

Public Document Pack



SCOTTISH BORDERS COUNCIL THURSDAY, 22ND DECEMBER, 2016

A MEETING of the SCOTTISH BORDERS COUNCIL will be held in the COUNCIL CHAMBER, COUNCIL HEADQUARTERS, NEWTOWN ST. BOSWELLS on THURSDAY, 22ND DECEMBER, 2016 at 10.00 AM

J. J. WILKINSON,
Clerk to the Council,
15 December 2016

| BUSINESS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------|--|--------------|-----------------|-----------------------------------|-----------------|---------------|-----------------|---------------|-----------------|-----------------------------------|-----------------|------------------------------------|-----------------|------------------|------------------|---------------|------------------|-----------------------------|------------------|------------------------------------|------------------|--------------------------------|------------------|-----------------------|------------------|------------------------------|------------------|--------------|------------------|--------|
| 1. | Convener's Remarks. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | Apologies for Absence. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | Order of Business. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. | Declarations of Interest. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | Scotrail Presentation Presentation by James Ledgerwood and Lindley Kirkpatrick of Scotrail. | 20 mins | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | Minute (Pages 1 - 10) Consider Minute of Scottish Borders Council held on 10 November 2016 for approval and signing by the Convener. (Copy attached.) | 2 mins | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | Committee Minutes Consider Minutes of the following Committees:- <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">(a) Scrutiny</td> <td style="text-align: right;">27 October 2016</td> </tr> <tr> <td>(b) Innerleithen Common Good Fund</td> <td style="text-align: right;">27 October 2016</td> </tr> <tr> <td>(c) Executive</td> <td style="text-align: right;">1 November 2016</td> </tr> <tr> <td>(d) Standards</td> <td style="text-align: right;">3 November 2016</td> </tr> <tr> <td>(e) Planning & Building Standards</td> <td style="text-align: right;">7 November 2016</td> </tr> <tr> <td>(f) LLP Strategic Governance Group</td> <td style="text-align: right;">8 November 2016</td> </tr> <tr> <td>(g) Audit & Risk</td> <td style="text-align: right;">14 November 2016</td> </tr> <tr> <td>(h) Executive</td> <td style="text-align: right;">15 November 2016</td> </tr> <tr> <td>(i) Hawick Common Good Fund</td> <td style="text-align: right;">15 November 2016</td> </tr> <tr> <td>(j) Teviot & Liddesdale Area Forum</td> <td style="text-align: right;">15 November 2016</td> </tr> <tr> <td>(k) Civic Government Licensing</td> <td style="text-align: right;">18 November 2016</td> </tr> <tr> <td>(l) Local Review Body</td> <td style="text-align: right;">21 November 2016</td> </tr> <tr> <td>(m) Peebles Common Good Fund</td> <td style="text-align: right;">23 November 2016</td> </tr> <tr> <td>(n) Scrutiny</td> <td style="text-align: right;">24 November 2016</td> </tr> </table> | (a) Scrutiny | 27 October 2016 | (b) Innerleithen Common Good Fund | 27 October 2016 | (c) Executive | 1 November 2016 | (d) Standards | 3 November 2016 | (e) Planning & Building Standards | 7 November 2016 | (f) LLP Strategic Governance Group | 8 November 2016 | (g) Audit & Risk | 14 November 2016 | (h) Executive | 15 November 2016 | (i) Hawick Common Good Fund | 15 November 2016 | (j) Teviot & Liddesdale Area Forum | 15 November 2016 | (k) Civic Government Licensing | 18 November 2016 | (l) Local Review Body | 21 November 2016 | (m) Peebles Common Good Fund | 23 November 2016 | (n) Scrutiny | 24 November 2016 | 5 mins |
| (a) Scrutiny | 27 October 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (b) Innerleithen Common Good Fund | 27 October 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (c) Executive | 1 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (d) Standards | 3 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (e) Planning & Building Standards | 7 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (f) LLP Strategic Governance Group | 8 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (g) Audit & Risk | 14 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (h) Executive | 15 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (i) Hawick Common Good Fund | 15 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (j) Teviot & Liddesdale Area Forum | 15 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (k) Civic Government Licensing | 18 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (l) Local Review Body | 21 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (m) Peebles Common Good Fund | 23 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (n) Scrutiny | 24 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | Consider report by Service Director Children & Young People. (Copy attached.) | |
| 21. | Education Governance Review - Consultation Response (Pages 649 - 696) Consider report by Service Director Children and Young People. (Copy attached.) | 10 mins |
| 22. | Rhymers Tower Trust, Earlston (Pages 697 - 712) Consider report by Service Director Regulatory Services. (Copy attached.) | 5 mins |
| 23. | A7 Action Group Membership Consider appointment of Member following resignation of Councillor Marshall. | 5 mins |
| 24. | Draft Calendar of Meetings 2017/18 (Pages 713 - 724) Consider draft Calendar of Meetings for 2017/18. (Copy attached.) | 5 mins |
| 25. | Any Other Items Previously Circulated | |
| 26. | Any Other Items Which the Convener Decides Are Urgent | |
| 27. | Private Business Before proceeding with the private business, the following motion should be approved:- "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." | |
| 28. | Minute (Pages 725 - 726) Consider private Section of Minute of Scottish Borders Council held on 10 November 2016. (Copy attached.) | 1 mins |
| 29. | Committee Minutes Consider private Sections of the Minutes of the following Committees:- (a) LLP Strategic Governance Group 8 November 2016 (b) Hawick Common Good Fund 15 November 2016 (c) Civic Government Licensing 18 November 2016 (d) Selkirk Common Good Fund 29 November 2016 (Please see separate Supplement containing private Committee Minutes.) | 2 mins |
| 30. | Hawick Action Plan (Pages 727 - 742) Consider report by Corporate Transformation and Services Director. (Copy attached.) | 10 mins |
| 31. | Land at Wyndhead Farm, Lauder (Pages 743 - 750) | 10 mins |

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| Consider report by Depute Chief Executive People. (Copy attached.) |
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NOTES

- 1. Timings given above are only indicative and not intended to inhibit Members' discussions.**
- 2. 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.**

Please direct any enquiries to Louise McGeoch Tel 01835 825005
email lmcgeoch@scotborders.gov.uk

SCOTTISH BORDERS COUNCIL

MINUTE of MEETING of the SCOTTISH BORDERS COUNCIL held in Council Headquarters, Newtown St. Boswells on 10 November 2016 at 10.00 a.m.

Present:- Councillors G. Garvie (Convener), S. Aitchison, W. Archibald, M. Ballantyne, S. Bell, C. Bhatia, J. Brown, J. Campbell, K. Cockburn, A. Cranston, G. Edgar, V. Davidson, J. Fullarton, I. Gillespie, B. Herd, W. McAteer, S. Marshall, J. Mitchell, S. Mountford, A. Nicol, D. Parker (from para.5), D. Paterson, F. Renton, S. Scott, R. Smith, R. Stewart, J. Torrance, G. Turnbull, T. Weatherston, B. White.

Apologies:- Councillors M. Cook, J. Greenwell, D. Moffat.

In Attendance:- Chief Executive, Depute Chief Executive (People), Depute Chief Executive (Place), Corporate Transformation and Services Director, Service Director Assets & Infrastructure, Service Director Regulatory Services, Chief Financial Officer, Chief Roads Officer, Clerk to the Council.

1. **CONVENER'S REMARKS**

The Convener welcomed Ms Amanda Finlay, Headteacher of Clovenfords Primary School, Ms Shirley Potter, Class Teacher, and four pupils from Primary 7 to the meeting. The pupils presented their Remembrance Day Assembly to Members.

DECISION

THANKED the pupils for their very moving presentation.

MEMBER

Councillor Logan left the meeting.

2. **MINUTE**

The Minute of the Meeting held on 29 September 2016 was considered.

DECISION

AGREED that the Minute be approved and signed by the Convener.

3. **COMMITTEE MINUTES**

The Minutes of the following Committees had been circulated:-

| | |
|---|-------------------|
| Community Planning Strategic Board | 8 September 2016 |
| Galashiels Common Good Fund | 8 September 2016 |
| Eildon Area Forum | 8 September 2016 |
| Jedburgh Common Good Fund | 14 September 2016 |
| Kelso Common Good Fund | 14 September 2016 |
| Cheviot Area Forum | 14 September 2016 |
| Pension Fund | 15 September 2016 |
| Pension Fund Board | 15 September 2016 |
| Police, Fire & Rescue and Safer Communities Board | 16 September 2016 |
| Local Review Body | 19 September 2016 |
| Executive | 20 September 2016 |
| Teviot & Liddesdale Area Forum | 20 September 2016 |
| Scrutiny | 22 September 2016 |
| LLP Strategic Governance Group | 22 September 2016 |
| Civic Government Licensing | 23 September 2016 |
| Audit & Risk | 26 September 2016 |
| Planning & Building Standards | 3 October 2016 |

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|----------------------------|-----------------|
| Executive | 4 October 2016 |
| Petitions & Deputations | 6 October 2016 |
| Executive | 18 October 2016 |
| Jedburgh Common Good Fund | 19 October 2016 |
| Civic Government Licensing | 21 October 2016 |

DECISION

APPROVED the Minutes listed above subject to paragraph 4 below.

4. COMMITTEE RECOMMENDATION

With reference to paragraph 5.4 of the Minute of the Police, Fire & Rescue and Safer Communities Board of 16 September 2016, it was recommended that Council agree that the current Scottish Borders Local Fire Plan be extended until December 2017 and to approve the proposed timeline for the production of the next Scottish Borders Local Fire Plan.

DECISION

AGREED to approve the recommendation detailed above.

MEMBER

Councillor Parker joined the meeting.

5. OPEN QUESTIONS

The questions submitted by Councillors Logan, Turnbull and Cockburn were answered.

DECISION

NOTED the replies as detailed in Appendix I to this Minute.

6. DRAFT SUPPLEMENTARY GUIDANCE - HOUSING

There had been circulated copies of a report by the Service Director Regulatory Services seeking approval of the draft Supplementary Guidance on Housing, contained in Appendix A to the report, as a basis for public consultation. The report explained that the Scottish Borders Council Local Development Plan (LDP) was adopted on 12 May 2016. As recommended by the Directorate for Planning and Environmental Appeals following the Examination of the LDP, the LDP required the Council to identify a further 916 housing units within the Scottish Borders in order to address a housing shortfall. The process for identifying sites to accommodate the shortfall was via the production of Supplementary Guidance (SG). A draft SG had now been produced identifying proposed sites following consideration and analysis of a number of options. It was therefore recommended that Members accept the proposed sites within the draft SG with a view to carrying out a public consultation. It was proposed that the draft SG be subject to public consultation for a period of 8 weeks. Following public consultation, it was intended that a report would be brought back to a future meeting of the Council to seek final agreement before it was referred to Scottish Ministers and on approval it would become part of the adopted LDP. The Chief Planning Officer advised that the Section regarding Heather Mill, Selkirk would be amended to include an additional bullet point reading "There will be a clear requirement to provide an element of employment land on part of the site to reflect its mixed use allocation". Members welcomed the report and the proposed addition.

DECISION

AGREED to :-

- (a) approve the Draft Supplementary Guidance: Housing and its appendices, as amended, as a basis for public consultation;**
- (b) note the Environmental Report as set out in Appendix B; and**

- (c) **receive a further report following consultation for formal agreement of the Guidance.**

7. HAWICK ACTION PLAN - UPDATE

With reference to paragraph 12 of the Minute of 29 June 2016, there had been circulated copies of a report by the Corporate Transformation and Services Director providing an update on the Initial Hawick Action Plan approved in June 2016, and outlining the priority actions that should be taken forward in 2017. The report explained that the Initial Hawick Action Plan was structured around three key themes which were identified and agreed by the key stakeholders for the town. The first strategic theme focused on making Hawick a 'Great Place for Working and Investing'. The second theme focused on making Hawick a 'Great Place for Living and Learning' and the third theme focused on making Hawick a 'Great Destination to Visit', all aiming to make Hawick a great place to visit and stay. The work was being led by a partnership of Scottish Borders Council, Scottish Government, Scottish Enterprise and Skills Development Scotland. Since the previous update in June 2016, Council officers had been working to take forward some of the actions in the Plan in conjunction with key stakeholders, local businesses and other local organisations in Hawick. A number of key actions had been progressed and importantly, additional funding support had been offered by the Scottish Government in relation to regeneration support for the town and the Hawick Flood Protection Scheme. Members welcomed the report and noted that while progress was positive there was still a lot of work to do and engagement by all partners was important if the Plan was to succeed. Officers highlighted the tight timescale for spending the regeneration monies and that they were working hard to achieve this.

**DECISION
AGREED:-**

- (a) **to note the progress made in implementing the Initial Hawick Action Plan over the last 6 months, as set out in Appendix 1 to the report;**
- (b) **that the Council should support further work with businesses and stakeholders in Hawick in 2017/18 as outlined in Appendix 1 to the report; and**
- (c) **that the Corporate Transformation and Services Director present a progress report on the Action Plan to the Council at its meeting scheduled for 30 March 2017.**

8. ON-STREET PARKING AND TRAFFIC MANAGEMENT

With reference to paragraph 14 of the Minute of 29 June 2016, there had been circulated copies of a report by the Chief Roads Officer providing an update in relation to on-street parking and in particular reports on the findings of the town centre parking surveys. The report explained that following the withdrawal of the traffic warden service in February 2014 there had been concern, in some quarters, that a reduced level of enforcement had led to a deterioration in parking behaviour in some town centres. Comprehensive three day parking surveys were undertaken in 12 town centres to ascertain the extent of on-street parking issues. Details of the surveys were appended to the report. Analysis of the survey returns demonstrated that town centres were very busy in terms of parking and on occasions some operated at or above capacity. In general there appeared to be reasonable observance of waiting restrictions but there were specific areas where there was greater mis-use; some of which was for prolonged periods. Turn-over and duration of stay were positive with a high percentage of vehicles in all towns only staying for an hour or less. Other sources, such as the Household Survey and the Annual Footfall Survey, had also been examined to help determine how the removal of traffic wardens had impacted on town centres. Feedback from the Scottish Borders Household Survey suggested that the majority of respondents did not perceive parking as a common problem, but that the level of concern had increased since previous surveys. Analysis of the Annual Footfall Survey did not suggest that the removal of traffic wardens had had an impact on the number of pedestrians in town centres. While Officers recognised that there were intermittent traffic management issues in some locations

in the Borders, at this stage they considered that the introduction of Decriminalised Parking Enforcement (DPE) would be disproportionate, unnecessary and resource as well as cost prohibitive and suggested an alternative approach of requesting increased enforcement through Police Scotland, utilising powers in the Police and Fire Reform (Scotland) Act 2012. Members discussed the report in detail and a Motion and 2 Amendments were made as follows:-

Councillor Edgar, seconded by Councillor Paterson, moved that recommendation 2.1(d) be removed and replaced with “To instruct the Chief Officer Roads to carry out a full public consultation on the introduction of Decriminalised Parking Enforcement, using existing parking enforcement staff and systems, to include the use of a disc-based parking system and bring a report back to Council in February 2017.”

Councillor Parker, seconded by Councillor Mitchell, moved as an amendment that the existing recommendations be replaced with the following:-

“that Council agrees:

- (a) to note the results of the parking surveys and the updated position in regard to on-street parking;
- (b) (i) that, while commending Police Scotland on their work to date on parking enforcement, make stronger representations to enforce parking regulations, in particular in hot spots e.g. Gala, Hawick, Peebles and Selkirk, and to that end;
- (ii) to the use of the powers provided within the Police and Fire Reform (Scotland) Act 2012 to inform the Local Policing Plan as a mechanism for greater control of on-street parking enforcement, using a targeted approach where necessary;
- (iii) Request that the Chief Executive and Council Leader establish a meeting at the earliest opportunity with Police Scotland to discuss improved parking enforcement, particularly in the hot spot areas identified.
- (c) to instruct the Chief Officer Roads to establish a rolling programme of inspections to ensure that all signage and line markings in restricted parking areas are clear, visible and enforceable;
- (d) to instruct the Chief Officer Roads to investigate the costs, resource, staffing requirements and financial viability of introducing a disc-based parking system for use in restricted parking areas to assist Police Scotland in their parking enforcement role and bring back a report on such a system to Council no later than 31 January 2017, and
- (e) Subject to the outcome of that report, for a three month trial period between 1 March 2017 and 31 May 2017 implement a pilot scheme in Selkirk and Hawick to test the effectiveness of a disc based parking system in partnership with Police Scotland.”

Councillor McAteer, seconded by Councillor Marshall, moved as an amendment that the recommendations be amended by removing entirely the recommendations 2.1(b), 2.1(c) and 2.1(d) and replace with a new 2.1(b) “to instruct officers to proceed to develop a fully costed Decriminalised Parking Enforcement (DPE) Proposal that is capable of supporting an application to Scottish Ministers to seek authority for this Council to implement the management and enforcement of on-street parking.”

Councillor Edgar, seconded by Councillor Cockburn, moved that the votes be taken by roll call and this was unanimously approved. In terms of Standing Order 42(b) it was agreed that voting be carried out in the order of firstly taking Councillor Edgar’s Motion against Councillor McAteer’s Amendment and that the winner of that vote be then taken against Councillor Parker’s Amendment.

Roll Call Votes

| Councillor Edgar’s Motion | Councillor McAteer’s Amendment | Abstentions |
|----------------------------------|---------------------------------------|-----------------------------|
| <i>Councillor Ballantyne</i> | <i>Councillor Aitchison</i> | <i>Councillor Archibald</i> |
| <i>Councillor Cockburn</i> | <i>Councillor Marshall</i> | <i>Councillor Bell</i> |

| | | |
|-------------------------------|---------------------------|----------------------------|
| <i>Councillor Davidson</i> | <i>Councillor McAteer</i> | <i>Councillor Bhatia</i> |
| <i>Councillor Edgar</i> | <i>Councillor Parker</i> | <i>Councillor Brown</i> |
| <i>Councillor Fullarton</i> | <i>Councillor Renton</i> | <i>Councillor Campbell</i> |
| <i>Councillor Gillespie</i> | <i>Councillor Smith</i> | <i>Councillor Cranston</i> |
| <i>Councillor Mountford</i> | | <i>Councillor Garvie</i> |
| <i>Councillor Paterson</i> | | <i>Councillor Herd</i> |
| <i>Councillor Scott</i> | | <i>Councillor Mitchell</i> |
| <i>Councillor Turnbull</i> | | <i>Councillor Nicol</i> |
| <i>Councillor Weatherston</i> | | <i>Councillor Stewart</i> |
| | | <i>Councillor Torrance</i> |
| | | <i>Councillor White</i> |

Councillor Edgar's Motion received 11 votes against 6 Votes for Councillor McAteer's Amendment and there were 13 abstentions. Accordingly Councillor Edgar's Motion proceeded to be put against Councillor Parker's amendment as follows:-

| <i>Councillor Edgar's Motion</i> | <i>Councillor Parker's Amendment</i> |
|---|---|
| <i>Councillor Ballantyne</i> | <i>Councillor Aitchison</i> |
| <i>Councillor Cockburn</i> | <i>Councillor Archibald</i> |
| <i>Councillor Edgar</i> | <i>Councillor Bell</i> |
| <i>Councillor Fullarton</i> | <i>Councillor Bhatia</i> |
| <i>Councillor Marshall</i> | <i>Councillor Brown</i> |
| <i>Councillor McAteer</i> | <i>Councillor Campbell</i> |
| <i>Councillor Mountford</i> | <i>Councillor Cranston</i> |
| <i>Councillor Paterson</i> | <i>Councillor Davidson</i> |
| <i>Councillor Scott</i> | <i>Councillor Garvie</i> |
| <i>Councillor Turnbull</i> | <i>Councillor Gillespie</i> |
| <i>Councillor Weatherston</i> | <i>Councillor Herd</i> |
| | <i>Councillor Mitchell</i> |
| | <i>Councillor Nicol</i> |
| | <i>Councillor Parker</i> |
| | <i>Councillor Renton</i> |
| | <i>Councillor Smith</i> |
| | <i>Councillor Stewart</i> |
| | <i>Councillor Torrance</i> |
| | <i>Councillor White</i> |

Councillor Edgar's Motion received 11 votes and Councillor Parker's Amendment received 19 votes. Accordingly Councillor Parker's Amendment was approved.

DECISION

DECIDED:-

- (a) **to note the results of the parking surveys and the updated position in regard to on-street parking;**
- (b)
 - (i) **that, while commending Police Scotland on their work to date on parking enforcement, make stronger representations to enforce parking regulations, in particular in hot spots e.g. Gala, Hawick, Peebles and Selkirk, and to that end;**
 - (ii) **to the use of the powers provided within the Police and Fire Reform (Scotland) Act 2012 to inform the Local Policing Plan as a mechanism for greater control of on-street parking enforcement, using a targeted approach where necessary;**
 - (iii) **to request that the Chief Executive and Council Leader establish a meeting at the earliest opportunity with Police Scotland to discuss improved parking enforcement, particularly in the hot spot areas identified;**

- (c) to instruct the Chief Officer Roads to establish a rolling programme of inspections to ensure that all signage and line markings in restricted parking areas are clear, visible and enforceable;
- (d) to instruct the Chief Officer Roads to investigate the costs, resource, staffing requirements and financial viability of introducing a disc-based parking system for use in restricted parking areas to assist Police Scotland in their parking enforcement role and bring back a report on such a system to Council no later than 31 January 2017; and
- (e) subject to the outcome of that report, for a three month trial period between 1 March 2017 and 31 May 2017, implement a pilot scheme in Selkirk and Hawick to test the effectiveness of a disc based parking system in partnership with Police Scotland.”

MEMBER

Councillor Stewart left the meeting.

9. RESPONSE TO SCOTTISH GOVERNMENT CONSULTATION ON SOCIAL SECURITY IN SCOTLAND

There had been circulated copies of a report by the Chief Executive on the proposed response to the Scottish Government’s Consultation on Social Security in Scotland. The report explained that the Scottish Government’s consultation on devolved Social Security powers began on 29 July 2016. The closing date for the consultation was 28 October 2016. However, an extension had been granted to Scottish Borders Council to allow its submission to be approved by Council. The consultation provided the opportunity to set out views on the shaping of the new Scottish social security powers that had been devolved to the Scottish Parliament under the Scotland Act 2016. These powers would provide opportunities to develop a strategic approach to welfare that could be closely linked to tackling local needs, reducing inequalities and supporting prevention. The Council’s response highlighted that local authorities had an important role to play in administering the devolved benefits and to co-ordinate a joined up approach to supporting claimants at the local level working with other Community Planning partners. It highlighted the importance of treating claimants with respect and dignity and of meeting the diversity of needs of claimants across Scotland, particularly those living in rural areas such as the Scottish Borders. The limitations of using digital technology were highlighted for the delivery of benefits and the need to promote digital inclusion. Also particular issues of importance to the Scottish Borders were outlined where claimants moved back and forward across the border to live and work. Members welcomed the proposals and Councillor Campbell suggested that the word “customer” within the response was not appropriate in this context and that it be changed to something more appropriate such as applicant or recipient. Members supported this change and agreed that it be left to officers to find a suitable replacement.

DECISION

AGREED to approve the response, as set out in Appendix 2 to the report as amended, to the Scottish Government’s consultation on Social Security in Scotland.

10. RESPONSE TO THE CONSULTATION BY BRITISH TELECOM ON THE PROPOSED REMOVAL OF PUBLIC PAYPHONES IN THE SCOTTISH BORDERS

There had been circulated copies of a report by the Chief Executive on the proposed response to the consultation by British Telecom on public payphone removals in the Scottish Borders. The report explained that the Council had received details in mid-August 2016 from British Telecom of a consultation on the proposed removal of 104 payphones in the Scottish Borders, as detailed in Appendix 1 to the report. This was part of wider consultation taking place across Scotland by BT about payphone removals. The consultation had been driven according to BT by the decline in the overall use of payphones. Local authorities had the responsibility from Ofcom, the telecommunications regulator, to gather views from local

communities and to provide a reasoned response either objecting or agreeing to the removal of payphones. The deadline for responses was 29 November 2016. The Council had carried out a consultation with local communities by contacting community councils and community resilience co-ordinators. A judgement had then been made on retaining or removing payphones based on the views of communities; the quality of mobile phone coverage; the use for 101/999 calls; proximity to main roads; and usage and access by local communities, as detailed in Appendix 2 to the report. It was considered that payphones needed to be seen as a key part of the resilience and emergency infrastructure of local communities linking to the Scottish and UK Government's national resilience structure. Members emphasised that although overall usage of phone boxes was low they were a vital lifeline in some areas, especially where mobile phone signals were poor, and that they must be retained as part of community resilience.

**DECISION
AGREED:-**

- (a) the response, as set out in Appendix 2 to the report, to British Telecom's consultation on the removal of public payphones; and**
- (b) to make the case to the Scottish and UK Governments that public payphones should be recognised as a key part of the resilience and emergency infrastructure of local communities.**

11. SCOTTISH GOVERNMENT FORESTRY CONSULTATION - RESPONSE

There had been circulated copies of a report by the Corporate Transformation and Services Director on the proposed response to the Scottish Government's consultation paper "The Future of Forestry in Scotland". The report explained that the Scottish Government had invited responses to a consultation on the governance of Forestry in Scotland. The focus of the consultation paper was on the continuing devolution of the UK Forestry Commission's responsibilities to Scottish Government Ministers. A two-tier governance solution was being proposed, reflecting the current separation of policy and regulatory functions at Commission level from the management of the forestry estate which was currently undertaken by Forest Enterprise Scotland. The consultation covered three broad areas: the new organisational and governance proposals; the development of effective cross-border arrangements within the new structures; and the regulatory and legislative framework. The proposed Council response was set out in Appendix 1 to the report and was broadly in favour of the consultation's organisational and governance proposals. However, the suggested response stressed the importance of the new agency having a remit to support economic development and wider social and environmental outcomes from the national forest estate, as well as the basic forest and timber production focus proposed. The response favoured strong cross-border links to support a range of UK wide functions, including research, tree health, forestry standards and technical issues and recommended that while the Forestry Directorate should continue to promote forestry, this should be as part of a wider commitment to sustainable land use. In particular, the development and maintenance of outdoor recreational and commercial facilities on forestry land was an essential use of the national forest estate, creating economic, environmental and social benefits for local communities. The consultation did not give emphasis to this issue, but officers considered that it was an equally important role alongside that of timber production. Recent experience had shown that the agencies in charge of the national forest estate needed to have more focus on local economic and community impacts, not less. Members supported the emphasis of the wider aspects, not just timber production.

DECISION

AGREED to approve the response to the Scottish Government's consultation on 'The Future of Forestry in Scotland' as set out in Appendix 1 to the report.

12. **EARLY RETIREMENT/VOLUNTARY SEVERANCE**

There had been circulated copies of a report by the Chief Executive seeking approval for 2 members of staff who had requested early retirement and voluntary severance. If both applications were approved, a total one-off cost of £72,151 would be incurred. In total, £56,231 of direct recurring employee cost savings would be delivered each year. The average payback period for all staff was 1.3 years.

DECISION

AGREED to approve both applications as detailed in the report with the associated costs being met from the voluntary severance/early retirement budget for 2016/17 of £72,151.

13. **PRIVATE BUSINESS**

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 Appendix II to this Minute on the grounds that it involved the likely disclosure of exempt information as defined in Paragraphs 1, 6, 8 and 9 of Part I of Schedule 7A to the Act.

SUMMARY OF PRIVATE BUSINESS

14. **Committee Minutes**

The private sections of the Committee Minutes as detailed in paragraph 3 of this Minute were approved.

15. **Open Question**

As agreed at paragraph 5 above, Councillor Bell provided the information requested.

The meeting concluded at 12.40 p.m.

SCOTTISH BORDERS COUNCIL
10 NOVEMBER 2016
APPENDIX I

Question from Councillor Logan

To the Executive Member for Economic Development

With reference to your assertion at the last Council meeting that there were other Councils interested in housing the Great Tapestry of Scotland, should we be concerned that the delays in coming to a final decision by this Council may result in the Borders losing out on the opportunity to house the tapestry?

Reply from Councillor Bell

At this time, there is no risk that the Tapestry will be lost to the Borders. Scottish Borders Council has had an ongoing dialogue with the Trustees throughout the progress of the project. The Trustees are satisfied that the project should reach a conclusion in the Scottish Borders before they consider any alternatives.

Although there have been alternative offers seeking to secure the Tapestry for other locations in Scotland, these have been made on the basis that other parties would seek to pursue housing the Tapestry if the ongoing discussions in the Scottish Borders do not secure a successful outcome.

Supplementary

In the absence of Councillor Logan, Councillor Cockburn asked if that, in private, Members could be advised who the other interested Councils might be and Councillor Bell agreed to provide further information once the meeting had gone into private session.

Question from Councillor Turnbull

To the Executive Member for Planning and Environment

What powers do the Council have to ensure action is taken to improve town centre properties, both retail and housing, and to improve the appearance of town centres, especially when property owners are unwilling to carry out repairs and basic maintenance?

Reply from Councillor Smith

The available powers in relation to the visual appearance of a building are contained within the Town and Country Planning (Scotland) Act 1997 as amended. The powers to address repairs and maintenance are contained within the Building (Scotland) Act 2003 as amended.

If a building poses a danger the Council have authority under Section 29/30 of the Act to take appropriate action to make the building safe.

In situations where a building does not pose a danger but is in need of repair and or maintenance Section 28 of the Act allows the Council to become involved. This section however is discretionary and a decision to take action has to be balanced against the financial risk to the Council if costs can't be recovered.

If the visual appearance of a property or building is having a detrimental effect on the amenity of the area or street scape, Section 179 of the Town and Country Planning Act 1997 (Proper maintenance of Land) would be the appropriate power. This section is also discretionary and can again expose the Council to financial risk if costs can't be recovered.

Supplementary

Councillor Turnbull acknowledged that there were data protection issues in terms of the Council naming owners of property in poor condition and asked what assistance the Council could give responsible property owners. Councillor Smith confirmed he was sympathetic to this problem but the powers had generally only been used in respect of waste ground and although they could be

used in respect of property the bar in respect of poor condition was set high and it would be a difficult path to follow.

Question from Councillor Cockburn

To the Executive Member for Roads and Infrastructure

In April 2014 I asked you if you agreed that our Council should approach Midlothian Council and suggest that our two Councils should join forces and carry out a new review of the signage and the general layout of the junction at Leadburn. You replied that Midlothian Council carried out significant amendments to the junction in April 2012, and were undertaking before and after studies of driver behaviour and accidents at the junction.

Please could you tell me if Midlothian Council have supplied this Council with the results of their before and after studies?

On the 12th November 2015 you replied:

“I am advised that the results of the study have not been supplied to date as the studies are still ongoing. Midlothian Council is however happy to share their findings to date and speeds and accident data are being forwarded to SBC officers. Midlothian Council have also confirmed that they are still actively considering additional measures at the junction.”

I understand that this junction is the responsibility of Midlothian Council so any pressure to carry out improvements should be put on them, but can you tell me if Midlothian Council have shared their findings to date, and if the speeds and accident data was indeed forwarded to SBC officers? Please could you also tell me if you know what additional measures Midlothian Council are actively considering at the junction?

Reply from Councillor Edgar

The information promised by Midlothian Council was indeed supplied shortly following the Council meeting in November 2015. That information was forwarded to Democratic Services for circulation to all Councillors with a covering note from myself on 23 November 2015. As far as I am aware that circulation took place.

In addition to that a further email was forwarded to the 3 local ward members in May this year advising of some additional lining improvements that Midlothian Council were undertaking to improve visibility for vehicles emerging from the A6094 and A701. It is understood that this was further extended to include rumble strips and these are now present on all four approaches to the junction. This additional work has allowed temporary “New Road Layout Ahead” signs to be put in place as well. I am sure Midlothian Council will be continuing to monitor closely the impact that these additional measures have.

Supplementary

Councillor Cockburn did not recall receiving the information and asked that the Council continue to pressure Midlothian Council to carry out improvements and keep local Members informed.

Councillor Edgar confirmed that this would be the case. It was further confirmed that the information from Midlothian Council would be re-circulated to Members.

SCOTTISH BORDERS COUNCIL – 15 DECEMBER 2016

STARRED ITEMS FROM COMMITTEE MINUTES

Audit and Risk Committee of 14 November 2016

7. SOCIAL WORK IN SCOTLAND

- 7.1 There had been circulated copies of a report by the Accounts Commission on the delivery of Social Work services in Scotland. The Chief Officer Children and Young People Support was in attendance to present the report to Committee. The summary included in the report advised that current approaches to delivering social work services was not sustainable in the longer term and there were risks, should costs be reduced further, which could affect the quality of service provision. The report included key recommendations for Local Authorities and Integration Joint Boards.
- 7.2 Members discussed aspects of the report such as the stability of the local authority workforce within Social Work and Mrs Blackie advised that this was very positive in the Scottish Borders. She went on to explain that qualifications offered by local Colleges did not necessarily match current employment opportunities and further work was needed to make progress in this area. Discussion followed on how an early intervention approach could be developed further through multi-agency partnerships and on how Resilient Communities/community-led social work services could contribute to this. With regard to recovery and aftercare for adults, health and social work staff worked closely with families and local support networks to enable people to return home as soon as possible after treatment. By way of clarification, Mrs Blackie confirmed that in certain circumstances, looked-after children included young people up to 26 years of age, with 40 looked-after children currently under SBC's care. Members acknowledged that there was clearly a need to find alternative ways of maintaining this responsibility within the current financial constraints. Following discussion, Members agreed to recommend to Council that the self-assessment checklist as detailed in Supplement 4 of the Accounts Commission 'Social Work in Scotland' report be issued to all Elected Members to raise their understanding of social work in the Council. Members further discussed the merits of developing similar checklists covering a range of responsibilities, for example their corporate parenting role, and how these could be used to assist them in their roles. The Chair thanked Mrs Blackie for her attendance.

DECISION

- (a) **NOTED the Accounts Commission report.**
- * (b) **AGREED TO RECOMMEND that the self-assessment checklist as detailed in Supplement 4 of the Accounts Commission 'Social Work in Scotland' report be issued to all Elected Members to raise their understanding of social work in the Council.**

8. MID-TERM TREASURY MANAGEMENT REPORT 2016/17

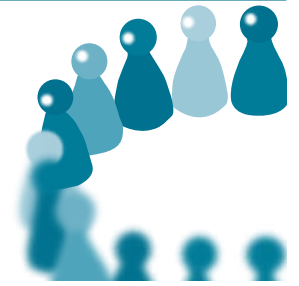
- 8.1 There had been circulated copies of a report by the Chief Financial Officer providing the mid-year report of treasury management activities for 2016/17, in line with the requirements of the CIPFA Code of Practice, including Prudential and Treasury Management Indicators. Following consideration by the Audit and Risk Committee, the report would then be presented to Council for approval. Appendix 1 to the report contained an analysis of the performance against the targets set in relation to Prudential and Treasury Management Indicators and proposed revised estimates of these indicators in light of the 2015/16 outturn and experience in 2016/17 to date for discussion by the Committee prior to presentation to Council for approval. It was also noted that any changes to the report following presentation to the Executive Committee on 15 November 2016 would be reflected in the final version to be considered by Council on 15 December 2016.

- 8.2 The Chief Financial Officer advised that all of the 2016/17 target indicators reported on were based on those agreed as part of the strategy approved by Council in February 2016. The mid-year report for 2016/17 was detailed in Appendix 1 and covered: the economic update for the first six months of the current year; reviews of the Treasury Management Strategy Statement and Annual Investment Strategy; Council's capital expenditure (prudential indicators); Council's investment portfolio for 2016/17; Council's borrowing strategy for the current year; and compliance with Treasury and Prudential Limits for 2016/17. Members' requests for clarification on interest rates and deferred borrowing were met and the Chief Financial Officer advised that deferred borrowing had not impacted on the Pension Fund returns. With regard to housing development, it was noted that the current market had not allowed Bridge Homes to build its target number of new houses and it was likely that the actual number built would be in the region of 100 homes by 2019.

DECISION

- (a) **NOTED that treasury management activity in the six months to 30 September 2016 had been carried out in compliance with the approved Treasury Management Strategy and Policy; and**
- * (b) **AGREED TO RECOMMEND that the Treasury Management Mid-Year report 2016/17, as contained in Appendix 1 to the report and as amended by Executive Committee on 15 November 2016, be presented to Council for approval of the revised indicators.**

Social work in Scotland



ACCOUNTS COMMISSION

Self-assessment checklist for council members

This checklist sets out some issues that elected members may wish to consider in relation to social work in their own council. Members may also wish to consider the elected members checklist included in [Supplement 2](#) of our self-directed support report.

| Questions for elected council members to consider | Assessment | Required actions |
|--|------------|------------------|
| Councillors' role in social work governance | | |
| When the council is making budget decisions about social work, do we have good information about how this may affect services, the number of people affected, and how the decision-making process will take account of the budget decision? | | |
| Is there a committee(s) with specific responsibility for social work in the council or Integration Joint Board (IJB)? If not has the council identified which committees have a role in monitoring social work? | | |
| If there is more than one committee within the council or IJB with responsibility for social work services, how do we ensure: <ul style="list-style-type: none"> • that there is consistency in social work decision-making? • there is no duplication or gaps in the scrutiny of social work services? • that risks are being effectively managed? | | |
| Are the roles and responsibilities of committees clear and set out in terms of reference, and are links to statutory decision-making responsibilities clear? | | |
| Do the committees of which I am a member have any specific responsibilities for social work processes? | | |
| Am I clear about the principles of good decision-making and social work and my role in monitoring the council's performance in this area? | | |
| Do I have a good understanding of the main social work services in the council, including the key decision-making processes involved? | | |

Cont.

| Questions for elected council members to consider | Assessment | Required actions |
|---|------------|------------------|
| Does my council have service charters setting out what service users and carers can expect in relation to decision-making, outcomes, complaints and appeals? | | |
| Do social work staff work to clear and published policies and guidelines so that users can understand the criteria against which decisions are made? | | |
| Do I understand the statutory role of the Chief Social Work Officer (CSWO) and have I good access to the CSWO if I require advice on any aspect of social work? | | |
| Do I have access to, and take-up, training and development opportunities about social work policies and processes? | | |
| Councillor's role in health and social care integration | | |
| Do I understand how health and social care integration is working in my council and my role in achieving the objectives of integration, including developing a shared culture? | | |
| Has the IJB agreed a strategy to move to improved models of health and social care and are IJB leaders fully committed to this strategy? | | |
| Is there a commitment with IJB partners to align management arrangements for services in the community and share resources, such as aligning budget setting, rationalising the public sector estate, co-location of services, and aligning technology such as IT systems to facilitate information sharing? | | |
| Are there adequate arrangements for communicating decisions made by the IJB to council members who are not members of the IJB? | | |
| Are you confident that the governance arrangements covering health and social care are working well (are there any gaps or overlaps)? | | |
| Do the council and IJB have adequate workforce plans to ensure social work and social care services have sufficient numbers of properly trained staff? | | |
| Councillors' role in consulting local people | | |
| How does your council consult stakeholders (local people, service users and carers and service providers) about their priorities for social work and social care work services, the funding available and the way in which services are provided? How does it manage the expectations of service users? | | |
| Are services designed around the needs of service users and the outcomes important to them and do IJB partners share data to enable this to happen effectively? | | |
| Performance management | | |
| Am I clear about the principles of good decision-making and social work and my role in monitoring the council's performance in this area? | | |

Cont.

| Questions for elected council members to consider | Assessment | Required actions |
|---|------------|------------------|
| Are effective and regular monitoring arrangements in place within the council and/or the IJB to ensure that decisions comply with council quality and timeliness standards? | | |
| Does the council or IJB publish clear customer service and operational standards and performance data by which I expect residents to judge social work service performance? | | |
| Are effective and regular monitoring arrangements in place within the council and/or the IJB to ensure that decisions comply with council quality and timeliness standards? | | |
| <p>Do committees with a social work remit receive regular reports about:</p> <p>(a) the performance of systems where decisions affect service users and carers, including the management of risk?</p> <p>(b) social work outcomes including progress against:</p> <ul style="list-style-type: none"> • the council's own key performance measures? • the time taken to make decisions and the number of avoidable errors made in each social work decision-making system? • the number of appeals made against decisions, including the percentage upheld and the time to take decisions? <p>(c) comparative performance against similar councils?</p> | | |
| Do I challenge officers on the performance information presented to me where it is unclear or where it indicates poor performance? | | |
| Promoting and sharing best practice | | |
| Is there a shared understanding of the objectives of prevention within health and social care and a commitment to fund the changes needed to make prevention work? | | |
| Are prevention initiatives based on good evidence that they are likely to be successful and are outcomes measured? | | |
| Does my council play an active role in relevant social work networks and national working groups to gather and promote best practice? | | |

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Indicative Council Tax 2017/18

Report by the Chief Financial Officer

Scottish Borders Council

22 December 2016

1 PURPOSE AND SUMMARY

- 1.1 This report provides information on the estimated impact of a 3% increase in Council tax in 2017/18 as initially indicated as part of the 5 year revenue plan published in February 2016.**
- 1.2 The paper provides background information to the council tax as well as details of the anticipated changes which the Scottish Government are proposing to the council tax multiplier i.e. the relationship between band D, the average council tax, and bands E – H the most expensive bands. The effect of a 3% increase from April 2017 in the Council tax bands A-H is shown alongside the effect of the government sponsored changes to the upper bands E-H.

