to Hendersyde Park. The site was originally identified as part of a longer term housing site within the adopted Local Plan 2011 (SKELS002). Within the Proposed Local Development Plan 2013, the western part of this site which is the subject of this brief has been brought forward and allocated for housing as Hendersyde - Phase 1 (AKELS022).
- 3.2 The site is a greenfield site and is currently used as arable agricultural land. The site area is 5.4ha and has an indicative capacity of 120 units. It is intended that access to the site would be taken from the B6461 and the site will have a pedestrian link to Broomlands Primary School and Kelso town centre.
- 3.3 The site is subject to a planning application (13/00259/PPP) for residential development. The application was agreed by the Planning and Building Standards Committee but there are still legal requirements to be concluded in relation to development contributions. This brief will give guidance for the subsequent reserved matters application when it is submitted.
- 3.4 Any responses received during the 12 week public consultation will be considered in the finalisation of the brief. The public consultation will include the local community council and national stakeholders including Scottish Water, the Scottish Environment Protection Agency, and Historic Scotland.

4 IMPLICATIONS

4.1 Financial

There are no substantive cost implications arising for the Council from the recommendations included in this report.

4.2 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 planning brief would reflect badly on the Council's commitment to improve the design of new development.
- (iii) It is considered that the failure to approve the planning brief for Hendersyde, Kelso would have resource impacts in the Development Management Section, potentially resulting in delays processing planning applications. In addition, it may ultimately impact on the quality of development and 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.

4.3 **Equalities**

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

4.4 **Acting Sustainably**

(a) **Economic Growth**

The proposed development will assist in promoting building a strong, stable and sustainable economy which provides prosperity and opportunities for all.

(b) **Social Cohesion**

The proposed development will help to meet the diverse needs of people in the local communities.

(c) **Protection of the environment**

In accordance with the Environmental Assessment (Scotland) Act 2005 a screening assessment of the Supplementary Guidance has been undertaken in order to identify whether there will be potentially significant environmental effects. The screening exercise was undertaken using the criteria specified in Schedule 2 of the Act and no significant environmental issues were found.

4.5 **Carbon Management – Climate Change (Scotland) Act 2009**

The draft brief promotes measures to maximise the efficient use of energy and resources, including the use of renewable energy and resources and the incorporation of sustainable construction techniques.

4.6 **Rural Proofing**

It is anticipated there will be a positive impact on the rural area from the proposals contained in this mini planning brief.

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

There are no changes to be made.

5 CONSULTATION

- 5.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, 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 where appropriate.

Approved by

Brian Frater

Service Director Regulatory Services

Signature

Author(s)

Name	Designation and Contact Number
Laura Hill	Planning Officer (Forward Planning)

Background Papers: None

Previous Minute Reference: N/A

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

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

Scottish Borders Local Development Plan

Draft Planning Brief

Hendersyde, Kelso

February 2016

SITE CONTEXT & DESCRIPTION

INTRODUCTION: This planning brief sets out the main opportunities and constraints of the housing land allocation at Hendersyde, Kelso. It provides a framework vision for the future development of the site which is allocated within the Local Development Plan. The planning brief should be read in conjunction with the developer guidance in Annex A.

SITE LOCATION: The site at Hendersyde is located to the north east of Kelso within the settlement boundary adjacent to Hendersyde Park. The site is a greenfield site and is currently used as arable agricultural land. The site is allocated for housing within the Proposed Local Development Plan (site reference AKELS022) and has a total site area of 5.4ha. It has an indicative housing capacity of 120 units. To the west of the site is Kelso Racecourse with residential developments located to the south and the Garden and Designed Landscape at Hendersyde Park located to the east. There is further agricultural land to the north of the site.

SITE DESCRIPTION: The site subject to this Planning Brief at Hendersyde is for phase one of a potentially larger housing site with future phases of development identified to the east of the site, beyond the existing settlement boundary (site reference SKELS005). Consideration must therefore be given to the potential for further settlement growth at this location and it is important that this Planning Brief allows for future phases in relation to access, connectivity and landscaping, so as not to restrict future growth.

SITE ANALYSIS: The site is relatively flat and is bounded by stone walls along the north-western and southern site boundaries. The remaining boundaries consist of established woodland and planting. Vehicular access to the site is achievable from the B6461 Kelso to Ednam Road to the north-west. The site is visible from the north however the stone boundary wall and existing residential buildings to the west can help minimise impact.



CURRENT PLANNING POLICY & GUIDANCE

- **SCOTTISH PLANNING POLICY (SPP)**

Scottish Planning Policy encourages the provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places.

- **STRATEGIC DEVELOPMENT PLAN (SESplan)**

SESplan is the Strategic Development Plan for south-east Scotland, including the Scottish Borders, and it provides the strategic direction for regional land use policy for the period to 2032. The SESplan identifies a number of Strategic Development Areas (SDA), one of which is the Central Borders SDA, which includes Kelso. SESplan states growth will be focused within the Central SDA which is the primary centre of population within the Borders.

- **LOCAL DEVELOPMENT PLAN (LDP)**

The Local Development Plan includes various land allocations in Kelso including housing sites, redevelopment opportunities, and key greenspaces. The LDP also identifies strategic business and industrial opportunities within the town.

A number of policies included in the Local Development Plan will be applicable to this site including: Policy PMD1 Sustainability, Policy PMD2 Quality Standards, Policy HD1 Affordable and Special Needs Housing and IS2 Developer Contributions.

- **DESIGNING STREETS**

Designing Streets changes the emphasis of guidance on street design towards place-making and away from a focus on the dominance of motor vehicles. The policy states that street design must consider place before movement and puts an emphasis on the creation of successful places through the creation of good street design.

- **PLACE MAKING & DESIGN SPG**

The aim of the SPG is to ensure that the Scottish Borders will be a quality place in which to live, providing attractive, sustainable towns and villages that are distinct and diverse. The SPG provides guidance in relation to successful placemaking and design principles and the impact this can have on the social and economic wellbeing of communities and the environment at large.