2 RECOMMENDATIONS

- 2.1 It is recommended that members resolve to increase all Council tax bands A-H by 3% from 1 April 2017 noting that this increase will be in addition to legislative changes to the 2017 Council tax multiplier affecting bands E - H.**

3 BACKGROUND

3.1 Council tax funds around 20% of local government net revenue expenditure in the Scottish Borders, the remainder coming from Government in the form of direct revenue support grant. The council tax in the Scottish Borders is the fourth lowest in mainland Scotland and seventh lowest overall once the island councils are included. Council tax is a tax on domestic property. All domestic properties are banded based on their valuation at the 1991 levels, any new properties are also assessed on estimated values from 1991 and allocated to one of the 8 property bandings (A-H). The property bandings and the numbers of properties in each band for the Scottish Borders are shown in table 1 below.

Table 1

| Band | Property Value 1991 | No of Properties at Jan 2015 | Existing Multiplier | Proportion of Band D | Current Council tax £ |
|-------------|----------------------------|-------------------------------------|----------------------------|-----------------------------|------------------------------|
| A | Up to £27k | 16,543 | 0.67 | 6/9 | 722.67 |
| B | £27k - £35k | 12,728 | 0.78 | 7/9 | 843.11 |
| C | £35k - £45k | 6,873 | 0.89 | 8/9 | 963.56 |
| D | £45k -£58K | 5,873 | 1.00 | 9/9 | 1,084.00 |
| E | £58k - £80k | 6,314 | 1.22 | 11/9 | 1,324.89 |
| F | £80k – £106k | 4,620 | 1.44 | 13/9 | 1,565.78 |
| G | £106k - £212k | 4,262 | 1.67 | 15/9 | 1,806.67 |
| H | Above £212k | 451 | 2.00 | 18/9 | 2,168.00 |

Band "D" is the average rate of council tax. The band D tax is £1,084 per annum in the Scottish Borders. All other bands vary as a proportion of the

band D equivalent, band H for example currently being 2 times the band D rate. The relationship between bandings does not vary year to year unless the “multiplier” i.e. the relationship between band “D” (the average) and the other bands is varied by legislation.

- 3.2 The majority of properties in the Scottish Borders fall into bands A – C which contain 36,144 (62.7%) of the total 57,664 domestic properties per the valuation roll at January 2015. Council tax bands have been frozen for the last 9 years in the Scottish Borders with £70m nationally added to the Local Government finance settlement each year to fund this council tax freeze. This is paid to the Council as a grant as part of the local government settlement and annually SBC has received around £1.5m of funding to freeze the council tax at 2007/08 levels.
- 3.3 In November 2016 the Scottish Government announced that the Council Tax freeze would be lifted from April 2017 to allow Councils to increase Council Tax up to a maximum of 3%. This was part of a wider package of measures to reform local taxation following the report of the [Commission on Local Tax Reform](#).
- 3.4 Council tax bands are also used to set domestic water and sewerage charges which the council bills and collects on behalf of Scottish Water. **All figures in this paper refer only to the council tax element of the charge and exclude any reference to charges levied by SBC on behalf of Scottish Water.**

4 CHANGES TO COUNCIL TAX

4.1 INDICATIVE COUNCIL TAX 2017/18

Council in setting the indicative budget for 2017/18 in February 2016 projected that council tax would rise by three percent from 1 April 2017 providing an additional £1.5m net to fund council services. A 3% increase would raise around an additional £1.8m gross for the council before reliefs, exemptions and bad debts.

4.2 SCOTTISH GOVERNMENT PROPOSED CHANGES

The Scottish government has also now passed legislation to amend the existing council tax bandings to raise an additional £100m for education which will be given directly to Head teachers. Government will raise this funding by varying the relationship between existing the council tax bands. The effect of this change will be to increase the rate of council tax paid by the higher bands E to H. An amount equivalent to the tax raised will, it is understood, be removed directly from the local government settlement and be retained by Scottish Government for distribution to schools via an “Attainment Fund.” The Scottish government’s proposals have proved controversial and COSLA has refused to engage in any dialogue with Scottish Government concerning the issue, arguing that the proposals break the direct link between the council tax levied in a local authority area and the tax spent that is spent locally on delivering services to communities.

4.3 **IMPACT OF GOVERNMENT CHANGES TO THE COUNCIL TAX MULTIPLIER**

The effect of the government changes to the multiplier and the rate of council tax are shown in the table below. The table shows that the change to the multiplier to be implemented by Government will see bands A to D unchanged while band E - H will increase, with the top band H increasing by £487.80 per annum or £ 40.65 per month, £9.38 per week.

Table 2 Illustration of Government Multiplier Changes Only

| Band | New Multiplier | New Council tax | Increased Rate £ | Increase per month (12) £ | Increase per week £ | % |
|------|----------------|-----------------|------------------|---------------------------|---------------------|----|
| A | 0.67 | 722.67 | 0.00 | 0.00 | 0 | 0 |
| B | 0.78 | 843.11 | 0.00 | 0.00 | 0 | 0 |
| C | 0.89 | 963.56 | 0.00 | 0.00 | 0 | 0 |
| D | 1.00 | 1,084.00 | 0.00 | 0.00 | 0 | 0 |
| E | 1.31 | 1,420.04 | 95.15 | 7.93 | 1.83 | 7 |
| F | 1.63 | 1,766.92 | 201.14 | 16.76 | 3.87 | 11 |
| G | 1.96 | 2,124.64 | 317.97 | 26.50 | 6.11 | 15 |
| H | 2.45 | 2,655.80 | 487.80 | 40.65 | 9.38 | 18 |

4.4 **COMBINED EFFECT OF COUNCIL 3% AND GOVERNMENT MULTILPLIER CHANGES**

The combined effect of a 3% council tax increase and government changes to the multiplier are shown in table 3 below and in Appendix 1.

Table 3 Combined Effect Education Multiplier and a 3% Council increase

| Band | Council tax per band | Council Increase (3%) | New Rate £ | Council Increase per month (12) | Gov't Multiplier Increase | Gov't Multiplier Increase Per month | Total Increase £ | Total Increase % |
|------|----------------------|-----------------------|------------|---------------------------------|---------------------------|-------------------------------------|------------------|------------------|
| A | 722.67 | 21.68 | 744.35 | 1.81 | 0.00 | 0.00 | 21.68 | 3 |
| B | 843.11 | 25.29 | 868.40 | 2.11 | 0.00 | 0.00 | 25.29 | 3 |
| C | 963.56 | 28.91 | 992.47 | 2.41 | 0.00 | 0.00 | 28.91 | 3 |
| D | 1,084.00 | 32.52 | 1116.52 | 2.71 | 0.00 | 0.00 | 32.52 | 3 |
| E | 1,420.04 | 42.60 | 1462.64 | 3.55 | 95.15 | 7.93 | 137.75 | 10 |
| F | 1,766.92 | 53.01 | 1819.93 | 4.42 | 201.14 | 16.76 | 254.15 | 16 |

| | | | | | | | | |
|---|----------|-------|---------|------|--------|-------|--------|----|
| G | 2,124.64 | 63.74 | 2188.38 | 5.31 | 317.97 | 26.50 | 381.71 | 21 |
| H | 2,655.80 | 79.67 | 2735.47 | 6.64 | 487.80 | 40.65 | 567.47 | 25 |

Bands A – D increase by 3% with the top band H rate increasing by £567.47 or £47.29 per month - a 25% increase. This top rate of council tax is paid by 451 households in the Borders.

The income raised by these changes would be significant and in total pre exemptions and relief it is estimated they would raise an additional £5m before exemptions discounts and bad debt provision is applied. NB only the 3 % (estimated as £1.5m after discounts and exemptions) council increase would be available to help balance the 2017/18 revenue budget. All income raised by the Government's changes to the Council tax multiplier would, it is understood, be distributed out with the local government settlement by Scottish Ministers.

5 IMPLICATIONS

5.1 Financial

There are no further costs associated with the content of this paper its content relating to the council tax changes which would apply for 2017/18 onwards following a decision to increase the local council tax by 3%. Changes made to the council tax multiplier are solely at the discretion of Scottish ministers.

5.2 Risk and Mitigations

The normal arrangements for protecting those on low incomes through an extensive scheme of discounts and exemptions as part of the council tax reduction scheme would be unaffected.

There is a risk that levels of non-payment and difficulties with collection could escalate given the scale of changes proposed by Government on top of a 3% council increase.

The impact on household incomes for those occupying band E - H properties could be significant, a comprehensive communication programme with households will be required.

5.3 Equalities

A full equalities impact assessment will be undertaken and published as part of the budget preparation exercise. There are no adverse impacts due to race, disability, gender, age, sexual orientation or religion/belief arising from the contents of this report.

5.4 Acting Sustainably

There are no significant effects on the economy, community or environment.

5.5 Carbon Management

No effect on carbon emissions is anticipated.

5.6 Rural Proofing

It is anticipated there will be no disproportionate impact on the rural area. The changes to council tax will affect properties in Rural and urban areas equally.

5.7 Changes to Scheme of Administration or Scheme of Delegation

No changes to either the Scheme of Administration or the Scheme of Delegation are required.

6 CONSULTATION

6.1 Corporate Management Team has been consulted regarding the contents of this report. The Chief Legal Officer and the Chief Officer Audit and Risk have also been consulted and any comments received have been incorporated into the report.

Approved by

David Robertson
Chief Financial Officer

Signature

Author(s)

| Name | Designation and Contact Number |
|-----------------|---------------------------------------|
| David Robertson | Chief Financial Officer 01835 82 5012 |

Background Papers:

Previous Minute Reference:

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the Author. Information on other language translations as well as additional copies can also be provided.

Contact us at sdouglas@scotborders.gov.uk

Council Tax 2017/18**Appendix 1**

| Band | Current Council Tax rate (£) | Anticipated increase by Scottish Government (£) | Proposed SBC increase – applied after SG increase (%) | Proposed SBC increase (£) | Potential Council Tax rate for 17/18 (£) | Total increase on 16/17 rate (%) |
|------|------------------------------|---|---|---------------------------|--|----------------------------------|
| A | 722.67 | - | 3 | 21.68 | 744.35 | 3 |
| B | 843.11 | - | 3 | 25.29 | 868.40 | 3 |
| C | 963.56 | - | 3 | 28.91 | 992.47 | 3 |
| D | 1,084.00 | - | 3 | 32.52 | 1,116.52 | 3 |
| E | 1,324.89 | 95.15 | 3 | 42.60 | 1,462.64 | 10 |
| F | 1,565.78 | 201.14 | 3 | 53.01 | 1,819.93 | 16 |
| G | 1,806.67 | 317.97 | 3 | 63.74 | 2,188.38 | 21 |
| H | 2,168.00 | 487.80 | 3 | 79.67 | 2,735.47 | 25 |

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COUNCIL TAX – REMOVAL OF DISCOUNT FOR SECOND HOMES

Report by Service Director Neighbourhood Services

SCOTTISH BORDERS COUNCIL

22 December 2016

1 PURPOSE AND SUMMARY

- 1.1 This report summarises the new powers permitted by The Council Tax (Variation for Unoccupied Dwellings) (Scotland) Amendment Regulations 2016 which allows the removal of the current Council Tax discount on second homes and the potentially positive financial impact arising from implementing the change.**
- 1.2 The report outlines the background of the new discretionary powers and the current position within Scottish Borders Council regarding the discount applied to dwellings that are second homes.
- 1.3 There are currently 1028 second homes within the Borders and, if the Council approves the removal of the 10% discount, this would generate in the region of a further £114,000 in recurrent annual revenue.

2 RECOMMENDATIONS

- 2.1 I recommend that Scottish Borders Council:**
 - a) Approves the removal of the 10% discount currently applied on domestic dwellings that meet the second home property criteria.**
 - b) Agrees that the change is implemented from 1 April 2017.**

3 BACKGROUND

- 3.1 In 2005 the Scottish Government passed regulations to enhance discretionary powers allowing Local Authorities to vary discounts awarded on second homes between 10% and 50%. This discretion was implemented in Scottish Borders Council from 1 April 2005 resulting in a 90% Council Tax charge on second homes. The increased income generated from charging more than 50% is ring-fenced for affordable housing and a return is submitted to Scottish Government in March each year.
- 3.2 In 2013 the discretionary powers were enhanced to allow local authorities to charge up to a maximum of 200% on long term empty dwellings. The aim being to encourage owners of long term empty properties to bring these back into use. In February 2016 Scottish Borders Council opted to utilise these powers which took effect from 1 April 2016.
- 3.3 As part of the current Council Tax Reform measures legislation was laid in November 2016 which now gives Local Authorities the further discretionary power to impose no variation on Council Tax for second homes. Currently these dwellings incur a 90% charge therefore exercising the discretionary power would generate an additional 10% of income.
- 3.4 These new powers are one of a number of reforms made to the Council Tax. From 1 April 2017 the Scottish Government has changed the multiplier, which is used to calculate Council Tax, for Band E to H properties which will result in increased charges for those properties.
- 3.5 Scottish Government is also removing the Council Tax freeze from 2017/18 and Scottish Borders Council will consider whether to increase Council Tax up to a maximum of 3% (bands A-H) in setting its budget for 2017/18.
- 3.6 Any new income received through reducing the discount on second homes below the previous 10% limit is not ring-fenced, and can be used as the local authority sees fit.
- 3.7 There will be no effect on the central Government grant.
- 3.8 The powers define a second home as one which is not a sole or main residence, but is lived in for a period of at least 25 days in any rolling 12 month period.

4 FINDINGS FOR SCOTTISH BORDERS

- 4.1 Currently there are just over 1000 properties within Scottish Borders which are classed as second homes and receive a 10% discount from Council Tax. Removing the discount from 1 April 2017 and incorporating the increased multiplier for bands E-H would generate up to approximately a further £114,000 in Council Tax income. These increases are outlined in table 1 below. Any further increase in bands A-H Council Tax rate subsequently applied at the Council's sole discretion would provide further additional income.

Table 1: 10% Second Home Discount

| Band | No of Properties | 2016/17 10% Discount | 2017/18 10% Discount including Multiplier Change | Total Potential income |
|--------|------------------|----------------------|--|------------------------|
| | | (£) | (£) | (£) |
| A | 223 | 72.27 | 72.27 | 16,116 |
| B | 193 | 84.31 | 84.31 | 16,271 |
| C | 212 | 96.36 | 96.36 | 20,428 |
| D | 126 | 108.40 | 108.40 | 13,658 |
| E | 121 | 132.49 | 142.00 | 17,182 |
| F | 78 | 156.58 | 176.69 | 13,781 |
| G | 56 | 180.67 | 212.46 | 11,897 |
| H | 19 | 216.80 | 265.58 | 5,046 |
| TOTALS | 1028 | | | 114,379 |

- 4.2 As Council Tax payers will potentially be impacted by more than one change from 1 April 2017. The following table illustrates the impact of the removal of the 10% discount, along with the multiplier changes for bands E to H.

Table 2 : Impact on Household Charges for Second Homes

| | Band A (£) | Band B (£) | Band C (£) | Band D (£) | Band E (£) | Band F (£) | Band G (£) | Band H (£) |
|--|------------|------------|------------|------------|------------|------------|------------|------------|
| 2016/17 with 10% Discount | 650.40 | 758.80 | 867.20 | 975.60 | 1,192.40 | 1,409.20 | 1,626.00 | 1,951.20 |
| 2017/18 without 10% Discount with Multiplier | 722.67 | 843.11 | 963.56 | 1,084.00 | 1,420.04 | 1,766.92 | 2,124.64 | 2,655.80 |
| Increase | 11% | 11% | 11% | 11% | 19% | 25% | 31% | 36% |

5 IMPLICATIONS

5.1 Financial

The financial implications for Council Tax income are set out above in section 4 above. There are no additional financial costs in implementing the change.

5.2 Risk and Mitigations

There is a risk the change will result in non-payment of the additional balance due however this is mitigated by debt recovery arrangements in place.

There is a risk properties will move to be occupied however this is mitigated to a large extent by the likelihood that the level of Council Tax which would then fall due would be of an equal level.

5.3 Equalities

An Equality Impact Assessment was carried out as part of the Scottish Government's consultation exercise. This demonstrated no negative impact on any particular equality group.

- 5.4 **Acting Sustainably**
No assessment has been carried out at this time.
- 5.5 **Carbon Management**
No direct carbon emissions impacts arise as a result of this report.
- 5.6 **Rural Proofing**
No assessment has been carried out at this time.
- 5.7 **Changes to Scheme of Administration or Scheme of Delegation**
No changes required as a result of this report.

6.0 CONSULTATION

- 6.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Chief Officer HR and the Clerk to the Council have been consulted and their comments incorporated into the final report.
- 6.2 The Group Manager Housing Strategy and Services and the Housing Strategy Manager have also been consulted.

Approved by

Jenni Craig
Service Director Neighbourhood Services **Signature**

Author(s)

| Name | Designation and Contact Number |
|-------------|---|
| Jenni Craig | Service Director Neighbourhood Services, 01835 825013 |
| Les Grant | Customer Services Manager 01835 824000 ext 5547 |

Background Papers: The Council Tax (Variation for Unoccupied Dwellings) (Scotland) Regulations 2013, the Council Tax (Variation for Unoccupied Dwellings) (Scotland) Amendment Regulations 2016. Scottish Borders Council Report for Committee 10 February 2005.

Previous Minute Reference: 10 February 2005

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

Contact us at Les Grant, Customer Services Manager, Scottish Borders Council, Newtown St. Boswells, MELROSE TD6 0SA. Tel 01835 824000 ext 5547 Fax 011835 825011.



Fees & Charges 2017/18

Report by the Chief Financial Officer

Scottish Borders Council

22 December 2016

1 PURPOSE AND SUMMARY

1.1 This report provides a schedule of proposed 2017/18 fees and charges as detailed in Appendix 1.

1.2 For 2017/18 the fees and charges are based on approved 2016/17 charges plus an inflationary increase of at least 3% unless there is a business reason not to do so such as charges being set nationally or if the increase would have a negative effect on usage.

2 RECOMMENDATIONS

2.1 It is recommended that Scottish Borders Council approves the fees and charges schedule detailed in Appendix 1.

3 BACKGROUND

- 3.1 The Council's Fees & Charges policy was approved in November 2012. The proposed Fees & Charges schedule attached is based on this policy. The policy ensures a consistent approach across all departments and requires the Council to review fees and charges on an annual basis. As far as possible the budget process has sought to ensure that charges levied by external organisations such as Live Borders and Arms Length Organisations such as SBCares are consistent with the Council's approved policy on fees and charges.

4 APPROACH

- 4.1 Appendix 1 shows the detailed fees and charges proposed for 2017/18 along with the previous two years charges and the percentage increase on last year's charge for comparison purposes.
- 4.2 This fees and charges schedule is being presented to Council in December 2016 to allow charging to be effectively put in place from 1st April 2017 or earlier if appropriate. This will ensure that charges are applicable throughout the full financial year 2017/18 and therefore such charges can provide the maximum benefit in terms of the Council's revenue budget 2017/18. Any further amendments to fees and charges proposed through the financial planning process will be presented to Council in February 2017.

4 IMPLICATIONS

4.1 Financial

It is estimated that the fees and charges set out will generate additional income of over £60k, part of which is already assumed within the current 2016/17 Financial Plan for 2017/18. The increase in fees and charges as proposed is therefore crucial in delivering both existing financial plan assumptions and making a contribution to challenging financial gaps in 2017/18 and thereafter.

4.2 Risk and Mitigations

There is a risk that increases in fees and charges may be resisted by customers impacting upon income levels and useage of facilities and services. Wherever possible this risk has been offset by appropriate benchmarking to ensure charges are in line with those levied by alternative providers and comparable Local Authorities.

4.3 Equalities

The Council has undertaken a review of the impact of fees and charges on equality groups as part of its impact assessment on the budget, an equalities impact assessment is attached as Appendix 2.

4.4 Acting Sustainably

There are no significant effects on the economy, community or environment.

4.5 Carbon Management

No effect on carbon emissions is anticipated.

4.6 Rural Proofing

It is anticipated there will be no disproportionate impact on the rural area. The changes to council tax will affect properties in Rural and urban areas equally.

4.7 Changes to Scheme of Administration or Scheme of Delegation

No changes to either the Scheme of Administration or the Scheme of Delegation are required.

5 CONSULTATION

5.1 Corporate Management Team has been consulted regarding the contents of this report. The Chief Legal Officer and the Chief Officer Audit and Risk have also been consulted and any comments received have been incorporated into the report.

Approved by

David Robertson
Chief Financial Officer

Signature

Author(s)

| Name | Designation and Contact Number |
|-----------------|---|
| David Robertson | Chief Financial Officer 01835 82 5012 |
| Suzy Douglas | Financial Services Manager 01835 824000 X5881 |

Background Papers:

Previous Minute Reference:

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the Author. Information on other language translations as well as additional copies can also be provided.

Contact us at sdouglas@scotborders.gov.uk

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Fees and Charges

2017/18

All fees & charges are quoted exclusive of VAT. Specific services are subject to VAT as required by HM Customs & Excise. Therefore, where applicable, VAT will be charged in addition to the quoted fee or charge.

| SCOTTISH BORDERS COUNCIL FEES & CHARGES | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|--|--|--|--|-------------------|
| Chief Executive | | | | |
| Property Clearance Certificates | £75.00 | £75.00 | £77.00 | 3% |
| Landlord Registration ¹ | £55.00 | £55.00 | £55.00 | 0% |
| Private Sector Housing Grant - Recording Fee | £60.00 | £60.00 | £60.00 | 0% |
| Private Sector Housing Grant - Admin Fee | £45.00 | £100.00 | £103.00 | 3% |

¹ Fees set by national agency

| SCOTTISH BORDERS COUNCIL FEES & CHARGES | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|--|--|--|--|-------------------|
| Children & Young People | | | | |

| School lets - Standard Rate | | | | |
|--|---------|---------|---------|-----|
| Assembly Hall - Per Band B Hall per Hour * | £ 15.00 | £ 16.00 | £ 17.00 | 6% |
| Dining Hall per hour * | £ 9.00 | £ 9.50 | £ 9.90 | 4% |
| Library per hour * | £ 9.00 | £ 9.50 | £ 9.90 | 4% |
| Classroom per hour * | £ 4.50 | £ 5.00 | £ 5.25 | 5% |
| Craft Studio per hour * | £ 9.00 | £ 9.50 | £ 9.90 | 4% |
| Community Room per hour * | £ 4.50 | £ 5.00 | £ 5.25 | 5% |
| 1 Court per Hour * | £ 4.50 | £ 5.00 | £ 5.25 | 5% |
| 2 Courts per Hour * | £ 9.00 | £ 9.50 | £ 10.50 | 11% |
| 3 Courts per Hour * | £ 13.50 | £ 14.00 | £ 15.75 | 13% |
| 4 Courts per Hour * | £ 18.00 | £ 19.00 | £ 21.00 | 11% |
| Grass Pitch - all (per game up to 2 hours) * | £ 18.00 | £ 19.00 | £ 26.00 | 37% |
| Synthetic Pitch (2G) (per game up to 2 hours) * | £ 36.00 | £ 38.00 | £ 45.00 | 18% |
| Synthetic Pitch (2G) - Half Pitch (per game up to 2 hours) * | £ 18.00 | £ 19.00 | £ 22.50 | 18% |

| Discounts |
|-------------------------------------|
| Junior Use entitled to 33% discount |

| Commercial Rate |
|------------------------|
| Twice Standard rate |

| Fees Music Instruction Fees | | | | |
|--|----------|----------|----------|----|
| Fee per annum ** | £ 126.00 | £ 132.00 | £ 140.00 | 6% |
| Residential Fee per pupil *** | £ 77.00 | £ 80.00 | £ 85.00 | 6% |
| Residential Fee per two family members *** | £ 116.00 | £ 122.00 | £ 125.00 | 3% |

| School Meals | | | | |
|-----------------------------------|-------|-------|-------|---|
| Primary Schools - Pupil Meal cost | £2.10 | £2.10 | £2.10 | 0 |
| Primary Schools - Adult Meal cost | £2.27 | £2.27 | £2.27 | 0 |

* No Vat on multiple lets of 10+ dates

** (min of 28 1/2hour lessons in academic year)

*** Non refundable £15 deposit per child

| SCOTTISH BORDERS COUNCIL FEES & CHARGES | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|--|--|--|--|-------------------|
| People - Adults | | | | |

| | | | | |
|---|---------|---------|---------|-------|
| Lunch Clubs (per meal) | £3.20 | £3.20 | £3.30 | 3.1% |
| Meal Provided at Day Centres (per meal) | £3.20 | £3.20 | £3.30 | 3.1% |
| Meals at home (per meal) | £2.99 | £2.99 | £3.10 | 3.7% |
| Day Care (per day attendance) | £3.00 | £3.00 | £3.10 | 3.3% |
| Transport (per day) | £2.00 | £2.00 | £2.10 | 5.0% |
| Bordercare Alarms (per week) | £2.00 | £2.50 | £4.50 | 80.0% |
| Extra Care Housing (per week) minimum | £89.40 | £89.40 | £89.40 | 0.0% |
| Extra Care Housing (per week) maximum | £178.80 | £178.80 | £178.80 | 0.0% |
| Clients requiring 24hr/day care (per week) Range Min to Max | £89.40 | £89.40 | £89.40 | 0.0% |
| | £178.80 | £178.80 | £178.80 | 0.0% |
| Homecare max charge (per hour) | £12.80 | £12.80 | £14.44 | 12.8% |
| Housing with Care (per week) Range Min to Max | £27.94 | £10.00 | £10.30 | 3.0% |
| | £55.88 | £10.00 | £10.30 | 3.0% |

| Residential¹ | | | | |
|--|---------|---------|---------|------|
| Residential Homes in house (per week) | £632.15 | £632.15 | £632.15 | 0.0% |
| External residential - Single Min (per week) | £499.38 | £499.38 | £499.38 | 0.0% |
| External residential - Single Max (per week) | £501.88 | £501.88 | £501.88 | 0.0% |
| Shared (per week) | £474.38 | £474.38 | £474.38 | 0.0% |
| External Nursing - Single Min (per week) | £580.11 | £580.11 | £580.11 | 0.0% |
| External Nursing - Single Max (per week) | £583.11 | £583.11 | £583.11 | 0.0% |
| Shared (per week) | £555.11 | £555.11 | £555.11 | 0.0% |
| Residential Respite - max (per week) | £333.38 | £333.38 | £333.38 | 0.0% |
| Intermediate Care - max (free for first 42 days) | £333.38 | £333.38 | £333.38 | 0.0% |
| Respite - outwith client's own home (per night) | £15.00 | £15.00 | £15.00 | 0.0% |

¹ 2017/18 charges will be published following agreement of contract uplifts - these are based on full/part cost recovery.

| SCOTTISH BORDERS COUNCIL FEES & CHARGES | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|---|--|--|--|-------------------|
| Place - Neighbourhood Services - Customer Services | | | | |

Customer Services - Registrars

| | | | | |
|---|---------|---------|---------|-----|
| Notice of Marriage & Civil Partnerships each ¹ | £30.00 | £30.00 | £30.00 | 0% |
| Extract ¹ | £10.00 | £10.00 | £10.00 | 0% |
| Religious Marriage ¹ | £70.00 | £70.00 | £70.00 | 0% |
| Conducting Civil Marriage & Civil Partnership Registration in Office in Office Hours ¹ | £125.00 | £125.00 | £125.00 | 0% |
| Conducting Civil Marriage & Civil Partnership Ceremony in Office 1 hour or more after office hours | £183.00 | £207.00 | £213.00 | 3% |
| Conducting Civil Marriage & Civil Partnership Ceremony in Office on Saturday | £225.00 | £249.00 | £256.00 | 3% |
| Conducting Civil Marriage & Civil Partnership Ceremony at a temp licensed venue | £280.00 | £304.00 | £313.00 | 3% |
| Conducting Civil Marriage & Civil Partnership on a Sunday/Public Holidays & New Year at any venue | £311.50 | £311.50 | £321.00 | 3% |
| Conducting Civil Ceremony & Civil Partnership after 5pm Office | £250.00 | £274.00 | £282.00 | 3% |
| Conducting Civil Ceremony & Civil Partnership after 5pm Temp Venue | £295.00 | £319.00 | £329.00 | 3% |
| Naming & Vow renewing ceremony | £120.00 | £125.00 | £129.00 | 3% |
| Naming & Vow renewing ceremony (Saturday) | £137.50 | £137.50 | £142.00 | 3% |
| Naming & Vow renewing ceremony (after 5pm) | £137.50 | £137.50 | £142.00 | 3% |
| Naming & Vow renewing ceremony Sunday/Public Holidays, Christmas & New Year | £165.00 | £165.00 | £170.00 | 3% |
| Ceremony Advance booking fee (over 3 months) | £35.00 | £35.00 | £36.00 | 3% |
| Genealogy - per hour ¹ | £15.00 | £20.00 | £20.00 | 0% |
| Digros Print | £1.50 | £1.50 | £2.00 | 33% |
| Extracts search fee ¹ | £10.00 | £20.00 | £21.00 | 5% |
| Private Citizenship | £50.00 | £60.00 | £62.00 | 3% |

| | | | | |
|-------------|---|--------|--------|----|
| Blue Badges | - | £20.00 | £21.00 | 5% |
|-------------|---|--------|--------|----|

¹ Fees set by national agency

| SCOTTISH BORDERS COUNCIL FEES & CHARGES | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|--|--|--|--|-------------------|
| Place - Neighbourhood services | | | | |

| Environmental Services - Burial Grounds | | | | |
|---|---------|---------|---------|----|
| Purchase of Ground | | | | |
| Lairs for one or two interments | £709.00 | £751.54 | £774.00 | 3% |
| Woodland burial - land (includes tree & marker) | £709.00 | £751.54 | £774.00 | 3% |
| Lairs for cremation caskets (up to 4) | £709.00 | £751.54 | £774.00 | 3% |

| Interments | | | | |
|-----------------------------|---------|---------|---------|----|
| Adults (first, or re-open) | £609.00 | £645.54 | £665.00 | 3% |
| Woodland burial - interment | £609.00 | £645.54 | £665.00 | 3% |
| Cremation caskets | £201.13 | £213.20 | £220.00 | 3% |
| Child under 8 years | £201.13 | £213.20 | £220.00 | 3% |
| Child 8-16 years | £297.78 | £315.65 | £325.00 | 3% |

| Interments on a Saturday (last interment 10:30am) | | | | |
|--|---------|---------|---------|----|
| Adult | £782.18 | £829.11 | £854.00 | 3% |
| Cremation caskets | £318.46 | £337.57 | £348.00 | 3% |
| Child under 8 years | £318.46 | £337.57 | £348.00 | 3% |
| Child 8-16 years | £486.07 | £515.23 | £531.00 | 3% |

| Interments on a Sunday, holiday or outwith seasonal working hours | | | | |
|--|-----------|-----------|-----------|----|
| Adult | £1,033.60 | £1,095.62 | £1,128.00 | 3% |
| Cremation caskets | £413.43 | £438.24 | £451.00 | 3% |
| Child under 8 years | £413.43 | £438.24 | £451.00 | 3% |
| Child 8-16 years | £653.70 | £692.92 | £714.00 | 3% |

| Other Charges | | | | |
|--|--------|--------|--------|----|
| Re-issue of lair certificate | £25.00 | £26.00 | £27.00 | 4% |
| Burial search fee - first hour | £40.00 | £42.00 | £43.00 | 2% |
| Burial search fee - second hour | £40.00 | £42.00 | £43.00 | 2% |
| Burial search fee - each additional hour | £10.00 | £11.00 | £11.00 | 0% |

| Headstone foundations | | | | |
|---------------------------------------|---------|---------|---------|----|
| Marking out, excavate, lay foundation | £159.00 | £165.00 | £170.00 | 3% |
| Marking out, excavate only | £135.00 | £140.00 | £144.00 | 3% |

| Administration Charges | | | | |
|---|-------|---------|---------|----|
| Non resident lair sale/interment premium 50% of fee | £0.00 | £375.77 | £387.00 | 3% |
| Admin fee per burial | £0.00 | £50.00 | £52.00 | 4% |
| Issuing Title deed | £0.00 | £25.00 | £26.00 | 4% |
| Fee selling lair back to SBC - 10% of price paid | | | | |
| Fee to test dig a lair | £0.00 | £645.54 | £665.00 | 3% |
| Marking a grave for placement of small memorial | £0.00 | £85.00 | £88.00 | 4% |
| Scattering ashes | £0.00 | £50.00 | £52.00 | 4% |
| Memorial Tree | £0.00 | £30.00 | £31.00 | 3% |

| Keys for disabled facilities | | | | |
|-------------------------------------|-------|-------|-------|-----|
| RADAR Keys for disabled facilities | £4.00 | £4.00 | £5.00 | 25% |

| SCOTTISH BORDERS COUNCIL FEES & CHARGES | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|---|--|--|--|-------------------|
| Place - Neighbourhood services | | | | |
| Environmental Services - Parks & Open Spaces | | | | |
| Allotments | | | | |
| Per individual plot (size varies) | £40.00 | £40.00 | £41.00 | 2% |
| Changing Pavilion - Hawick | | | | |
| Dressing room and showers - per 2 teams | | | | |
| - Adults, Monday to Saturday | £28.00 | £30.00 | £31.00 | 3% |
| - Adults, Sunday | £35.00 | £37.00 | £38.00 | 3% |
| - Juveniles, Monday to Saturday | £12.00 | £13.00 | £13.00 | 0% |
| - Juveniles, Sunday | £14.00 | £15.00 | £15.00 | 0% |
| Individual showers inc. of dressing room | | | | |
| - Adults | £2.00 | £2.00 | £2.00 | 0% |
| - Juveniles | £1.00 | £1.00 | £1.00 | 0% |
| Dressing room only - per 2 teams | | | | |
| - Adults, Monday to Saturday | £12.00 | £13.00 | £13.50 | 4% |
| - Adults, Sunday | £14.00 | £15.00 | £15.50 | 3% |
| - Juveniles, Monday to Saturday | £5.00 | £5.00 | £5.00 | 0% |
| - Juveniles, Sunday | £6.00 | £6.00 | £6.00 | 0% |
| Other Facilities | | | | |
| Small facilities | £100.00 | £106.00 | £109.00 | 3% |
| Medium Facilities | £200.00 | £212.00 | £218.00 | 3% |
| Large Facilities | £300.00 | £318.00 | £328.00 | 3% |
| LONG TERM LETS | | | | |
| Public Park, Galashiels (Messrs Codona) | £3,000.00 | £3,000.00 | £3,090.00 | 3% |

| SCOTTISH BORDERS COUNCIL FEES & CHARGES | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|--|--|--|--|-------------------|
| Place - Neighbourhood services | | | | |
| Langlee Recycling Centre | | | | |
| Cover/Washed/Sharp Sand | | £14.00 | £14.50 | 4% |
| Whin Dust | | £14.00 | £14.50 | 4% |
| Building Sand | | £20.00 | £21.00 | 5% |
| 6mm to 10mm Pipe Bedding | | £14.00 | £14.50 | 4% |
| 12mm to 25mm Pipe Bedding | | £12.50 | £13.00 | 4% |
| 25mm to 75mm Type B Filler | | £10.00 | £10.50 | 5% |
| Type 1 Sub-Base | | £7.50 | £8.00 | 7% |
| Concrete Mix | | £13.00 | £13.50 | 4% |
| Crusher Run 4" | | £6.75 | £7.00 | 4% |
| 4 by 2 Clean Stone | | £8.00 | £8.50 | 6% |
| Topsoil (as dug) | | £5.50 | £6.00 | 9% |
| Screened Top Soil | | £25.00 | £26.00 | 4% |
| Verge Soil | | £3.50 | £4.00 | 14% |
| Plainings | | £8.50 | £9.00 | 6% |
| Reinstatement Soil | | £12.50 | £13.00 | 4% |

| | | | | |
|---|--------|--------|--------|----|
| Waste | | | | |
| Special Collections - Domestic | | | | |
| Up to 5 articles (including fridges and freezers) | £26.25 | £30.00 | £31.00 | 3% |

¹ Fees set by national agency

² Additional labour, plant and machinery charged at dayworks rates

³ Annual charge based on one collection per week

| SCOTTISH BORDERS COUNCIL FEES & CHARGES | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|---|--|--|--|-------------------|
| Place - Environmental Health | | | | |
| Pest Control | | | | |
| Eradication (commercial premises non-farm) of vermin, wasps, fleas and ants per treatment. | £48.00 | £48.00 | £55.00 | 14.6% |
| Eradication (domestic premises) of wasps | | £48.00 | £48.00 | 0.0% |
| Eradication (domestic premises) of rats / mice plus re-visit | | £48.00 | £62.00 | 29.2% |
| Eradication (domestic premises) of fleas in up to 2 bedrooms. Additional bedroom price £20.00 | | £48.00 | £58.00 | 20.8% |
| Eradication (domestic premises) of bed bugs in up to 2 bedrooms. Additional bedroom price £40.00 ** | | £48.00 | £80.00 | 66.7% |
| Eradication (domestic premises) of ants | | £48.00 | £54.00 | 12.5% |
| Eradication (domestic premises) of moles | | £48.00 | Variable | |
| Eradication (domestic premises) of insects | | £48.00 | £50.00 | 4.2% |

Annual contracts for pest control for agricultural & commercial premises are costed individually

| | | | | |
|----------------------------------|--|---------|--------|------|
| Stray Dog Re-Claiming Fee | | £ 91.00 | £94.00 | 3.3% |
|----------------------------------|--|---------|--------|------|

| Water Samples | | | | |
|---|---------|---------|----------|------|
| Type A Supplies | | | | |
| Sample Visit Fee # | £ 70.00 | £ 70.00 | £73.00 | 4.3% |
| Risk Assessment (Preparatory Work) # | £ 70.00 | £ 70.00 | £73.00 | 4.3% |
| Risk Assessment (Site Visit & Report) # | £ 50.00 | £ 50.00 | £52.00 | 4.0% |
| Risk Assessment (Annual Review) # | £ 30.00 | £ 50.00 | £52.00 | 4.0% |
| Analysis of Check Monitoring Parameters # | £ 30.00 | £ 30.00 | > £75.00 | |

| Type B Supplies | | | | |
|---|----------|---------|---------|------|
| Sample Visit Fee # | £ 70.00 | £ 70.00 | £ 73.00 | 4.3% |
| Risk Assessment (Preparatory Work) # | £ 70.00 | £ 70.00 | £ 73.00 | 4.3% |
| Risk Assessment (Site Visit & Report) # | £ 50.00 | £ 50.00 | £ 52.00 | 4.0% |
| Analysis of Domestic Parameters # | £ 48.00 | £ 48.00 | £ 48.00 | 0.0% |
| Additional Monitoring** | variable | | | |
| Individual Parameters** | variable | | | |

already at statutory max.

** variable

| SCOTTISH BORDERS COUNCIL FEES & CHARGES | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|---|--|--|--|-------------------|
| Trading Standards | | | | |
| Linear measure not exceeding 10 metres | £12.50 | £12.50 | £13.00 | 4.0% |
| Capacity measures | £12.50 | £12.50 | £13.00 | 4.0% |
| Measuring instruments for liquid fuel and lubricants | | | | |
| i) Single outlet | £125.00 | £125.00 | £130.00 | 4.0% |
| ii) Multi Outlet | | | | |
| 1 meter tested | £143.50 | £143.50 | £148.00 | 3.1% |
| 2 meters tested | £230.50 | £230.50 | £238.00 | 3.3% |
| 3 meters tested | £323.00 | £323.00 | £333.00 | 3.1% |
| 4 meters tested | £410.00 | £410.00 | £423.00 | 3.2% |
| 5 meters tested | £492.00 | £492.00 | £508.00 | 3.3% |
| 6 meters tested | £574.00 | £574.00 | £593.00 | 3.3% |
| 7 meters tested | £665.00 | £665.00 | £685.00 | 3.0% |
| 8 meters tested | £750.00 | £750.00 | £775.00 | 3.3% |
| iii) Additional tests of ancillary equipment (e.g. credit card readers) to any of the foregoing categories the basic fee given in (i) and (ii) above and any additional costs calculated at the rate of: (per extra hour) | £97.50 | £97.50 | £101.00 | 3.6% |
| Measuring instruments for intoxicating liquor | £ 25.00 | £ 25.00 | £26.00 | 4.0% |
| Dipstick Measuring Systems - replacement dipsticks (including examination of compartment) | £ 53.50 | £ 53.50 | £56.00 | 4.7% |
| Weights | £12.00 | £12.50 | £13.00 | 4.0% |

| SCOTTISH BORDERS COUNCIL FEES & CHARGES | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|--|--|--|--|-------------------|
| Trading Standards | | | | |
| Weights And Measures Act 1985 | | | | |
| Fees for the purpose of Section 11(5) of the 1985 Act | | | | |
| Weighing instruments: | | | | |
| i) Not exceeding 15kg | £36.00 | £36.00 | £37.00 | 2.8% |
| Exceeding 15kg to 100kg | £52.50 | £52.50 | £55.00 | 4.8% |
| Exceeding 100kg to 250kg | £75.00 | £75.00 | £78.00 | 4.0% |
| Exceeding 250kg to 1 tonne | £128.00 | £128.00 | £135.00 | 5.5% |
| Exceeding 1 tonne to 10 tonnes | £205.00 | £205.00 | £212.00 | 3.4% |
| ii) Instruments incorporating remote display or printing facilities the basic fee given in (i) above and any additional costs calculated at the rate of (per hour) | £97.50 | £97.50 | £100.00 | 2.6% |
| Special Weighing and Measuring Equipment The fee for the examining, testing and stamping of any equipment not described above, shall be calculated at the rate (per hour) | £97.50 | £97.50 | £100.00 | 2.6% |
| Fees for the purposes of Section 49 (4) of the 1985 Act The fee for the examining, testing and certification of equipment shall be calculated (per hour) | £97.50 | £97.50 | £100.00 | 2.6% |
| Fees for the purpose of Section 74 (2) and (4) of the 1985 Act The fee to be paid for the adjustment of any weight or measure in the course of a service provided pursuant to Section 74 of the Act, shall be the same as the amount prescribed as the fee for testing it (plus VAT) | £97.50 | £97.50 | £100.00 | 2.6% |
| For the testing of weighing or measuring equipment with a view to E.C initial or partial verification for other services or facilities provided, or for authorisations, certificates or other documents issued in pursuance of a Community Obligation Fee (per hour). | £97.50 | £97.50 | £100.00 | 2.6% |
| Charge for the issue of a Calibration Certificate on the accuracy of any weight, | £27.00 | £27.00 | £30.00 | 11.1% |

| SCOTTISH BORDERS COUNCIL FEES & CHARGES Department & Service Area | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|--|--|--|--|-------------------|
|--|--|--|--|-------------------|

| | | | | |
|---------------------|---------|---------|---------|------|
| Road Closure | | | | |
| - per Notice | £135.00 | £140.00 | £145.00 | 3.6% |
| - per Order | £265.00 | £275.00 | £300.00 | 9.1% |

Costs for Road Closures are currently being reviewed. It is proposed to introduce a sliding scale depending on the complexity of the closure, however no figures have been agreed as yet

| | | | | |
|-----------------------------------|---------|---------|---------|------|
| Street name plates | | | | |
| Developers | | | | |
| - first sign | £195.00 | £200.00 | £206.00 | 3.0% |
| - 2nd and subsequent signs (each) | £135.00 | £140.00 | £145.00 | 3.6% |

| | | | | |
|--|---------|---------|---------|------|
| Scaffolding Permits | | | | |
| | £120.00 | £125.00 | £130.00 | 4.0% |
| | £492.00 | £492.00 | £510.00 | 3.7% |
| Up to 3 Months and every subsequent 3 months to a maximum of 4 payments (Min to Max) | £574.00 | £574.00 | £595.00 | 3.7% |
| | £665.00 | £665.00 | £685.00 | 3.0% |
| | £750.00 | £750.00 | £775.00 | 3.3% |

| | | | | |
|--|--------|--------|--------|-------|
| De-icing salt | | | | |
| Supplied to the public ¹ - 1 tonne or more (pro-rata) | £57.50 | £60.00 | £71.00 | 18.3% |

| | | | | |
|--------------------------------|--|--|---------|--|
| New Charges for 2017/18 | | | | |
| Road Opening Permits | | | £108.00 | |
| Road Occupation Permits | | | £36.00 | |

¹excluding delivery - call 01835 825571 for quotation

| SCOTTISH BORDERS COUNCIL FEES & CHARGES | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|--|--|--|--|-------------------|
| Planning | | | | |

| Archaeology | | | | |
|------------------------------|--------|--------|--------|------|
| Professional time (per hour) | £60.00 | £61.00 | £63.00 | 3.3% |

| Books/Leaflets | | | | |
|--------------------------|-------|-------|--------|-------|
| Borders Heritage Book | £5.00 | £5.00 | £5.25 | 5.0% |
| Tweed Rivers Book | £9.99 | £9.99 | £10.50 | 5.1% |
| Town Trail Leaflets | £1.00 | £1.00 | £1.10 | 10.0% |
| Paths around (old stock) | £1.00 | £1.00 | £1.10 | 10.0% |
| Paths around (new stock) | £2.00 | £2.00 | £2.10 | 5.0% |

| Walks | | | | |
|--|--------|--------|--------|------|
| Short walks on the Eastern SUW | £2.50 | £3.50 | £3.75 | 7.1% |
| Ranger led walks - full day - adults | £5.00 | £6.00 | £6.25 | 4.2% |
| Ranger led walks - full day - concessions | £3.00 | £4.00 | £4.25 | 6.3% |
| Ranger led walks - part day - adults | £3.00 | £4.00 | £4.25 | 6.3% |
| Ranger led walks - part day - concessions | £2.00 | £3.00 | £3.25 | 8.3% |
| Hill walking navigations workshop - adult | £20.00 | £21.00 | £22.00 | 4.8% |
| Hill walking navigations workshop - concessions | £15.00 | £16.00 | £17.00 | 6.3% |
| Other various short walks and workshops/activity sessions have various small charges | | | | |

| SCOTTISH BORDERS COUNCIL FEES & CHARGES | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|---|--|--|--|-------------------|
| Civic Government : Taxis etc. | | | | |
| Taxi/Private Hire Operator (note 1) | £588.00 | £588.00 | £606.00 | 3.1% |
| Taxi/Private Hire Driver | £84.00 | £84.00 | £87.00 | 3.6% |
| Replacement Driver's Badge | £12.50 | £12.50 | £13.00 | 4.0% |
| Substitute Vehicle | £89.00 | £89.00 | £92.00 | 3.4% |
| Change of Use from Taxi to Private Hire & Private Hire t | £64.00 | £64.00 | £67.00 | 3.4% |
| Taxi Booking Office | £215.00 | £215.00 | £222.00 | 3.3% |
| Temporary Licence Application Plate Deposit (refundable) | £40 for full set and £17 for individual plates | | | |

| Other Civic Government Licensing: | | | | |
|---|---------|---------|---------|------|
| Second Hand Dealers | £172.00 | £177.00 | £183.00 | 3.4% |
| Street Traders | £193.00 | £199.00 | £205.00 | 3.0% |
| Street Trader employee | £56.00 | £58.00 | £60.00 | 3.4% |
| Market Operators | £239.00 | £246.00 | £254.00 | 3.3% |
| Metal Dealers | £145.00 | £149.00 | £154.00 | 3.4% |
| Itinerant Metal Dealer | £145.00 | £149.00 | £154.00 | 3.4% |
| Indoor Sports Entertainment | £145.00 | £149.00 | £154.00 | 3.4% |
| Late Hours Catering | £322.00 | £332.00 | £342.00 | 3.0% |
| Sex Shops | £172.00 | £177.00 | £183.00 | 3.4% |
| Knife Dealer | £221.00 | £228.00 | £235.00 | 3.1% |
| Skin Piercing and Tattooing (1 year Grant) | £172.00 | £177.00 | £183.00 | 3.4% |
| Skin Piercing and Tattooing (3 Years renewal) | £172.00 | £177.00 | £183.00 | 3.4% |
| Ear Piercing Only (1 year grant) | | £116.00 | £119.00 | 2.6% |
| Ear Piercing Only (3 years renewal) | | £116.00 | £119.00 | 2.6% |

| Public Entertainment: | | | | |
|------------------------------|---------|---------|---------|------|
| Commercial | £503.00 | £518.00 | £535.00 | 3.3% |
| Commercial Funfair – | | | | |
| 1-5 stalls | £44.00 | £45.00 | £47.00 | 4.4% |
| 6-20 stalls | £145.00 | £149.00 | £154.00 | 3.4% |
| 21 or more stalls | £288.00 | £297.00 | £306.00 | 3.0% |
| Non-commercial | £145.00 | £149.00 | £154.00 | 3.4% |
| Non-commercial | £49.00 | £50.00 | £52.00 | 4.0% |
| Non-commercial | £35.00 | £36.00 | £38.00 | 5.6% |
| Other temporary licences | £72.00 | £74.00 | £77.00 | 4.1% |

| Civic Government : General | | | | |
|--|--------|--------|--------|------|
| Application for Material Change | £29.00 | £30.00 | £31.00 | 3.3% |
| Issue of Duplicate Licence | £21.00 | £22.00 | £23.00 | 4.5% |
| Certified true copy of entry in register | £21.00 | £22.00 | £23.00 | 4.5% |

| SCOTTISH BORDERS COUNCIL FEES & CHARGES | 2015/16 Charge (excl.vat) | 2016/17 Charge (excl.vat) | 2017/18 Charge (excl.vat) | Increase % |
|--|--|--|--|-------------------|
| Civic Government : Taxis etc. | | | | |

| Miscellaneous Licensing: | | | | |
|---------------------------------|---------|---------|---------|-------|
| Pet Shops | £64.00 | £66.00 | £68.00 | 3.0% |
| Performing Animals | £42.00 | £43.00 | £45.00 | 4.7% |
| *Dog Breeding Establishments | £131.00 | £135.00 | £139.00 | 3.0% |
| Venison Dealers | £95.00 | £101.00 | £104.00 | 3.0% |
| *Riding Establishments | £66.00 | £88.00 | £91.00 | 3.4% |
| *Dangerous Wild Animals | £78.00 | £80.00 | £91.00 | 13.8% |
| Animal Boarding Establishments | £131.00 | £135.00 | £140.00 | 3.7% |
| Cinemas – Annual | £261.00 | £269.00 | £277.00 | 3.0% |
| Theatres – | | | | |
| Commercial | £145.00 | £149.00 | £154.00 | 3.4% |
| Non-commercial | £57.00 | £59.00 | £61.00 | 3.4% |
| Commercial | £78.00 | £80.00 | £83.00 | 3.8% |
| Non-commercial | £35.00 | £36.00 | £38.00 | 5.6% |
| Houses in Multiple Occupation | £523.00 | £539.00 | £539.00 | 0.0% |

| | | | | |
|--------------------|---------|---------|---------|------|
| Civil Marriages – | | | | |
| Period Approval | £185.00 | £191.00 | £197.00 | 3.1% |
| Temporary Approval | £63.00 | £65.00 | £67.00 | 3.1% |

NOTE

(1) Operators may pay in three annual instalments which may then be subject to approved increases.

* Wherever a veterinary inspection is required, the applicant will be required to pay the veterinary inspection fee.

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Equality Impact Assessment

| | | |
|----|---------------------------|--------------------------|
| 1. | Title of Proposal: | Maximising Income |
|----|---------------------------|--------------------------|

(Please enter the title or reference for your proposal)

| | | |
|----|--------------------------------------|---|
| 2. | Service Area: Department: | People, Place and Chief Executive's departments |
|----|--------------------------------------|---|

(Please enter the department/service area submitting the proposal)

| | | |
|----|---------------------|--|
| 3. | Description: | Following on from the Council's Fees & Charges policy which was approved by Executive in November 2012, all fees and charges have been reviewed to ensure that they comply with this policy and fully recover all the costs incurred, where appropriate, in delivering each service while remaining fair, equitable and consistently applied. Fees and charges have been increased by a minimum of 3% for 2017/18 unless there is a service reason not to do so. |
|----|---------------------|--|

(Please enter a full description of your proposal including its aims and objectives)

| | | |
|----|--|---------------|
| 4. | Relevance to the Equality Duty. | |
| | <p>Do you believe your proposal has any relevance to the following duties of the Council under the Equality Act 2010? (If you believe that your proposal may have some relevance – however small please indicate yes)</p> | |
| | Duty | Yes/No |
| | Elimination of discrimination (both direct & indirect), victimisation and harassment. <i>(Could your proposal discriminate? Or help eliminate discrimination?)</i> | Yes |
| | Promotion of equality of opportunity? <i>(Could your proposal help or hinder the Council with this)</i> | Yes |
| | Foster good relations? <i>(Could your proposal help or hinder the council's relationships with those who have equality characteristics?)</i> | Yes |

| 5. Which groups of people may be impacted (both positively and negatively) if the proposal is advanced? (Please x all that apply). | | | | |
|---|-----------|--------------------------|--------------------------|---|
| Equality Characteristic | Impact | | | Description <i>Where you have identified a potential impact, please detail what you perceive this to be. Where an equality characteristic is potentially negatively affected, please explain how and the extent to which they may be negatively affected. If you are unsure of the answer please state this and recommend further investigation.</i> |
| | No Impact | Possible Positive Impact | Possible Negative Impact | |
| Age (Older or younger people or a specific age grouping) | | | X | People who are considering end of life options may feel impacted upon due to the introduction of increased fees although the level of increased charge proposed is unlikely to cause significant issues. |
| Disability e.g. Effects on people with mental, physical, sensory impairment, learning disability, visible/invisible, progressive or recurring | X | | | |
| Gender (Males, Females, Transgender or Transsexual people) | X | | | |
| Marital Status Civil Partnership, Co-habiting, Divorced, Married, Separated & Single. | X | | | |
| Pregnancy & Maternity: The period of time a woman is expecting a baby until one year after the baby is born. This includes breastfeeding | X | | | |

| | | | | |
|--|---|--|---|--|
| Race Groups: including colour, nationality, ethnic origins, including minorities (e.g. gypsy travellers, refugees, migrants and asylum seekers) | X | | | |
| People with Religious or other Beliefs: different beliefs, customs (including atheists and those with no aligned belief) | X | | | |
| Sexual Orientation, e.g. Lesbian, Gay, Bisexual, Heterosexual | X | | | |
| Carers (those who have caring responsibilities for someone with an equality Characteristic) | | | X | With regard to burial fee increases where power of attorney is held by someone who cares for a person where end of life becomes an apparent reality, the same considerations as outlined at Age may become apparent. |
| Poverty (people who are on a low income including benefits claimants, people experiencing fuel poverty, isolated rural communities etc) | | | X | With regard to burial fee increases the proposals could give rise to an increase in assisted burials where someone is not able to afford the fees for burial. |
| Employees (those employed by the Council including full time, part time and temporary) | X | | | |

| | | |
|----------------|--|---|
| 6. | Mitigation | |
| | Where you have identified a potential negative impact, please detail what mitigations will need to be put in place in order for your proposal to progress. If you are unsure of the answer please state this and recommend further investigation. | |
| | Characteristic | Mitigation |
| | AGE | Further investigation & monitoring |
| | CARERS | Further investigation & monitoring |
| POVERTY | Further investigation & monitoring | |

| | | |
|----|--|-----------------|
| 7. | How certain are you of the answers you have given? | |
| | Answer | Tick One |
| | Certain - I have populated the evidence base to support my answers. | |
| | Fairly Certain – but don't have concrete evidence to support my answers so would recommend further assessment is conducted if the proposal is progressed. | X |
| | Not Certain – further assessment is recommended if proposal is progressed. | |

| | | | |
|---------------------|----------------------------|---------------|----------|
| Completed By | | | |
| Name | Suzy Douglas | Service Area. | Finance |
| Post | Financial Services Manager | Date | 18/11/16 |



TREASURY MANAGEMENT MID-YEAR REPORT 2016/17

Report by Chief Financial Officer

SCOTTISH BORDERS COUNCIL

22 December 2016

1 PURPOSE AND SUMMARY

- 1.1 **This report presents the mid-year report of treasury management activities for 2016/17, in line with the requirements of the CIPFA Code of Practice, including Prudential and Treasury Management Indicators, and seeks approval for the revised Prudential and Treasury Management indicators.**
- 1.2 The report is required as part of the Council's treasury management control regime. It provides a mid-year report on the Council's treasury activity during the six month period to 30 September 2016 and demonstrates that Treasury activity in the first six months of 2016/17 has been undertaken in full compliance with the approved Treasury Strategy and Policy for the year.
- 1.3 Appendix 1 contains an analysis of the performance against the targets set in relation to Prudential and Treasury Management Indicators, and proposes revised estimates of these indicators in light of the 2015/16 out-turn and experience in 2016/17 to date for Council approval.

2 RECOMMENDATIONS

- 2.1 **It is recommended that Scottish Borders Council:**
 - a) **Notes that treasury management activity in the six months to 30 September 2016 was carried out in compliance with the approved Treasury Management Strategy and Policy**
 - b) **Agrees the revised Prudential and Treasury Management indicators as detailed in Appendix 1.**

3 BACKGROUND

- 3.1 The Council approved the Annual Treasury Management Strategy (the Strategy) for 2016/17 at the Council on 11 February 2016. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).
- 3.2 As set out in the annual Treasury Strategy, the Audit and Risk Committee has a role to scrutinise the Mid Year Report before submission to Council for final approval.

4 TREASURY MANAGEMENT MID-YEAR REPORT 2016/17

- 4.1 The Treasury Management Mid-Year Report for 2016/17 (the Mid-Year Report) is contained in Appendix 1. All of the 2016/17 target indicators reported upon are based on the indicators agreed as part of the Strategy approved by Council on 11 February 2016.
- 4.2 The Mid-Year Report has been prepared in compliance with CIPFA's Code of Practice, and covers the following:
- a) An economic update for the first six months of 2016/17
 - b) A review of the Treasury Management Strategy Statement and Annual Investment Strategy;
 - c) The Council's capital expenditure (prudential indicators)
 - d) A review of the Council's investment portfolio for 2016/17
 - e) A review of the Council's borrowing strategy for 2016/17
 - f) A review of compliance with Treasury and Prudential Limits for 2016/17
- 4.3 The Mid-Year Report at Annex A contains revised Prudential and Treasury Management Indicators for consideration prior to Council approval. An additional indicator has been included for PI-3 to show the Ratio of Financing Costs to Net Revenue including the PPP financing and repayment costs.
- 4.4 The Mid-Year Report indicates that the Council's Treasury Management activities are being managed and monitored within the agreed boundaries and indicators approved by the Council.

5 IMPLICATIONS

5.1 Financial

There are no further financial implications relating to this report. The outcomes from the Council's treasury management activities are explained in detail within Appendix 1.

5.2 Risk and Mitigations

This report is an account of the outcomes delivered at the six month stage from the tightly risk controlled work that the Council's Treasury staff. The report is an important element of the overall risk management environment but has no specific risk implications of its own.

5.3 Equalities

It is anticipated that there are no adverse impact due to race, disability, gender, age, sexual orientation or religion/belief arising from the proposals in this report.

5.4 Acting Sustainably

There are no direct economic, social or environmental issues with this report which would affect the Council's sustainability policy.

5.5 Carbon Management

There are no direct carbon emissions impacts as a result of this report.

5.6 Rural Proofing

It is anticipated there will be no adverse impact on the rural area from the proposals contained in this report.

5.7 Changes to Scheme of Administration or Scheme of Delegation

No changes to the Scheme of Administration or Scheme of Delegation are required as a result of this report.

6 CONSULTATION

- 6.1 The Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Chief Officer HR and the Clerk to the Council are currently being consulted and any comments received on the report will be reported at the Audit and Risk Committee meeting.

Approved by

David Robertson
CHIEF FINANCIAL OFFICER

Signature

Author(s)

| Name | Designation and Contact Number |
|-------------|--|
| John Yallop | Senior Finance Officer 01835 824000 ext 5933 |

Background Papers:

Previous Minute Reference:

Scottish Borders Council, 11 February 2016

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

Contact us at: Treasury & Capital Team, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 825016 Fax 01835 825166.
email: treasuryteam@scotborders.gov.uk

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SCOTTISH BORDERS COUNCIL

TREASURY MANAGEMENT MID-YEAR REPORT 2016/17

1. BACKGROUND

a) Treasury management is defined as:

“The management of the local authority’s investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks”.

b) The Council operates a balanced budget, which broadly means cash raised during the year will meet its cash expenditure. A primary function of treasury management is to ensure this cash flow is adequately planned, with surplus monies being invested in low risk counterparties, providing adequate liquidity initially, before considering optimising investment return.

c) The second main function of the treasury management service is the funding of the Council’s capital plans. These capital plans provide a guide to the borrowing need of the Council, essentially the longer term cash flow planning to ensure the Council can meet its capital spending operations. This management of longer term cash may involve arranging long or short term loans, or using longer term cash flow surpluses. On occasion, where favourable conditions exist, any debt previously drawn may be restructured to meet Council risk or cost objectives.

d) **Annex A** contains a summary of the updated Prudential and Treasury Management Indicators for 2016/17 as highlighted throughout this report.

2 ECONOMIC POSITION

2.1 ECONOMIC UPDATE *(from Capita Asset Services)*

a) UK

UK GDP growth rates in 2013 of 2.2% and 2.9% in 2014 were strong but 2015 was disappointing at 1.8%, though it still remained one of the leading rates among the G7 countries. Growth improved in quarter 4 of 2015 from +0.4% to 0.7% but fell back to +0.4% (2.0% y/y) in quarter 1 of 2016 before bouncing back again to +0.7% (2.1% y/y) in quarter 2. During most of 2015, the economy had faced headwinds for exporters from the appreciation during the year of sterling against the Euro, and weak growth in the EU, China and emerging markets, plus the dampening effect of the Government’s continuing austerity programme. The referendum vote for Brexit in June this year delivered an immediate shock fall in confidence indicators and business surveys, pointing to an impending sharp slowdown in the economy. However, subsequent surveys have shown a sharp recovery in confidence and business surveys, though it is generally expected that although the economy will now avoid flat lining, growth will be weak through the second half of 2016 and in 2017.

The Bank of England meeting on August 4th addressed this expected slowdown in growth by a package of measures including a cut in Bank Rate from 0.50% to 0.25%. The Inflation Report included an unchanged forecast for growth for 2016 of 2.0% but cut the forecast for 2017 from 2.3% to just 0.8%. The Governor of the Bank of England, Mark Carney, had warned that a vote for Brexit would be likely to cause a slowing in growth, particularly from a reduction in business investment, due to the uncertainty of whether the UK would have continuing full access, (i.e. without tariffs), to the EU single market. He also warned that the Bank could not do all the heavy lifting and suggested

that the Government will need to help growth by increasing investment expenditure and possibly by using fiscal policy tools (taxation). The new Chancellor Phillip Hammond announced after the referendum result, that the target of achieving a budget surplus in 2020 will be eased in the Autumn Statement on November 23.

The Inflation Report also included a sharp rise in the forecast for inflation to around 2.4% in 2018 and 2019. CPI has started rising during 2016 as the falls in the price of oil and food twelve months ago fall out of the calculation during the year and, in addition, the post referendum 10% fall in the value of sterling on a trade weighted basis is likely to result in a 3% increase in CPI over a time period of 3-4 years. However, the MPC is expected to look thorough a one off upward blip from this devaluation of sterling in order to support economic growth, especially if pay increases continue to remain subdued and therefore pose little danger of stoking core inflationary price pressures within the UK economy.

b) **U.S.**

The American economy had a patchy 2015 with sharp swings in the growth rate leaving the overall growth for the year at 2.4%. Quarter 1 of 2016 disappointed at +0.8% on an annualised basis while quarter 2 improved, but only to a lacklustre +1.4%. However, forward indicators are pointing towards a pickup in growth in the rest of 2016. The Fed. embarked on its long anticipated first increase in rates at its December 2015 meeting. At that point, confidence was high that there would then be four more increases to come in 2016. Since then, more downbeat news on the international scene and then the Brexit vote, have caused a delay in the timing of the second increase which is now strongly expected in December this year.

c) **Eurozone**

In the Eurozone, the ECB commenced in March 2015 its massive €1.1 trillion programme of quantitative easing to buy high credit quality government and other debt of selected EZ countries at a rate of €60bn per month; this was intended to run initially to September 2016 but was extended to March 2017 at its December 2015 meeting. At its December and March meetings it progressively cut its deposit facility rate to reach -0.4% and its main refinancing rate from 0.05% to zero. At its March meeting, it also increased its monthly asset purchases to €80bn. These measures have struggled to make a significant impact in boosting economic growth and in helping inflation to rise from around zero towards the target of 2%. GDP growth rose by 0.6% in quarter 1 2016 (1.7% y/y) but slowed to +0.3% (+1.6% y/y) in quarter 2. This has added to comments from many forecasters that central banks around the world are running out of ammunition to stimulate economic growth and to boost inflation. They stress that national governments will need to do more by way of structural reforms, fiscal measures and direct investment expenditure to support demand in the their economies and economic growth.

2.2 ECONOMIC OUTLOOK

The overall longer run trend is for gilt yields and PWLB rates to rise, albeit gently. An eventual world economic recovery may also see investors switching from the safe haven of bonds to equities. However, we have been experiencing exceptional levels of volatility in financial markets which have caused significant swings in PWLB rates. Our PWLB rate forecasts are based on the Certainty Rate (minus 20 bps) which has been accessible to most authorities since 1st November 2012.

The overall balance of risks to economic recovery in the UK remains to the downside. Downside risks to current forecasts for UK gilt yields and PWLB rates currently include:

- Monetary policy action reaching its limit of effectiveness and failing to stimulate significant sustainable growth, combat the threat of deflation and reduce high levels of debt in some major developed economies, combined with a lack of adequate action from national governments to promote growth through structural reforms, fiscal policy and investment expenditure.
- Weak capitalisation of some European banks.
- A resurgence of the Eurozone sovereign debt crisis.
- Geopolitical risks in Europe, the Middle East and Asia, increasing safe haven flows.
- Emerging country economies, currencies and corporates destabilised by falling commodity prices and / or Fed. rate increases, causing a further flight to safe havens (bonds).
- UK economic growth and increases in inflation are weaker than we currently anticipate.
- Weak growth or recession in the UK's main trading partners - the EU and US.

The potential for upside risks to current forecasts for UK gilt yields and PWLB rates, especially for longer term PWLB rates include: -

- The pace and timing of increases in the Fed. funds rate causing a fundamental reassessment by investors of the relative risks of holding bonds as opposed to equities and leading to a major flight from bonds to equities.
- UK inflation returning to significantly higher levels than in the wider EU and US, causing an increase in the inflation premium inherent to gilt yields.

2.3 INTEREST RATE FORECAST

- a) Table 1 summarises the latest interest rate forecast from the Council's treasury adviser, Capita Asset Services.

| | Dec-16 | Mar-17 | Jun-17 | Sep-17 | Dec-17 | Mar-18 | Jun-18 | Sep-18 | Dec-18 | Mar-19 | Jun-19 |
|----------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Bank rate | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.25% | 0.25% | 0.25% | 0.25% | 0.50% |
| 5yr PWLB rate | 1.00% | 1.00% | 1.10% | 1.10% | 1.10% | 1.10% | 1.20% | 1.20% | 1.20% | 1.20% | 1.30% |
| 10yr PWLB rate | 1.50% | 1.50% | 1.60% | 1.60% | 1.60% | 1.60% | 1.70% | 1.70% | 1.70% | 1.70% | 1.80% |
| 25yr PWLB rate | 2.30% | 2.30% | 2.40% | 2.40% | 2.40% | 2.40% | 2.50% | 2.50% | 2.50% | 2.50% | 2.60% |
| 50yr PWLB rate | 2.10% | 2.10% | 2.20% | 2.20% | 2.20% | 2.20% | 2.30% | 2.30% | 2.30% | 2.30% | 2.40% |

Source: Capita Asset Services – October 2016.

- b) Capita Asset Services undertook a quarterly review of its interest rate forecasts after the MPC meeting of 4th August cut Bank Rate to 0.25% and gave forward guidance that it expected to cut Bank Rate again to near zero before the year end. The above forecast therefore includes a further cut to 0.10% in November this year and a first increase in May 2018, to 0.25%, but no further increase to 0.50% until a year later. Mark Carney, has repeatedly stated that increases in Bank Rate will be slow and gradual after they do start. The MPC is concerned about the impact of increases on many heavily indebted consumers, especially when the growth in average disposable income is still weak and could well turn negative when inflation rises during the next two years to exceed average pay increases.

3 TREASURY MANAGEMENT POLICY STATEMENT - UPDATE

- a) The Treasury Management Policy Statement (the Statement) was approved by Council in April 2010. There were no policy changes to the Statement. The details in this report update the position in the light of the updated economic position and budgetary changes already approved.

4 COUNCIL'S CAPITAL EXPENDITURE AND FINANCING 2016/17

4.1 This part of the report is structured to update:

- The Council's capital expenditure plan.
- How these plans are being financed.
- The impact of the changes in the capital expenditure plans on the prudential indicators and the underlying need to borrow, and
- Compliance with the limits in place for borrowing activity.

4.2 CAPITAL EXPENDITURE

(Prudential Indicator (PI-1))

- a) The original capital plan for 2016/17 was approved on 11 February 2016. **Table 2** shows the current budgets for capital expenditure compared to the original estimates used in the Treasury Management Strategy report for 2016/17 which included net budget timing movements from prior years.

| Table 2 | 2016/17 Original Budget | 2016/17 Current Approved Budget ¹ | Variance Original to Current Approved |
|---|--|---|--|
| | £m | £m | £m |
| Place | 21.8 | 25.0 | 3.2 |
| People | 27.7 | 25.4 | (2.3) |
| Chief Executive | 15.0 | 14.9 | (0.1) |
| Other | 2.3 | 2.2 | (0.1) |
| Total Capital Expenditure (PI-1) | 66.8 | 67.5 | 0.7 |

¹ Executive Committee 15 November 2016

- b) The current approved budget for 2016/17 is lower than the original budget due to adverse timing movements in areas of the capital plan. Detailed explanations of the movements within the planned expenditure have been reported in the ongoing monitoring reports, the last of which was to the Executive Committee on 15 November 2016. The key drivers of the changes in Table 2 are:

- Place department – the key movements are linked to the re-profiled Road Asset Management Plans and Winter Damage block budget. £2.4m was added to this budget as part of the 6 Month Capital Review. Also additions to Wilton Lodge Park (£100k) and Energy Efficiency Works (300k).
- People department – the key reduction in estimated expenditure is the net timing movement relating to the construction of Broomlands Primary School.

4.3 FINANCING OF THE CAPITAL PROGRAMME

- a) **Table 3** on the following page draws together the main funding elements of the capital expenditure plans (see 4.2 above), comparing the original components of the funding strategy to those of the latest approved budget for the 2016/17 capital programme.

| Table 3 | 2016/17 Original Budget | 2016/17 Current Approved Budget ¹ | Variance - Original to Current Approved |
|--|--|---|--|
| | £m | £m | £m |
| Capital Expenditure (PI-1) | 66.8 | 67.5 | 0.7 |
| Other Relevant Expenditure | 2.0 | 0.6 | (1.4) |
| Total Expenditure | 68.8 | 68.1 | (0.7) |
| <i>Financed by:</i> | | | |
| Capital fund/Capital receipts | (1.3) | (1.3) | - |
| Capital grants & other contributions | (27.1) | (28.6) | (1.5) |
| Plant & Vehicle Fund | (2.0) | (2.1) | (0.1) |
| Total Financing | (30.4) | (32.0) | (1.6) |
| Net Financing Need for the Year | 38.4 | 36.1 | (2.3) |

¹ **Executive Committee 15 November 2016**

- b) The reduction in overall financing need has arisen primarily due to the re-profiling the timing of the “Other Relevant Expenditure” which relates to lending to the National Housing Trust project delivered by Bridge Homes LLP. This amounts to a movement of £1.4m. Also, there is a projected re-profiling of the Capital Plan as detailed in 4.2 (b). In addition the level of borrowing required for specific projects has increased by £1.8m. This is negated by other small variations within other funding streams.

4.4 CAPITAL FINANCING REQUIREMENT AND EXTERNAL DEBT INDICATORS

CAPITAL FINANCING REQUIREMENT (CFR) (PI-2)

- i) **Table 4** below shows the CFR, which is the underlying need to incur external borrowing for a capital purpose.
- ii) The CFR has been re-calculated in light of the changes to the capital plan and the fixed asset and reserve valuations in the Council’s accounts for the year ending 31 March 2015.

| Table 4 | 2016/17 Original estimate £m | 2016/17 Revised estimate £m | Variance £m |
|---------------------|---|--|------------------------|
| CFR * (PI-2) | 291.8 | 285.9 | (5.9) |

* The CFR for this calculation includes current capital expenditure to 31 March 2015

ACTUAL EXTERNAL DEBT (PI-5)

- iii) Projected external debt for 2016/17 is shown in **Table 5** below and is estimated to remain within the operational boundary.
- iv) **Table 5** also compares the current projected external borrowing estimate with the estimate in the Annual Strategy. The borrowing figure is slightly lower than originally projected as the Council has had sufficient cash balances to meet expenditure requirements without further borrowing. In addition, the level of borrowing required to fund the Bridge Homes NHT Project is reduced in line with planned activity.
- v) Additional borrowing amounting to £4.0m has been undertaken in September 2016/17. Further borrowing of £10m to £12m is anticipated during the remainder of the year

| Table 5 | 2016/17 Original estimate £m | 2016/17 Current Approved Budget £m | Variance £m |
|-----------------------------------|--|---|-----------------------------|
| Borrowing | 197.9 | 197.1 | (0.8) |
| Other long-term liabilities | 52.6 | 52.9 | 0.3 |
| Total External Debt (PI-5) | 250.5 | 250.0 | (0.5) |

(UNDER)/OVER BORROWING AGAINST CFR (PI-6)

- vi) A key control over treasury activity is a prudential indicator to ensure that, over the medium term, borrowing will only be for a capital purpose. Net external borrowing should not, except in the short term, exceed the total of CFR in the preceding year plus the estimates of any additional CFR for 2016/17 and next two financial years. This allows some flexibility for limited early borrowing for future years.
- vii) **Table 6** compares the prudential indicator for (under)/over borrowing against CFR versus the updated estimate for the year end and shows that the Council's actual debt levels are well within its capital financing requirement. This is primarily driven by the tactical measures which use the Council's surplus cashflows to finance capital expenditure rather than enter into new debt financing arrangements.

| Table 6 | 2016/17 Original estimate £m | 2016/17 Current Approved Budget £m | Variance £m |
|--|--|---|-----------------------------|
| Gross External Debt | 250.5 | 250.0 | (0.5) |
| CFR * | 298.3 | 290.2 | (8.1) |
| (Under)/Over Borrowing against CFR (PI-6) | (47.8) | (40.2) | (7.6) |

* The CFR for this calculation includes the current and two future years projected capital expenditure.

- viii) No difficulties are envisaged for the current or future years in complying with this prudential indicator.