SITE OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES

- The integration of new housing into the settlement – providing a range and mix of housing to meet the needs of the local community
- Sustainable development by incorporating carbon reduction technologies into the site design and optimising solar gain and making best use of the microclimate and reducing energy usage
- Opportunity to encourage walking and cycling to Broomlands Primary School, new Kelso High School and Kelso town centre with increased permeability of movement throughout the development by pedestrians and cyclists
- The site benefits from good vehicular access directly onto the B6461
- Opportunity for innovative high quality design using appropriate local materials sensitive to the townscape and landscape setting - which includes established woodland and natural stone wall boundaries
- Promote biodiversity by establishing new habitats and enhancing existing environments by incorporating open space, landscaping and a SUDS scheme
- The site layout should be in accordance with Placemaking and Design principles

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CONSTRAINTS

- High pressure and low pressure gas main through the site
- Gas pumping station located on the eastern site boundary – this will require a buffer with no development within 14m of fence
- Overhead and underground electricity cables within the site
- The existing stone boundary walls should be conserved and enhanced wherever possible
- There should be no negative impact on the neighbouring Hendersyde Park Gardens and Designed Landscape
- The site should not feel disconnected from Kelso and pedestrian links should be created to the Primary School, new High School and town centre
- Consideration must be given to the lodge to the south west of the site which includes an archaeological record.

IMAGES FROM WITHIN AND AROUND THE SITE



SITE CONSIDERATIONS

LDP SITE REQUIREMENTS

- The site is to be masterplanned together with future development phases to the north east of the site
- The effect of pipelines through the site must be considered, including consultation with the Health and Safety Executive and Scottish Gas Networks
- Strategic improvements to the foul drainage system will be required.
- Archaeological evaluation/mitigation required
- Ecological assessment required
- Assessment of the impact on the River Tweed Special Area of Conservation and any consequent mitigation measures
- Links required to the settlement including the adjacent Eildon housing site and Broomlands Primary School
- Structure planting is required to provide setting for development and reinforce the settlement edge. Structure planting is to integrate with existing woodland and walled area, a management scheme for planting is required
- Retention and improvement of stone walls, subject to creation of a new access
- A Transport Assessment will be required
- A Water Impact Assessment would be required
- Any negative impact on the Garden and Designed Landscape at Hendersyde Park should be avoided.

LANDSCAPE CONSIDERATIONS

- The site will effectively extend the urban edge of Kelso out into the countryside on the north east side of the town. The area already has a strong established character created by the existing designed landscape features associated with Hendersyde Park Garden and Designed Landscape (GDL), especially the gatehouse and wooded access road to Hendersyde House that form the southern boundary of this site. Although it is not included within the designated area, the Designed Landscape includes the two metre high stone wall that runs along the roadside from the Hendersyde Gatehouse up to the cottages that form the north west corner of the site and forms the western boundary of the site
- Protection of the established policy woodland in the Designed Landscape along the southern boundary and the roadside wall are both key requirements for conserving existing landscape character. To protect the woodland, a generous allowance needs to be made for both shading and falling distance of the trees
- Landscaping within the site should reflect the surrounding area of wooded and walled areas
- Structure planting is to be provided to the north of the site to protect the residential amenity of the neighbouring properties at Cotterlee
- The landscape framework should be enhanced by the retention and improvement of the existing stone boundary walls.

OTHER CONSIDERATIONS

- It is considered that a high standard single point of access possibly incorporating a right turn lane, from the B6461 would be acceptable for serving this site
- A well connected street layout would be required and must be designed to provide natural traffic calming
- Road and footpath connections to the adjacent private road to the south of the site, and residential street network beyond, need to be explored in order to achieve full integration, allow dispersion of traffic and to afford the opportunity of a secondary vehicular access into the development
- The road and street layout of the proposed development must embrace the principles of the current 'Designing Streets' policy and the Councils' Placemaking and Design Supplementary Planning Guidance
- Due to the retention and enhancement of the stone walls appropriate visibility and access must still be considered alongside this. Consideration must be given to the road geometry within the proposed site layout in agreement with the Council's Roads Planning Team.

EXISTING SITE FEATURES & CONSIDERATIONS

Vehicular access to be taken from the B6461. A pedestrian footway would be required along the B6461 along the frontage of the site

Existing stone wall to be retained and realigned to create an attractive street frontage. Road visibility requirements must also be considered in relation to the site access

Archaeological records recorded at Hendersyde North Lodge

Hendersyde Gardens & Designed Landscape - to be protected and enhanced wherever possible