AUTHORISED LIMIT AND OPERATIONAL BOUNDARY (PI-7 and PI-8)

- ix) Two further prudential indicators control the overall level of borrowing. These are:
- (i) The **Authorised Limit** which represents the limit beyond which borrowing is prohibited and the expected maximum borrowing need for the Council. It needs to be set and revised by Members. The Authorised Limit is the statutory limit determined under the Local Government in Scotland Act 2003.
 - (ii) The **Operational Boundary** which shows the expected operational debt position for the period.
- x) **Table 7** below shows revised estimates for the debt indicators for the 2016/17 financial year and compares them with the original estimates shown in the 2016/17 Treasury Management Strategy Report.

| Table 7 | 2016/17 Original estimate £m | 2016/17 Revised estimate £m | Variance £m |
|--|---|--|------------------------|
| Gross External Debt (PI-5) | 250.5 | 250.0 | (0.5) |
| Authorised Limit inc. Long Term Liabilities(PI-8a) | 307.2 | 310.1 | 2.9 |
| <i>Variance to External Debt Estimate</i> | <i>56.7</i> | <i>60.1</i> | <i>3.4</i> |
| Operational Boundary inc. Long Term Liabilities (PI-7a) | 272.4 | 273.1 | 0.7 |
| <i>Variance to External Debt Estimate</i> | <i>21.9</i> | <i>23.1</i> | <i>1.2</i> |

4.5 DEBT RESCHEDULING

Debt rescheduling opportunities continue to have been limited in the current economic climate. No debt rescheduling was undertaken during the first six months of 2016/17. The position will continue to be monitored on an ongoing basis, but current interest rate forecasts coupled with the corresponding restructuring penalty costs indicate it is unlikely that any debt rescheduling will be undertaken during the remainder of the year.

INVESTMENT ACTIVITY

5.1 INVESTMENTS

- a) In accordance with the Code, it is the Council's priority to ensure security of capital and liquidity, and to obtain an appropriate level of return which is consistent with the Council's risk appetite. As set out in Section 3, it is a very difficult investment market in terms of earning the level of interest rates commonly seen in previous decades as rates are very low and in line with the 0.25% Bank Rate. The continuing potential for a re-emergence of a Eurozone sovereign debt crisis together with other risks which could impact on the creditworthiness of banks, prompts a low risk strategy. Given this risk environment, investment returns are likely to remain low.
- b) The Council held £4.1m of balances in interest bearing accounts as at 30 September 2016 (£19.4m at 31 March 2016), and the investment yield for the first six months of the year was 0.39% against a benchmark of the average 7 day LIBID rate of 0.28%. As a result of current market uncertainties, the Council has been prioritising the security of deposits by investing surplus balances with money market funds and the UK Government's Debt Management Office (DMO).
- c) The reduction in the balances invested from March to September, highlighted above are in line with the borrowing requirements as detailed in section 4.4 above. The reduced levels of investment and the need for increased borrowing come at a good time when interest rates remain low and are potentially still falling.
- d) The Council, due to the cashflow position and the requirement to manage the Pension Fund cash as well as the Council's, continues to explore opportunities to invest surplus balances in the short term. As part of this, and within the Treasury Management Strategy's Investment criteria officers have expanded the counterparty list used for operational purposes to Svenska Handelsbanken through the use of a call account.

5.2 INVESTMENT COUNTERPARTY CRITERIA

- a) The current investment counterparty criterion, approved in the Treasury Management Strategy, represents a prudent approach to risk and the Council's concerns about security of investments. These prudent limits mean there are limited investment options when operating the cash-flow on a short term management basis.
- b) The Bank of Scotland is the Council's own bank for transactional receipts and payments. Although the bank only has an 'A' long term and 'A-1' short term credit rating from the main credit rating agencies, which is the lowest counterparty credit rating for investments as defined in the approved 2016/17 Treasury Management Strategy, it still remains a part-nationalised bank. On this basis, and as the Council currently only has an instant access investment account with the bank, it is proposed that the Council continue to allow the use of £5m as the daily maximum to be held with the Bank of Scotland to allow the daily cash management functions to operate effectively.
- c) It is important to stress that these rating agency changes do not reflect any changes in the underlying status or credit quality of the institution, merely a reassessment of their methodologies in light of enacted and future expected changes to the regulatory environment in which financial institutions operate. While some banks have received lower credit ratings as a result of these changes, this does not mean that they are suddenly less credit worthy than they were formerly. Rather, in the majority of cases, this mainly reflects the fact that implied sovereign government support has effectively been withdrawn from banks. They are now expected to have sufficiently strong balance sheets to be able to withstand foreseeable adverse financial circumstances without government support. In fact, in many cases, the balance sheets of banks are now much

more robust than they were before the 2008 financial crisis when they had higher ratings than now. However, this is not universally applicable, leaving some entities with modestly lower ratings than they had through much of the “support” phase of the financial crisis.

TREASURY PERFORMANCE INDICATORS

The Treasury Management Strategy for 2016/17 established certain performance indicators for the Treasury Management Function, as defined below.

6.1 DEBT PERFORMANCE INDICATORS

These indicators are additional to the prudential & treasury management indicators covered earlier in this report. The Indicators are:

- i) **Average ‘Pool Rate’** charged by the Loans Fund compared to Scottish Local Authority average Pool Rate. Target is to be at or below the Scottish Average for 2016/17
- ii) **Average rate movement year on year.** Target is to maintain or reduce the average borrowing rate for the Council versus 2015/16.

The Average ‘Pool Rate’ can only be measured at the end of the financial year, once the Scottish Treasury Indicators have been published. The Average Rate movement year on year is on target to be maintained / reduced.

6.2 INVESTMENT PERFORMANCE INDICATORS

a) SECURITY

The Council’s maximum security risk benchmark for the current portfolio, when compared to historic default tables, is 0.02% historic risk of default when compared to the whole portfolio.

Year to Date (YTD) Performance of this indicator is **0.02% historic risk** which is equivalent to the benchmark, if overnight deposits with the Council’s own bank, the Bank of Scotland, are taken into account. Excluding Bank of Scotland deposits, the risk of default on deposits was 0.002%, which is lower than the benchmark. This was achieved by investing with counterparties with higher credit ratings, especially in money market funds (AAA credit rating), which have a lower historic risk of default. Security risk was also managed by utilising only overnight or short term notice accounts.

b) LIQUIDITY

- i) Liquid short term deposits should be at least £3,000,000, available with a week’s notice. Liquid deposits were maintained above £3,000,000 throughout the six months to 30 September 2016.
- ii) Weighted Average Life benchmark, i.e. the average length of time over which cash is deposited, is **expected to be 0.5 years** (equivalent to a weighted average life of 6 months), with a **maximum of 1.0 years**.

The YTD weighted average life has been 0.01 years, well below the 0.5 year target. This 2016/17 figure also included money deposited in money market accounts, which could be called back at any time.

YIELD

- i) Internal returns on cash investment above the 7 day LIBID rate.

The return for the six months to 30 September 2016 has averaged 0.39%, compared against an average seven day LIBID rate of 0.28%. This reflects the continued priority on ensuring cash is held in a secure and liquid form (as described in paragraph 5.2).

6.3 LOAN CHARGES

- a) The **Loan Charges** Revenue Budget estimate contained in the Council's Financial Plans approved on 11 February 2016 was £20.49m. It is expected that charges for 2016/17 will be lower than the budgeted figure, in line with the actual and projected borrowing requirements for the year. During the year so far an amount of £23k has been removed from this budget as approved by Executive Committee on 16 August 2016 to mainly to support the IT Transformation project and also condition surveys relating to artificial pitches. A further £1.506m will be removed from this budget in pending approval at the Executive Committee meeting on 15 November 2016. Updates on the estimates will continue to be reported as part of the revenue budget monitoring process.

ANNEX A

| Indicator Reference | Indicator | Page Ref. | 2015/16 Original estimate | 2015/16 Revised estimate |
|--------------------------------------|--|-----------|---------------------------|--------------------------|
| PRUDENTIAL INDICATORS | | | | |
| Capital Expenditure Indicator | | | | |
| PI-1 | Capital Expenditure Limits (£m) | 6 | 66.8 | 67.5 |
| PI-2 | Capital Financing Requirement (£m) (CFR) | 6 | 291.8 | 285.9 |
| Affordability Indicator | | | | |
| PI-3 | Ratio of Financing Costs to Net Revenue (inc PPP repayment costs) | N/A | 9.0% | 8.9% |
| PI-3 | Ratio of Financing Costs to Net Revenue (exc PPP repayment costs) | N/A | 8.9% | 8.6% |
| PI-4 | Incremental (Saving)/ Cost Impact of Capital Investment Decisions on Council Tax | N/A | (0.05) | (0.00) |
| External Debt Indicators | | | | |
| PI-5 | External Debt (£m) | 7 | 250.5 | 250.0 |
| PI-7a | Operational Boundary (inc. Other Long Term Liabilities) (£m) | 8 | 272.4 | 273.1 |
| PI-7b | Operational Boundary (exc. Other Long Term Liabilities) (£m) | N/A | 219.7 | 220.1 |
| PI-8a | Authorised Limit (inc. Other Long Term Liabilities) (£m) | 8 | 307.2 | 310.1 |
| PI-8b | Authorised Limit (exc. Other Long Term Liabilities) (£m) | N/A | 254.6 | 257.1 |
| Indicators of Prudence | | | | |
| PI-6 | (Under)/Over Net Borrowing against the CFR (£m) | 8 | (47.8) | (40.2) |
| TREASURY INDICATORS | | | | |
| TI-1 | Upper Limit to Fixed Interest Rates based on Net Debt (£m) | | 272.4 | 273.1 |
| TI-2 | Upper Limit to Variable Interest Rates based on Net Debt (£m) | | 95.3 | 95.6 |
| TI-3 | Maturity Structure of Fixed Interest Rate Borrowing | | Lower | |
| | Under 12 months | | 0% | |
| | 12 months to 2 years | | 0% | |
| | 2 years to 5 years | | 0% | |
| | 5 years to 10 years | | 0% | |
| | 10 years and above | | 20% | |
| TI-4 | Maximum Principal Sum invested greater than 364 days | 12 | 20% | 20% |

GREAT TAPESTRY OF SCOTLAND

Report by Corporate Transformation & Services Director

SCOTTISH BORDERS COUNCIL

22 December 2016

1 PURPOSE AND SUMMARY

- 1.1 **This report provides an update on the Borders Railway Blueprint Project to establish a permanent home for the Great Tapestry of Scotland (GTS) in the Scottish Borders. The previously favoured location was at Tweedbank; however, the potential now exists to locate the GTS in Galashiels bringing significant benefits to the town. Following further work, a Borders Railway Blueprint led due diligence process and approval of funding from the Scottish Government this report now recommends approval of locating the GTS in Galashiels and for the project to proceed on that basis.**
- 1.2 This report follows the detailed report considered by Council on 29 September 2016 at which time Council noted the further work undertaken, specifically the Feasibility Study completed by Page / Park, the Detailed Business Case completed by Jura Consultants and the Cost Consultants Report completed by Turner Townsend. Council requested a further report in respect of a final decision on the project be brought to Council on 10 November 2016. It was not possible to meet that date due to the ongoing due diligence process described below and this report now fulfils Council's request.
- 1.3 The key conclusion of the due diligence process was that:
- “The Galashiels option has the potential to deliver a successful tourism and regeneration proposition in a way that the Tweedbank option does not. The Galashiels proposal provides the opportunity for additional education and community use that is not a feature of the Tweedbank proposal. Furthermore, the Galashiels site benefits from a significant degree of community support and is consistent with the Scottish Government's “Town Centre First” principle in relation to placemaking and regeneration.”

- 1.4 The Group undertaking the due diligence process required that a further Supplementary Report (Annex 1) was prepared for consideration of the Blueprint Leadership Group. This supplementary Report underpins the conclusion of the Due Diligence Group and draws together all the relevant information on which they based their decision. The Supplementary Report:
- Summarises the work since 1 September 2016
 - Presents further Business Case Information for Galashiels; and
 - Updates the comparison between Galashiels and Tweedbank

The Blueprint Leadership Group considered the conclusion of the Due Diligence Group and the Supplementary Report and agreed to recommend to the Cabinet Secretary for Culture, Tourism and External Affairs that the £2.5Million of Blueprint funds held by the Scottish Government be approved for release.

- 1.5 The Council was informed on 6 December 2016 that the Cabinet Secretary had approved the Galashiels proposal and release of the Scottish Government held Blueprint funding of £2.5m.

2 RECOMMENDATIONS

2.1 It is recommended that the Council:

- (a) Agrees to locate a permanent home for the Great Tapestry of Scotland in Galashiels at the site identified in the Feasibility Study as the Poundstretcher/Old Post Office Site.**
- (b) Agrees to the use of the allocated capital funds in the financial plan, notes the funds now available from the Scottish Government for delivery of the project and approves the submission of a bid to the Heritage Lottery fund. Notes in the event of the HLF bid for Capital funding failing, the Council will be required to underwrite any resultant funding shortfall.**
- (c) Instructs the Chief Executive to proceed with the delivery of the project and agrees that progress be reported to Executive Committee through the normal capital monitoring process. And,**
- (d) Agrees the overarching governance arrangements proposed in paragraph 13 of the report be negotiated in detail between the parties and instructs the Corporate Transformation & Services Director brings forward a report to Executive Committee, in due course, to recommend the final detailed arrangements between the Council, Live Borders and the GTS Trustees.**

3 GREAT TAPESTRY OF SCOTLAND

BACKGROUND

- 3.1 The Great Tapestry of Scotland (GTS) is a unique community arts project which was created to stitch, and present, the entire history of Scotland. It was the brainchild of renowned writer Alexander McCall-Smith, historian Alistair Moffat and artist Andrew Crummy. It is 143 metres long, currently has 160 panels and was handcrafted by more than 1,000 volunteer stitchers who spent over 50,000 hours working on the Tapestry. The GTS initially went on display at the Scottish Parliament (2013) before touring around Scotland.

4 BORDERS RAILWAY BLUEPRINT AND GTS

- 4.1 The commitment to build a permanent home for the GTS is established within the Borders Railway Blueprint (November 2014) document. The Blueprint project partners are the Scottish Government, Scottish Borders Council (SBC), Midlothian Council, City of Edinburgh Council, Visit Scotland, Scottish Enterprise, Abellio and Transport Scotland.
- 4.2 The railway, which was successfully opened by HM The Queen and the First Minister in September 2015, is one of Scotland's most strategic transport projects of the last 45 years. Since its launch, Transport Scotland statistics have revealed that, for the first 6 months of operation (over a winter period) passenger numbers through Galashiels and Tweedbank stations are 5 and 10 times higher respectively than originally predicted.
- 4.3 As well as passenger numbers being well beyond expectations, visitors to the GTS have also been significantly greater than anticipated. For example, at the latest exhibition at the Verdant Works (Dundee), the GTS has been credited for quadrupling visitor numbers to the museum in the same period as the previous year. As a result, the venue employed additional staff to cope with the increased numbers.

5 TWEEDBANK PROPOSITION & UPDATE

- 5.1 The commitment to locate the GTS at Tweedbank was made in the Borders Railway Blueprint and by the Council's decision on 18 December 2014. The site has many advantages - being very close to the railway, with easy access to the trunk road network, and being well related to future expansion plans for the adjacent business park being progressed through the City Region Deal currently being negotiated with the UK and Scottish Governments.
- 5.2 In order to secure the Blueprint funds of £2.5million, the Blueprint Leadership Group continues to work closely with the Council and Scottish Government. As part of the work undertaken since May 2016, updating the information supporting the original Business Plan, and providing an updated position in respect of planning matters at Tweedbank, including the Business Park proposals from Scottish Enterprise as part of their commitment to the Borders Railway Blueprint, has been undertaken.

6 GALASHIELS TOWN CENTRE REGENERATION OPPORTUNITY

- 6.1 Whilst undertaking the due diligence process for Tweedbank, a new opportunity arose to consider locating the GTS within the heart of Galashiels. The two key buildings which have been identified occupy a prime town centre location. The buildings are the former Post Office and what was the adjacent Pound Stretcher shop. The latter building was not vacant when the Council carried out its original assessment of Galashiels (2014). Once this building became available, the Council took immediate action to assess the proposition through a feasibility study.
- 6.2 The potential to house the GTS within a unique architectural building, specifically designed for Galashiels, would not only be a significant draw for visitors (from local to international) to the town but would contribute to the completion of the Galashiels Inner Relief Road (GIRR) Project, the final phases of which focused on the regeneration of the town centre.

7 STRATEGIC SIGNIFICANCE OF GALASHIELS PROJECT

- 7.1 **Town Centre First Principle:** The potential re-location of the GTS to Galashiels aligns with the Scottish Government's "Town Centre First" principle, and would also send out a strong message to local businesses and shop keepers that their needs are being considered 'first'.

The "Town Centre First" Principle encourages the public sector to continue to invest in town centres and help communities thrive.

The principle, jointly developed by Scottish Government and COSLA, is about adopting an approach to decisions that considers the vibrancy of town centres as a starting point. It asks that the health of town centres features in decision making processes. The principle is about open, measured and transparent decision making that takes account of medium to longer term impacts on town centres. The principle recognises that town centre locations are not always suitable, but requests that the rationale for locating elsewhere is evidenced and transparent.

Town centres are a key element of the economic, social and environmental fabric of Scotland's towns; often at the core of community and economic life, offering spaces in which to live, meet and interact, do business, and access facilities and services. Collective responsibility must be taken to help town centres thrive sustainably, reinvent their function, and meet the needs of residents, businesses, and visitors for the 21st century.

The principle requests that:

Government, local authorities, the wider public sector, businesses and communities put the health of town centres at the heart of proportionate and best value decision making, seeking to deliver the best local outcomes regarding investment and de-investment decisions, alignment of policies, targeting of available resources to priority town centre sites, and encouraging vibrancy, equality and diversity.

Each partner is requested to commit to:

A collaborative approach which understands and underpins the long term plan for each town centre.

- 7.2 **Scotland wide:** The Borders Railway has reconnected the Borders to the central belt and main centres of population in Scotland. In so doing it has created new and exciting opportunities for Borders businesses and for people to visit and enjoy what the Borders has to offer. The GTS presents a unique opportunity for the Borders to build on the region's strong textiles history. It would provide a significant cultural asset in the South of Scotland balancing/complementing those being provided in the North, West and East of the country at the Inverness's Cultural Centre, Glasgow's Kelvinhall / Huntarian Museum redevelopment, Edinburgh's Printmakers and Dundee's V&A.
- 7.3 **Local impact:** With the new opportunity that has arisen, the chance has been taken to widen the original brief for the GTS building, with the intention to display other textile and related materials associated with the rich textile heritage and legacy of the Borders. Likewise, the ability to host other community, educational and commercial income generating activities is now part of the brief.

Key Outcomes are likely to be:

Promotion of a national cultural asset through celebrating the GTS as a significant tourist asset at a local, national and international scale;

Rebuilding of a place and its community to become more economically, socially and physically sustainable by an 'opportunistic' chance to revitalise its town;

Conservation and enhancement of No.1 Channel Street, a grade-B listed 19th century building within a Conservation Area in partnership with Historic Environment Scotland and Heritage Lottery Fund (funding opportunities described below.);

Reinforcement of textile industry heritage and creative arts in the Borders.

8 GALASHIELS COMMUNITY ASSESSMENT

- 8.1 **Creative Groups:** SBC has, for some time, worked closely with representatives from the local cultural/artist groups and already has an established stakeholder forum which meets on a regular basis. The Tapestry Team has therefore been able, with Live Borders who now deliver the Council's Arts and Culture Services, to build on this and is working collaboratively with the Mac Arts Centre (located in a Church adjacent to the site) and the Creative Arts Business Network (CABN). The potential synergy which could be ignited between these - the GTS and the local community arts/textile groups - is unique to the area. Partnership working is fundamental therefore to the long term success of the building as it would allow the community to facilitate, learn and develop from the building rather than it just being seen as a place for tourists. For example, there is a desire to create managed workspace (i.e. multiple studios for local artists) within the new space. Plus, in addition to the current partnership working, it is intended to extend that invitation to other groups, such as WASPS (Workshop and Artists' Studio Provision Scotland), to maximise the full potential of the facility which can be realised with all community, arts and textile groups.

- 8.2 **Business Groups:** SBC works closely with the business network, in particular, the Galashiels Development Consultation Group. This is the umbrella organisation for all interested stakeholders, such as 'Energise Galashiels' (EG), see below. EG has an interest in the continual on-going development of the town centre to improve outcomes for residents and visitors alike. Links have also been made with Scottish Business in the Community which is tasked to broker between business and community organisations (i.e. schools, colleges, charities, volunteers etc.).
- 8.3 **Academic connections with Galashiels:** Heriot-Watt University, which operates a dedicated Textile Campus within Galashiels, is now seeking to locate an Innovation Hub within the town as part of the City Deal. The intention is that the Hub would support enhanced educational outcomes for young people and provide a vehicle for increased activity around the commercialisation of textile related Intellectual Property and 'Routes to Market' within the context of the Scottish Borders.
- 8.4 **Modern Apprentices:** The combination of business group, Heriot-Watt University and Borders College interest should also provide a strong opportunity to develop a Modern Apprenticeship programme that fits with the development of the project. This has the potential to provide a wide range of Apprenticeships across a number of private and public sector organisations.
- 8.5 **Stakeholder engagement and contributions to date:**
- (a) As reported to Council in September 2016 Energise Galashiels has undertaken a piece of work, during which it has discussed the proposition to locate the Tapestry in Galashiels with a number of stakeholders. As a consequence of this work Enterprise Galashiels has submitted a Paper to the Council. In addition, Energise Galashiels sought support from a number of other groups and five Letters of Support from these organisations were received These stakeholders are:
1. Destination Scottish Borders
 2. Galashiels Community Council
 3. Galashiels Chamber of Trade
 4. Health High Streets
 5. MacArts
- (b) The Paper and letters of support were appended to the Council Report in September 2016.

- (c) Since September 2016 Energise Galashiels have continued to develop their thinking on the project and on the wider work they might lead for Galashiels. They submitted a further paper on 31 October 2016 to the Council and that is attached as Annex 1 within the Supplementary Report. They have facilitated further support from other organisations and letters of support have also now been received from:
- i. The Scottish Borders Tourism Partnership. It was established in 2005 and is the Umbrella or "Trade" Association for all Tourism Businesses in the Scottish Borders. It is made up of mainly private sector companies working with Visit Scotland, Scottish Borders Council, The Forestry Commission and Business Gateway.
 - ii. SCOT (the Scottish Centre of Textiles) an organisation that proposes establishing a Scottish National Collection of Textiles (SNCT) in the Borders. Their letter of support for locating the GTS in Galashiels also proposes exploring the possible linkage of SNCT with the GTS and should Members agree to locate the GTS in Galashiels this proposal will be pursued.
 - iii. Scottish Borders Chambers of Commerce (SBCC) have also written in support of location the Tapestry in Galashiels.
- (d) As with the first paper from Energise Galashiels the second paper is wide ranging and addresses not only the specifics of the GTS proposition but also a number of contextual issues in respect of Galashiels Town Centre. The due diligence process placed heavy emphasis on both papers from Energise Galashiels and were impressed with the level of detailed analysis and thinking they had put into the work undertaken. The question posed within the second paper: "If not the Great Tapestry of Scotland.....then what for Galashiels?" is a good focus point. The discussion and responses to this question have led to the clear consensus through the due diligence process that not only is the opportunity of bringing the Tapestry to Galashiels a positive step it can act as the catalyst for the wider regeneration within Galashiels. Most strikingly the Energise Galashiels paper goes on to explore and set out in some detail what that organisation believes options might be and even what role it may play in delivering those options. Realising this full potential benefit will require a highly collaborative approach between as many public and private organisations as is possible. Energise Galashiels' work to date and approach is already contributing to a more successful outcome.
- (e) Within the second Energise Galashiels paper is a commitment to take forward a Business Improvement District (BID) for Galashiels. Such was the effort made by Energise Galashiels that it was possible through the Borders Railway Blueprint to link their work to parallel work in Dalkeith and develop a proposal for a Borders Railway Corridor BID linking Galashiels and Dalkeith. The Blueprint Leadership Group considered this proposal at its most recent meeting

and committed £10k to Phase 1 of the work allowing the progress of developing the BID to be further accelerated. This is an excellent example of the role Energise Galashiels can play in the wider regeneration of the town.

9 FURTHER WORK UNDERTAKEN

9.1 Since the Report to Council in September 2016 and as a consequence of the due diligence process the Project Team has undertaken a range of work that has advanced the project in a number of substantive ways. The key elements of the work are as follows:

- (a) Capital cost reviewed
- (b) Revenue model reviewed
- (c) Governance model reviewed
- (d) Digital strategy developed

The detail of each of these pieces of work is contained within the Supplementary Report at Annex 1. However the outcome summary of each piece of work is as follows.

9.2 In respect of the **capital cost** review in parallel with the Jura Detailed Business Case the Council's Project Team undertook a Treasury Green Book assessment of the Capital cost to deliver the project. This demonstrated that the total Capital cost, in Q2 2018 prices, is estimated to be £6,700,000. Annex 3 of the Supplementary Report contains the independent cost report, benchmark assessment, quantified risk analysis and programme. This reduces the capital cost reported to Council in September 2016.

9.3 In respect of the **revenue model** the increased confidence in the governance proposal has allowed the Council to work with Live Borders to review the staffing costs contained within the business case. Live Borders have undertaken an initial assessment of the operational efficiencies that can be gained from operating the facility within the management structure of their existing arrangements and identified that due to the existing management and facilities structure that is already in place the predicted annual reduction on the running costs for the Galashiels site would be £77,674 (summary review provided in Annex 5 of the Supplementary Report). This may allow the project to become commercially sustainable after year 1 and to build a significant surplus after year 2. This changes the overall revenue position reported to Council in September and potentially removes the five year operating deficit forecast at that point.

9.4 In respect of the **governance model** the ongoing work with Live Borders has confirmed that the proposal is viable and supported in principle by them. There is greater confidence that the model should be pursued and this is recommended within the report.

9.5 In respect of the digital strategy, this was new piece of work and

The summarised aims within the strategy are to:

- Create access to content in the GTS collection;
- Create a critical mass of digital content;
- Add value to, and open previously unimagined

- areas for research;
- Support innovative methods of research;
- Facilitate the interpretation of our content by others for new audiences;
- Transform discoverability of GTS content;
- Make content more visible and increase use;
- Preserve any unique, rare and fragile heritage items by digital reproduction and protect vulnerable documents;
- Generate income to support our long-term digital programme.
- Improve the overall GTS experience

10 DUE DILIGENCE PROCESS

- 10.1 The detail of the due diligence process is contained at Appendix 2 to this report. This takes the form of a letter from Steve Dunlop the Chief Executive of Scottish Canals who was the independent chair of the due diligence process. The process has three stages.
- 10.2 The first part of the process utilised preparatory work to complete a pre-agreed template for each of the Galashiels and Tweedbank sites. The template was an amalgam of the Scottish Enterprise Stage 3 appraisal process and the Scottish Government's Milestone Review Framework for major capital projects. This provided a detailed set of information for the second part of the process which was a Workshop chaired by Steve Dunlop bringing together interested parties with independent experts. Finally at stage three the Supplementary Report was prepared to support the conclusion of the Workshop and to address the actions agreed at the Workshop. Crucially and very helpfully the Supplementary Report provided a consistent basis for the Blueprint Leadership Group, The Cabinet Secretary and now Council to consider the conclusions of the due diligence process.

11 EXTERNAL FUNDING OPTIONS FOR GALASHIELS

- 11.1 The Borders Railway Blueprint committed, in-principle, £2.5m to the GTS Project. The Council has committed £3.5m. The nature of the project will require a regular, and frequent, financial outlay prior to actual works commencing on site. This means that the project budget would almost certainly be profiled and expended over three financial years.

- 11.2 In previous years, Galashiels has not been successful in attracting Scottish Government Regeneration Capital Grant Fund (RCGF). An application form for RCGF was submitted to the Scottish Government on 20 June 2016 to ensure that, if the Project was approved by Council the option for this funding would be available. The bid was revised prior to the review process by Scottish Government, with £2.15M being requested. **The Council has now been informed that this bid has not been successful.** However following the due diligence process a review meeting was held with Scottish Government officials and it is clear that were Council to agree to locate the GTS in Galashiels and given the outcome of the due diligence process including release of the £2.5M Blueprint funding, a further bid to the RCGF would be consequently much stronger. Whilst officials could not give any certainty on the possibility success the fact they were keen to see a second submission is worthy of note – they did not dismiss the project as being un-fundable through RCGF.
- 11.3 As well as RCGF, the location of the GTS within Galashiels would also help to attract Heritage Lottery Funding (HLF). Likewise, Historic Environment Scotland (HES) can consider applications for grant support towards the external repair of historic buildings and structures. This is more likely when the project involves bringing an unused building back into use and providing enhanced public access. These criteria are met by the location of the GTS in Galashiels. As part of the due diligence process the Council was asked to pursue discussions with HLF and HES to ascertain their views on the viability of funding the project. Given the new cost estimates the figure required from third parties is £700k and this was seen as a modest bid, both in the context of the applications they receive, and in the context of the project. As such HLF were positive about the likelihood of funding and this view was fed into the due diligence process and formed part of the considerations the due diligence group made. As with RCGF funding whilst there can be no certainty of success, experience to date and the discussions held suggest there are good grounds for considering successful bids can be made for funds.
- 11.4 As is noted elsewhere in the report as a consequence of the conclusion of the due diligence process and the consideration and recommendation of the Blueprint Leadership Group the Cabinet Secretary for Culture, Tourism and External Affairs has agreed that the £2.5Million of Blueprint funds held by the Scottish Government be released to deliver the project in Galashiels.

As would be expected there are some conditions on the grant funding. They are:

- i. SBC Members confirming their preferred site as Galashiels
- ii. Next steps continuing to evidence operational sustainability;
- iii. A procurement process [for the purchase of the Poundstretcher site and Post Office] confirming project affordability within available budget;
- iv. Continuation of fundraising activity; and
- v. There being agreement in place that should fundraising secure additional funding above and beyond the £6.7m indicative project cost, there would either be a reduction in Ministers funding contribution (which should be a pro-rata reduction in the agreed

funding contribution from SG/SBC) or joint funder agreement (ie Scottish Government and SBC) on any proposal to expand project scope and the benefits thereof

These conditions are straightforward and would be considered standard in the context of similar Government Grants.

- 11.5 Locating the GTS in Galashiels opens up considerable further funding opportunities that may be able to contribute to the Project and or the wider regeneration of Galashiels.

12 GOVERNANCE OPTONS FOR GALASHIELS

- 12.1 At the time of the original decisions in May and December 2014 in respect of the GTS it was proposed and agreed that a new Trust would be established. The new Trust would own the Tapestry which would be permanently gifted to it by the existing Tapestry Trust. The Council would lease the building then proposed for Tweedbank to the new Trust and the new Trust would have responsibility for the management of the visitor attraction including all operational and financial matters. It was envisaged that the new Trust would have a Board drawn from both existing Tapestry Trustees and other individuals with relevant skills and experience. The Council's commitment to the new Trust was simply to lease the new building to it – rent free in the initial period. It was agreed that over time a commercial rent should be sought were the visitor attraction to be successful.
- 12.2 In considering locating the GTS in Galashiels, work has been undertaken to assess the most appropriate governance arrangements that might be put in place. In undertaking that work two key issues emerged. They are:
- (a) The option to locate the GTS in Galashiels will act as a catalyst to a wider set of town centre regeneration outcomes. Of most relevance in this context is the opportunity to work with other arts and culture organisations to secure a higher profile and wide ranging offer for visitors and residents alike from this sector within Galashiels. This is an outcome that would not have been achievable within the immediate locality at Tweedbank. Obvious links are with MacArts who have already written in support of the project. The feasibility study and detailed business case set out further options including flexible studio space and the potential to accommodate other organisations within the area.
 - (b) Since 2014 the Council has completed the transfer of its Cultural Services to what was Borders Sport & Leisure Trust which, with the added responsibility for culture, has become Live Borders (LB). The establishment of LB is a very significant and material change to the landscape in respect of governance. The new relationship between the Council and LB in respect of Culture offers an opportunity for an existing organisation with established capacity in the Borders to play a significant part in the delivery of the GTS project. No such opportunity was available in 2014.

- 12.3 As a consequence, and following discussion with both LB and the Tapestry Trustees, alternative governance arrangements continue to be discussed. These discussions are at an early stage, but it is already clear that all parties recognise the opportunities presented by these new factors and are keen to ensure their potential is secured through a different style of agreement. The model proposed will of course require to be subject to continued critical review to ensure that it is both lawful, provides best value and is the best fit for the project. To date the most viable way forward continues to be to:
- (a) Retain ownership of the Tapestry itself with the existing Tapestry Trust.
 - (b) Seek, through the Council's existing Service Agreement with LB, for them to manage the new visitor attraction as a new Council service the project costs will include a provision of £10k to put in place the addendum to the current Live Borders Trust Service Level Agreement.
 - (c) Lease the new building in Galashiels to LB under the well established arrangements between the Council and LB.
 - (d) Ensure the scope of the new service is defined to include not just the specifics relating to the "Tapestry visitor attraction" but is drawn more widely to recognise the opportunity to establish a new arts and culture offering in Galashiels encompassing a wider set of stakeholders. This complements the services already required of LB by the Council.
 - (e) Support the delivery of d) through a new Management Agreement between the Council, LB and the Tapestry Trustees. Current thinking is to establish a new group specifically to focus on delivering the requirements of d) and to ensure this work does not place disproportionate demands on the LB Board. This recognises that the Board already has significant work to undertake in progressing its arrangements to deliver the new mix of Sport and Culture Services.
- 12.4 It is important to restate that, throughout the discussions, the Tapestry Trustees have remained wholly committed to locating the Tapestry in the Borders and continue to support the proposal to transfer ownership of the Tapestry, along with all commercial rights, to a new organisation should that be agreed as the most effective way forward. Were no new organisation required, the equivalent ownership and commercial rights would also be made available through the alternative arrangement agreed.
- 12.5 There is clearly further work to do in respect of the new governance arrangements. It is therefore recommended that Council agrees the overarching governance arrangements proposed above and that these be negotiated in detail between the parties. It also recommended that Council requests the Corporate Transformation & Services Director brings forward a report to Executive Committee, in due course, to seek approval of the final detailed arrangements between the Council, Live Borders and the GTS Trustees.

13 OPTION COMPARISON SUMMARY

- 13.1 The September 2016 Report contained a summary table as an easy reference guide to compare the options in Galashiels and Tweedbank. Galashiels Scenario 2 (the wider regeneration project proposed by Jura) remains the comparator used to the Tweedbank proposal. The table has been updated following the further work and is contained as Table 1 on page 10 of the Supplementary Report attached as Annex 1 to this report. Whilst the quantifiable assessment comparators remain quite close between the two sites, the indicative wider regeneration impact measured as Gross Value Added (GVA) over 30 years is significant. Furthermore, the strategic fit and local impact is much stronger for Galashiels than Tweedbank.
- 13.2 The strength of the Galashiels Scenario 2 option is that the attraction has the real potential of future growth beyond the predicted peak paying visitor numbers, if the project is part of a wider regeneration project. Filling some of the key market gaps in relation to hotel space and development of the food and drink market is seen as significant market opportunity to increase visitor numbers but also the wider socio-economic benefits.
- 13.3 The proposal to locate the Great Tapestry of Scotland in Galashiels offers stronger strategic and local benefits due to the existing commercial and social infrastructure within the town when combined with the potential to develop this through regeneration. The stronger existing base results in wider socio-economic benefits being realised immediately, rather than waiting for further development to follow, in the scenario at Tweedbank. This is evident from the G V A assessment where Galashiels returns a higher figure based on lower estimated numbers in the first five years and over thirty years.
- 13.4 The conclusion of the due diligence process is unequivocal:
- “The Galashiels option has the potential to deliver a successful tourism and regeneration proposition in a way that the Tweedbank option does not. The Galashiels proposal provides the opportunity for additional education and community use that is not a feature of the Tweedbank proposal. Furthermore, the Galashiels site benefits from a significant degree of community support and is consistent with the Scottish Government’s “Town Centre First” principle in relation to placemaking and regeneration.”
- 13.5 Consequently it is recommended that Council agrees to locate a permanent home for the Great Tapestry of Scotland in Galashiels at the site identified in the Feasibility Study as the Poundstretcher/Old Post Office Site.

14 NEXT STEPS

- 14.1 The work completed since September 2016 has allowed officers to make a set of recommendations within this report that can conclude the strategic decision making in respect of the project.
- 14.2 In order to allow the project to proceed and in addition to the recommendations already set out in the body of the report it is recommended that Council instructs the Chief Executive to proceed with the delivery of the project and agrees that progress be reported to Executive Committee through the normal capital monitoring process.

15 IMPLICATIONS

15.1 Financial

(a) Capital Implications

In parallel with the Jura Detailed Business Case the Council's Project Team undertook a Treasury Green Book assessment of the Capital cost to deliver the project. This demonstrates that the total Capital cost, in Q3 2018 prices, is estimated to be £6,700,000.

The report to Scottish Borders Council on 23 September 2016 indicated that the budget estimates for Tweedbank and Galashiels at that time were as follows:

| | £k |
|--------------------------------------|-------|
| Tweedbank Total Project Cost | 6,339 |
| | |
| Galashiels Project Cost | 6,328 |
| Galashiels Building Acquisition Cost | 600 |
| Galashiels Total Project Cost | 6,928 |
| | |
| Cost Difference | 589 |

The budget estimate for Galashiels has now been extrapolated from the unit cost per square meter at Tweedbank, both of the cost comparisons have been subject to value engineering reviews.

The budget estimate for Galashiels has also benefited from a reduction in scope and an increased level of design certainty, as follows:

- In September 2016 the scope and aspirations for the project were wider looking to improve the visitor gateway of the Borders Railway at the Transport Interchange, leading to the new Tapestry Building,
- The scope also included a rooftop conference/meeting/viewing area on the old post office building that is no longer included.
- the completion of desktop studies for land use and utilities;
- the development of the feasibility design;

- further discussions regarding cost with landowners;
- reduction in the external works for Galashiels

The resultant updated summary of cost for each option is as follows:

| | £k |
|--------------------------------------|-------|
| Tweedbank Total Project Cost | 5,994 |
| | |
| Galashiels Project Cost | 6,085 |
| Galashiels Building Acquisition Cost | 615 |
| Re-planting of Tweedbank | 11* |
| Galashiels Total Project Cost | 6,700 |
| | |
| Cost Difference | 706 |

*If the Galashiels option is taken forward there is a requirement to replant the footprint of the Tapestry site in Tweedbank (2500sqm) with shrubs to tidy up the site and to re-establish boundary tree planting of the neighbouring properties as promised in the original planning submission.

The approved capital budget provision for the Tapestry Project is £3.5M and the contribution of an additional £2.5M from the Borders Railway Blueprint is now confirmed.

The current estimate for Galashiels at Q3 2018 prices is £6.7m and the report makes clear it is intended to apply for £0.7m of third party funding to provide the total funding required. If third party funding is not forthcoming the Council will be required to underwrite the funding shortfall. In this eventuality Members approval would be sought to fill the gap by transferring £345k from the current approved capital allocation for GIRR5, as this will safeguard £90k for the required works to Channel Street, in the knowledge that the wider aspirations for placemaking will be delivered through the Master Planning exercise that is being taken forward. The residual shortfall could be met by reprioritisation of the capital plan or by undertaking £355,000 of additional borrowing at a revenue cost of approximately £11,000 per annum.

This would be a last resort however. There are ongoing positive discussions with external funding bodies like HLF, Historic Environment Scotland and the Town Centre Regeneration Fund who are interested in funding the gap of £355k. Officers would commence the application process with these funders in January 2017 so that a decision can be in place prior to committing to a construction contract in Summer 2018.

If the Galashiels option is approved, of the £522k expenditure to date £192k would be allowable costs for the Galashiels Project, £340k will require to be written off against revenue as abortive costs of the Tweedbank project. These figures are best current estimates but are not final figures.

(b) **Revenue Implications**

Since the September 2016 report further work has been undertaken with Live Borders to assess the possible economies of scale that could be for delivered through Live Borders Trust.

The original business case assessment by Jura showed a five year deficit for the Galashiels option as follows:

| | £ Surplus / (Deficit) |
|------|------------------------------|
| Year | Scenario 2 |
| 1 | (79,679) |
| 2 | (53,919) |
| 3 | (12,038) |
| 4 | (18,647) |
| 5 | (21,514) |

Live Borders has undertaken an initial assessment of the operational efficiencies that can be gained from operating the facility within the Trust and identified that due to the existing management and facilities structure that is already in place cost reductions, when measured against the running costs for Galashiels originally projected by Jura, would be £77,674 in year 1. These estimates if realised and sustained could allow the project to become commercially sustainable after year 1 and to build a small recurrent surplus after year 2.

Financial viability is assessed in the table below.

| | £ Surplus / (Deficit) |
|------|------------------------------|
| Year | Scenario 2 |
| 1 | (2,005) |
| 2 | 23,755 |
| 3 | 65,633 |
| 4 | 59,027 |
| 5 | 56,160 |

This demonstrates that the project has the potential to avoid any further additional financial burden to the Council if the Live Borders operational model in Galashiels is implemented.

(c) **Summary**

The borrowing implications for the Council associated with the £3.5m asset investment in the tapestry building remains £208,000 per annum as per the original council report. This assumes that external funding is available to meet the £0.7m capital shortfall. If no external funding is forthcoming and the council is required to meet this gap then £345,000 funding currently earmarked for the GIRR project will be applied along with additional provision of £11,000 per annum required in the loans charges budget to finance the project. The analysis from Live Borders indicates the annual running costs of the facility compared to Jura's estimates could be fully offset by income by year 2.

15.2 **Risk and Mitigations**

A risk register drawn from the work undertaken by each consultant and augmented by an officer assessment has been completed and was included within the September 2016 Report to Council.

These Registers continue to be reviewed and updated by the Project Team. There have been no significant increases in risk since the September Report and a reduction in the funding risk given the agreement by Government combined with the reduction in the project costs set out above.

The revenue costs noted above are based on the analysis undertaken by Jura consultants and Live Borders. These have been subject to a diligence review by Council Officers and are considered to be reasonable. They remain best estimates however and a failure to meet business plan visitor related income targets, or to manage costs within the parameters set out in the business case, will result in an ongoing subsidy being required.

15.3 **Equalities**

An Equalities Impact Assessment will be carried out on the new proposal. It is anticipated, however, that there are no adverse equality implications. Indeed, the revised building design for Galashiels will be informed by good practice (as with Tweedbank) with regard to accessibility and ensuring a good visitor experience for all users - whatever their physical requirements. A full Equalities Impact Assessment will be undertaken as part of the final detailed design phase for the building.

15.4 **Acting Sustainably**

There are no sustainability issues related to this paper as it's for information, only, on an updated position for the GTS.

15.5 **Carbon Management**

Whatever the outcome for the location of the GTS there will be carbon management implications from this project in terms of building construction and its on-going operation. The future building (regardless of location) will be designed to high energy efficiency standards to minimise its carbon emissions and running costs. Attracting additional visitors to the Scottish Borders will have an impact on travel related carbon emissions. These will be mitigated to some extent by a proportion of visitors using the Borders Railway and other public transport.

15.6 **Rural Proofing**

Rural Proofing is not required as the proposal does not relate to new or amended Council policy or strategy. However, the redevelopment of ageing and vacant town centre properties will have a positive impact on attracting more visitors to the area and regenerating the local economy. This increases the potential for further business development and inward investment opportunities, which in turn may lead to the creation of new job opportunities for those in the rural areas surrounding the town, as well as those in areas of need within the town.

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

No changes are required to either Scheme.

16 CONSULTATION

- 16.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, and the Clerk to the Council have been consulted and comments received have been incorporated into the final report.

Approved by

Rob Dickson
Corporate Transformation
& Services Director

Signature

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Background Papers:

Previous Minute Reference: Scottish Borders Council, 18 December 2014, and 29 September 2016

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GREAT TAPESTRY OF SCOTLAND

SUPPLEMENTARY REPORT –

- SUMMARISING WORK SINCE 1 SEPT 2016
- PRESENTING FURTHER BUSINESS CASE INFORMATION FOR GALASHIELS
- UPDATING THE COMPARISON BETWEEN GALASHIELS & TWEEDBANK

“The Galashiels option has the potential to deliver a successful tourism and regeneration proposition in a way that the Tweedbank option does not. The Galashiels proposal provides the opportunity for additional education and community use that is not a feature of the Tweedbank proposal. Furthermore, the Galashiels site benefits from a significant degree of community support and is consistent with the Scottish Government’s “Town Centre First” principle in relation to placemaking and regeneration.”

Independent Review Report

November 2016

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1. BACKGROUND

1.1 This report documents chronologically the journey of the project from approval of the Tweedbank option by Scottish Borders Council in December 2014, through to the 'Due Diligence Review' by Scottish Government and the Blueprint Leaders Group in December 2015, and the development of Galashiels option from January 2016 to November 2016.

1.2 There have been many reports and assessments undertaken during the project journey so this report provides an overarching comparison review of the business cases for locating the proposed new home of the Great Tapestry of Scotland in either Tweedbank or Galashiels.

1.3 The report draws together the key points from:

- Both the Jura Final Business Cases for Galashiels and Tweedbank,
- the Capital project delivery plan,
- the Due Diligence template as used on 28 October 2016,
- the new operational management plan strategy.

to assess the optimum site for locating the nationally significant visitor attraction.

1.4 The key purpose of this document is to address the questions and additional information requested from the Scottish Government independent Due Diligence review held on 28 October 2016.

1.5 This report has also been designed to inform the report which will be submitted to the Cabinet Secretary – post the Independent Due Diligence Review and meeting of the Blueprint Leadership Group.

Great Tapestry of Scotland

1.6 The commitment to build a permanent home for the Great Tapestry of Scotland (GTS) is established within the Borders Railway Blueprint (November 2014) document. The ambition is to locate the GTS at in a new purpose built visitor hub highlighting the importance of the textile industry to the Scottish Borders and to further enhance the unrivalled attractions of the region

1.7 As part of securing the Borders Railway Blueprint funds of £2.5million, the Blueprint Leadership Group has worked closely with the Council and Scottish Government to define and complete the necessary due diligence work. This report brings together the key elements of the due

diligence work to summarise the preferred way forward for the project.

1.8 The commitment to locate the GTS at Tweedbank was made in the Borders Railway Blueprint and supported by the Council's decision on 18 December 2014. The site has many advantages - being very close to the railway, easy access to the trunk road network and future expansion plans for the adjacent business park. The business park is being progressed through the City Region Real currently being negotiated with the UK and Scottish Governments. Prior to works starting, concerns were raised over the long term sustainability of the GTS building at Tweedbank. In response, SBC has been fully committed to working with Scottish Government to carry out the necessary Due Diligence.

1.9 Whilst undertaking the due diligence process for Tweedbank a new opportunity arose in 2016 to consider locating the GTS within the heart of Galashiels. The two key buildings which have been identified occupy a prime town centre location. The buildings are the former Post Office and what was the adjacent Poundstretcher store. The latter building was not vacant at the time when the Council carried out its original assessment of Galashiels (2014). Once this building became available, the Council took immediate action to assess the proposition through a feasibility study.

1.10 The site in Galashiels) is in a strategically important area of the town that links the old and new town developments, while benefitting from the established neighbouring MacArts Centre. The project will create a unique architectural building on the site of the former Poundstretcher store and will renovate the adjacent listed Post Office building, bringing this vacant prominent public building back into use.

1.11 The new build element of this project will create 1077sqm of space over two floors, with the top floor dedicated to displaying the Great Tapestry of Scotland in a unique gallery, and the ground floor containing a reception, fully fitted café and kitchen, temporary exhibition gallery, and visitor facilities.

1.12 To promote heritage, culture, education, textile and commercial development opportunities the neighbouring listed Post Office building will create a further 198sqm of flexible spaces over two floors designed to meet these diverse and important objectives.

1.13 The Post Office building allows the development of new partnership opportunities, including the potential to create managed workspace (i.e. multiple studios for local artists).

- 1.14 Page \ Park Architects were instructed by the Council to carry out a feasibility study for the site within the town centre of Galashiels. The Feasibility Study concluded that the site is not only viable but offers a strategically significant development for Galashiels Town Centre. The importance of this opportunity is built on within the Detailed Business Case.
- 1.15 The development of the Detailed Business Case at Galashiels has sought to address the issues raised by the Scottish Government around the high level ambition, impact and sustainability of the project.

This project has all the ingredients to be a catalyst for galvanizing the local cultural community, stimulating regeneration of the town centre, and attracting national as well as international visitors.

Galashiels Master Plan

- 1.16 The long term opportunities for transformational change are currently being identified through a Masterplan for the centre of Galashiels, funded by the Borders Railway Blueprint. This will provide further opportunities for substantial economic, social and environmental improvements. The Masterplan allows for further expansion of the GTS building and the relocation of partnering organisation to establish a creative/innovation HUB within the Scottish Borders and Scotland, as well as stimulating significant commercial development linked to the Borders Railway.

THE BORDERS RAILWAY

- 1.17 Tourism is key to the economic development of Scottish Borders, Midlothian and Edinburgh. The tourism sector not only provides 6000 jobs in the region, it helps put the area and Scotland on a world stage. In 2013, approximately 4.3 million people visited Edinburgh, the Lothians and the Scottish Borders, spending 1.3 billion. Edinburgh accounts for more than 80% of this expenditure and the new Borders Railway will inspire these visitors to spend more time in the Scottish Borders and Midlothian, creating new opportunities to attract new visitors to the region.
- 1.18 The opening of the Borders Railway in September 2015 captured the imagination of a global audience, but this is only the beginning of the journey. The Borders Railway is a fundamental part of delivering the Tourism Scotland 2020 Strategy and promoting growth in Scotland's visitor economy to 2020. In 2016 the Borders Railway will deliver an annual capacity of 1.9 million return journeys and the ambition is to see a significant

proportion of these journeys being used by visitors, as we welcome the world to our great destination.

Local Impact

- 1.19 Partnership working is fundamental to the success of the visitor experience of the building, town and Scottish Borders. To enable the long term success of the building it will be designed to allow community use to facilitate learning and development from the building rather than it just being seen only as a place for visitors. So there is opportunity for community groups to hold temporary exhibitions that promote what the wider community has to offer, while keeping the visitor experience fresh for return visitors for the Tapestry. In the Post Office there is a desire to create managed space (i.e. multiple studios for local artists or education/learning community space) to promote the synergies with School of Textiles and Design at Heriot Watt. Plus, in addition to the current partnership working, it is intended to extend that invitation to other groups, such as WASPS (Workshop and Artists' Studio Provision Scotland), to maximise the full potential of the facility which can be realised with all community, arts and textile groups.
- 1.20 Scottish Borders Council has strong relationships with creative community groups and Live Borders who now deliver the Council's Arts and Culture Services. A site in Galashiels would also build on the collaborative working with MacArts Centre and Creative Business Network (CABN).
- 1.21 Scottish Borders Council has been developing Galashiels since 2005 to allow for the reintroduction of the Borders Railway and has stimulated private and public building investment over that period. This has been steered by the umbrella group 'Galashiels Development Consultation Group' made up of representatives from key groups within the community. The prospect of the Great Tapestry of Scotland being located in Galashiels has galvanised the community to provide written support from hundreds of individuals, business and community groups such as Energise Galashiels.
- 1.22 Further evidence of Local Impact has been provided in **Annex 1 – Energise Galashiels Trust – Why Galashiels should be the home of the GTS.**

National Strategic Impact

- 1.23 The potential re-location of the GTS to Galashiels aligns with the Scottish Government's Town Centre First principle, sends out a strong message to local businesses and shop keepers that their needs are being considered 'first'.

1.24 The Borders Railway has reconnected the Borders to the central belt and main centres of population in Scotland. In so doing it has created new and exciting opportunities for Borders businesses and for people to visit and enjoy what the Borders has to offer. The GTS presents a unique opportunity for the Borders to build on the region's strong textiles history. It would provide a significant cultural asset in the South of Scotland balancing/complementing those being provided in the North, West and East of the country at the Inverness's Cultural Centre, Glasgow's Kelvinhall / Huntarian Museum redevelopment, Edinburgh's Printmakers and Dundee's V&A.

1.25 With the new opportunity that has arisen, the chance has been taken to widen the original brief for the GTS building, with the intention to display other textile and related materials all associated with the rich textile heritage and legacy of the Borders. Likewise, the ability to host other community, educational and commercial income generating activities is now part of the brief.

1.26 The Scottish Government Economic Strategy is centred on four priorities:

- **Investing** in people and infrastructure in a sustainable way, (including education, skills and health; infrastructure and digital, and business investment)
- **Fostering a culture of innovation and research and development** (including business **innovation** and entrepreneurship, and public services)
- **Promoting inclusive growth** and creating opportunity through a fair and inclusive jobs market and regional cohesion (including business pledge and place and regional cohesion)
- **Promoting Scotland on the international stage** to boost our trade and investment, influence and networks (including international connectivity, and global outlook, influence and networks).

1.27 The Tapestry Visitor Centre contributes to the delivery of the Government's Economic Strategy priorities. In particular, the contribution to investing in the visitor economy of the Scottish Borders, investing in education and learning and supporting regional cohesion. The Tapestry Visitor Centre also has the potential to help put the Borders Railway destination on an international stage.

1.28 Regarding arts and culture, the Scottish Government sets out the following aims, which are also delivered by the project:

- Promote and develop the crucial role of culture and creativity in making the strongest contribution that we can to sustainable economic development
- Focus on the contribution that culture can make to improve the health, wellbeing, confidence and quality of life for our communities
- Encourage the understanding, value and enjoyment of the historic environment, and to promote the care and protection of this precious and dynamic resource to ensure a rich legacy for future generations
- Raise the profile of Scotland at home and abroad, and ensure that as many people as possible in Scotland and overseas are able to benefit from, be inspired by and enjoy the very best of Scotland's creative, cultural and historic wealth.

Desired Outcomes

1.29 The key outcomes for the project in Galashiels are as follows:

1. **Promotion of a national cultural asset** - through celebrating the GTS as a significant tourist asset at a local, national and international scale.
2. **Rebuilding of a place and its community** - to become economically, socially and physically sustainable simply by an 'opportunistic' chance to revitalise its town.
3. **Conservation and enhancement** - of No.1 Channel Street, a grade-B listed 19th century building within a Conservation Area in partnership with Historic Environment Scotland in Heritage Lottery Fund (funds currently being sort).
4. **Reinforcement of the textile industry** - and creative arts in the Borders.

1.30 The delivery phase outputs are detailed in the **Benefits Realisation Plan in Annex 2.**

2. BUSINESS CASE

2.1. Following the success of the architectural feasibility study Jura Consultants were instructed by the Council to complete a detailed business case for the creation of the Great Tapestry of Scotland Visitor Centre (GTS) at Galashiels in line with Page\Park's Feasibility Design. The GTS Galashiels Business Case responds to the following key requirements:

1. Demonstrate the operational viability and sustainability of the attraction
2. Recommend the most suitable business model for the attraction
3. Identify realistic external funding opportunities
4. Demonstrate the likely impact of the attraction on the economy
5. Consider the implications of a range of organisational vehicles for the delivery and operation of the project
6. Assess the implications of a visitor admission charge
7. Identify potential external funding sources, realistic levels of funding from each source and the process for securing funding

Lessons learnt from Tweedbank

- 2.2. It has been possible to utilise significant elements of the work previously completed at Tweedbank to develop the Galashiels feasibility study and business case. Notably the preferred Tapestry Gallery proposal draws heavily on the design proposed for Tweedbank.
- 2.3. The cost estimate for Galashiels has been based on the pre-tender estimate from Tweedbank and provides a high level of confidence that the unit rate per square metre can be applied to the floor area for Galashiels and to deliver a building that fits with the nationally important visitor attraction.
- 2.4. During the creation of the business Case for Galashiels, by Jura, the opportunity to survey visitors to the region using the Borders Railway was undertaken, as this was not available at the time of creating the Tweedbank Business case. This provided greater confidence of site specific visitor predictions, challenges and opportunities within the Galashiels Business case, and the subsequent update to Tweedbank.
- 2.5. Wider community engagement has been undertaken for Galashiels to aid the creation of the Business Case and prior to any formal decision

to develop the site for the GTS. This has proactively created significant enthusiasm and support for the opportunity from business and community groups, but also individuals from the community. The positive support provides the Council with a greater confidence of a successful delivery phase and more importantly the creation of an operational management plan that will flourish for the benefit of the wider community of the Scottish Borders.

- 2.6. Consultation (market research) was carried out with 251 people over the period Thursday 11 to Sunday 14 August 2016 and this forms a body of information in respect of Galashiels, the GTS and a range of related detailed issues. This survey is drawn on to provide evidence for solid basis. The detailed Visitor Market Appraisal and assessment of development required in Galashiels following a destination audit provides comprehensive information on these two areas. Two key messages from these sections stand out:

"Galashiels needs investment and a cohesive strategy in order to develop further as a visitor destination". And

"In 2015, visitors spent considerably more on retail and catering at paid attractions than at free attractions. Scottish Borders were ranked 7th and 3rd highest of the 14 regions whose average retail and catering spend were assessed."

- 2.7. Combined these two messages make a strong case for the potential to deliver a transformational impact in Galashiels.

Galashiels Business Case

- 2.8. The benefits of the project are described in the Jura Detailed Business Case assessment, which includes:
- 51,000 annual paying visitors per annum
 - Net additional expenditure (GVA) of £892,516 per annum.
 - Employment impact of 17.85 FTE
 - Wider benefit of 7,782 visitors staying in the Borders
 - 10,704-12,059 additional visitors to complementary visitor attractions
- 2.9. The financial appraisal within the Business Case draws on the findings of the strategic context, market appraisal and market research and has been used to inform an appraisal of paid visits, earned and unearned income and running costs.

Benefits Realisation

2.10. Two scenarios are envisaged in Jura's Galashiels Business Case. Scenario 1 is an "as is model" where the GTS project is brought to Galashiels without any wider regeneration project being implemented. Scenario 2 assumes a wider investment and regeneration project is implemented with the wider offer and the existing public perception of Galashiels improved.

2.11. The investment in the regeneration of Galashiels via the Blueprint funded Masterplan to be delivered by May 2017, a proposed Borders Railway corridor Business Improvement District (BID), and a commitment to invest in a new 'Midlothian and Borders Tourism Destination Development Project' for the region gives the Council the confidence to believe Scenario 2 is deliverable as the 'base case' visitor number projection.

Visitor numbers in the Jura Detailed Business Case for Galashiels are projected below as:

| Galashiels Visitor Numbers | |
|----------------------------|------------|
| Year | Scenario 2 |
| 1 | 44,000 |
| 2 | 47,500 |
| 3 | 51,000 |
| 4 | 51,000 |
| 5 | 51,000 |

2.12. The economic impact assessment identifies the impact generated in a typical year. The data on which the assessment is based is taken from the projections included in the business case and industry estimates. The net additional expenditure or gross value added of the project at Galashiels is £892,516 per annum. Additionally the net employment impact is 17.85 fte. Wider impacts assessed include a further 7,782 visitors staying in the Borders per annum and complimentary attractions in the area are likely to receive an additional 10,704 – 12,059 visitors per annum.

2.13. In assessing the proposition it is clear that Scenario 2 should be favoured and this is addressed within this report. It is also clear that in developing the project the underpinning project and operational plans for both a wider regeneration project and the delivery of the new visitor attraction are essential.

10 Year GVA Impact Comparison

2.14. **Galashiels** - The following table calculates the net additional impact of the operation of the Great Tapestry of Scotland Visitor Centre in Galashiels over a period of 10 years. This is based on the net additional expenditure per annum with a discount factor of 3.5% applied to the Year 1 estimate in future years.

| GALASHIELS: NET ADDITIONAL IMPACT - DISCOUNTED CASH FLOW | | | |
|---|-----------------------|-----------------|--------------------|
| | | Discount Factor | |
| Year | Net Additional Impact | 3.50% | DCF Impact |
| 1 | £892,516 | 1 | £892,516 |
| 2 | £892,516 | 0.966184 | £862,334 |
| 3 | £892,516 | 0.933511 | £833,173 |
| 4 | £892,516 | 0.901943 | £804,998 |
| 5 | 892,516 | 0.871442 | £777,776 |
| 6 | £892,516 | 0.841973 | £751,475 |
| 7 | £892,516 | 0.813501 | £726,062 |
| 8 | £892,516 | 0.785991 | £701,510 |
| 9 | £892,516 | 0.759412 | £677,787 |
| 10 | £892,516 | 0.733731 | £654,867 |
| Total | | | £ 7,682,498 |

2.15. The table above assumes that the annual economic impact remains constant in absolute terms, i.e. the quantum of expenditure is consistent. A compounded discount factor is then applied to reflect the time value of money in subsequent years. The table above indicates that over a 10 year period there will be a cumulative economic impact resulting from the operation of the GTS Visitor Centre at Galashiels of £7,682,498.

2.16. **Tweedbank** - The following calculates the net additional impact of the operation of the Great Tapestry of Scotland Visitor Centre over a period of 10 years. This is based on the net additional expenditure per annum with a discount factor of 3.5% applied to the Year 1 estimate in future years.

| TWEEDBANK NET ADDITIONAL IMPACT - DISCOUNTED CASH FLOW | | | |
|---|-----------------------|-----------------|--------------------|
| | | Discount Factor | |
| Year | Net Additional Impact | 3.50% | DCF Impact |
| 1 | £852,761 | 1 | £852,761 |
| 2 | £852,761 | 0.966184 | £823,924 |
| 3 | £852,761 | 0.933511 | £796,062 |
| 4 | £852,761 | 0.901943 | £769,142 |
| 5 | £852,761 | 0.871442 | £743,132 |
| 6 | £852,761 | 0.841973 | £718,002 |
| 7 | £852,761 | 0.813501 | £693,722 |
| 8 | £852,761 | 0.785991 | £670,262 |
| 9 | £852,761 | 0.759412 | £647,597 |
| 10 | £852,761 | 0.733731 | £625,697 |
| Total | | | £ 7,340,299 |

2.17. The table above assumes that the annual economic impact remains constant in absolute terms, i.e. the quantum of expenditure is consistent. A compounded discount factor is then applied to reflect the time value of money in subsequent years. The table above indicates that over a 10 year period there will be a cumulative economic impact resulting from the operation of the GTS Visitor Centre of £7,340,299.

Wider Regeneration Impact

2.18. Galashiels's visitor economy presents an opportunity for the Tapestry to create a concentrated impact with visitor expenditure being captured by existing and new businesses in the town. This contrasts with Tweedbank where the economic impact from visitor spend is quantitatively similar, but the lack of local visitor services in the Tweedbank area, compared to Galashiels, makes it less likely that the Tapestry would have a concentrated effect. Off-site visitor expenditure is likely to be distributed across a range of locations and service providers across the Scottish Borders.

2.19. An indicative estimate of the value of longer term regeneration benefits derived from locating the Tapestry Building in Galashiels compared to Tweedbank has been calculated using the Masterplanning work to date in both areas.

2.20. This is based on an estimate of the scale of the indicative retail/commercial and residential opportunities created by the location of the

Tapestry investment in each location. This impact is estimated be worth £41,965,424 in Galashiels over 30 years, compared to £15,655,998 in Tweedbank.

2.21. The business case for Tweedbank was updated in August 2016 as part of the 'stress testing' of the building design and as part of the due diligence work.

2.22. Importantly this work has "stress tested" the design of the building against different visitor scenarios, updating the information supporting the Business Plan, and providing an updated position in respect of planning matters at Tweedbank, including the Business Park proposals from Scottish Enterprise as part of their commitment to the Borders Railway Blueprint.

Summary

2.23. The comparison **Table 1 below** demonstrates that the visitor impact comparison for Galashiels and Tweedbank performs similarly, however the Galashiels option has the potential to significantly outperform Tweedbank in terms of wider regeneration benefits.

Table 1 – Galashiels & Tweedbank Comparator

| | Tweedbank Option | Galashiels Option |
|--|-------------------------|--------------------------|
| Comparison of Costs and Benefits | | |
| Quantifiable Assessment | | |
| Capital Costs* | £6,000,000 | £6,700,000 |
| Revenue Surplus over first 5 years (using Live Borders Revenue Model for Galashiels)** | £78,965 | £202,570 |
| Maximum ticket price | £10 | £7.50 |
| Average ticket price | £8.10 | £5.81 |
| Annual visitor numbers (steady state year)*** | 46,816 | 51,000 |
| Gross annual visitor spend | £2,051,269 | £2,102,171 |
| Economic Impact - GVA (net annual additional visitor spend) | £880,936 | £892,516 |
| Economic Impact - 10 year GVA (net additional visitor spend) | £7,340,299 | £7,682,498 |
| Jobs created | 17.6fte | 17.85fte |
| Wider Impacts – Additional visitors staying in region (per annum) | 7,782 | 7,782 |
| Wider Impacts – Additional footfall to other attractions (per annum) | 12,059 | 12,059 |
| Indicative Wider Regeneration Impact – GVA over 30 years | £15,655,998 | £41,965,424 |
| Indicative Wider Regeneration Impact – Jobs over 30 years | 29 | 110 |
| Total Area Delivered | 1220sqm | 1275sqm |
| Future Expansion Site (estimate) | 100sqm | 830sqm |
| Strategic Fit | | |
| Town Centre First Principle | | ✓ |
| Scotland Wide | ✓ | ✓ |
| Local Impact | ✓ | ✓ |
| Local Impact | | |
| Wider Cultural links | | ✓ |
| Wider Educational links | | ✓ |
| Local Business benefits | | ✓ |
| Applicable for HLF Funding | | ✓ |
| Applicable for RCGF | | ✓ |
| Applicable for HES Funding | | ✓ |
| Evidence of Community Support | | ✓ |
| Evidence of Business Forum Support | | ✓ |

*Detailed in Section 5

** Detailed in Section 6

*****Scenario 2 figures assume a wider investment and regeneration project is implemented.**

3. DESIGN REQUIREMENTS

- 3.1. Page \ Park Architects were originally commissioned by Scottish Borders Council to prepare concept designs for a new museum building to house the 'Great Tapestry of Scotland' at Tweedbank.
- 3.2. Following a year of design development, through key stakeholder engagement notably with the trustees of the Tapestry, Page\Park were able to seamlessly draw upon the stakeholder requirements and lessons learnt and factor these into the Galashiels Study.
- 3.3. It has been possible to utilise significant elements of the work previously completed at Tweedbank to develop the Galashiels feasibility study. Notably the preferred Tapestry Gallery proposal draws heavily on the design proposed for Tweedbank.

Impact on Place

- 3.4. The site sits in the heart of Galashiels town centre, well connected to the main retail street and with good links across to the train and bus interchange. Due to the central location within the town the site is situated close to other local amenities and attractions including the Arts Centre (MacArts.)
- 3.5. The site is bounded by Sime Street, Channel Street, Park Street and to the north by the Gala Water river and is comprised of 2 separate properties.
- 3.6. The former B-listed Post Office building in Channel Street is one of the premier buildings in Galashiels. The very prominent position near the junction of Channel Street and High Street gives the building an important position in the streetscape of the town, which is emphasised by distinctive details such as the flanking octagonal towers.
- 3.7. Retail premises at 14-20 High Street, until recently occupied by Poundstretcher. The building is on the corner of High Street and Sime Place and comprises a 2 storey partly painted stone building with slated roofs.
- 3.8. The feasibility design proposes that the Retail premises at 14-20 High Street be demolished and the new tapestry gallery is constructed on this prominent site at the corner of Channel Street and Sime Place linked back to the refurbished former Post Office building.
- 3.9. The site sits within a Conservation area that will require the design to provide a considered and positive response to the surrounding environment. Overall, the design will deliver a high quality finish that takes account of the built environment, but improves the quality of the town centre environment.

- 3.10. The building will respond to the landscape surrounding Galashiels by framing key views of neighbouring key buildings and landscape views for visitors to the first floor.

Feasibility Design in Galashiels

- 3.11. The feasibility design places the new Tapestry Gallery over 2 storeys on the prominent site at the corner of Channel Street and Sime Place, linked back to the refurbished former Post Office building. The space will be designed to be as flexible as possible to balance the commercial needs of the operational business model and the aspirations for enhancing community engagement with education and culture.
- 3.12. Public entrance to the building is from Channel Street and leads to a reception, shop and café which wrap around the largely glazed ground floor façade to maximise the contribution to the pedestrianised street scape. A temporary gallery is located to the rear of the building. A sliding screen would allow blackout conditions when required and nearby storage and sink facilities would also allow the space to function as an education and events room. Toilet and cloakroom provision are located adjacent to the reception.
- 3.13. Service access is from the rear and allows for deliveries to the café kitchen, plant room and directly to the temporary gallery.
- 3.14. A generous stair leads from the reception up to the first floor gallery. The Tapestry gallery is arranged to a radiating pattern which enables the visitor to follow the chronological tapestry story by circulating around a central space with controlled top light.
- 3.15. Breakout spaces with seating are formed at the 4 corners giving framed views over the town centre and surrounding hills. These large picture windows work in 2 ways – to provide views from inside but also to enable views into the activity and movement of the building from the surrounding streets.
- 3.16. The new building is linked to the refurbished former Post Office at both ground and first floor levels via a circulation spine. A public lift and escape stair will serve both old and new buildings. The existing Post Office building appears in good condition externally but will require internal rearrangement and refurbishment to adapt to its new function. It is proposed at upper level to locate the staff office and tea prep facilities with studio spaces adjacent.
- 3.17. The Feasibility Study concludes that locating a new building on the identified site is not only viable but offers a strategically significant development for Galashiels Town Centre. The importance of this is built on within the Detailed Business Case and formed part

of the thinking within the Paper submitted by Energise Galashiels.

- 3.18. The proposed feasibility layout for Galashiels creates a total of 1275sqm (1077sqm new build and 198sqm Post Office), made up of the following spaces:

Ground floor

Lobby

Reception and Shop (open Plan Area)

Temporary Gallery/ Education Facility and learning space

Gallery Store

Cafe - dining area

Cafe - Servery

Kitchen

Kitchen Store

Plant Room

Switch Room

Services corridor & unloading area

Cleaner's Store

Lockers and Cloaks

Public toilets

Craft/Studio areas/ Flexible education and learning space

First Floor

Tapestry Gallery

Tapestry Store

Public toilet

Staff Office

Studios

The design has been developed since September 2016 to incorporate the visitor attraction within a 1275sqm floor area and the £6.7M budget.

- 3.19. The space created within the former Post Office provides the Galashiels option with more flexible space to provide heritage and educational opportunities without affecting the main temporary gallery in the new build element for the facility. This will allow multiple events/workshops/crafting opportunities to be run in parallel, which was not possible in Tweedbank.
- 3.20. Parking requirements would be provided by the existing town centre parking provision at the High Street car park which is within 100 metres of the site.

Should additional disabled parking be required it is proposed that nearby parking spaces in Sime Place be considered for redesignation.

- 3.21. It is intended that the influence of the project will be continued by implementing a streetscape project which could encourage use of Channel Street for market use, performances etc and encourage an improvement in the retail market in the surrounding area.

Ownership

- 3.22. Should the evaluation of the site in Galashiels conclude that locating the GTS was a viable option and the Council approves this option in December 2016, work will commence immediately on the acquisition of both required sites and the subsequent demolition of the low quality retail site.
- 3.23. Interim discussions have been held with Senior Officials at Royal Mail regarding the acquisition of the B-listed Post Office Building on Channel. These early discussions suggested that Royal Mail would be happy to enter into negotiations regarding the acquisition of this site as it would not affect the operation of the sorting office to the rear.
- 3.24. Initial discussions have taken place with the selling agent for the retail premises at 14-20 High Street to gain an understanding of the current market value. Further negotiation would take place for acquisitions once a decision has been made on the GTS in Galashiels.

Planning

- 3.25. Should the evaluation of the site in Galashiels conclude that locating the GTS was a viable option and was Council to approve this option in December 2016, work will commence immediately to discuss the proposals with SBC Planning Officers.
- 3.26. Initial discussions have taken place with Planning to help inform the feasibility proposals and in particular the agreement in principal that any parking requirements would be provided by the existing town centre parking provision at the High Street car park which is within 100 metres of the site.
- 3.27. A strategy for dealing with coach access to the building has been discussed with the opportunity to develop an operational management plan to facilitate the alighting of bus visitors adjacent to the building and moving the bus to nearby coach parking until the visitors need to be picked up from the attraction.

Stress Testing

- 3.28. For Galashiels, peak day analysis suggests that for Scenario 1, the GTS Visitor Centre will have to accommodate approximately 1,010 visitors during a peak weekend day in August. This daily peak will be distributed throughout the day and the average number on-site at any point in time will depend on the timing of visitor arrival and dwell time. The peak number of visitors on site will range from 250 to 336 on weekend days in August and from 208 to 276 on weekend days in July. These represent the busiest days of the year and some queuing and congestion may occur. Outside of these busiest weekend days the demand reduces significantly with June and September having less than 50% of the visitors achieved in August.
- 3.29. Analysis for Scenario 2 suggests that the GTS Visitor Centre must be able to accommodate a similar figure of 1,013 visitors per day during a peak weekend day in August.
- 3.30. The café at Galashiels is envisaged to offer coffee, cake and sandwiches. This will result in a relatively short dwell time and could turn over 64 covers between 9 and 12 times assuming dwell time of 40 and 30 minutes. This would provide a daily capacity of between 576 and 768. Peak day demands for weekends in July and August would result in queues for the café. At other times there would be sufficient daily capacity with occasional queuing during busy periods of the day.
- 3.31. The café will be capacity constrained on the peak demand weekend days in August and June. This will impact on the quality of the visitor experience and minimising the adverse impact will be a key operational concern. However, this demand can be met by neighbouring cafe outlets in the town. There will be no significant impact on the income generated as the forecast spend per visitor is based on average income achieved at other attractions which face similar capacity constraints. The discount factor arising from the constrained café capacity is already reflected in the income projections.
- 3.32. Analysis for the Tweedbank Visitor Centre suggests that it will have to accommodate approximately 950 visitors during a peak weekend day in August. This daily peak will be distributed throughout the day and the average number on-site at any point in time will depend on the timing of visitor arrival and dwell time. The peak number of visitors on site will range from 238 to 317 on weekend days in August and from 195 to 260 on weekend days in July. These represent the busiest days of the year and some queuing and congestion may occur. Outside of these busiest weekend days the demand will reduce significantly with June and September having less than 50% of the visitors achieved in August.
- 3.33. The capacity of the café at Galashiels will provide seating of up to 46 covers. It is envisaged that the café will offer coffee, cake and sandwiches; the 46 covers could turnover between 9 and 12 times assuming dwell time of 40 and 30 minutes. This would provide a daily capacity of between 414 and 552. Maximising the capacity utilisation will again depend on the timing of the arrival of visitors. The peak day demands as shown for weekends in July and August would result in queues for the café. At other times there would be sufficient daily capacity with occasional queuing during busy periods of the day.

Procurement

- 3.34. Consultant Procurement: It is proposed that the Council would appoint the existing design team that worked on the GTS design proposal at Tweedbank. These appointments would be made via Turner & Townsend's ESPO Framework agreement.
- 3.35. The design consultants engaged to date are: Project Manager - Turner & Townsend \ Architect (Lead Consultant) – Page & Park \ Civil & Structural Engineer – Goodson Associates \ Cost Management – Faithful & Gould \ Landscape Architect – Harrisonstevens \ Mechanical & Electrical – Atelier Ten \ Fire Engineer – Atelier Ten.
- 3.36. Contractor Procurement: The initial construction cost for this project is estimated to be over current EU thresholds, therefore, the procurement of a main contractor would be sought via a restricted OJUE process. The council will work in conjunction with SBC Procurement Department to ensure that all procurement activities comply the current EU directives

Timescales

- 3.37. It is envisaged that the project is being designed, administered and constructed through a two stage traditional procurement route following the Royal Institute of British Architects Plan of Works 2013, the long-established and recognised industry standard reference for running construction projects.
- 3.38. The initial programme has been developed around the seven core stages of the RIBA plan of work.
- 3.39. The timescales for delivering the option in Galashiels will be in the region of three years, one more year than at Tweedbank, due to the complexities of delivering a building in a Conservation Zone; obtaining Listed Building consent for the Post Office renovations; the purchase of the land; demolition and finally additional construction time associated with the town centre location.