Development of phase 1 must not compromise the development of future phases

Existing stone walls to be retained and enhanced wherever possible

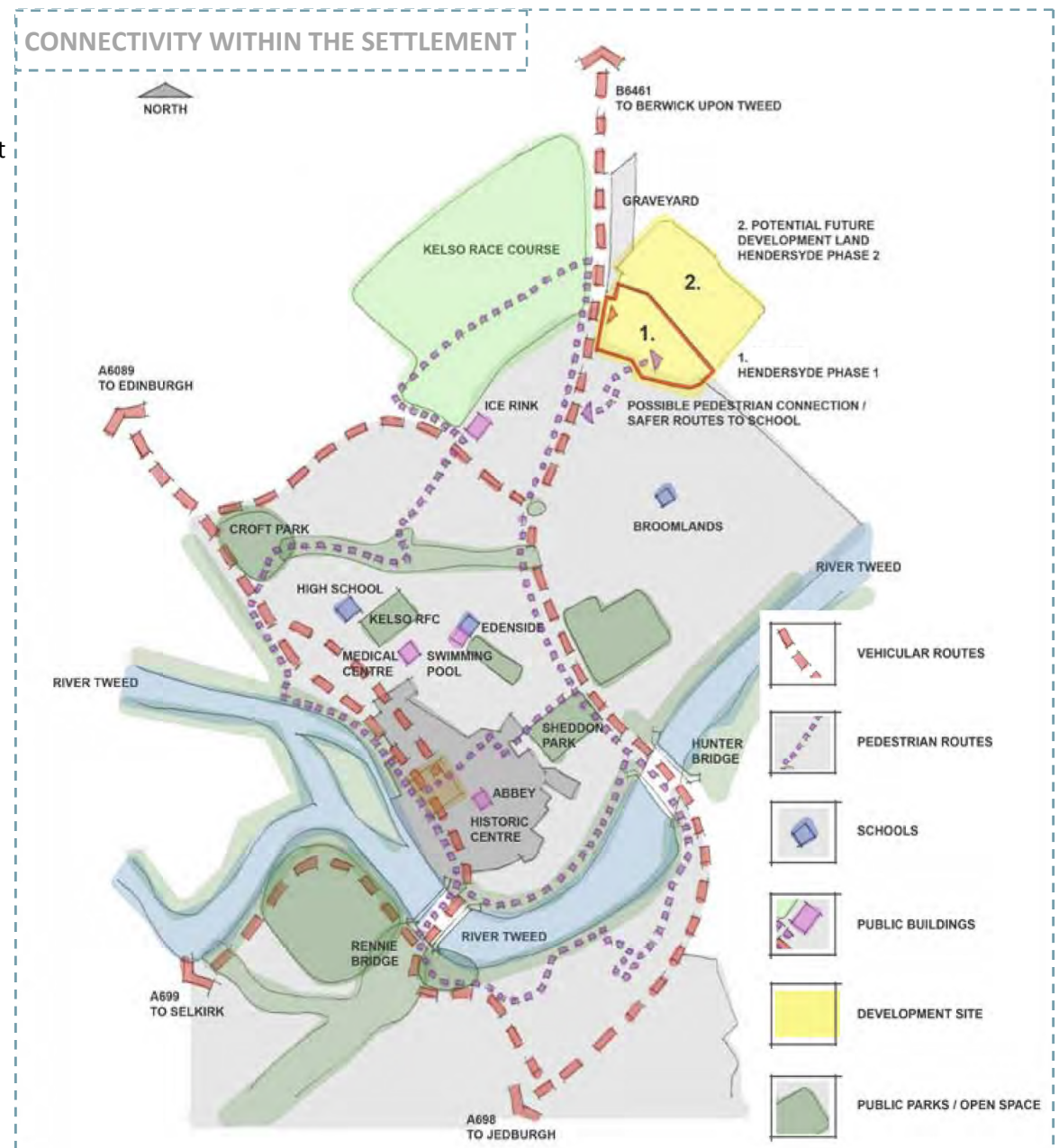
Pedestrian links to be created including a potential woodland link to the adjacent residential development and Broomlands Primary School

Buffer area required due to pipelines and pumping station within and adjacent to the site

DEVELOPMENT VISION FOR HENDERSYDE

The aspiration is to develop a high quality housing development that is responsive to the local context. Careful consideration is to be given to the relationship between the proposed new development, the designated Garden and Designed Landscape at Hendersyde and adjacent housing development whilst creating an appropriate edge to the settlement. The following points are to be considered:

- The **design (scale, massing, form and materials)** must reflect the character and scale of existing houses within the area. The design should take advantage wherever possible of the southern aspect of the site
- **Access** to be taken from the B6461, consideration must be given to the relationship of housing to the B6461 and the boundary walling in this area, including retention and realignment of walling to accommodate site access
- In terms of **layout, orientation, construction and energy supply**, appropriate measures must be taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources and the incorporation of sustainable construction techniques
- The use of perimeter blocks and active frontage addressing the key site features such as the boundary wall, landscape of Hendersyde Park and **street frontage** are all positive features which must be incorporated into the site design
- **Car parking** should be accommodated by a variety of means to provide flexibility and lessen visual impact.



DEVELOPMENT VISION FOR HENDERSYDE (CONTINUED)

- Due to pipelines throughout the site careful consideration must be given to the design of a ‘**wayleave**’ in consultation with the Health and Safety Executive. Any buffer area for cabling/pipeline safeguarding should be an attractive feature of the site. Additional open space with a clear overall purpose and function should also be incorporated throughout the site.

- Given the Designed Landscape adjacent to the site, the use of soft landscaping to anchor the site into its surroundings should be fully considered

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There must be use of appropriate styles of **high quality boundary treatment** within the site to help frame spaces and improve landscape amenity within the site yet not restricting the development of further phases

- Consideration must be given as to how to connect the site with future phases of development at Hendersyde as well as the overall approach on how to integrate the new development with the existing settlement

- Surface water run-off is to be treated by a **Sustainable Urban Drainage System (SUDS)** within the site

- The existing street lighting will require to be extended to the site entrance as will the existing 30 mph speed limit, this will be at the expense of the developer
- **Waste Management Facilities** to be provided on site in consultation with the Council’s Waste Management Team and Waste Management SPG
- A pedestrian footway is required along the B6461 along the frontage of the site and further **pedestrian links** would need to be incorporated into the site design including a potential woodland link to the Eildon residential development and Broomlands Primary School.

DEVELOPMENT VISION—FOR ILLUSTRATIVE PURPOSES



KEY

1. SITE ACCESS
2. STREET LAYOUT WITH AVENUE PLANTING
3. NODE
4. SUDS BASIN
5. COURTYARD
6. PLANTING TO PROTECT RESIDENTIAL AMENITY OF EXISTING PROPERTIES
7. POTENTIAL FOOTPATH CONNECTIONS

DEVELOPER CONTRIBUTIONS

IN ACCORDANCE WITH LOCAL DEVELOPMENT PLAN POLICY IS2 THE FOLLOWING DEVELOPER CONTRIBUTIONS WOULD BE ASSOCIATED WITH THIS DEVELOPMENT:

- **Affordable Housing** - there will be a requirement for 25% on site provision of affordable housing in compliance with the Local Development Plan Policy HD1 Affordable Housing and Special Needs Housing
- **Education and Lifelong Learning** - a contribution will be required for Broomlands Primary School and Kelso High School
- **Play Area** - on-site provision of an equipped play area may be required or alternatively a contribution towards an off-site play facility may be required
- Please note this list is not exhaustive and additional contributions may be required, further to those detailed above. More information is available from the Council's Development Negotiator. Early discussion is advised.

SUBMISSION REQUIREMENTS

THE FOLLOWING DOCUMENTS SHOULD BE SUBMITTED ALONGSIDE ANY DETAILED PLANNING APPLICATION:

- Context study demonstrating an understanding of the local context
- Site photos: highlighting key views and how the design will respond to these
- 3D visualisation material: sketches or computer generated visualisations showing the development in context
- Processing Agreement
- Design statement
- Energy statement
- Landscape plan
- Planting and landscape management scheme
- Drainage Impact Assessment - looking at impact on the catchment area and waste and surface water drainage solutions
- SUDS scheme for treatment of surface water run-off
- Transport assessment
- Ecology assessment
- Archaeological evaluation and appropriate mitigation measures where necessary.

KEY CONTACTS WITHIN SCOTTISH BORDERS COUNCIL

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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 Environmental Assessment Method (BREEAM) is a sustainability rating scheme for the built environment. It evaluates the procurement, design, construction and operation of development against targets and benchmarks. Assessments are carried out by independent, licensed assessors and developments rated and certified on a scale of Pass, Good, Very Good, Excellent and Outstanding.

The categories covered are:

- Management
- Health and wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land use
- Pollution
- Innovation

Developments will be expected to achieve the rating of “Excellent”. The 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 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 by contacting the BREEAM office. <http://www.breeam.com/>

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*
- d) The protection of built and cultural resources*
- 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*
- h) The minimisation of light pollution ..."*

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. Planning applications must demonstrate that the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low or zero carbon technology, ...”

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.*

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.

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%
	Wind turbine(s)	Up to 50%
Individual dwelling	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.

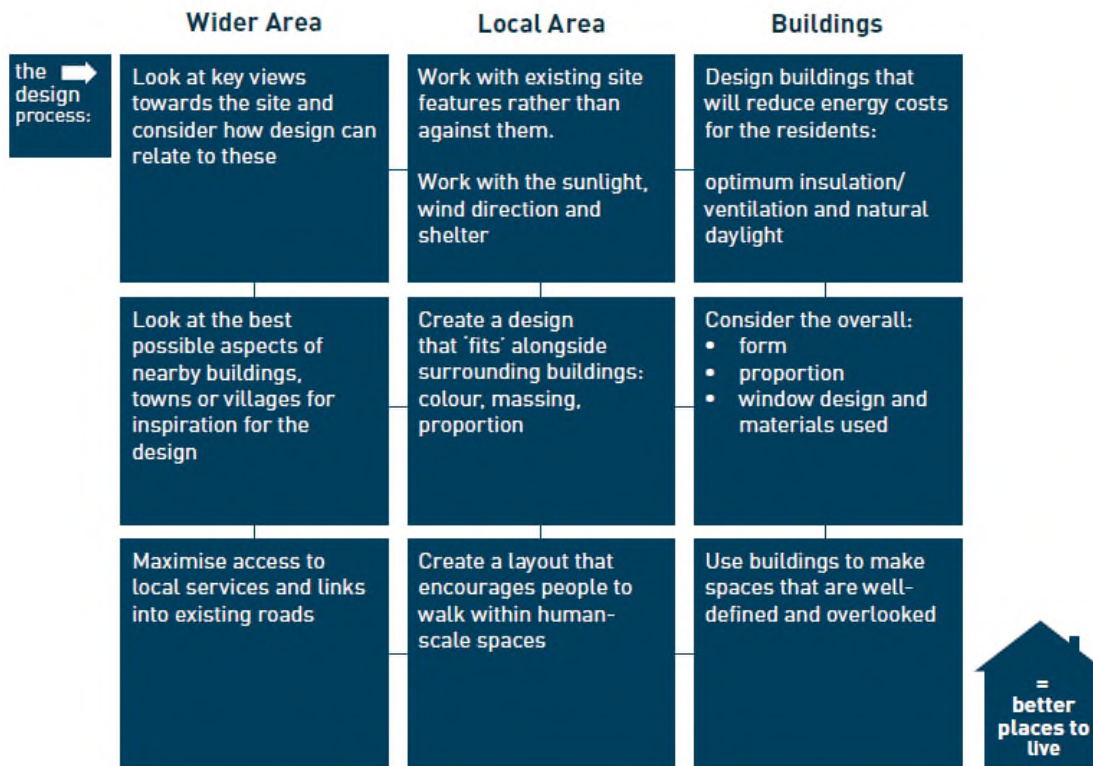
Provision for SUDS that effectively manage the flow of rain water runoff by treating it within the site and accords with current design principles are required in all developments. Further guidance can be found in PAN61 'Planning and Sustainable Urban Drainage System'. Scottish Water and SEPA can provide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

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'.

Affordable housing

The requirement for affordable housing should be met in line with LDP Policy HD1 'Affordable Housing and Special Needs Housing' and the SPG/SG on Affordable Housing. The proportion of affordable housing to be provided will be in accordance with the present policy and depends on what housing market area a specific site is included in. Affordable housing units are likely to be required on site and should be designed to integrate with other houses on the site.

The current levels of contributions are included in the table below.

Housing Market Area	Affordable Housing Requirement (%)
Berwickshire	25
Central Borders	25
Northern	25
Southern	25

Some sites in the LDP will be located close to or in Conservation Areas or close to Listed Buildings. For new development not to have a negative impact on the built heritage, the Council has outlined its policies in EP7 'Listed Buildings' and EP9 'Conservation Areas'. Other relevant policy documents are Historic Scotland's Scottish Historic Environment Policy (SHEP) and the guidance notes series – 'Managing Change in the Historic Environment'.

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.

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.