- 3.40. The Galashiels option is currently at a RIBA Stage 1/2 level of design (preparation and concept design), compared to the current status of Tweedbank being at RIBA Stage 4 (prior to construction). To get the Galashiels option to a point ready to procure the construction contract the formal processes associated with the site designations will have to be dealt with through a design development process and it will take in the region of eighteen months, from receiving a mandate to progress with the projects, to get to an RIBA Stage 4. This process will run in parallel with the land assembly, to allow the procurement and construction within a further eighteen month period. The programme is provided in **Annex 3**.
- Digital Strategy**
- 3.41. For centuries, researchers have required to travel to examine museum collections and artefacts. In more recent years, the advent of the Internet and the ability to digitise large quantities of text and images and make them available over the Web has transformed ways of working. The Great Tapestry of Scotland would also seek to explore focused digital and accessibility initiatives which would add value to the overall visitor experience, either in person or 'remotely'. This could be done, for example, in partnership with external funding bodies and/or technology providers.
- 3.42. Through an integrated digital strategy, the GTS would create a valuable and enduring resource and legacy for scholars and the visitors alike, which would build on all the successes of the museum while maintaining and extending their digital programme activities.
- 3.43. In the design and development of the new building for the GTS (regardless of the location being Tweedbank or Galashiels) there is every intention to ensure that the building, and its exhibition material, enhances the digital experience for its users. In particular, the specification of the building's design for digital connectivity as well as both public facing and private communications (especially Wifi and internal mobile reception testing for all networks) will reflect the nature of the building and the tapestry as a major tourist attraction in its own right. The digital services offered to visitors should also reflect the Trustees ambition that the building creates a conceptually rich environment.
- 3.44. The aim would be to prepare a digital engagement strategy that would include content relating to both the physical and virtual visitor. In technical terms Consultants will consider fixed and mobile connectivity, and specify internal Wifi to exhibit designs sufficient to meet 'Bring your own Device' requirements. This will all be designed to meet projected visitor numbers effectively now as well as for the next 5 years plus. Therefore, sufficient Communications room space and cabling ducts etc. (fibre best Cat6 min) will be required, for now, together with sufficient space for further technical requirements.
- 3.45. Furthermore, the project will help researchers and visitors advance knowledge by becoming a leading exponent in digital integration. The GTS will produce a critical mass of digital content, reflecting the breadth and depth of the collection that provides a compelling user experience that facilitates innovative methods of research and meets 21st century requirements for interacting with content.
- 3.46. With our digital strategy, we aim to:
- Create access to content in the GTS collection;
 - Create a critical mass of digital content;
 - Add value to, and open previously unimagined areas for research;
 - Support innovative methods of research;
 - Facilitate the interpretation of our content by others for new audiences;
 - Transform discoverability of GTS content;
 - Make our content more visible and increase use;
 - Preserve any unique, rare and fragile heritage items by digital reproduction and protect vulnerable documents;
 - Generate income to support our long-term digital programme.
 - Improve the overall GTS experience
- 3.47. Access to the digital experience of the GTS does not have to be limited to remote use. With the incorporation of Wi-Fi within the building, visitors will be able to connect with the online content but also utilising social media to provide feedback on the visit and the experience, but also the exhibits can utilise QR codes (Quick Response codes) to enhance the experience of the user. The use of QR codes can form part of the monitor tools to measure usage.
- 3.48. Long term view - as a major Scottish asset the building, and its services, will be integrated with the wider tourism offers of the Scottish Borders and Scotland as a component of Visit Scotland's Spirit of Scotland. It is intended, therefore, that visitor services will be planned for a strong integration with Scotland's wider tourism agenda.

4. COMMUNITY BENEFITS

Local Groups and Community Opportunities

4.1 Energise Galashiels has undertaken a recent piece of work, during which it has discussed the proposition to locate the Tapestry in Galashiels with a number of stakeholders. As a consequence of this work Energise Galashiels has submitted a Paper in support of the location of the Tapestry in Galashiels to the Council. In addition, Energise Galashiels sought support from a number of other groups and five Letters of Support from these organisations are attached. These stakeholders are:

1. Destination Scottish Borders
2. Galashiels Community Council
3. Galashiels Chamber of Trade
4. Healthy High Streets
5. MacArts

4.2 These contributions all support the location of the GTS in Galashiels. The contributions span a wide area of interest and demonstrate not only support for the GTS but a commitment to contribute to the regeneration of Galashiels. This is noteworthy. Particularly noteworthy is the letter of support from Destination Scottish Borders. This sets out support from five other Border towns: Hawick, Jedburgh, Kelso, Melrose and Selkirk. This collaborative approach is encouraging as it should ensure the widest benefit possible from the Borders Railway and the GTS.

4.3 The paper from Energise Galashiels is wide ranging and addresses not only the specifics of the GTS proposition but also a number of contextual issues in respect of Galashiels Town Centre. Many of the issues identified along with some of the suggested solutions are in complete accord with the details considered by Jura in the Detailed Business Case. It is very encouraging that this community group have already identified the likely steps required to both address current issues but more importantly start to work towards realising the full economic potential offered by the Borders Railway and the GTS. Realising this full potential benefit will require a highly collaborative approach between as many public and private organisations as is possible. Energise Galashiels' work to date and approach is already contributing to a more successful outcome.

4.4 As the detailed design proposals for the GTS experience have been developing, wider engagement with the community has been underway and SBC have received multiple emails and letters of support. Of note, Energise

Galashiels, have been very vocal in their support. This group aims to 'provide a focus for engaging with the community, to develop a vision for and deliver actions to improve Galashiels and create a more vibrant, welcoming and confident community'.

4.5 Energise Galashiels was established in November 2014, when it merged individuals and groups sharing a vision for a more vibrant, confident and inviting community. Comprising around 50 local volunteers, the group has been awarded charitable status and works alongside (but is not funded by) Scottish Borders Council.

4.6 Energise Galashiels has four sub-groups, each focusing on a different area - All About Galashiels; Looking Good; Events and Innovative Projects. They have confirmed that if the project is successful, they fully intend to raise funds to promote events and activities in and around the GTS experience to ensure its continuing success in the widest possible context, as well as trying to identify alternative sources of funding that may not be available to SBC.

4.7 Energise Galashiels are fully committed to the ethos of Community Empowerment and wish to exploit this to its maximum potential and they perceive the GTS as a once in a lifetime opportunity to regenerate Galashiels town centre to create a tourist and visitor destination.

Academic Opportunities

4.8 Academic connections with Galashiels: Heriot-Watt University, which operates a dedicated Textile Campus within Galashiels, is now seeking to locate an Innovation Hub within the town as part of the City Deal. The intention is that the Hub would support enhanced educational outcomes for young people. It would do this by providing a vehicle for increased activity around the commercialisation of textile related Intellectual Property and 'Routes to Market' within the context of the Borders.

Modern Apprenticeships

4.9 The combination of business group, Heriot-Watt University and Borders College interest should also provide a strong opportunity to develop a Modern Apprenticeship programme that fits with the development of the project. This has the potential to provide a wide range of Apprenticeships across a number of private and public sector organisations which the Council are fully committed to develop.

- 4.10 The Council is committed to delivering construction related working experience as part of a structured route to formal qualifications. This will be taken forward in partnership with Border College.

Heritage Links

- 4.11 The project will deliver the conservation and enhancement of a grade B listed building within a Conservation Area in Galashiels Town Centre. The project will also promote and celebrate the textile industry heritage of the Scottish Borders, while supporting the rebuilding of a place and its community.
- 4.12 The delivery of heritage promotion is defined further in the benefits realisation plan in **Annex 2** and will be developed further into the operation management plan.
- 4.13 The business plan incorporates a staff role to engage the community and visitor in history and the heritage of the textile industry within the Scottish Borders.

5. FINANCIAL – CAPITAL

Capital Cost Estimate

- 5.1 In parallel with the Jura Detailed Business Case the Council's Project Team undertook a Treasury Green Book assessment of the Capital cost to deliver the project. This demonstrated that the total Capital cost, in Q2 2018 prices, is estimated to be £6,700,000.
- 5.2 **ANNEX 3** contains the independent cost report, benchmark assessment, quantified risk analysis and programme.

Updated Capital Expenditure

- 5.3 The application to the Regeneration Capital Grant Fund (RCGF) in June 2016 for Galashiels proposals initially estimated the project at £9.5m.
- 5.4 At that point in time the scope and aspirations for the project were wider looking to improve the visitor gateway of the Borders Railway at the Transport Interchange, leading to the new Tapestry Building,
- 5.5 The scope also included a rooftop conference/meeting/viewing area on the old post office building that is no longer in the scope. These changes reduced the Capital budget estimate from £9.5M to £7.35M.
- 5.6 The level of certainty for the option in Galashiels has increased significantly since the presentation of the Scottish Borders Council reports in September 2016 and the submission of the RCGF Stage 1 funding application in June 2016. Further reduction of the cost estimate to £6.7M was made as a result of:
- the completion of desktop studies for land use and utilities;
 - the development of the feasibility design;
 - Value Engineering on Tweedbank design to allow the transfer of costs per sqm to Galashiels;
 - further discussions regarding cost with landowners;
 - reduction in the external works for Galashiels (increased certainty = lower risk allowance)
- 5.7 The wider scope and aspirations will now be delivered via the Galashiels town centre Masterplan and where possible via third party fundraising.

Independent Review of Costs

- 5.8 Turner & Townsend Cost Management have prepared the independent cost estimate for GTS Galashiels, based on an analysis of historical cost data for similar types of projects, along with the Pre-tender estimate for Tweedbank and the costing of an outline high level preliminary design for Galashiels.
- 5.9 This estimate is based on high level outline design information with allowances included for areas of uncertainty. As the design process progresses it is anticipated that any allowances for risk and uncertainty will either be removed from the project or replaced with costed design proposals.
- 5.10 The team have benefitted from the recent delivery of the Transport Interchange in Galashiels, that has enabled a quantified risk assessment to be included in the cost estimate. This has been supplemented with the inclusion of the Treasury Green Book analysis of Optimism Bias to evaluate the likelihood we will experience adverse events during the project delivery journey.
- 5.11 The current cost estimate of £6.7M has been benchmarked against other museum/art gallery projects in the UK, rebased to Q2 2018. This demonstrates that cost per sqm proposed for the GTS in Galashiels is a healthy comparator to other completed projects in this sector.
- 5.12 The nature of the project will require a regular, and frequent, financial outlay prior to actual works commencing on site. This means that the project budget would almost certainly be profiled and expended over three financial years, plus a year of defects and maintenance period.

Funding Package

- 5.13 The Borders Railway Blueprint committed, in principle, £2.5m to the GTS Project. The Council originally committing £3.5m to the project, but following the development of the Galashiels option, this will be increased by a further £700k should it not be possible to secure the expected external funding.

Funding Package:

Galashiels Total Project Cost: £6,700,000

SBC Capital Funding: £3,500,000

SBC Underwriting of £700,000 (pending submission for HLF/HES funding)

Commitment from Blueprint: £2,500,000

Budget Gap: £0

Third Party Funding Strategy

- 5.14 Although funding for the GTS project is being fully underwritten by SBC for the purposes of seeking Scottish Government approvals and concomitant release of the £2.5m funding commitment, SBC fully intends to pursue third party funding to meet, as a minimum, the current £0.7m shortfall in overall funding.
- 5.15 SBC will also explore other third party funding options as appropriate however at this stage these are the three primary streams which will be pursued immediately.
- 5.16 **RCGF** - Although SBC submitted a Stage 1 bid in the 16/17 funding round which proved to be unsuccessful, feedback has indicated that there are clearly significant beneficial regeneration aspects associated with the scheme, but due to demand on the fund, the Authority has been encouraged to reapply in 2017/18. As a further 12 months will have elapsed by the time an application is resubmitted, SBC will be able to evidence the overwhelming support that exists within the community for the project and hopefully therefore can secure RCGF funding in 17/18 when the application process reopens.
- 5.17 The project has been developed further since the June 2016 application which has allowed the increased level of certainty regarding project scope, the buildings design, budget estimates and funding requirements. Therefore a revised bid will be submitted in 2017.
- 5.18 **Heritage Lottery Funding** - Early discussions have taken place with the Heritage Lottery Fund to ascertain whether the GTS is a proposal that they would, in principle, support assuming the successful submission of Stage 1 and 2 applications. These discussions were extremely positive and HLF have encouraged SBC to apply in February 2017 with a view to obtaining a Stage 1 approval at the end of March 2017. HLF also indicated that they can support both revenue and capital propositions of the facility and can do so up to a value of £2m at a local level without any further high level approvals required at a national level.
- 5.19 **Historic Environment Scotland** - With the inclusion of the former Grade B Listed Post Office building fronting Channel Street, an iconic building within Galashiels town centre, SBC fully intend to apply to Historic Environment Scotland, in conjunction with the HLF application, to maximise the funding opportunities which could be applicable for the repair and maintenance aspects of this historical building – a building which will play a key and pivotal role in the overall

delivery of the GTS experience and educational outcomes.

- 5.20 The project team believe that these funding criteria are met by the location of the GTS in Galashiels and the overall project meets the fundamental principles of:
- deliver benefits for communities
 - promote public access
 - promote quality
 - develop knowledge and skills
 - build capacity for local heritage management

Fundraising Role

- 5.21 During the development of the Tweedbank design and approval process Scottish Borders Council and the GTS Trustees commenced the process of commissioning an experienced fundraiser to research, create and drive the GTS fundraising strategy and its implementation.
- 5.22 As well as nurturing existing partnerships and maximising the potential of current supporters, the role was to firmly establish a new approach across all fundraising streams: major donors, corporates, individual giving and trusts & foundations.
- 5.23 It is proposed to re-engage with the market to put in place this 6-12 month commission to set the strategy for Capital and revenue funding to supplement the delivery and operational management plan. **Annex 4** contains the draft role specification.
- 5.24 **Other** – Energise Galashiels have confirmed that if the project is successful, they fully intend to raise funds to promote events and activities n and around the GTS experience to ensure its continuing success in the widest possible context, as well as trying to identify alternative sources of funding that may not be available to SBC.
- 5.25 Finally, once the final location for the GTS is approved it then provides the Tapestry Trustees certainty, allowing them to commence fundraising activities to:
- Close any remaining gaps in the Capital budget;
 - Enhance the Capital budget to allow scope enhancement;

Value for Money

- 5.26 Scottish Borders Council is committed to delivering best value. The option to bring the GTS to Galashiels aims to maximise the social,

environmental and economic benefits of the project, delivering the best possible outcomes at local, regional and national levels. Value for money is addressed at all stages of the project design and procurement process, and in the Economic Impact Assessment.

Galashiels Regeneration Investment

5.27 Further town centre regeneration investment is expected to be delivered by, but not limited to, opportunities currently being explored via HLF, HES and RCGF. More significantly, SBC is committed to delivering a town centre Masterplan which will link the new Tapestry building to the Galashiels Transport Interchange creating 'anchor points' for commercial development (retail/residential/hotel investment). This investment is secured.

Borders Railway Blueprint Masterplanning summary:

- Borders Railway Blueprint Leaders Group has approved investment of £325,000 (exc. VAT) towards four (4) Borders Railway Town Centre Masterplans (total project costs £650,000);
- Midlothian and Scottish Borders Councils have identified the four locations at Galashiels, Newtongrange, Stobhill and Tweedbank, considered to carry the greatest opportunity for transformational impact, delivering substantial economic, social and environmental outputs within the next three to five years;
- The masterplans will provide a cohesive 'place' based approach and will produce commercially viable and deliverable schemes that will drive development investment into the four areas;
- The delivery of the project will be through Local authority project teams, with the Borders Railway Inward Investment Manager providing strategic guidance and sign off;
- The masterplanning will be completed by the end of 2017 (target date for Galashiels and Tweedbank May 2017), with responsibility to deliver the proposals resting with the Councils.

Business Improvement Districts (BIDs)

5.28 The National Review of Town Centres (July 2013) called for 'further support for an increased use of Business Improvement District (BIDs) where existing businesses invest with local authorities in the future of their areas, can help to expand a town centres economic base'. The proposal was subsequently supported by the Scottish Government in the Town Centres Action Plan (November 2013), which also supported

'opportunities to expand what BIDs can deliver in alignment with the wider community focus'.

- 5.29 The investment in railway infrastructure has now spurred interest in developing BIDs in Galashiels and Dalkeith with organisations in each town (Energise Galashiels and One Dalkeith) seeking to make the first steps and being supportive of this approach for a strategic approach through Blueprint funding.
- 5.30 The development of BIDs along the rail corridor will contribute to the Vision by promoting commercial led business plans that deliver more vibrant town centres and increased economic activity.
- 5.31 This will be achieved by delivering stronger more vibrant town centres in which tourism, retail and leisure businesses can thrive and maximise the potential to draw on the nearby 4.3 million visitors to Edinburgh every year in addition to those residents of the Central Belt and Lothians that are potential visitors. Town Centres will be developed as great destinations to visit in their own right whilst obviously capitalising on nearby honeypot visitor attractions (e.g. Abbotsford, Dalkeith Country Park) and product investments such as the steam train excursions. By developing town centres in this way we aim to extend the average length of stay in the area and attract younger visitors and so increase the size of the market in the town centres. Town centre events and digital marketing may be key in this respect.
- 5.32 Businesses are ambitious for their towns and will cooperate, via the BIDs, to develop new economic activity such as events, collaborative marketing and product development which in turn will incentivise individual businesses to grow and deliver a vibrant economy. A higher quality town centre should drive up aspirations of businesses and ensure repeat, visits from satisfied town centre visitors, embedding the initial growth into future years. Stronger town centres will secure more jobs in the local area; these jobs will be open to those living along the rail corridor and improve economic opportunity for people in both rural areas and the urban fringe. Colleges will be encouraged to work with town centre partners to embed Modern Apprenticeship Programme into retail and hospitality within the BID areas.
- 5.33 The project will foster working in partnership with the business community and a growth in local capacity to realise some of the commercial benefits flowing from the investment in the railway. Development of BIDs along the rail corridor will change perceptions amongst businesses and consumers/visitors; it will also change the perceptions of potential investors into the rail

corridor by developing events, quality environments, improved marketing etc.

- 5.34 This project will be led by Scottish Borders Council supported by BIDs Scotland (the national organisation and voice of BIDs in Scotland) and promoted to emerging BID steering groups in the following business locations in Midlothian and Scottish Borders

Summary

- 5.35 The Council agrees to initially underwrite any shortfall in the delivery budget for the project until the estimated shortfall is filled by the opportunities mentioned above. The Council has confidence in the success of the external funding routes, due to recent discussions, however the Authority will ultimately fill any remaining funding gaps at the end of year 3. If additional funding is required, the Council will have to re-evaluate the current priorities in the approved Capital Plan, which may result in a priority being removed from the plan.

Locating the GTS in Galashiels opens up considerable further funding opportunities that may be able to contribute to the Project and/ or the wider regeneration of Galashiels

6. FINANCIAL – REVENUE

- 6.1 The revenue implications for the project have been considered in detail. Jura's Detailed Business Case concluded that a stronger viability for the project hinges on the further development of Galashiels as a visitor destination. The Detailed Business Case recognises the risks that exist in taking the project forward.
- 6.2 The Council's preferred option would be for the ultimate operational plan to be revenue neutral. Consequently, further work has been done to assess the final staff structure, the phasing of new staff employment, catering arrangements, and the potential for the building to deliver other income generating activity.

Financial viability in the Jura Detailed Business Case for Galashiels was projected as:

| | £ Surplus / Deficit |
|------|---------------------|
| Year | Scenario 2 |
| 1 | (79,679) |
| 2 | (53,919) |
| 3 | (12,038) |
| 4 | (18,647) |
| 5 | (21,514) |

Live Borders Operating Model

- 6.3 Subsequent to completion of the Jura Detailed Business Case work has been undertaken with Live Borders to assess the option of that organisation managing the GTS in Partnership with the existing Tapestry Trustees and the Council. Live Borders are keen to explore this option.
- 6.4 Live Borders have undertaken an initial assessment of the operational efficiencies that can be gained from operating the facility within the management structure of the Trust and identified that due to the existing management and facilities structure that is already in place the predicted annual savings on the running costs for Galashiels would be £77,674 (summary review provided in **Annex 5**). **This would allow the project to become commercially sustainable after year 1 and to build a significant surplus after year 2.**
- 6.5 By assuming the Live Borders staff cost profile, the forecast deficit is removed in years 2 to 5 inclusive and reduced to £2k in year 1. This updates the '£ Surplus/Deficit' table as follows:

Financial viability is assessed as a surplus or deficit and projected with Live Borders Financial Operating Model:

| | £ Surplus / Deficit |
|------|---------------------|
| Year | Scenario 2 |
| 1 | (2,005) |
| 2 | 23,755 |
| 3 | 65,633 |
| 4 | 59,027 |
| 5 | 56,160 |

- 6.6 Live Borders has indicated that the Galashiels option provides a beneficial opportunity for the Trust due to its synergises with other cultural offerings that are already under their control, but also opens up new partnership opportunities with neighbouring arts and cultural attractions and Heriot Watt University. The feedback in relation to the Tweedbank option was not as positive as Live Borders indicated that the isolation of the attraction does not offer the same partnership and business development opportunities with their existing operations as a town centre.
- 6.7 The Business Case assumptions will be transferred into a detailed and comprehensive Operational Plan. This will ensure that the projected revenue position is addressed in detail, that the maximum potential of the project is realised and that the project is commercially sustainable.

Price Point Differentials

- 6.8 The pricing structure at Tweedbank was originally informed by a review of other attractions in the geographic area and the prices charged at similar attractions elsewhere. The value reflects the comprehensive visitor offer provided the Great Tapestry of Scotland Visitor Centre, the Tapestry itself, the 'making of' elements which are integral elements of the experience, and the high-calibre temporary exhibitions it is intended that the centre should curate. It also reflects the Tapestry's status as a national and international visitor attraction. It further represents our view that the Visitor Centre will act as a 'destination' attraction amongst visitors, due to its location at the terminus of the Borders Railway line, and its walking proximity to the destination attraction of Abbotsford and Melrose. Therefore, it is considered that a £10 admission is appropriate.
- 6.9 The Galashiels market for the GTS places greater emphasis on local and day trip visitors. A survey of existing visitors to Galashiels

demonstrated a price sensitivity; this survey was specific to Galashiels and the current visitor market.

6.10 The proposed pricing for Galashiels is therefore lower than was assumed for Tweedbank, reflecting the need to support the development of the visitor market in Galashiels and support Galashiels' development as a destination for both tourists and leisure day visitors. The local market will also be influenced by the perceived value for money offered by the Great Tapestry of Scotland visitor experience and this is considered to be optimised at £7.50 as the headline adult admission charge.

6.11 Further detail on average ticket price comparison and average income comparison is provided in **Annex 6**.

organisations to create an operational plan that has efficiency and growth strategies incorporated to exceed the conservative figures identified in the Business Case.

Income Development Opportunities

6.12 The Council will underwrite any deficit in the annual revenue budget for the GTS, so is incentivised to develop the operating model to be as efficient as possible, while exploring opportunities from successes in other national visitor attractions to maximise income to the facility.

Tapestry Trustees

6.13 Finally, once the final location for the GTS is approved it then provides the Tapestry Trustees certainty, allowing them to commence fundraising activities to:

- Revenue funding in the early years to reduce any gaps in funding;
- Revenue funding to allow operational scope enhancement.

Summary

6.14 The Council agrees to initially underwrite any shortfall in the revenue budget for the project until the estimated shortfall is filled by the opportunities mentioned above. The Council has confidence in the success of the additional income generation opportunities to obtain at least a cost neutral position for the facility; however the Authority will ultimately fill any remaining funding gaps.

The operational management plan will set out the strategy to ensure the project will become a commercially viable proposition. The current Jura business case sets out the evaluation to demonstrate that the proposal is commercially viable, so this will be developed by the Operational team with support from other

7. GOVERNANCE

Roles and Responsibilities

7.1 **The delivery of the Capital Project** will follow the Prince 2 methodology, with clear roles and responsibilities for all parties in the Project Board:

Project Executive – Decision Maker (within the Tolerances of the Project)

Senior User – Client representative to ensure that the building solution allows the delivery of the Benefits Realisation Plan to be achievable.

Senior Supplier – Individual who can supply the resource and expertise to deliver the project.

Project Manager – Control of day to day activity to meet the time/quality/cost parameters of the project.

Project Assurance – Key roles to audit the delivery process and assures the interests of the primary stakeholders.

7.2 The Project Board will deliver the project in line with the Business case and the project tolerances. The Project Executive will provide regular updates to senior Council Officers and the Borders railway Blueprint Group.

7.3 If the delivery of the Capital project deviates from the project parameters an Exception report will be taken to the Borders railway Blueprint Board to ascertain the way forward to resolve the issue.

7.4 In relation to the **operational management of the GTS in Galashiels**, work has been undertaken to assess the most appropriate governance arrangements that might be put in place. In undertaking that work two key issues emerged. They are:

- a) The option to locate the GTS in Galashiels will act as a catalyst to a wider set of town centre regeneration outcomes. Of most relevance in this context is the opportunity to work with other arts and culture organisations to secure a higher profile and wide ranging offer for visitors and residents alike from this sector within Galashiels. This is an outcome that would not have been achievable within the immediate locality at Tweedbank. Obvious links are with MacArts who have already written in support of the project. The feasibility study and detailed business case set out further options including flexible studio space and the potential to accommodate other organisations within the area.
- b) Since 2014 the Council has completed the transfer of its Cultural Services to what was Borders Sport & Leisure Trust which, with the

added responsibility for culture, has become Live Borders (LB). The establishment of LB is a very significant and material change to the landscape in respect of governance. The new relationship between the Council and LB in respect of Culture offers an opportunity for an existing organisation with established capacity in the Borders to play a significant part in the delivery of the GTS project. No such opportunity was available in 2014

7.5 As a consequence, and following discussion with both LB and the Tapestry Trustees, alternative governance arrangements are being discussed. These discussions are at an early stage, but it is already clear that all parties recognise the opportunities presented by these new factors and are keen to ensure the potential of them is secured.

Lessons Learnt

7.6 Following the review of the business case for the Tapestry at Tweedbank in December 2015, SBC has been fully committed to working with Scottish Government to carry out the necessary Due Diligence, including participating in an independently chaired review.

7.7 As part of securing the Blueprint funds of £2.5million, the Blueprint Leadership Group has worked closely with the Council and Scottish Government to define and complete the necessary due diligence work. Importantly, this work is "stress testing" the design of the building against different visitor scenarios, updating the information supporting the Business Plan, and providing an updated position in respect of Tweedbank, including the Business Park proposals from Scottish Enterprise as part of their commitment to the Borders Railway Blueprint, and the commitment of all partners to deliver a series of strategic masterplans along the Borders Railway corridor to drive commercial development and investment around the station hubs.

Management of Risk

7.8 As with all construction projects, there are potential risks that can affect the overall design, cost and programme. Although it is not envisaged that the risks associated with this project will be particularly onerous, it is imperative that the Project Team identify and consider actions to reduce/eliminate potential risks at an early stage.

7.9 The detailed identification and mitigation of project risks will be formally undertaken by the Project Manager and the design team during the detailed design stages of this project and will be

complied into a detailed risk register. The Register will be a live document to be maintained during the course of the project with project risk being confronted on a monthly basis during design risk workshops.

- 7.10 The project will benefit from the delivery of the Tweedbank option through to the pre-tender stage and also the recent delivery of the Galashiels Transport Interchange (GTI). The lessons learnt from the GTI project have already materialised in the quantified risk assessment that forms part of the project estimated capital cost.

Next Steps

- 7.11 A considerable amount of work on the project has been undertaken since June 2016 to allow a final recommendation and decision in respect of the GTS Project to Council in December 2016.

- a. Blueprint led due diligence process. Key element is a workshop to review consultants' reports which took place on 28 October 2016.
- b. Governance issues. Liaison with partners critically with Live Borders and existing Tapestry Trustees.
- c. Funding discussions with third parties. Discussions with Scottish Government regarding Capital Regeneration Funds for Galashiels, with Historic Environment Scotland to assess the opportunity to seek funding in respect of the Post Office Building and with Heritage Lottery Fund to assess opportunity to seek Lottery funds to support the project.
- d. The Blueprint Leadership Group review of the project Business Case which took place on 23 November to decide on whether or not to recommend that Blueprint Funds should be confirmed for locating the GTS in Galashiels.

- 7.12 Following the Blueprint Leadership Group decision and assuming a recommendation to confirm funds for the project a Submission would be made to the Cabinet Secretary for Culture Tourism and External Affairs seeking her confirmation of the funding.

- 7.13 These steps were discussed and agreed with partners notably the Scottish Government, the Blueprint Leadership Group, The Tapestry Trustees and Live Borders. The process was designed to ensure that all interested parties are able to assess their position in the light of the conclusions of other parties and ensure that all partners are able to reach their own conclusions during the course of the process.

- 7.14 However during the process it was important that the Council provided a high degree of

confidence to partners and to this end and in the light of the assessments set out in the report it is recommended that Council agrees in principle to locate the Great Tapestry of Scotland in Galashiels.

The Key Next Steps:

1. Cabinet Secretary for Culture Tourism and External Affairs funding approval (November 2016).
 2. Report to Scottish Borders Council (15 December 2016)
 3. Commence delivery of design and permissions January 2017
 4. Commence preparation for external funding applications January 2017
 5. Continue dialogue with Trustees and Live Borders to define operational model and provide input into the design process.
 6. Conclude Land assembly January 2018
 7. Planning listed building consent approval January 2018.
 8. Construction Contract award August 2018
 9. Construction completion January 2020
 10. End of Tapestry installation March 2020
 11. Open to public April 2020
- 7.15 Following the commencement of the project delivery, the Council will undertake further Stakeholder consultation, so that communications address their particular interests, issues and needs. The analysis will also provide a basis for the prioritisation of Stakeholder Management communications, which will help the project to concentrate resources where they will contribute the most towards a successful outcome.
- 7.16 The Project Manager and the design team will organise and chair various stakeholder meetings/workshops, particularly during the development of the brief and initial design stages. These sessions will be used to capture both internal and external stakeholder opinions, to assist with the design process, ensure key project aspirations are captured and sign-offs are achieved where appropriate.
- #### Post Implementation Reviews
- 7.17 The Blueprint partnership will require the Council to submit regular progress reports and to carry out an independent evaluation of the project.

8. CONCLUSION

Galashiels

- 8.1 The report provides the supplementary information requested by the Government Due Diligence process on the GTS including updated context and additional supporting information and sets out the emergent proposal to locate the GTS within Galashiels. A summary of the work undertaken since December 2015 is provided including the feasibility Study by Page Park, the Detailed Business Case by Jura Consultants and the Cost Report by Turner Townsend.
- 8.2 The buildings which the GTS would occupy in Galashiels would stimulate the regeneration of the Town Centre, and are laid out to allow a range of community and partnership working opportunities which could be tapped into to create an exciting cultural and tourism project which would have a significant regional impact.
- 8.3 The Galashiels option has become possible as the buildings now being considered were not vacant at the time of the original assessment of Galashiels (summer 2014). Once this building became available, (Poundstretcher moved out at the end of January 2016 and the premises were advertised in April 2016) the Council took immediate action to assess the proposition.
- 8.4 The key conclusion of the work to date is that due to the availability of the buildings in Galashiels for locating the GTS in a purpose built building, but also linked to and utilising the existing Post Office building, is a viable proposition.
- 8.5 The detailed Jura Business Case concludes that the project, if delivered as part of a wider regeneration project for Galashiels Town Centre, would result in a commercially sustainable project.
- 8.6 The Live Borders Analysis also identifies opportunities to obtain operational efficiencies and/or increase the revenue opportunities for the facility to obtain an operationally cost neutral model for the Galashiels option.
- 8.7 The comparator analysis from Galashiels and Tweedbank demonstrate that the visitor impact of both projects is similar; however Galashiels would deliver other economic benefits due to its location in an existing town centre.
- 8.8 Over the course of the Galashiels investigation and analysis there has been significant public and business support for the option, which is a comparable difference to delivering Tweedbank through the Planning Approval Process, where the project received objections from the public and community groups. This demonstration of positive community support not only provides confidence to Scottish Borders Council regarding the delivery of the building to house the GTS, but also the support

to make the visitor attraction an operational success for the wider benefit of the Scottish Borders.

- 8.9 In conclusion, the Galashiels option analysis establishes that the project is Financially deliverable within a £6.7M Capital budget and demonstrates that the operational model can be run in a surplus after year one. This option will stimulate the wider economy to generate more jobs and investment than the option in Tweedbank.

Tweedbank

- 8.10 If Galashiels is chosen as the preferred site to locate the GTS it does not mean that Tweedbank will lose an economic opportunity, as there is still a commitment from the Borders Railway Blueprint Masterplanning process to maximise the economic opportunities created at the terminus of the Railway, including the new Central Borders Business Park, and the parallel opportunities for the extension of the Borders railway and significant housing allocation on Lowood Estate.
- 8.11 This future planning will maximise the business, residential and visitor opportunities that are available in Tweedbank, on appropriate land uses. Ultimately supplementing the GTS proposals for Galashiels and thus optimising and maximising the benefits that can be derived from the Borders Railway.

ANNEX 1 – ENERGISE GALASHIELS TRUST – WHY GALASHIELS SHOULD BE THE HOME OF THE GTOS.



ENERGISE GALASHIELS TRUST

Why Galashiels should be the home of the Great Tapestry of Scotland!

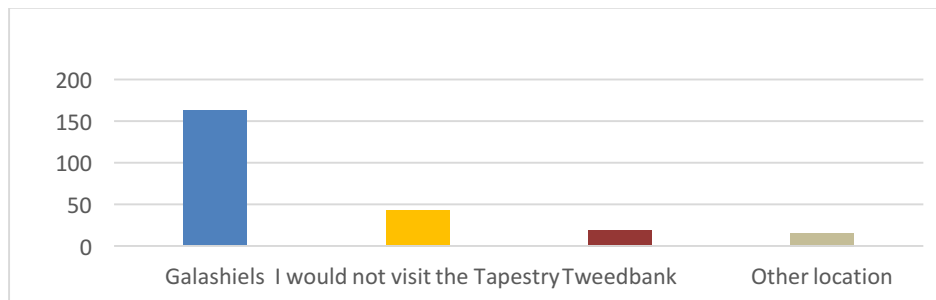
Summary

Galashiels is considered to be a 'riskier' location because:

- Jura Consultants assessed that Galashiels is not a '*strong visitor destination*' compared to Tweedbank, so would not attract the same volume of visitors!
- Jura Consultants assessed that visitors to the Great Tapestry of Scotland would only be prepared to pay £7.50 Adult Admission in Galashiels, but would be prepared to pay £10.00 Adult Admission in Tweedbank!
- Comparing 'apples and apples' – the Capital for the Galashiels location option includes costs related to the Post Office premises, which we fully support as a strategic investment, but which is not essential for the Great Tapestry of Scotland!

Why Energise Galashiels believes Galashiels is the best location:

- 1) A Jura Market Survey asked: '*In which of the following locations would you be most likely to visit the Great Tapestry of Scotland?*' **Galashiels was the location of choice!**



- 2) The market potential for Galashiels is the same as Tweedbank. However, Galashiels has a lower visitor forecast as our market penetration is 1.35% because we are not a 'recognised destination'. If Galashiels achieves a 0.15% increased penetration in Day Trips, equalling Tweedbank (1.5%), an **additional profit of £30,000 p.a.** would be generated!
- 3) Jura Consultants noted: '*we have not allowed for passing trade. Engaging passing trade could result in additional income*' We believe modest success would generate **profit of £19,000 p.a.**
- 4) The Great Tapestry of Scotland in Galashiels would increase demand for retail space - and we have plenty lying vacant. Scottish Borders Council could receive **up to £50,000 p.a. additional income.**
- 5) If the ambitions and economic benefits of the Borders Railway Blueprint are to be fully realised, they can best be delivered with Galashiels as the home of the Great Tapestry of Scotland!

Scottish Borders Council should invest in Galashiels: which requires re-generation of the 'old town centre'; which has growth potential; which can expand on existing attractions such as Old Gala House; which has established, and is creating new, events; which has an infrastructure to transport visitors across the Scottish Borders; which has existing food & retail offerings to enhance visitors' experiences of the Scottish Borders.

If not the Great Tapestry of Scotland then what for Galashiels?



ENERGISE GALASHIELS TRUST

“Energise Galashiels aims to provide a focus for engaging with our community, to develop a vision for and deliver actions to improve Galashiels and create a more vibrant, welcoming and confident community”.

Why Galashiels should be the home of the Great Tapestry of Scotland!

This document, our second Submission to Scottish Borders Council, builds on our case to provide a permanent home for the Great Tapestry of Scotland in Galashiels.

The Great Tapestry of Scotland housed in Galashiels will act as a vital catalyst for the regeneration of the town centre. This would bring benefits, not only to Galashiels, but also a greater potential upside for the Scottish Borders.

The location options are:

- Invest in Galashiels: which requires re-generation of the ‘old town centre’; which has growth potential; which can expand on existing attractions such as Old Gala House and seek investment in new attractions; which has established and is creating new events; which has an existing infrastructure to transport visitors across the Scottish Borders; which has existing food and retail offerings to enhance visitors’ experiences of the Scottish Borders.
- Invest in Tweedbank: which will have a single attraction with limited growth potential; where the medium term plans are for the transformation from Industrial Estate to Business Park; with plans to extend housing; where there is limited support infrastructure; which does NOT depend on this investment.

We urge the Councillors of Scottish Borders Council to accept, that whilst there may be more risk there is considerably more regeneration potential, and support Galashiels as the location for the Great Tapestry of Scotland.

Indeed, if Scottish Borders Councillors do not support Galashiels, we believe they must be prepared to explain what their alternative plans are to re-generate the town. We know of no other projects which offer the immediate opportunity and long term potential of the Great Tapestry of Scotland.

Galashiels Town Centre Regeneration

Scottish Borders Council Cultural Strategy published, March 2014: *‘By locating a visitor attraction in one of the lesser visited Borders towns, it will add an additional and distinctive draw to the region which will increase the incentive to visit’.*

SBC Town Centre Regeneration Report, October 2016: *‘The ‘Town Centre First Principle’ was endorsed by Scottish Government to ensure **“We take every measure possible to ensure our town centres are vibrant places”** (Nicola Sturgeon, Deputy First Minister of Scotland). **This principle commits the public sector to prioritise town centres in local decision making processes.*** [n.b. bold typography by Energise Galashiels Trust]

‘The Council recently commissioned Ryden LLP to undertake a Town Centres Retail Study, including two market gap analyses for Galashiels and Hawick town centres. The report highlighted a number of key market changes and adjustments in the retail, leisure and services sector. These changes are occurring across the whole of the country and are complex and, importantly, ongoing. The report notes that the

gradual withdrawal of multiple retailers from non-prime destinations, and their replacement with other commercial and employment uses, poses serious challenges to town centres.'

In our initial Submission to Scottish Borders Council, we wrote: *'With the radical change in retailing over the past few years, we have yet to find anyone who believes that the solution to these vacant town centre properties will be resolved by a resurgence of what previously existed the trends in retailing suggest that without a major intervention, or an attraction to encourage more visitors, there is little chance of these key areas of our 'old town centre' being productively occupied.'*

We wish to emphasise the word 'trends' as we believe that it is foolhardy to expect that we have now reached a plateau! The world of commerce is seeing more and more enterprises developing 'disruptive technologies' many of which will continue to have a significant impact on traditional town centres. In the world of finance, who expects there to be the same number of bank branches or building societies in our town centres in 10 or 20 years' time? Will there be travel agencies? Will newsagents' shops still exist?

This makes leveraging all opportunities for town centre regeneration all the more vital - the Great Tapestry of Scotland in Galashiels town centre is a one-off opportunity. The Jura Consultancy Report assesses the Strategic Context for Galashiels as: *'Locating the Great Tapestry of Scotland Visitor Centre provides the potential to revitalise the town, attracting additional capital and opportunities for development'*.

If not the Great Tapestry of Scotland then what for Galashiels?