DRAFT SUPPLEMENTARY PLANNING GUIDANCE: EAST MAXTON, MAXTON MINI PLANNING BRIEF

Report by Service Director Regulatory Services

PLANNING AND BUILDING STANDARDS COMMITTEE

29 FEBRUARY 2016

1 PURPOSE AND SUMMARY

- 1.1 This report seeks approval of the Supplementary Guidance in the form of a draft mini planning brief for East Maxton, Maxton (Appendix A) to be used as a basis for public consultation for a 12 week period.**
- 1.2 The site is allocated for housing within the Proposed Local Development Plan. The site requirements contained within the Plan state a planning brief in the form of Supplementary Guidance will be prepared for the site. The Council has prepared this draft brief in order to lay down how the site could be developed, creating a development vision, identifying opportunities the site offers, addressing potential constraints, identifying required development contributions and encouraging good quality new development. The brief will provide guidance to any developer or any other interested party and will be a material consideration when determining planning applications.
- 1.3 A new Local Development Plan is in the process of being adopted; as a result the East Maxton mini planning brief will initially be Supplementary Planning Guidance. Once the Local Development Plan is adopted the Planning Brief 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 mini planning brief as a basis for public consultation for a 12 week period, and that if there are any substantive comments then they should be reported back to this committee;**
 - (b) Agrees that if there are no substantive comments arising from consultation that the brief should be delegated for approval to the Service Director of Regulatory Services as Supplementary Guidance as a part of the Local Development Plan, once the Local Development Plan has been adopted.**

3 BACKGROUND OF THE SUPPLEMENTARY PLANNING GUIDANCE

- 3.1 The site at East Maxton (AMAXT001) is located to the east end of the settlement of Maxton within the settlement boundary adjacent to East End Farm. The site was originally allocated for housing within the Local Plan Amendment and was carried forward into the Proposed Local Development Plan 2013.
- 3.2 The site is a greenfield site and is currently used as arable agricultural land. The site area is 0.6ha and has an indicative capacity of 10 units. It is intended that access to the site would be taken from the C67 side road. The junction of C67 with the A699 will be required to move in a north eastern direction to improve the gradient and the visibility.
- 3.3 Any responses received during the 12 week public consultation will be considered in the finalisation of the brief. The public consultation will include the local community council and national stakeholders including Scottish Water, the Scottish Environment Protection Agency, and Historic Scotland.

4 IMPLICATIONS

4.1 Financial

There are no substantive cost implications arising for the Council from the recommendations included in this report.

4.2 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 mini planning brief would reflect badly on the Council's commitment to improve the design of new development.
- (iii) It is considered that the failure to approve the mini planning brief for East Maxton would have resource impacts in the Development Management Section, potentially resulting in delays processing planning applications. In addition, it may ultimately impact on the quality of development and 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.

4.3 Equalities

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

4.4 **Acting Sustainably**

(a) **Economic Growth**

The proposed development will assist in promoting building a strong, stable and sustainable economy which provides prosperity and opportunities for all.

(b) **Social Cohesion**

The proposed development will help to meet the diverse needs of people in the local communities.

(c) **Protection of the environment**

In accordance with the Environmental Assessment (Scotland) Act 2005 a screening assessment of the Supplementary Guidance has been undertaken in order to identify whether there will be potentially significant environmental effects. The screening exercise was undertaken using the criteria specified in Schedule 2 of the Act and no significant environmental issues were found.

4.5 **Carbon Management – Climate Change (Scotland) Act 2009**

The draft brief promotes measures to maximise the efficient use of energy and resources, including the use of renewable energy and resources and the incorporation of sustainable construction techniques.

4.6 **Rural Proofing**

It is anticipated there will be a positive impact on the rural area from the proposals contained in this mini planning brief.

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

There are no changes to be made.

5 **CONSULTATION**

5.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, 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 where appropriate.

Approved by

Brian Frater

Service Director Regulatory Services

Signature

Author(s)

Name	Designation and Contact Number
Laura Hill	Planning Officer (Forward Planning)

Background Papers: None

Previous Minute Reference: N/A

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Scottish Borders Local Development Plan

Draft Mini Planning Brief

East Maxton, Maxton

February 2016

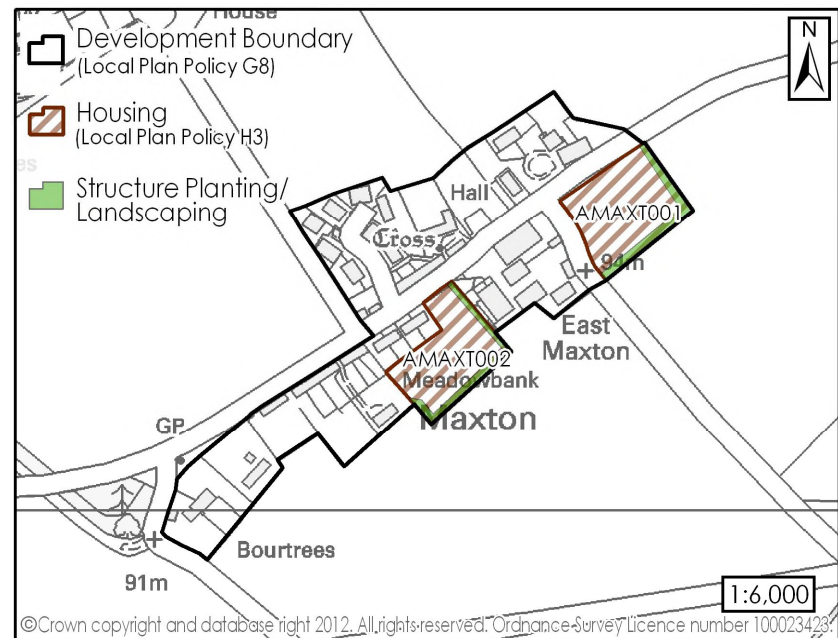


INTRODUCTION & SITE DESCRIPTION

INTRODUCTION: This mini planning brief sets out the main opportunities and constraints of the housing land allocation at East Maxton. The document provides a framework vision for the future development of the site which is allocated within the Local Development Plan. It should be noted that as with all planning briefs, this brief should be read in conjunction with the SESplan Strategic Development Plan, Local Development Plan and other relevant published Supplementary Planning Guidance. The mini planning brief should be read in conjunction with the developer guidance in Annex A.

SITE LOCATION: Maxton lies within the Central Borders Housing Market Area and is located 1.5 miles off the A68, east of St Boswells and 9 miles west of Kelso. The A699 Kelso to Selkirk road runs through the village. The allocated housing site is located on the eastern side of the village adjacent to East End Farm. The Local Development Plan identifies two housing sites in Maxton, East Maxton (AMAXT001) which has a site area of 0.6ha and an indicative housing capacity of 10 units and Meadowbank (AMAXT002) which has a site area of 0.5ha and an indicative housing capacity of 5 units.

SITE DESCRIPTION: The site subject to this mini Planning Brief is the allocated housing site at East Maxton (AMAXT001). The site is currently used for agricultural purposes and has a gentle slope to the north towards the village. The site is within the village 30mph speed limit and there is a sense that the site is included within the village. The site boundaries consist of stone walls and post and wire fencing. As the site forms part of a large field there is no existing boundary to the east or south of the site. Vehicular access to the site is achievable from the C67 to the west of the site.



CURRENT PLANNING POLICY & GUIDANCE

- **SCOTTISH PLANNING POLICY (SPP)**

Scottish Planning Policy encourages the provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places.

- **STRATEGIC DEVELOPMENT PLAN (SESplan)**

SESplan is the Strategic Development Plan for south-east Scotland, including the Scottish Borders, and it provides the strategic direction for regional land use policy for the period to 2032. The SESplan identifies a number of Strategic Development Areas (SDA), one of which is the Central Borders SDA, which includes Maxton. SESplan states growth will be focused within the Central SDA which is the primary centre of population within the Borders.

- **LOCAL DEVELOPMENT PLAN (LDP)**

The Local Development Plan includes two housing allocations in Maxton at Meadowbank (5 units) and East Maxton (10 units). The LDP also identifies the Village Green as a key greenspace within the settlement. A number of policies included in the Local Development Plan will be applicable to this site including: Policy PMD1 Sustainability, Policy PMD2 Quality Standards, Policy HD1 Affordable and Special Needs Housing and IS2 Developer Contributions.

- **DESIGNING STREETS**

Designing Streets changes the emphasis of guidance on street design towards place-making and away from a focus on the dominance of motor vehicles. The policy states that street design must consider place before movement and puts an emphasis on the creation of successful places through the creation of good street design.

- **PLACE MAKING & DESIGN SPG**

The aim of the SPG is to ensure that the Scottish Borders will be a quality place in which to live, providing attractive, sustainable towns and villages that are distinct and diverse. The SPG provides guidance in relation to successful placemaking and design principles and the impact this can have on the social and economic wellbeing of communities and the environment at large.



SITE OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES

- The development offers the opportunity to create a new frontage on to the road providing a sense of arrival into the settlement and creating a definitive sense of place
- The integration of new housing into the settlement – providing a range and mix of housing to meet the needs of the local community
- Sustainable development by incorporating carbon reduction technologies into the site design and optimising solar gain and making best use of the microclimate and reducing energy usage
- Offers the opportunity to create a positive sense of arrival into Maxton by developing frontages onto the approach route whilst creating and enhancing attractive boundaries
- The site benefits from attractive views to the east and the site layout should be in accordance with placemaking and design principles
- Opportunity for high quality design using appropriate local materials and in keeping with the existing settlement and the landscape setting
- Structure planting along the southern and eastern boundaries of the site is required to define the edge of the settlement and enhance its setting
- Opportunity to promote local biodiversity by establishing new habitats and enhancing existing environments such as the incorporation of open space, SUDS pond and landscaping into the site design.

Page 300

CONSTRAINTS

- The existing stone boundary wall should be conserved and enhanced wherever possible
- Pedestrian links to the centre of Maxton should be created
- Any development at this location must not have a negative impact on any protected species within the area
- Archaeological evaluation along with associate mitigation measures will be required.

IMAGES FROM WITHIN AND AROUND THE SITE



VIEW INTO THE SITE FROM THE SOUTH



FRONTAGE ONTO THE A699



STONE WALL BOUNDARY ALONG THE C67



APPROACH TO MAXTON FROM THE EAST



FENCING ALONG THE NORTHERN BOUNDARY

SITE CONSIDERATIONS

SITE REQUIREMENTS IN THE LDP

- Scale and style of development needs to be carefully considered paying heed to the existing settlement
- Structure planting is required on the southern and eastern boundary to provide setting for development and to reinforce the settlement edge. A management scheme for planting is also required
- Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required
- Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation
- The site is to be accessed via the C67 side road. The junction of the C67 with the A699 will be required to move in a north eastern direction to improve the gradient and the visibility
- Part of the C67 carriageway requires to be widened and provision of a footway into the village would also be required.