Borders Railway – Maximising the Impact: A Blueprint for the Future

In Borders Railway – Maximising the Impact: A Blueprint for the Future, guiding principles are laid out including:

- *'Reflecting 'Town Centres First' we want to connect visitors to our towns and the attractions they provide...'*
- *'We will deliver an ambitious targeted and coordinated marketing programme that brings to life the investments and commitments'*
- *'We will launch a Borders Railway Prospectus which promotes site-specific development opportunities in the Railway Corridor and Station Hub areas to housing, commercial and leisure developers.'*
- *'We will integrate rail with other transport modes available around each of the station hubs, delivering existing and new bus services that provide access to housing, work and our tourist attractions.'*
- *'The Great Tapestry will be a catalyst for creating a destination of national and international significance and will assist the development of a cluster of wider textiles innovation / heritage activity.'*
- *'Our attractions, accommodation providers, local producers, pubs and restaurants are all developing new ideas and products to enhance their quality. We're proud to support their enterprise and hard work.'*

'Our ambition is to realise fully the economic benefits of the new Borders Railway.'

'..... the line will be transformational

' It will be a catalyst for new opportunities '

The First Minister, The Scottish Government, 17 November 2014

With a site now available, surely all these ambitions can best be delivered and the economic benefits fully realised with Galashiels as the home of the Great Tapestry of Scotland!

Jura Consultancy Report on Galashiels

Our initial reaction to certain key assumptions was one of indignation, when we read that:

- Galashiels is not a *'strong visitor destination'* and would not attract the same volume of visitors
- there was *'limited public perception'* of the town
- whilst there are some components required of a destination, *'these are limited'*
- market research indicated that a reduced *'Admission Charge of £7.50'* (rather than £10) would be required *'to support the development of the visitor market to Galashiels'* and because *'the local market will also be influenced by the perceived value for money'*

Once we had somewhat recovered from this critique of our town, we read the Report again, this time from the perspective of *'tae see ourselves as others see us'*. Then looked at the positives, and there are many, both in the Jura Report and with the actions that Energise Galashiels Trust, and many others, are striving to implement, all of which contribute towards strengthening our town.

Galashiels as a 'Visitor Destination'

We accept that in comparison to other Borders towns such as Melrose, Jedburgh and Kelso with their wonderful Abbeys close to their town centres, and Peebles with its established hotel/conference facilities, that Galashiels is not currently a recognised visitor destination. These, and other towns, such as Hawick with Heart of Hawick in the town centre, Selkirk with the investment in Sir Walter Scott's Courthouse in the town centre, do a marvellous job in welcoming visitors to the Scottish Borders and are to be congratulated and supported – we would like to join them and contribute to growing the market. What comes first the investment or the market ... we all know the answer to that!

We have outlined a number of initiatives, both ongoing or planned all which, we believe, create the cumulative impact in increasing the market awareness of Galashiels as a 'destination'. (See Appendix 1)

In particular, we highlight below the potential from initiatives such as the Tourism Destination Project which will have significant impact across the Scottish Borders; the work ongoing in assessing the application for BIDs Project Management Funding; and the positives that the Great Tapestry of Scotland could have on the proposed town centre hotel development.

Galashiels may not be a 'visitor destination' today we will become one tomorrow!

What we are doing

Energise Galashiels Regeneration Fund - subject to the Great Tapestry of Scotland being located in Galashiels town centre, Energise Galashiels will establish a new 'Regeneration Fund' with the objective of raising £100,000 over a 2-year period to be applied to projects and initiatives which support the sustainability and promotion of Galashiels Town Centre, including the Great Tapestry of Scotland.

As a member of Destination Scottish Borders, along with Galashiels Chamber of Trade and Galashiels Community Council, we are delighted that, in partnership with Midlothian Tourism Forum, tourism groups from across the Scottish Borders have been awarded project funding to maximise the impact of the Border Railway – part of which could be the promotion of Galashiels as the home of the Great Tapestry of Scotland.

BIDs – Energise Galashiels Trust and Galashiels Chamber of Trade are taking the lead in establishing a BIDs Working Group to develop an application for Project Management funding to be submitted in November 2016. During 2017, a Business Plan, with a potential annual budget of £100,000 - £200,000, will be developed and go to ballot of the enterprises in the designated BIDs zone. This is expected to include plans which develop and support new events; increase marketing activity; improve the town centre; assist with business development.

Visitor numbers

The market potential for Galashiels is the same as for Tweedbank. The lower visitor number forecast is derived from a lower market penetration % as Galashiels is not a recognised destination. On this point we respect Jura’s view – however we struggle to see Tweedbank as a recognised visitor destination!

What we wish to highlight is the sensitivity that amending just one multiplier has on the Galashiels Business Case. *The variances in Market Penetration % are highlighted in the Market Size Summary table.*

| Market Size Summary | (Gala 9.1) | Penetration | | | (T/bank 7.1) | Penetration | | |
|---------------------|------------------|-------------|--------|-------|------------------|-------------|--------|-------|
| | | Low | Medium | High | | Low | Medium | High |
| Local | 32,329 | 2.50% | 4.70% | 5% | 32,000 | 2.50% | 4.50% | 5% |
| Day Trip | 2,149,908 | 1.00% | 1.35% | 1.50% | 2,139,747 | 1.00% | 1.50% | 1.75% |
| Tourists | 391,333 | 1.50% | 3.20% | 4% | 391,333 | 3.00% | 4.00% | 5% |
| Education | 87,532 | 1.00% | 1.25% | 1.50% | 87,532 | 1.00% | 1.25% | 1.50% |
| Total | 2,573,570 | | | | 2,563,080 | | | |

Note: in the Jura Report, the Penetration % varies between Galashiels & Tweedbank within the Low / Medium / High ranges.

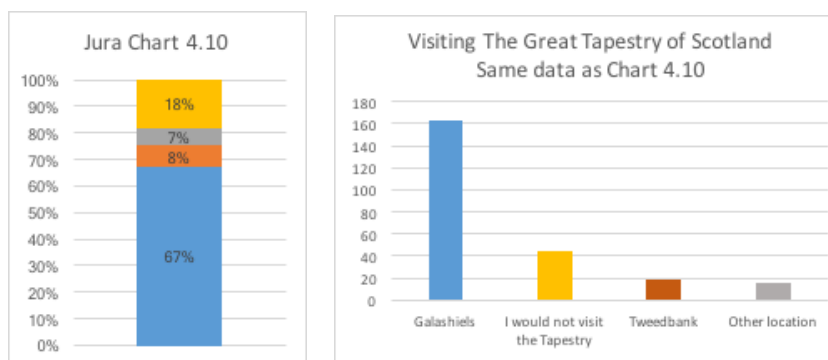
We assessed the impact if, over the next couple of years, Galashiels can better promote itself and could achieve a 0.15% increase in Medium Penetration in Day Trips to equal that forecast for Tweedbank and we then applied a 1.5% penetration to Galashiels. This results in enhanced Admissions revenues of over £14,000 which, with no additional operating costs, would be additional Net Profit. (See Appendix 2 Table 1)

Linked to this would be a pro-rata increase in Visitor Catering and Retail sales (£12,805 Catering + £14,775 Retail) which, after deducting 40% COGS (cost of goods sold), and with no increase in Operating costs, would add a further £16,000 p.a. of Net Profit.

If a positive Galashiels perception can be further developed to match the High Penetration forecast of 1.75% for Tweedbank, there is the future potential of £76,000 p.a. of additional Admissions Revenue along with pro-rata Catering and Retail Income. We have not sought to justify any increase in market penetration for the Tourist sector which would also benefit for increased market awareness.

We reviewed the Market Survey undertaken by Jura, a survey which: *‘informed much of the subsequent business case, augmented by a detailed visitors market appraisal and a destination audit.’* This provides interesting data relevant to our case for increasing the Day Trip penetration % as, of the market survey respondents, 67% were Day Trippers and 20% were Local. **No such survey was undertaken at Tweedbank.**

For Chart 4.10, the question was asked: ***‘In which of the following locations would you be most likely to visit the Great Tapestry of Scotland?’*** In the Jura Report, this is graphed as shown below in the left column, alongside our alternative graph of the same data, which we believe better **highlights the popularity of Galashiels as the location of choice with Tweedbank the 3rd choice.** (For raw data see Appendix 2 Table 2)



The Jura Reports states: *‘This survey demonstrates a strong presence amongst the local and day-trip market’* whilst justifiably pointing out that more is required to be done to enhance our visitor offering. *‘Virtually none of the respondents saw the Great Tapestry of Scotland on its Scotland-wide tour. In spite of, or perhaps because of this, there was interest in all age groups in going to visit, with Galashiels the most popular potential location by some way.’* [n.b. bold typography by Energise Galashiels Trust]

In addition, Scottish Borders Council will benefit from up to:

- £50,000 p.a. from increased Business Rates Revenue

This uplift will arise from fuller occupancy of currently vacant properties. Understandably not included within the Jura Report, but clearly a financial gain to Scottish Borders Council and one which is unlikely to arise in the absence of major investment in Galashiels town centre.

Capital

Within the projected Capital costs, we do not have the detail necessary to sensibly comment. We do however, encourage a high degree of flexibility with the design of the building to ensure that, in the years ahead, there is the scope to adjust and enhance the exhibition content to meet future market demands.

In the event that the additional level of Capital £Spend required in Galashiels cannot be funded by further grants, then a re-design option should be developed to match available funding.

This should not be a case of Capital determining Strategy – our belief is that Galashiels is the correct strategic location, therefore a solution should be developed which delivers a re-generation strategy.

We note that Capital costs are included relating to the inclusion of the former Post Office building within this project. We fully support this approach and believe it is strategically sound. However, our understanding is that this is not essential to the GTS project at this time and question whether the Capital spend in Galashiels is therefore directly comparable to the Tweedbank option. We also question whether the Tweedbank option costings include probable future costs of the Eildon Mill site.

We note that Studio Pods to be available within the complex – it doubtful that this will have a major bearing on Capital or revenue, but we re-iterate our comments in Submission 1 that other parties may be able to provide such facilities.

Operating Costs

We have little to comment on with Operating Costs, other than registering our belief that if the operation of the Great Tapestry of Scotland Visitor Centre, rather than being managed by a new entity, was managed by an established entity such as Live Borders, that cost savings could and would be made through operational management expertise and by leveraging expert skills sets, such as curators, that already exist.

**We need Scottish Borders Council to support Galashiels
as the location for the Great Tapestry of Scotland.**

Energise Galashiels is an independent community group of volunteers, formed in November 2014, to help create a viable and sustainable town, attractive to residents and visitors.

Appendix 1

Galashiels as a 'Visitor Destination'

In assessing the component parts that are required to be a 'destination', Galashiels is making progress! The benefits of the Borders Railway are a great start, along with the investment in the Transport Interchange. ScotRail are now making in-train announcements on all their services advising passengers that Galashiels is the station to alight for onward bus links across the Scottish Borders.

It seems reasonable to us to expect that locating the Great Tapestry of Scotland in Galashiels would act as a positive spur to those considering the hotel development in the former Burgh Yard, and could act as a catalyst for further accommodation developments.

With its existing infrastructure, Galashiels has significantly more to offer the important 'Evening / Night' time market for Local, Day Trip and Tourist visitors.

Events are an important ingredient for 'destinations'. Energise Galashiels supported the inaugural launch of 100 Bands on the Borders, with a second festival planned for April 2017. We have just seen the first Creative Coathanger Festival which generated local and visitor interest and increased awareness with positive news coverage, the MacArts Centre continues to develop a strong programme of events.

To welcome visitors to the town, the Flying Scotsman Mural, created by mural artist Chris Rutterford, was unveiled on 1st October to great acclaim and received local and national level news coverage.



Led by Destination Scottish Borders, various community groups are currently working together to create a Xmas 2016 offering for several central Border towns. In Galashiels' case, this will involve students from Heriot-Watt University School of Textiles and Design developing a 'Festive Fashion' offering to attract day visitors from Edinburgh and the Lothians.

There has been an appalling lack of promotional literature on Galashiels for too many years. Last year, Energise Galashiels supported the efforts of our Town Centre Co-ordinator to develop and publish the 'Town Trail' which guides visitors around our local landmarks. We also supported Galashiels Chamber of Trade who produced a 'Shoppers Map'. We recently launched a visitor-orientated web site to further promote our town - <http://www.visitgalashiels.com>.

Live Borders deliver a number of sports and cultural events in Galashiels for both youngsters and adults including Borders Live Touring shows, the Live Borders Triathlon (which attracts 75% of participants from outwith the Borders), the Scottish Borders Sports Academy, the Festival of Hockey, and the Festival of Football with up to 2,500 attendees from across the region.

We are discussing with Live Borders the need to produce literature for Old Gala House – a wonderful museum and gallery in a attractive garden setting. It is little wonder that it only had 4,116 visitors last year as, for some years, there has been no promotional literature available to let visitors know of its existence!

We believe there is scope to link with Abbotsford in joint ticketing initiatives, which can also guide visitors around Galashiels past the memorials and plaques where Sir Walter Scott conducted business in the town.

Galashiels may not be a ‘visitor destination’ today we will become one tomorrow!

Appendix 2

| Market Size Summary | (Gala 9.1) | Penetration | | | (T/bank 7.1) | Penetration | | |
|---------------------|------------------|-------------|--------|-------|------------------|-------------|--------|-------|
| | | Low | Medium | High | | Low | Medium | High |
| Local | 32,329 | 2.50% | 4.70% | 5% | 32,000 | 2.50% | 4.50% | 5% |
| Day Trip | 2,149,908 | 1.00% | 1.35% | 1.50% | 2,139,747 | 1.00% | 1.50% | 1.75% |
| Tourists | 391,333 | 1.50% | 3.20% | 4% | 391,333 | 3.00% | 4.00% | 5% |
| Education | 87,532 | 1.00% | 1.25% | 1.50% | 87,532 | 1.00% | 1.25% | 1.50% |
| Total | 2,573,570 | | | | 2,563,080 | | | |

Applying the Day Trip Medium Penetration Rate for Tweedbank (1.5%) to the Galashiels model, increases the forecast from 29,024 to 32,249 Day Trip visitors per annum, generating additional Income / Profit of over £14,000.

| | (Gala 8.1) | Visits | | | (T/bank 7.1) | Visits | | |
|-------------------------------------|-------------------|-----------------|----------------|----------------|------------------|---------------|---------------|---------------|
| | | Low | Medium | High | | Low | Medium | High |
| Local | 32,329 | 808 | 1,519 | 1,616 | 32,000 | 800 | 1,440 | 1,600 |
| Day Trip (Gala at 1.35%) | 2,149,908 | 21,499 | 29,024 | 32,249 | 2,139,747 | 21,397 | 32,096 | 37,446 |
| Tourists | 391,333 | 5,870 | 12,523 | 15,653 | 391,333 | 11,740 | 15,653 | 19,567 |
| Education | 87,532 | 875 | 1,094 | 1,313 | 87,532 | 875 | 1,094 | 1,313 |
| Total | | 29,053 | 44,160 | 50,831 | | 33,937 | 49,190 | 58,612 |
| Using T/bank Penetration for | (Gala 8.1) | Visits | | | | | | |
| | | Low | Medium | High | | | | |
| Local | 32,329 | 808 | 1,519 | 1,616 | | | | |
| Day Trip (Gala at 1.5%) | 2,149,908 | 21,499 | 32,249 | 37,623 | | | | |
| Tourists | 391,333 | 5,870 | 12,523 | 15,653 | | | | |
| Education | 87,532 | 875 | 1,094 | 1,313 | | | | |
| Total | | 29,053 | 47,385 | 56,206 | | | | |
| Increases Day Trips | | | 3,225 | 5,375 | | | | |
| <i>Visitor Profile (Gala 8.4)</i> | | Excl Vat | | | | | | |
| Adults | 35% | £6.25 | £7,054 | £44,090 | | | | |
| Concession | 15% | £5.31 | £2,569 | £13,639 | | | | |
| Child (5-17) | 10% | £2.50 | £806 | £2,016 | | | | |
| Under 5s (free) | 10% | | | | | | | |
| Family | 25% | £17.50 | £3,527 | £15,431 | | | | |
| Education | 5% | £2.50 | £403 | £1,008 | | | | |
| | | | £14,360 | £76,184 | | | | |

Table 1

| Market Survey Gala | | |
|--------------------------------|------------|-------------|
| Galashiels | 163 | 67% |
| I would not visit the Tapestry | 44 | 18% |
| Tweedbank | 19 | 8% |
| Other location | 16 | 7% |
| | 242 | 100% |

Table 2

| Retail Sales Scenario 2 | | | Additional Passing Retail Sales ratio to forecast | | | | | | | |
|--|----------|------|---|-----|----------------|-----|----------------|-----|----------------|-----|
| Gala | | | | | | | | | | |
| Catering Sales (Yr 1) | £114,000 | 63% | | | | | | | | |
| Non-visitor related Catering | £66,000 | 37% | | | | | | | | |
| | £180,000 | | | | | | | | | |
| Retail Sales Forecast | £132,000 | 100% | £132,000 | 63% | £132,000 | 25% | £132,000 | 20% | £132,000 | 15% |
| Passing Retail Sales | £0 | | £77,524 | 37% | £52,381 | 25% | £41,905 | 20% | £31,429 | 15% |
| Total Retail Sales | £132,000 | | £209,524 | | £184,381 | | £173,905 | | £163,429 | |
| COGS | £52,800 | 40% | | | | | | | | |
| Contribution | £79,200 | | £125,714 | | £110,629 | | £104,343 | | £98,057 | |
| Additional Contrib / Net profit | | | £46,514 | | £31,429 | | £25,143 | | £18,857 | |
| | | | | | | | | | £12,571 | |

Table 3

ANNEX 2 - BENEFITS REALISATION PLAN

Great Destinations to Visit - Great Tapestry of Scotland
Benefits Realisation Plan

| Desired benefit | Audience(s) | Benefits for people | Resources | Timetable | Targets and measures of success | Methods of evaluation |
|--|---|---|---|---|---|--|
| Promotion of a National Cultural Asset | | | | | | |
| Enhancing the visitor experience through Digital | Scotland Wide - <i>Links to National Strategies</i> | <p>Raise the profile of Scotland at home and abroad, and ensure that as many people as possible in Scotland and overseas are able to benefit from, be inspired by and enjoy the very best of Scotland's creative, cultural and historic wealth.</p> <p>Through an integrated digital strategy, the GTS would create a valuable and enduring resource and legacy for scholars and the visitors alike, which would build on all the successes of the museum while maintaining and extending their digital programme activities.</p> | <p>Visit Scotland</p> <p>Trustees of the Tapestry</p> <p>GToS Website</p> <p>GToS Social Media presence</p> <p>Webinars</p> | <p>The website should be operational for the opening of the attraction</p> <p>The development of the other digital interfaces should be developed into and action plan within the first 12 month of operations.</p> | <ul style="list-style-type: none"> • Create access to content in the GTS collection; • Create a critical mass of digital content; • Add value to, and open previously unimagined areas for research; • Support innovative methods of research; • Facilitate the interpretation of our content by others for new audiences; • Transform discoverability of GTS content; • Make our content more visible and increase use; • Preserve any unique, rare and fragile heritage items by digital reproduction and protect vulnerable documents; • Generate income to support | <p>Visit Scotland referrals to GToS</p> <p>Website visits</p> <p>Feedback</p> <p>Participation in webinars</p> |

Great Destinations to Visit - Great Tapestry of Scotland
Benefits Realisation Plan

| Desired benefit | Audience(s) | Benefits for people | Resources | Timetable | Targets and measures of success | Methods of evaluation |
|---|------------------|---|---|---|--|---|
| Promotion of a National Cultural Asset | | | | | | |
| Youth projects – in schools | Young people <18 | Using the visitor as a venue for Curriculum based learning. Learning, team work, confidence building, accreditation Connecting schools with the textile industry in partnership with Heriot Watt University | Schools GToS Staff Trustees of the Tapestry. Visitor attractions Special Guest Speakers Heriot Watt MacArts | The development of Youth relationships should be built from opening in 2020 | Target of 100 young people in year 1. This should be built on yearly. | Participant Records Participant Feedback Teacher and youth group leader interviews. |
| Youth projects – in New building | Young people <18 | Using the visitor as a venue for Curriculum based learning. Learning, team work, confidence building, accreditation Connecting schools with the textile industry in partnership with Heriot Watt University | Schools GToS Staff Trustees of the Tapestry. Visitor attractions Special Guest Speakers Heriot Watt MacArts | The development of Youth relationships should be built from opening in 2020 | Target of 100 young people in year 1. This should be built on yearly. | Participant Records Participant Feedback Teacher and youth group leader interviews |

Great Destinations to Visit - Great Tapestry of Scotland
Benefits Realisation Plan

| Desired benefit | Audience(s) | Benefits for people | Resources | Timetable | Targets and measures of success | Methods of evaluation |
|---|--|--|---|--|---|---|
| Promotion of a National Cultural Asset | | | | | | |
| Establishing volunteer policy and organisational capacity | Volunteers form community groups, public, | Clear guidelines and support for Volunteer support Build capacity for local heritage management | GToS Staff Trustees of the Tapestry. Energise Galashiels Old Gala Club Old Gala House | The development a programme should be built from opening in 2020 | New policy and procedures in place | Participant Records Participant Feedback |
| History / Heritage Seminars/webinars | Education Local Audiences/visitors National audience/visitors International audience/visitors Under 25's | Engagement with Textile History and the modern industry. Engagement with Building Heritage Of Galashiels and the Scottish Borders to facilitate the Textile Industry. | GToS Staff Trustees of the Tapestry. Visitor attractions Old Gala Club Old Gala House | The development a programme should be built from opening in 2020 | Target of 100 people in year 1. This should be built on yearly. | Participant Records Participant Feedback Teacher and youth group leader interviews. |

Great Destinations to Visit - Great Tapestry of Scotland
Benefits Realisation Plan

| Desired benefit | Audience(s) | Benefits for people | Resources | Timetable | Targets and measures of success | Methods of evaluation |
|---|--|---|--|--|---|---|
| Promotion of a National Cultural Asset | | | | | | |
| Temporary exhibition and activities | Education Local Audiences/visitors National audience/visitors International audience/visitors Under 25's | Participation in exhibition will fulfil Curriculum for Excellence. Pupils will learn about history and be able to relate to the Borders community and their own future. Exhibitions will provide visitors an experience of the role the textile had in the Scottish Borders and promote the modern face of the industry and its buildings. | GToS Staff Trustees of the Tapestry. Visitor attractions Old Gala Club Old Gala House Digital | The development a programme should be built from opening in 2020 | Engagement with and volume of temporary exhibitions | Participant Records Participant Feedback |

Great Destinations to Visit - Great Tapestry of Scotland
Benefits Realisation Plan

| Activity | Audience(s) | Benefits for people | Resources | Timetable | Targets and measures of success | Methods of evaluation |
|---|---|--|---|--|---|---|
| Rebuilding of a place and its community | | | | | | |
| Create good quality employment opportunities | School Leavers / Unemployed/enhance local work force, volunteers | <p>Skills & Jobs - Investing in people and infrastructure</p> <p>Create good quality employment opportunities</p> <p>Create training opportunities for volunteers</p> <p>develop knowledge and skills</p> | GToS Staff Trustees of the Tapestry. Visitor attractions Old Gala Club Old Gala House Digital angle Energise Galashiels Community Council Chamber of Trade | The development a programme should be built from opening in 2020 | <p>Develop routes for formal qualifications for volunteers</p> <p>Create apprentice routes</p> | <p>Participant Records</p> <p>Participant Feedback</p> <p>Formal qualifications</p> |
| Trail: a quiz, that is used in conjunction with the natural history of the town and associated attractions will be developed to link to an outdoor trail in the town | <p>Education</p> <p>Local Audiences/visitors</p> <p>National audience/visitors</p> <p>International audience/visitors</p> | <p>Health - Investing in people and infrastructure</p> <p>Promote public access</p> <p>Visitors will learn more about the history of the Tapestry and the town and be able to connect it with the displays and exhibits with in the Park Gallery. It will lead to Increased appreciation of the role of the GToS in providing an attraction that benefits the wider community.</p> <p>Community engagement</p> | GToS Staff Trustees of the Tapestry. Visitor attractions Old Gala Club Old Gala House Digital angle Energise Galashiels Community Council Chamber of Trade Braw Lads Society | The development a programme should be built from opening in 2020 | <p>One trail should be established in year 1.</p> <p>Additional trails will be developed to coordinate with seasonal changes and exhibition booking</p> | <p>Participant Records</p> <p>Participant Feedback</p> |

Great Destinations to Visit - Great Tapestry of Scotland
Benefits Realisation Plan

| | | | | | | |
|--|--|--|--|--|--|--|
| | | <p>Infrastructure - Investing in people and infrastructure. Various trails can be developed due to season, attractions and individual physical ability.</p> | | | | |
|--|--|--|--|--|--|--|

Great Destinations to Visit - Great Tapestry of Scotland
Benefits Realisation Plan

| Activity | Audience(s) | Benefits for people | Resources | Timetable | Targets and measures of success | Methods of evaluation |
|---|--|--|---|-----------|---------------------------------|-----------------------|
| Conservation and enhancement | | | | | | |
| Creation of the GToS visitor attraction in Galashiels | Historic Scotland, Energies Galashiels | Reinvigoration of the town center with the conversion of the former Grade B listed Post Office building Conservation Area - design brief to be sympathetic and respond to the surrounding environment of Galashiels by framing key views of neighboring key buildings and landscape views for visitors to the first floor | SBC Capital Projects | 2020 | | |
| internationally significant visitor attraction | Education Local Audiences/visitors National audience/visitors International audience/visitors | deliver benefits for communities Cultural Centre with linkages to Mac Arts and wider border visitor attractions Internationally significant visitor attraction Knock on benefits/interest in neighbouring heritage features. Town center regeneration - Benefiting the economic prosperity of Galashiels and the wider masterplan | GToS Staff Trustees of the Tapestry. Visitor attractions Old Gala Club Old Gala House Digital angle Energise Galashiels Community Council Chamber of Trade Braw Lads Society | 2020 | | |

Great Destinations to Visit - Great Tapestry of Scotland
Benefits Realisation Plan

| Activity | Audience(s) | Benefits for people | Resources | Timetable | Targets and measures of success | Methods of evaluation |
|--|--|--|--|--|---|---|
| Reinforcement of the textile industry | | | | | | |
| Temporary Gallery/Education Area workshops | Education Local Audiences/visitors National audience/visitors International audience/visitors | Participation in exhibitions will fulfil Curriculum for Excellence. Pupils will learn about history and be able to relate to the Borders community and their own future. Exhibitions will provide visitors an experience of the role the textile had in the Scottish Borders and promote the modern face of the industry and its buildings. Educate on the history and future of the textile industry through various mediums | GToS Staff Trustees of the Tapestry. Visitor attractions Old Gala Club Old Gala House Digital angle Heriot Watt University | A programme should be created for year 1 and then developed through partnership and educational requirements | Target of 100 people in year 1. This should be built on yearly. | Participant Records Participant Feedback |
| Craft Shop | Local Audiences/visitors National audience/visitors International audience/visitors | Local products can have a showcase to the visitors to the attraction. Local products can have an outlet for sales to an international market that would not normally be available Promote textiles to international visitors | Occupants of Studios/education areas/textile technology development zones Borders textiles factory partners | The occupation of the building will define the availability of product from site. Partnerships with established manufacturers should be established for 2020 opening | Turnover | financial |

Great Destinations to Visit - Great Tapestry of Scotland
Benefits Realisation Plan

| | | | | | | |
|---|--|---|--|---|---|-------------------------|
| <p>Studios/education areas/textile technology development zones</p> | <p>Education Local Audiences/visitors National audience/visitors International audience/visitors</p> | <p>Small areas for SME development of business. Creative areas for SME or students to develop designs into reality Textile technology development</p> | <p>GToS Staff Trustees of the Tapestry. Visitor attractions Old Gala Club Old Gala House Digital angle Heriot Watt University</p> | <p>A programme should be created for year 1 and then developed through partnership and educational requirements</p> | <p>Target of 10% occupancy in year 1 to be built on in future years</p> | <p>Occupancy levels</p> |
| | | | | | | |

ANNEX 3 – PROGRAMME, INDEPENDENT COST REPORT, BENCHMARK ASSESSMENT AND QUANTIFIED RISK ANALYSIS



09 November 2016

Report

Stage A/B Cost Report Rev B

**Great Tapestry of Scotland Building
Scottish Borders Council**

making the **difference**

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| Rev | Originator | Approved | Date |
|------------|--------------------|-----------------|-------------|
| 0 | Alasdair Borthwick | Euan Bell | 09/11/2016 |

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DOCUMENT4

1 Introduction

This cost estimate is based on an analysis of historical cost data for similar types of projects along with the costing of an outline high level preliminary design.

This estimate is based on high level outline design information with allowances included for areas of uncertainty. As the design process progresses it is anticipated that any allowances for risk and uncertainty will either be removed from the project or replaced with costed design proposals.

2 Cost Summary

The below table summarises the anticipated Construction costs for the project.

| Option | Approximate Cost (£) |
|------------------------------------|----------------------|
| Tweedbank | 5,352,000 |
| Galashiels (Excluding Post Office) | 4,848,000 |
| Galashiels (Including Post Office) | 5,242,000 |

The below table summarises the anticipated Project costs including associated Professional and Development fees.

| Option | Approximate Cost (£) |
|------------------------------------|----------------------|
| Project Budget | 6,000,000 |
| Tweedbank | 5,994,000 |
| Galashiels (Excluding Post Office) | 6,023,000 |
| Galashiels (Including Post Office) | 6,689,000 |

A summary of these costs is included within Appendix A.

The costs for the Galashiels option are based on outline high level preliminary design information produced by Page and Park and discussions at Project and Design Team meetings.

The costs for the Galashiels option are calculated on a £/m² basis using the rates for the Tweedbank option and assumes a similar level of specification to the Tweedbank option will be specified. The Pre tender estimate for the Tweedbank project is included in Appendix B.

Further to the above Pre tender estimate, which was approximately £345,000 over budget, a Value Engineering exercise was carried out to bring the project back within the £6m budget. A schedule of areas which it was deemed appropriate to target is also included Appendix B.

Allowances have been included within the costs over and above the £/m² allowances for the construction works for External works, Utilities connections and Identified risks.

Whilst the above costs aim to reflect the potential costs associated with the construction of the Tapestry Building in Galashiels it should be noted that they are based on high level and undetailed information. With particular regard to the Identified Risks it should be noted that no surveys have been performed to determine existing ground conditions of a level higher than site walkaround. Surveys will also be required to determine any works required to the existing utilities network to accommodate the project.

Allowances have been included for utilities connections and drainage and we would recommend that engagement is sought with the relevant Statutory Authorities to determine the level of costs associated with any works required to the existing networks.

3 Provisional Sums

There are currently no provisional sums identified on the project due to the current RIBA design stage. We would recommend that the nr of provisional sums contained within the tender are kept to a minimum to ensure a robust contract sum is agreed with the successful contractor.

4 Optimism Bias

As per the Governments Green Book advice a statistical analysis of the costs has been carried out to determine an appropriate level of Optimism Bias which should be applied to the project. This has resulted in an uplift of 4% being applied to the construction costs.

The Statistical analysis is included within Appendix C.

5 Preliminaries

Preliminaries have been included at 15%. This is benchmarked against recent tender returns and also reflects the access requirements and location of the proposed site. The allowance for preliminaries would normally be expected to be around 12% but due to the restricted nature of the site and its town centre location, next to a working Royal Mail sorting office, an uplift in this allowance has been included to accommodate this.

6 Contingency

A contingency allowance of 10% has been included for design risk moving through the detailed design stages and construction risks once the project is on site. Risk workshops will be carried out as the design is progressed to identify any potential specific risks and to ensure that the allowance allowed is robust and sufficient to cover any potential mitigation required.

As the design progresses it is anticipated that the contingency allowance will be reduced to reflect the increase in design certainty, with monies either being included in the project costs or returned to the Councils Capital Plan allowance depending whether the potential risk is realised on the project.

7 Inflation

Costs have been forecast to a start on site for construction of 3Q 2018 as per the current anticipated construction programme. The construction programme is anticipated to be approximately 18 months.

An inflation allowance has been included to reflect an anticipated tightening in the market as a result of the current political environment and the uncertainty that it is creating. It should be

noted that current BCIS indices are indicating that tender prices will be subject to deflationary pressure between the baseline date and anticipated start on site date.

At this stage we consider that it is too early to advise on the potential impact of the UK's decision to leave the EU and the subsequent change in cabinet members, along with the current political climate around the world as a result of recent election results.

As a result, at this stage we consider it prudent to continue to include an allowance for potential inflation and we will review this at every gateway as we continue to report on the commercial aspects of the project.

We have therefore continued to make allowance for inflation but at a reduced rate from the previously forecasted indices of approximately 3% per annum.

8 Risk

Over and above the allowance included above for design and construction contingency, site specific risks have been identified and detailed below.

It should be noted than any costs associated with these risks are indicative only and are based on limited information. We would advise that surveys are instructed at the earliest opportunity to mitigate these risks and ensure that the cost allowance allowed is robust.

| Risk | Approximate Cost (£) |
|---|----------------------|
| Civic space improvement works | 100,000 |
| Wayfinding signage from the Transport Interchange | 20,000 |
| Town art installations as part of the wayfinding | 50,000 |
| Scottish Power network capacity | 50,000 |
| Scottish Water capacity | 50,000 |
| Non-standard foundation solution | 25,000 |
| Asbestos | 10,000 |
| Future proofing for potential third floor | 20,000 |
| TOTAL | 325,000 |

9 Exclusions

- Legal Fees.
- Planning Improvements over and above those specifically identified in the risk section.
- Value Added Tax.
- Finance Costs.
- Purchase Costs.
- Lifecycle and maintenance costs.

- Project Co. or SPV costs.
- Abnormals other than those specifically identified in the risk section.
- Specialist FF&E other than those specifically identified in the plant section of the costs.

10 Cashflow

A Cashflow showing the anticipated monthly spend on the project is included in Appendix D.

11 Benchmark Analysis

A Benchmark analysis has been carried out comparing the Stage A/B cost estimate for the new build works of the project against similar projects, which have been rebased for location and date factors.

This indicates that the current proposal, excluding Site abnormals, External works, Contingency, Risk and Fees is comparable with the average of this benchmark analysis, for buildings of a similar type.

A graph showing the spread of costs over this analysis is included in Appendix E.