EXISTING PROPERTIES IN MAXTON



OTHER CONSIDERATIONS

- Careful consideration must be given to the existing roadside wall and hedging which will be directly affected by work at this location. However this work is necessary to achieve suitable junction visibility splays for safe vehicular access to the site
- Development of the site must result in minimal impact on listed buildings in the area including the Burgh Cross
- Structure planting along the north east site boundary is required to be more substantial to provide screening from the road and provide some shelter from north-easterly winds
- The residential amenity of existing residential properties within the vicinity of the site will need to be protected
- Consideration must be given to appropriate wastewater treatment for the site. Developers are encouraged to contact Scottish Water to discuss this before any development commences.
- If the site design was of significantly high quality, an increased site capacity may be considered appropriate

DEVELOPMENT VISION FOR EAST MAXTON

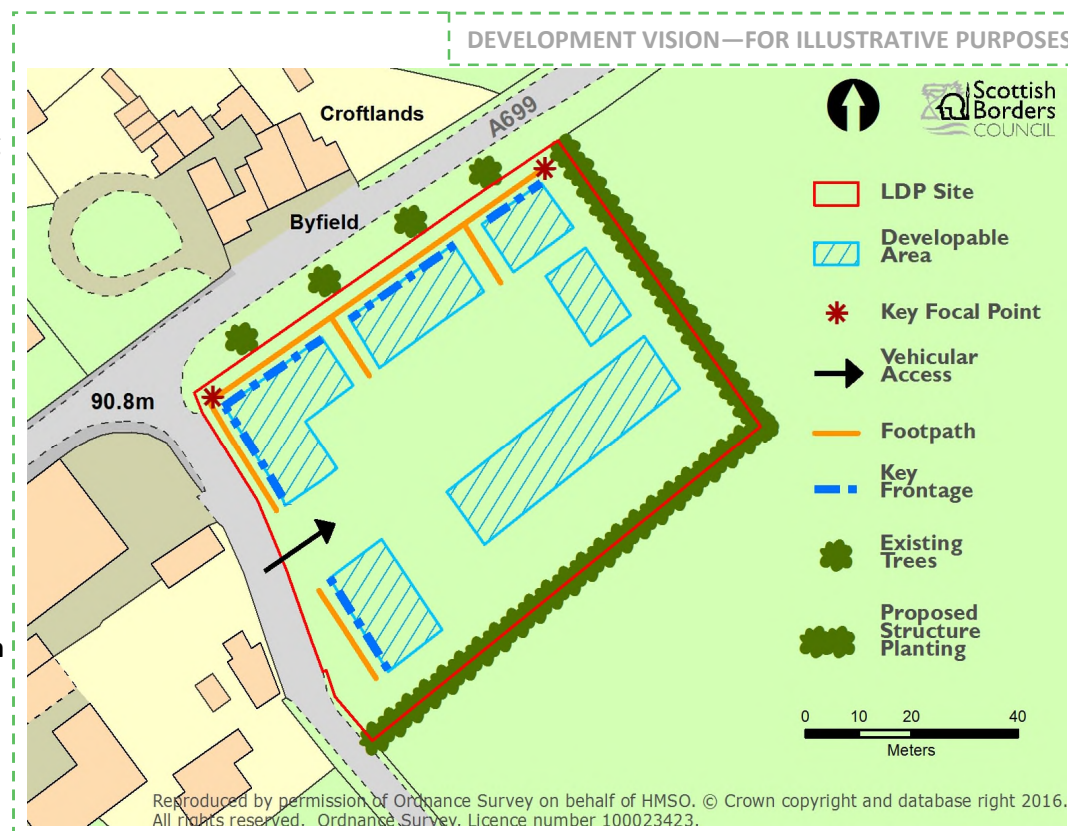
The aspiration is to develop a high quality housing development that is responsive to the local context. Careful consideration is to be given to the relationship between the proposed new development and the existing properties within the vicinity whilst creating an appropriate edge to the settlement. The following points are to be considered:

- The **design (scale, massing, form and materials)** should reflect the character and scale of existing houses within the area. The design should take advantage wherever possible of the southern aspect of the site. Internal layout arrangements need careful consideration so that the dwellings have **public frontages** and **private rear gardens**, and that the development incorporates fully Placemaking and Design principles
- The site should continue the linear built form of the village and should have a key house frontages facing onto the footpath along the A699 and C67. This frontage will provide a sense of arrival into the settlement and assist with traffic calming. The corner plot also provides an opportunity to provide a key focal point due to its prominent location at the junction of the A699/C67
- In terms of **layout, orientation, construction and energy supply**, appropriate measures must be taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources and the incorporation of sustainable construction techniques
- Properties should preferably be no higher than one and a half storeys in height to ensure **minimal impact** on the views and the rural aspect of the village

- **Access** to the site will be taken from the C67, however the junction with the A699 will required to be improve visibility and gradient and ensuring greater road safety

Existing boundary trees along the A699 may need to be removed depending upon visibility requirements once the exact location of the relocated junction is confirmed

- **Structure planting** is required along the eastern and southern boundaries. The east of the site should provide an attractive **settlement edge**, incorporating a hedge with individual smaller trees. This provides the opportunity to create native thorn species hedgerows to enhance the local hedgerow habitat network and provide the necessary landscape framework
- Existing hedgerows and trees should be retained and enhanced wherever possible and incorporated into the design of the development
- Use of appropriate styles of **high quality boundary treatment** in order to help frame spaces and improve landscape amenity within the site
- A pedestrian footway would be required from the site to the village centre
- Surface water run-off to be treated by a **Sustainable Urban Drainage System (SUDS)**. Any local network issues relating to the waste water network will need to be addressed by the developer.
- **Waste management** facilities to be provided on site in consultation with the Council's Waste Management Section and Waste Management SPG



DEVELOPER CONTRIBUTIONS

IN ACCORDANCE WITH LOCAL DEVELOPMENT PLAN POLICIES IS2 AND IS3 THE FOLLOWING DEVELOPER CONTRIBUTIONS WOULD BE ASSOCIATED WITH THIS DEVELOPMENT:

- **Affordable Housing** - there will be a requirement for 25% on site provision of affordable housing in compliance with the Local Development Plan Policy HD1 Affordable Housing and Special Needs Housing
- **Education and Lifelong Learning** - a contribution will be required for St Boswells Primary School and Earlston High School
- **Borders Railway** - as the site falls within the Waverley Contribution Area a financial contribution will be required towards the reinstatement of the railway line
- Please note this list is not exhaustive and additional contributions may be required, further to those detailed above. More information is available from the Council's Development Negotiator. Early discussion is advised.

SUBMISSION REQUIREMENTS

THE FOLLOWING DOCUMENTS SHOULD BE SUBMITTED ALONGSIDE ANY DETAILED PLANNING APPLICATION:

- Context study demonstrating an understanding of the local context
- Site photos: highlighting key views and how the design will respond to these
- 3D visualisation material: sketches or computer generated visualisations showing the development in context
- Processing Agreement
- Design statement
- Energy statement
- Landscape plan
- Planting and landscape management scheme
- Drainage Impact Assessment - looking at impact on the catchment area and waste and surface water drainage solutions
- SUDS scheme for treatment of surface water run-off
- Transport assessment
- Ecology assessment
- Archaeological evaluation and appropriate mitigation measures where necessary.

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其他格式／外文譯本

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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 Environmental Assessment Method (BREEAM) is a sustainability rating scheme for the built environment. It evaluates the procurement, design, construction and operation of development against targets and benchmarks. Assessments are carried out by independent, licensed assessors and developments rated and certified on a scale of Pass, Good, Very Good, Excellent and Outstanding.

The categories covered are:

- Management
- Health and wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land use
- Pollution
- Innovation

Developments will be expected to achieve the rating of “Excellent”. The 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 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 by contacting the BREEAM office. <http://www.breeam.com/>

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*
- d) The protection of built and cultural resources*
- 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*
- h) The minimisation of light pollution ..."*

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. Planning applications must demonstrate that the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low or zero carbon technology, ...”

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.*

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.

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%
	Wind turbine(s)	Up to 50%
Individual dwelling	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'.

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'.

Affordable housing

The requirement for affordable housing should be met in line with LDP Policy HD1 'Affordable Housing and Special Needs Housing' and the SPG/SG on Affordable Housing. The proportion of affordable housing to be provided will be in accordance with the present policy and depends on what housing market area a specific site is included in. Affordable housing units are likely to be required on site and should be designed to integrate with other houses on the site.

The current levels of contributions are included in the table below.

Housing Market Area	Affordable Housing Requirement (%)
Berwickshire	25
Central Borders	25
Northern	25
Southern	25

Some sites in the LDP will be located close to or in Conservation Areas or close to Listed Buildings. For new development not to have a negative impact on the built heritage, the Council has outlined its policies in EP7 'Listed Buildings' and EP9 'Conservation Areas'. Other relevant policy documents are Historic Scotland's Scottish Historic Environment Policy (SHEP) and the guidance notes series – 'Managing Change in the Historic Environment'.

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.

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.

PLANNING APPEALS & REVIEWS

Briefing Note by Chief Planning Officer

PLANNING AND BUILDING STANDARDS COMMITTEE

29th February 2016

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

Nil

- 2.2 Enforcements

Nil

3 APPEAL DECISIONS RECEIVED

Nil

- 3.2 Enforcements

Nil

4 APPEALS OUTSTANDING

- 4.1 There remained 3 appeals previously reported on which decisions were still awaited when this report was prepared on 18th February 2016. This relates to sites at:

<ul style="list-style-type: none"> Land South East of Halmyre Mains Farmhouse (Hag Law), Romanno Bridge 	<ul style="list-style-type: none"> Land North East and North West of Farmhouse Braidlie (Windy Edge), Hawick
<ul style="list-style-type: none"> Land North of Upper Stewarton, (Kilrubie Wind Farm Development), Eddleston, Peebles 	<ul style="list-style-type: none">

4.2 Section 36 Appeals Outstanding:

<ul style="list-style-type: none">Land North of Nether Monynut Cottage (Aikengall IIa), Cockburnspath	<ul style="list-style-type: none">Cloch Forest Wind Farm, Land West of Whitelaw Burn, Eddleston
<ul style="list-style-type: none">(Whitelaw Brae Wind Farm), Land South East of Glenbreck House, Tweedsmuir	<ul style="list-style-type: none">

5 REVIEW REQUESTS RECEIVED

- 5.1 Reference: 15/00769/FUL
Proposal: Siting of caravan for permanent residence (retrospective)
Site: Land South of Camphouse Farmhouse, Camptown, Jedburgh
Appellant: Kerr Renwick

Reasons for Refusal: 1. The proposal would be contrary to Policy D2 of the Scottish Borders Consolidated Local Plan Adopted 2011 and the Supplementary Planning Guidance on New Housing in the Borders Countryside 2008 as the caravan is not located within any settlement or an established building group of three or more dwellinghouses or building(s) capable of conversion to residential use and the agricultural and operational requirement for the use of the caravan for permanent residential occupation has not been adequately demonstrated. The retention of the caravan on this site would lead to an unacceptable and unjustified sporadic development in the countryside. 2. The proposal would result in an unacceptable form of development that would not be in accordance with the criteria contained within Policy G1 of the Scottish Borders Consolidated Local Plan Adopted 2011 and Supplementary Planning Guidance: Placemaking and Design 2010. The unit is not physically suited for permanent retention for residential use, due to its size, design and construction. The development is not in keeping with the scale or architectural character of the existing buildings at Camptown to the detriment of the visual amenities of the area.

6 REVIEWS DETERMINED

- 6.1 Reference: 15/01034/FUL
Proposal: Erection of dwellinghouse
Site: Land West of Craigerne Coachhouse, Edderston Road, Peebles
Appellant: Mrs Patricia Crippin

Reason for Refusal: The application is contrary to Policies G1, G7 and NE4 of the Scottish Borders Consolidated Local Plan 2011 in that the proposed development would represent a cramped form of development, out of character with this part of Edderston Road. The proposed house would result in an overdevelopment and significant reduction, of an area of ground which is required for landscaped and wooded setting for the approved Craigerne Coach House development, resulting in an inappropriate congested appearance between the development and Edderston Road, providing insufficient space for new and replacement planting, undermining the retention of preserved trees and being out of

character with the design of the Coach House development and the traditional houses in the area.

Method of Review: Review of Papers

Review Decision: Decision of Appointed Officer Upheld

7 REVIEWS OUTSTANDING

7.1 There remained no reviews previously reported on which decisions were still awaited when this report was prepared on 18th February 2016.

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.

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