APPENDIX A

Stage A/B Cost Estimate

| ELEMENT | Approximate | |
|---|-----------------------|-------------------|
| | Cost (£) | £/m2 |
| <u>Demolitions and earthworks</u> | £ 120,000.00 | £ 94.12 |
| <u>Substructure</u> | £ 107,124.42 | £ 84.02 |
| <u>Superstructure</u> | £ 1,457,161.19 | £ 1,142.87 |
| <u>Internal Finishes</u> | £ 316,404.08 | £ 248.16 |
| <u>Fittings</u> | £ 230,661.20 | £ 180.91 |
| <u>M&E</u> | £ 998,712.63 | £ 783.30 |
| <u>Subtotal</u> | £ 3,230,063.52 | £ 2,533.38 |
| <u>External Works</u> | £ 150,000.00 | £ 117.65 |
| <u>Utilities Connections</u> | £ 40,000.00 | £ 31.37 |
| <u>Subtotal</u> | £ 3,420,063.52 | £ 2,682.40 |
| <u>Optimism Bias @ 4%</u> | £ 136,802.54 | £ 107.30 |
| <u>Subtotal</u> | £ 3,556,866.06 | £ 2,789.70 |
| <u>Prelims @ 15%</u> | £ 533,529.91 | £ 418.45 |
| <u>Subtotal</u> | £ 4,090,395.97 | £ 3,208.15 |
| <u>Contingency @ 10%</u> | £ 409,039.60 | £ 320.82 |
| <u>Subtotal</u> | £ 4,499,435.57 | £ 3,528.97 |
| <u>Design and Build Construction Risk @ 3%</u> | £ 134,983.07 | £ 105.87 |
| <u>Subtotal</u> | £ 4,634,418.64 | £ 3,634.84 |
| <u>Inflation</u> | £ 282,236.09 | £ 221.36 |
| <u>Subtotal</u> | £ 4,916,654.73 | £ 3,856.20 |
| <u>Risk</u> | £ 325,000.00 | £ 254.90 |
| <u>Total Construction Cost</u> | £ 5,241,654.73 | £ 4,111.10 |
| <u>Project delivery costs</u> | | |
| <u>Fees</u> | £ 732,029.59 | £ 574.14 |
| <u>Acquisitions</u> | £ 615,000.00 | £ 482.35 |
| <u>Relocation costs</u> | £ 100,000.00 | £ 78.43 |
| <u>Total Project Cost</u> | £ 6,688,684.32 | £ 5,246.03 |

Exclusions:

- Planning Improvements
- Value Added Tax
- Finance costs associated with the project funding model
- Removal of asbestos or other contaminants
- Sales and marketing costs
- Artwork
- Lifecycle and maintenance costs
- Abnormals other than those specifically identified
- Specialist FF&E

APPENDIX B

Tweedbank PTE

| SCOTTISH BORDERS COUNCIL | | | | | | | | | | | | | |
|---------------------------------------|---------------------------|--|-----|----|------------|----------------|-----------------------|--------------|------|------------|--------------------------------|-------|----------------|
| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | | | | | Gross Internal Floor Area: | 1,220 | m ² |
| ELEMENT / ASSET DESCRIPTION | | | | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes | |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | | | | | |
| 1 | SUBSTRUCTURE | | | | | | | | | | | | |
| 1.1 | Foundations | Standard foundations | | | | | | | | | | | |
| A | | Pad foundation 1500x1500x750 type A with 300x300x620 RC plinth | 4 | nr | £ 709.00 | 2,836 | 2 | | | | | | |
| B | | Pad foundation 1750x1750x750 type B with 300x300x620 RC plinth | 8 | nr | £ 894.00 | 7,152 | 6 | | | | | | |
| C | | Pad foundation 2000x2000x1000 type C with 300x300x620 RC plinth | 1 | nr | £ 1,410.00 | 1,410 | 1 | | | | | | |
| D | | Pad foundation 2250x2250x1000 type D with 300x300x620 RC plinth | 2 | nr | £ 1,706.00 | 3,412 | 3 | | | | | | |
| E | | Pad foundation 2750x2750x1200 type E with 300x300x620 RC plinth | 5 | nr | £ 2,809.00 | 14,045 | 12 | | | | | | |
| F | | Strip foundation; 950x250 with 300x150 RC upstand | 34 | m | £ 136.00 | 4,624 | 4 | | | | | | |
| G | | Strip foundation; 600x250 | 22 | m | £ 81.00 | 1,782 | 1 | | | | | | |
| H | | Lean mix cavity fill; approx 50x620 | 34 | m | £ 5.00 | 170 | 0 | | | | | | |
| 1.4 | Ground Floor Construction | Ground floor slab / bed and suspended floor construction | | | | | | | | | | | |
| A | | RC lift pit base; 250 thk | 9 | m2 | £ 119.00 | 1,071 | 1 | | | | | | |
| B | | RC slab; 150 thk | 600 | m2 | £ 84.00 | 50,400 | 41 | | | | | | |
| C | | e/o for area of 200 thk upfill | 299 | m2 | £ 16.00 | 4,784 | 4 | | | | | | |
| D | | e/o for area of 400 thk upfill | 219 | m2 | £ 31.00 | 6,789 | 6 | | | | | | |
| E | | Slab thickening; 600x150 | 63 | m | £ 34.00 | 2,142 | 2 | | | | | | |
| F | | Upstand to edge of slab; 250x150 | 64 | m | £ 24.00 | 1,536 | 1 | | | | | | |
| G | | Induced joint | 120 | m | £ 10.00 | 1,200 | 1 | | | | | | |
| H | | Isolation joint | 167 | m | £ 10.00 | 1,670 | 1 | | | | | | |
| I | | Debonded joint | 17 | m | £ 25.00 | 425 | 0 | | | | | | |
| J | | Tanking to below slab | 600 | m2 | £ 25.00 | 15,000 | 12 | | | | | | |
| K | | Tanking to lift pit base and walls; assumed 1.50m deep | 30 | m2 | £ 30.00 | 900 | 1 | | | | | | |
| | | Substructure Total | | | | 121,348 | 99 | | | | | | |
| 2 | SUPERSTRUCTURE | | | | | | | | | | | | |
| 2.1 | Frame | Steel frames | | | | | | | | | | | |
| A | | Steel column; 152x152x23UC; 1.7m long; type SC01 | 6 | nr | £ 57.00 | 342 | 0 | | | | | | |
| B | | Steel column; 152x152x23UC; 5.1m long; type SC01 | 7 | nr | £ 150.00 | 1,050 | 1 | | | | | | |
| C | | Steel column; 152x152x23UC; 2.4m long; type Half landing support | 1 | nr | £ 76.00 | 76 | 0 | | | | | | |
| D | | Steel beam; 203x133x25UB; 1.8m long; type Half landing support | 2 | nr | £ 65.00 | 130 | 0 | | | | | | |
| | | Concrete frames | | | | | | | | | | | |
| E | | RC shear wall; 250thk; 4.1m high | 11 | m | £ 642.00 | 7,062 | 6 | | | | | | |
| F | | RC shear wall; 250thk; 4.8m high | 9 | m | £ 752.00 | 6,768 | 6 | | | | | | |
| G | | RC shear wall; 250thk; 8.8mm high | 32 | m | £ 1,377.00 | 44,064 | 36 | | | | | | |
| H | | RC lift pit wall; 250thk; approx 9.7m high | 9 | m | £ 1,518.00 | 13,662 | 11 | | | | | | |
| I | | Concrete column; 300x300; 4.8m high; type CC01 | 9 | nr | £ 258.00 | 2,322 | 2 | | | | | | |
| J | | Concrete column; 300x300; 3.3m high; type CC01 | 11 | nr | £ 375.00 | 4,125 | 3 | | | | | | |
| K | | Concrete column; 300dia; 4.8m high; type CC02 | 11 | nr | £ 294.00 | 3,234 | 3 | | | | | | |
| 2.2 | Upper floors | Concrete floors | | | | | | | | | | | |
| A | | In situ RC slab; 225 thk | 593 | m2 | £ 86.00 | 50,998 | 42 | | | | | | |
| B | | e/o for H20 reinforcement | 385 | m2 | £ 10.00 | 3,850 | 3 | | | | | | |
| C | | e/o for A393 reinforcement | 208 | m2 | £ 10.00 | 2,080 | 2 | | | | | | |
| D | | Concrete beam; 300x600; type CB01 | 53 | m | £ 146.00 | 7,738 | 6 | | | | | | |
| E | | Concrete beam; 300x500; type CB01a | 8 | m | £ 125.00 | 1,000 | 1 | | | | | | |
| F | | Concrete beam; 300x500; main span; type CB02 | 11 | m | £ 125.00 | 1,375 | 1 | | | | | | |
| G | | Concrete beam; 300x600; external cantilever span; type CB02 | 4 | m | £ 146.00 | 584 | 0 | | | | | | |
| H | | Concrete beam; 300x500; main span; type CB03 | 11 | m | £ 125.00 | 1,375 | 1 | | | | | | |

| SCOTTISH BORDERS COUNCIL | | | | | | | | | | | | | | | | | | |
|---------------------------------------|-------------|---|-------|------|------------|---------|-----|-----------------------|--------------|------|------------|--------------------------------|-------|----------------------------|-------|----------------|--|--|
| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | | | | | | | | Gross Internal Floor Area: | 1,220 | m ² | | |
| ELEMENT / ASSET DESCRIPTION | | | | | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes | | | | | |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | | | | | | | | | | |
| I | | Concrete beam; 300x600; external cantilever span; type CB03 | 6 | m | £ 146.00 | 876 | 1 | | | | | | | | | | | |
| J | | Concrete beam; 300x500; external span; type CB04 | 7 | m | £ 125.00 | 875 | 1 | | | | | | | | | | | |
| K | | Concrete beam; 300x600; over middle column; type CB04 | 1 | m | £ 146.00 | 146 | 0 | | | | | | | | | | | |
| L | | Concrete beam; 300x600; main span; type CB04 | 15 | m | £ 146.00 | 2,190 | 2 | | | | | | | | | | | |
| M | | Concrete beam; 400x600; type CB05 | 21 | m | £ 168.00 | 3,528 | 3 | | | | | | | | | | | |
| N | | Concrete beam; 300x500; type CB06 | 4 | m | £ 125.00 | 500 | 0 | | | | | | | | | | | |
| O | | Concrete beam; 300x500; type CB06A | 36 | m | £ 125.00 | 4,500 | 4 | | | | | | | | | | | |
| P | | Concrete beam; 300x600; type CB07 | 9 | m | £ 146.00 | 1,314 | 1 | | | | | | | | | | | |
| Q | | Concrete beam; 300x225; type CB08 | 4 | m | £ 67.00 | 268 | 0 | | | | | | | | | | | |
| R | | Concrete beam; 400x600; type CB09 | 26 | m | £ 168.00 | 4,368 | 4 | | | | | | | | | | | |
| S | | Wall head thickening; 400x750 | 11 | m | £ 204.00 | 2,244 | 2 | | | | | | | | | | | |
| 2.3 | Roof | Roof structure | | | | | | | | | | | | | | | | |
| A | | Structural Steel | | | | | | | | | | | | | | | | |
| B | | Steel column; 100x100x6SHS; 12nr; type SC02 | 0.327 | t | £ 1,519.00 | 497 | 0 | | | | | | | | | | | |
| C | | Steel beam; 203x133x25UB; 39nr; type SB01 | 1.755 | t | £ 1,519.00 | 2,666 | 2 | | | | | | | | | | | |
| D | | Steel beam; 200x150x10RHS; 7nr; type SB02 | 2.397 | t | £ 1,519.00 | 3,641 | 3 | | | | | | | | | | | |
| E | | Steel beam; 150x90x24PFC; 8nr; type SB03 | 2.151 | t | £ 1,519.00 | 3,267 | 3 | | | | | | | | | | | |
| F | | Steel beam; 100x100x10L; 31nr; type SB04 | 1.089 | t | £ 1,519.00 | 1,654 | 1 | | | | | | | | | | | |
| G | | Steel beam; 200x100x6.3RHS; 2nr; type SB05 | 0.396 | t | £ 1,519.00 | 602 | 0 | | | | | | | | | | | |
| H | | Steel beam; 250x150x6.3RHS; 36nr; type SB06 | 5.016 | t | £ 1,519.00 | 7,619 | 6 | | | | | | | | | | | |
| I | | Steel beam; 100x100x6.3RHS; 36nr; type SB07 | 0.601 | t | £ 1,519.00 | 913 | 1 | | | | | | | | | | | |
| J | | Tata steel deck | 175 | m2 | £ 25.00 | 4,375 | 4 | | | | | | | | | | | |
| K | | Steel collar to support glulam trusses; 20thk | 1 | item | £ 5,000.00 | 5,000 | 4 | | | | | | | | | | | |
| L | | Weathered box upstand to roof plant | 3 | nr | £ 500.00 | 1,500 | 1 | | | | | | | | | | | |
| M | | Structural Concrete | | | | | | | | | | | | | | | | |
| N | | Concrete beam; 300x1425; type CB10 | 73 | m | £ 319.00 | 23,287 | 19 | | | | | | | | | | | |
| O | | Glulam | | | | | | | | | | | | | | | | |
| P | | Glulam Truss type T1A | 2 | Nr | £ 2,703.00 | 5,406 | 4 | | | | | | | | | | | |
| Q | | Glulam Truss type T1B | 1 | Nr | £ 2,703.00 | 2,703 | 2 | | | | | | | | | | | |
| R | | Glulam Truss type T1C | 1 | Nr | £ 2,703.00 | 2,703 | 2 | | | | | | | | | | | |
| S | | Glulam Truss type T2 | 4 | Nr | £ 2,970.00 | 11,880 | 10 | | | | | | | | | | | |
| T | | Glulam Truss type T3 | 4 | Nr | £ 3,357.00 | 13,428 | 11 | | | | | | | | | | | |
| U | | Glulam timber purlins; 315x90; measured on plan | 434 | m2 | £ 50.00 | 21,700 | 18 | | | | | | | | | | | |
| | | Roof covering | | | | | | | | | | | | | | | | |
| V | | Zinc cladding; as per spec clause H74:110 | 509 | m2 | £ 250.00 | 127,250 | 104 | | | | | | | | | | | |
| W | | Sarnafil single ply; as per spec clause J42:110 | 142 | m2 | £ 90.00 | 12,780 | 10 | | | | | | | | | | | |
| X | | Sarnafil single ply to weathered box upstand; as per spec clause J42:110 | 3 | nr | £ 150.00 | 450 | 0 | | | | | | | | | | | |
| Y | | Sarna upstand to lift shaft; as per spec clause J42:110 | 4 | m | £ 90.00 | 360 | 0 | | | | | | | | | | | |
| Z | | Sarna upstand to external side of maintenance walkway; as per spec clause J42:110 | 87 | m | £ 90.00 | 7,830 | 6 | | | | | | | | | | | |
| AA | | Sarna upstand to external side of maintenance walkway at lift shaft; as per spec clause J42:110 | 3 | m | £ 90.00 | 270 | 0 | | | | | | | | | | | |
| AB | | Sarna upstand to internal side of maintenance walkway; as per spec clause J42:110 | 75 | m | £ 90.00 | 6,750 | 6 | | | | | | | | | | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | Gross Internal Floor Area: | 1,220 | m ² |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | |
| AC | | Sarna upstand to internal side of maintenance walkway at lift shaft; as per spec clause J42:110 | 3 | m | £ 90.00 | 270 | 0 | | |
| AE | | Bituthene and aluminium capping to rooflight; as per spec clause H31:500 and J40:200 | 12 | m | £ 250.00 | 3,000 | 2 | | |
| | Roof drainage | | | | | | | | |
| AF | | Rain water outlet | 4 | nr | £ 95.00 | 380 | 0 | | |
| AG | | 110 pipe | 66 | m | £ 50.00 | 3,300 | 3 | | |
| AH | | Downpipe | 9 | m | £ 150.00 | 1,350 | 1 | | |
| | Rooflights, skylights and openings | | | | | | | | |
| AI | | 3.00 dia glazed rooflight; as per spec clause L40:460 | 1 | item | £ 18,000.00 | 18,000 | 15 | | |
| AJ | | Roof access hatch; 915x915; complete with 40 dia x 1200 high grabrail and ladder as per spec clause N25:200 | 1 | item | £ 7,500.00 | 7,500 | 6 | | |
| AK | | Smoke hatch; 1m2 free area | 1 | item | £ 2,500.00 | 2,500 | 2 | | |
| | Roof features | | | | | | | | |
| AL | | Zinc Roof Walkway; as per spec clause N25:300 | 1 | item | £ 10,000.00 | 10,000 | 8 | | |
| AM | | Sarna Roof Walkway; as per spec clause J42:850 | 1 | item | £ 10,000.00 | 10,000 | 8 | | |
| 2.4 | Stairs | Stair/ramp structures | | | | | | | |
| A | | Stair 1; precast concrete; total rise 5025mm; 30nr rises@ 167.5mm; 27nr going @ 300mm; 2nr landings | 1 | Item | £ 25,000.00 | 25,000 | 20 | | |
| B | | Stair 2; precast concrete; total rise 5025mm; 30nr rises@ 167.5mm; 27nr going @ 300mm; 1nr landing | 1 | Item | £ 25,000.00 | 25,000 | 20 | | |
| | Stair/ramp finishes | | | | | | | | |
| C | | Stair 1; solid hardwood to treads and risers with stainless steel nosings | 1 | Item | £ 10,000.00 | 10,000 | 8 | | |
| D | | Stair 2; hard wearing vinyl as per spec clause M50:155 with stair nosings as per spec clause M50:190 | 1 | Item | £ 5,000.00 | 5,000 | 4 | | |
| | Stair/ramp balustrades and handrails | | | | | | | | |
| E | | Stair 1; hardwood veneered solid plywood cladding to both sides; 1100mm high; with stainless steel tubular handrail; to both sides of stair; as per spec clause L30:550 | 1 | Item | £ 10,000.00 | 10,000 | 8 | | |
| F | | Stair 1 first floor landing; hardwood veneered solid plywood cladding to both sides; with integrated 450 high bench; as per spec clause L30:550 | 1 | Item | £ 10,000.00 | 10,000 | 8 | | |
| G | | Stair 2; 40mm dia tubular brushed stainless steel handrail on brackets; to both sides of stair; as per spec clause L30:520 | 1 | Item | £ 2,500.00 | 2,500 | 2 | | |
| 2.5 | External Walls | Precast Concrete | | | | | | | |
| A | | Panel type 1 | 2 | nr | inc | | - | | |
| B | | Panel type 1A | 2 | nr | inc | | - | | |
| C | | Panel type 1B | 1 | nr | inc | | - | | |
| D | | Panel type 1C | 1 | nr | £ 551,250.00 | 551,250 | 452 | | |
| E | | Panel type 2 | 2 | nr | inc | | - | | |
| F | | Panel type 2A | 2 | nr | inc | | - | | |
| G | | Panel type 2B | 1 | nr | inc | | - | | |
| H | | Panel type 2C | 1 | nr | inc | | - | | |
| I | | Panel type 3 | 2 | nr | inc | | - | | |
| J | | Panel type 3A | 2 | nr | inc | | - | | |
| K | | Panel type 3B | 1 | nr | inc | | - | | |
| L | | Panel type 3C | 1 | nr | inc | | - | | |
| M | | Panel type 4 | 2 | nr | inc | | - | | |
| N | | Panel type 4A | 2 | nr | inc | | - | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | | | | | Gross Internal Floor Area: | 1,220 | m ² |
| ELEMENT / ASSET DESCRIPTION | | | | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes | |
| Element | Sub Element | Component | | | | (£) | (£) | (£) | | | | | |
| O | | Panel type 4B | 1 | nr | inc | | | - | | | | | |
| P | | Panel type 4C | 1 | nr | inc | | | - | | | | | |
| Q | | Panel type 5 | 2 | nr | inc | | | - | | | | | |
| R | | Panel type 5A | 2 | nr | inc | | | - | | | | | |
| S | | Panel type 5B | 1 | nr | inc | | | - | | | | | |
| T | | Panel type 5C | 1 | nr | inc | | | - | | | | | |
| U | | Panel type 6 | 2 | nr | inc | | | - | | | | | |
| V | | Panel type 6A | 2 | nr | inc | | | - | | | | | |
| W | | Panel type 6B | 1 | nr | inc | | | - | | | | | |
| X | | Panel type 6C | 1 | nr | inc | | | - | | | | | |
| Y | | Panel type 7 | 2 | nr | inc | | | - | | | | | |
| Z | | Panel type 7A | 2 | nr | inc | | | - | | | | | |
| AA | | Panel type 7B | 1 | nr | inc | | | - | | | | | |
| AB | | Panel type 7C | 1 | nr | inc | | | - | | | | | |
| AC | | Panel type 8 | 2 | nr | inc | | | - | | | | | |
| AD | | Panel type 8A | 2 | nr | inc | | | - | | | | | |
| AE | | Panel type 8B | 1 | nr | inc | | | - | | | | | |
| AF | | Panel type 8C | 1 | nr | inc | | | - | | | | | |
| AG | | Panel type 9 | 1 | nr | inc | | | - | | | | | |
| AH | | Panel type 9A | 3 | nr | inc | | | - | | | | | |
| AI | | Panel type 9B | 1 | nr | inc | | | - | | | | | |
| AJ | | Recessed aluminium coping; as per spec clause H31:520 | 92 | m | £ | 150.00 | 13,800 | 11 | | | | | |
| | External soffits | | | | | | | | | | | | |
| A | | Sto self coloured render on carrier board on MF suspension system; as per spec clause M21:160 | 23 | m2 | £ | 100.00 | 2,300 | 2 | | | | | |
| 2.6 | Windows and External Doors | External windows | | | | | | | | | | | |
| | | Windows | | | | | | | | | | | |
| A | | Approx size 386x4125 | | | | | | | | | | | |
| B | | Radius 17.196 | 1 | nr | £ | 264,000.00 | 264,000 | 216 | | | | | |
| C | | Approx size 585x4125 | | | | | | | | | | | |
| D | | Radius 10.585 | 2 | nr | inc | | | - | | | | | |
| E | | Radius 11.473 | 1 | nr | inc | | | - | | | | | |
| F | | Radius 13.508 | 1 | nr | inc | | | - | | | | | |
| G | | Radius 13.802 | 1 | nr | inc | | | - | | | | | |
| H | | Radius 14.157 | 1 | nr | inc | | | - | | | | | |
| I | | Radius 17.180 | 1 | nr | inc | | | - | | | | | |
| J | | Radius 17.196 | 1 | nr | inc | | | - | | | | | |
| K | | Radius 18.900 | 1 | nr | inc | | | - | | | | | |
| L | | Approx size 1000x4125 | | | | | | | | | | | |
| M | | Radius 10.585 | 4 | nr | inc | | | - | | | | | |
| N | | Radius 11.473 | 4 | nr | inc | | | - | | | | | |
| O | | Radius 13.508 | 4 | nr | inc | | | - | | | | | |
| P | | Radius 13.802 | 4 | nr | inc | | | - | | | | | |
| Q | | Radius 14.157 | 4 | nr | inc | | | - | | | | | |
| R | | Radius 17.180 | 2 | nr | inc | | | - | | | | | |
| S | | Radius 17.196 | 2 | nr | inc | | | - | | | | | |
| T | | Radius 18.900 | 2 | nr | inc | | | - | | | | | |
| U | | Approx size 12127x4125 | 1 | nr | inc | | | - | | | | | |
| V | | Approx size 580x4125 | 1 | nr | inc | | | - | | | | | |
| | | Glazed Louvres | | | | | | | | | | | |
| AA | | 585x4125; manually operated | 5 | nr | inc | | | - | | | | | |
| AB | | 585x4125; automatic operated | 3 | nr | inc | | | - | | | | | |
| AC | | Aluminium Louvres | | | | | | | | | | | |
| AD | | 565x4110; as per spec clause L10:655 | 4 | nr | £ | 2,000.00 | 8,000 | 7 | | | | | |
| AE | | e/o for removable panel | 1 | nr | £ | 500.00 | 500 | 0 | | | | | |
| AF | | Triple banked PPC aluminium to rooflight; as per spec clause L10:650 | 1 | nr | £ | 9,000.00 | 9,000 | 7 | | | | | |
| | External doors | | | | | | | | | | | | |
| W | | EX D-01; inc glazed fanlight; as per spec clause H13:115 | 1 | nr | £ | 8,000.00 | 8,000 | 7 | | | | | |
| X | | EX D-02; as per spec clause H13:115 | 1 | nr | £ | 20,000.00 | 20,000 | 16 | | | | | |
| Y | | EX D-03; inc aluminium louvre over panel; as per spec clause L20:475 | 1 | nr | £ | 2,000.00 | 2,000 | 2 | | | | | |

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| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | Gross Internal Floor Area: | 1,220 | m ² |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | |
| Z | | EX D-04; inc aluminium louvre over panel; as per spec clause L20:475 | 1 | nr | £ 2,000.00 | 2,000 | 2 | | |
| 2.7 | Internal Walls and Partitions | Walls and partitions | | | | | | | |
| | | Wall type 1A; as per spec clause K10:110 Approx 3.00m high | 36 | m | £ 180.00 | 6,480 | 5 | | |
| A | | Approx 3.00m high | 36 | m | £ 180.00 | 6,480 | 5 | | |
| B | | Approx 5.00m high | 63 | m | £ 300.00 | 18,900 | 15 | | |
| | | Wall type 1B; as per spec clause K10:111 Approx 5.00m high | 29 | m | £ 300.00 | 8,700 | 7 | | |
| C | | Approx 5.00m high | 29 | m | £ 300.00 | 8,700 | 7 | | |
| | | Wall type 1C; as per spec clause K10:112 Approx 3.00m high | 13 | m | £ 180.00 | 2,340 | 2 | | |
| D | | Approx 3.00m high | 13 | m | £ 180.00 | 2,340 | 2 | | |
| E | | Approx 5.00m high | 30 | m | £ 300.00 | 9,000 | 7 | | |
| | | Wall type 1D; as per spec clause K10:113 Approx 5.00m high | 12 | m | £ 300.00 | 3,600 | 3 | | |
| F | | Approx 5.00m high | 12 | m | £ 300.00 | 3,600 | 3 | | |
| | | Wall type 2A; as per spec clause K10:114 Approx 5.00m high | 2 | m | £ 300.00 | 600 | 0 | | |
| G | | Approx 5.00m high | 2 | m | £ 300.00 | 600 | 0 | | |
| | | Wall type 2B; as per spec clause K10:115 Approx 3.00m high | 16 | m | £ 180.00 | 2,880 | 2 | | |
| H | | Approx 3.00m high | 16 | m | £ 180.00 | 2,880 | 2 | | |
| I | | Approx 5.00m high | 8 | m | £ 300.00 | 2,400 | 2 | | |
| | | Wall type 3A; as per spec clause K10:120 Approx 5.00m high | 17 | m | £ 300.00 | 5,100 | 4 | | |
| J | | Approx 5.00m high | 17 | m | £ 300.00 | 5,100 | 4 | | |
| | | Wall type 3B; as per spec clause K10:121 Approx 3.00m high | 18 | m | £ 180.00 | 3,240 | 3 | | |
| K | | Approx 3.00m high | 18 | m | £ 180.00 | 3,240 | 3 | | |
| L | | Approx 5.00m high | 61 | m | £ 300.00 | 18,300 | 15 | | |
| | | Wall type 3C; as per spec clause K10:122 Approx 3.00m high | 7 | m | £ 180.00 | 1,260 | 1 | | |
| M | | Approx 3.00m high | 7 | m | £ 180.00 | 1,260 | 1 | | |
| N | | Approx 5.00m high | 3 | m | £ 300.00 | 900 | 1 | | |
| O | | Plasterboard lining to tapestry gallery; approx 1.50m high | 77 | m | £ 75.00 | 5,775 | 5 | | |
| P | | Plasterboard lining to bulkhead windows | 11 | m | £ 50.00 | 550 | 0 | | |
| Q | | Pipe boxing to SVP | 5 | m | £ 150.00 | 750 | 1 | | |
| R | | Plasterboard lined recess for GF fire extinguisher | 1 | item | £ 500.00 | 500 | 0 | | |
| S | | Head detail to profiles of roof deck | 1 | item | £ 5,000.00 | 5,000 | 4 | | |
| | Glazed screens | | | | | | | | |
| T | | Internal Screen inc door; 1500x4125; type S01 | 1 | Item | £ 97,500.00 | 97,500 | 80 | | |
| U | | Internal Screen inc door; 6250x4125; type S02 | 1 | Item | inc | | - | | |
| V | | Internal Screen; 2388x4125; type S03 | 1 | Item | inc | | - | | |
| | Cubicles | | | | | | | | |
| W | | Panel cubicle to male WC; as per spec clause K32:120 | 1 | Item | £ 1,500.00 | 1,500 | 1 | | |
| X | | Panel cubicle to female WC; as per spec clause K32:120 | 1 | Item | £ 7,500.00 | 7,500 | 6 | | |
| Y | | IPS to male WC; as per spec clause K32:160 | 1 | Item | £ 350.00 | 350 | 0 | | |
| Z | | IPS to female WC; as per spec clause K32:160 | 1 | Item | £ 1,800.00 | 1,800 | 1 | | |
| AA | | IPS to male urinals; as per spec clause K32:170 | 1 | Item | £ 900.00 | 900 | 1 | | |
| 2.8 | Internal Doors | Internal doors and ironmongery | | | | | | | |
| A | | Doorset type 01; as per spec clause L21:200 | 2 | nr | £ 1,200.00 | 2,400 | 2 | | |
| B | | Doorset type 02; as per spec clause L21:200 | 1 | nr | £ 1,200.00 | 1,200 | 1 | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | | | | | | Gross Internal Floor Area: | 1,220 m ² |
| ELEMENT / ASSET DESCRIPTION | | | | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes | |
| Element | Sub Element | Component | | | | (£) | (£) | (£) | | | | | |
| C | | Doorset type 03; as per spec clause L21:210 | 1 | nr | | £ 1,200.00 | 1,200 | 1 | | | | | |
| D | | Doorset type 04F; as per spec clause L21:211 | 2 | nr | | £ 1,200.00 | 2,400 | 2 | | | | | |
| E | | Doorset type 05; as per spec clause L21:220 | 8 | nr | | £ 1,200.00 | 9,600 | 8 | | | | | |
| F | | e/o for acoustic seals | 1 | nr | | £ 1,200.00 | 1,200 | 1 | | | | | |
| G | | Doorset type 05F; as per spec clause L21:221 | 5 | nr | | £ 1,200.00 | 6,000 | 5 | | | | | |
| H | | Doorset type 06F; as per spec clause L21:211 | 1 | nr | | £ 1,200.00 | 1,200 | 1 | | | | | |
| I | | Doorset type 07F; as per spec clause L21:211 | 1 | nr | | £ 1,200.00 | 1,200 | 1 | | | | | |
| J | | Doorset type 08F; as per spec clause L21:211 | 1 | nr | | £ 1,200.00 | 1,200 | 1 | | | | | |
| K | | Doorset type 09; as per spec clause L21:210 | 1 | nr | | £ 1,200.00 | 1,200 | 1 | | | | | |
| L | | Doorset type 10; as per spec clause L21:220 | 2 | nr | | £ 1,200.00 | 2,400 | 2 | | | | | |
| M | | Doorset type 11; as per spec clause L21:210 | 1 | nr | | £ 1,200.00 | 1,200 | 1 | | | | | |
| N | | Access Hatch for tiled finish; as per spec clause K10:320 | 2 | nr | | £ 1,200.00 | 2,400 | 2 | | | | | |
| Superstructure Total | | | | | | | | | 1,706,450 | 1,399 | | | |
| 3 | INTERNAL FINISHES | | | | | | | | | | | | |
| 3.1 | Wall Finishes | Finishes to walls | | | | | | | | | | | |
| | | Hardwood veneered timber panelling; as per spec clause K13:110 | | | | | | | | | | | |
| A | | Elevation ref E1 | 1 | Item | | £ 75,000.00 | 75,000 | 61 | | | | | |
| B | | Elevation ref E2 | 1 | Item | | inc | | - | | | | | |
| C | | Elevation ref E3 | 1 | Item | | inc | | - | | | | | |
| D | | Elevation ref E4 | 1 | Item | | inc | | - | | | | | |
| E | | Elevation ref E5 | 1 | Item | | inc | | - | | | | | |
| F | | Elevation ref E6 | 1 | Item | | inc | | - | | | | | |
| G | | Elevation ref E7 | 1 | Item | | inc | | - | | | | | |
| H | | Elevation ref E8 | 1 | Item | | inc | | - | | | | | |
| I | | Elevation ref E9 | 1 | Item | | inc | | - | | | | | |
| J | | Elevation ref E10-1 | 1 | Item | | inc | | - | | | | | |
| K | | Elevation ref E10-2 | 1 | Item | | inc | | - | | | | | |
| L | | Elevation ref E11 | 1 | Item | | inc | | - | | | | | |
| M | | Elevation ref E12 | 1 | Item | | inc | | - | | | | | |
| N | | Elevation ref E13 | 1 | Item | | inc | | - | | | | | |
| O | | Elevation ref E14 | 1 | Item | | inc | | - | | | | | |
| P | | Elevation ref E15 | 1 | Item | | inc | | - | | | | | |
| Q | | Elevation ref E16 | 1 | Item | | inc | | - | | | | | |
| R | | Elevation ref E17 | 1 | Item | | inc | | - | | | | | |
| S | | Elevation ref E18 | 1 | Item | | inc | | - | | | | | |
| T | | Elevation ref E19 | 1 | Item | | inc | | - | | | | | |
| U | | Elevation ref E20 | 1 | Item | | inc | | - | | | | | |
| V | | Elevation ref E21 | 1 | Item | | inc | | - | | | | | |
| W | | Elevation ref E22 | 1 | Item | | inc | | - | | | | | |
| X | | Recessed MDF facia between truss fixings; approx 500 high | 77 | m | | £ 100.00 | 7,700 | 6 | | | | | |
| Y | | Wall tiling splashback | 14 | m | | £ 50.00 | 700 | 1 | | | | | |
| Z | | Wall tiling to WC's; as per spec clause M40:170 | 172 | m2 | | £ 50.00 | 8,600 | 7 | | | | | |
| AA | | Decoration; as per spec clause M | 1 | item | | £ 20,000.00 | 20,000 | 16 | | | | | |
| 3.2 | Floor Finishes | Finishes to floors | | | | | | | | | | | |
| A | | Anti slip vinyl; as per spec clause M50:155 | 135 | m2 | | £ 60.00 | 8,100 | 7 | | | | | |
| B | | Carpet; as per spec clause M50:130 | 27 | m2 | | £ 25.00 | 675 | 1 | | | | | |
| C | | Heavy duty aluminium entrance matting; as per spec clause M40:200 | 15 | m2 | | £ 350.00 | 5,250 | 4 | | | | | |
| D | | Large format ceramic tiling; as per spec clause M40:190 | 53 | m2 | | £ 75.00 | 3,975 | 3 | | | | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | | | | | | Gross Internal Floor Area: | 1,220 m ² |
| ELEMENT / ASSET DESCRIPTION | | | | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes | |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | | | | | |
| E | | Polished concrete screed; as per spec clause M10:130 | 367 | m2 | £ 75.00 | 27,525 | 23 | | | | | | |
| F | | Brushed stainless steel floor trim to polished concrete; as per spec clause M10:130 | 64 | m | £ 50.00 | 3,200 | 3 | | | | | | |
| G | | Brushed stainless steel expansion joint to polished concrete; as per spec clause M10:130 | 72 | m | £ 50.00 | 3,600 | 3 | | | | | | |
| H | | 350 wide solid hardwood flooring with coloured linseed oil finish; as per spec clause K21:110 | 519 | m2 | £ 65.00 | 33,735 | 28 | | | | | | |
| 3.3 | Ceiling Finishes | Finishes to ceilings | | | | | | | | | | | |
| A | | Sto silent acoustic self coloured plaster on carrier board on MF suspension system; as per spec clause M20:160 | 93 | m2 | £ 100.00 | 9,300 | 8 | | | | | | |
| B | | 12.5m plasterboard taped and jointed on MF suspension system; as per spec clause K10:225 | 202 | m2 | £ 40.00 | 8,080 | 7 | | | | | | |
| C | | Plasterboard shaft to access hatch | 1 | nr | £ 500.00 | 500 | 0 | | | | | | |
| D | | Plasterboard shaft to AOV | 1 | nr | £ 500.00 | 500 | 0 | | | | | | |
| E | | 18mm hardwood walnut veneered plywood ceiling on MF suspension system; as per spec clause K13:115 | 74 | m2 | £ 150.00 | 11,100 | 9 | | | | | | |
| F | | 200 wide shadow gap detail | 48 | m | £ 35.00 | 1,680 | 1 | | | | | | |
| G | | Brushed stainless steel curved slot diffuser | 25 | m | £ 600.00 | 15,000 | 12 | | | | | | |
| H | | Stretched fabric ceiling with 25mm acoustic insulation to ground floor; as per spec clause P19:110 | 213 | m2 | £ 85.00 | 18,105 | 15 | | | | | | |
| I | | Stretched fabric ceiling with 25mm acoustic insulation; to level 1, measured on plan; as per spec clause P19:115 | 382 | m2 | £ 120.00 | 45,840 | 38 | | | | | | |
| J | | Exposed concrete downstand beam; concrete finish to be Class A | 216 | m | £ 45.00 | 9,720 | 8 | | | | | | |
| K | | Fabric lantern light diffuser on steel frame; as per spec clause N10:550 | 1 | item | £ 10,000.00 | 10,000 | 8 | | | | | | |
| L | | Access hatches for wall and ceiling access | 1 | item | £ 5,000.00 | 5,000 | 4 | | | | | | |
| M | | Fire barrier; approx 2m long | 1 | nr | £ 100.00 | 100 | 0 | | | | | | |
| | | Demountable suspended ceilings | | | | | | | | | | | |
| | | To kitchen area and stores; as per spec clause K40:110 | 39 | m2 | £ 45.00 | 1,755 | 1 | | | | | | |
| Internal Finishes Total | | | | | | | 334,740 | 274 | | | | | |
| 4 | FITTINGS, FURNISHINGS & EQUIPMENT | | | | | | | | | | | | |
| 4.1 | General Fittings, Furnishings and Equipment | General fittings, furnishings and equipment | | | | | | | | | | | |
| A | | Fitted reception desk; as per spec clause N10:110 | 1 | item | £ 15,000.00 | 15,000 | 12 | | | | | | |
| B | | Fitted shop display units; as per spec clause N10:120 | 3 | nr | £ 4,000.00 | 12,000 | 10 | | | | | | |
| C | | Café/Restaurant front of house counter finishes; as per spec clause N10:125 | 1 | item | £ 10,000.00 | 10,000 | 8 | | | | | | |
| D | | Fire shutter at pass from café/restaurant to kitchen; as per spec clause N10:126 | 1 | item | £ 5,000.00 | 5,000 | 4 | | | | | | |
| E | | Fitted shop display shelving unit set within wall; as per spec clause N10:130 | 1 | item | £ 4,000.00 | 4,000 | 3 | | | | | | |
| F | | Bench seat: reception area; as per spec clause N10:150 | 1 | item | £ 2,000.00 | 2,000 | 2 | | | | | | |
| G | | Upholstered seating pads; as per spec clause N10:160 | 1 | item | £ 5,000.00 | 5,000 | 4 | | | | | | |
| H | | Public lockers; as per clause N10:580 | 21 | nr | £ 60.00 | 1,260 | 1 | | | | | | |
| I | | Staff lockers; as per clause N10:580 | 12 | nr | £ 60.00 | 720 | 1 | | | | | | |
| J | | Cloakroom hanging system; as per spec clause N10:590 | 1 | item | £ 1,000.00 | 1,000 | 1 | | | | | | |
| K | | Shelving; as per spec clause N10:600 | 1 | item | £ 500.00 | 500 | 0 | | | | | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | Gross Internal Floor Area: | 1,220 | m ² |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | |
| L | | Cupboard shelving; as per spec clause N10:610 | 1 | item | £ 500.00 | 500 | 0 | | |
| M | | Tall cupboard shelving; as per spec clause N10:620 | 1 | item | £ 500.00 | 500 | 0 | | |
| N | | Shelving to education facility; as per spec clause N10:630 | 1 | item | £ 500.00 | 500 | 0 | | |
| O | | Tapestry storage trolleys; as per spec clause N10:650 | 1 | item | £ 1,000.00 | 1,000 | 1 | | |
| P | | Picture hanging system to head of temporary gallery walls; as per spec clause N10:660 | 1 | item | £ 5,000.00 | 5,000 | 4 | | |
| | Domestic kitchen fittings and equipment | | | | | | | | |
| | | Prep & Stores | | | | - | - | | |
| Q | | Item 1.01 Racking | 4 | nr | inc | | - | | |
| R | | Item 1.02 Wall Bench | 1 | nr | £ 100,000.00 | 100,000 | 82 | | |
| S | | Item 1.03 Sink Unit | 1 | nr | inc | | - | | |
| T | | Item 1.04 Hand Was Basin | 1 | nr | inc | | - | | |
| U | | Item 1.05 Wall Bench | 1 | nr | inc | | - | | |
| V | | Item 1.06 Insect Control Unit | 2 | nr | inc | | - | | |
| W | | Item 1.07 Wall Shelf | 1 | nr | inc | | - | | |
| X | | Item 1.08 Wall Shelf | 1 | nr | inc | | - | | |
| Y | | Item 1.09 Wall Shelf | 1 | nr | inc | | - | | |
| Z | | Item 1.10 2 Door Freezer Counter | 1 | nr | inc | | - | | |
| AA | | Item 1.11 2 Door Freezer Counter | 1 | nr | inc | | - | | |
| AB | | Item 1.12 Coldroom | 1 | nr | inc | | - | | |
| | | Cookline | | | | | | | |
| AC | | Item 2.01 Two Tier Mini Combination Oven | 1 | nr | inc | | - | | |
| AD | | Item 2.02 Undercounter Refrigerator | 1 | nr | inc | | - | | |
| AE | | Item 2.03 Wall Bench | 1 | nr | inc | | - | | |
| AF | | Item 2.04 Rise and Fall Salamander Grill | 1 | nr | inc | | - | | |
| AG | | Item 2.05 Small Twin Fryer | 1 | nr | inc | | - | | |
| AH | | Item 2.06 Infill Bench | 1 | nr | inc | | - | | |
| AI | | Item 2.07 Electric Range | 1 | nr | inc | | - | | |
| AJ | | Item 2.08 Wall Bench | 1 | nr | inc | | - | | |
| AK | | Item 2.09 Ventilation Canopy | 1 | nr | inc | | - | | |
| AL | | Item 2.10 Calcium Treatment Unit | 1 | nr | inc | | - | | |
| | | Wash Up | | | | | | | |
| AM | | Item 3.01 Bin | 1 | nr | inc | | - | | |
| AN | | Item 3.02 Magnetic Cutlery Saver | 1 | nr | inc | | - | | |
| AO | | Item 3.03 Pre-Rinse Spray Arm | 1 | nr | inc | | - | | |
| AP | | Item 3.04 Dishwasher Inlet Table | 1 | nr | inc | | - | | |
| AQ | | Item 3.05 Pass Through Dishwasher | 1 | nr | inc | | - | | |
| AR | | Item 3.06 Condense Canopy | 1 | nr | inc | | - | | |
| AS | | Item 3.07 Dishwasher Outlet Table | 1 | nr | inc | | - | | |
| AT | | Item 3.08 Grease Guzzler | 1 | nr | inc | | - | | |
| | | Servery | | | | | | | |
| AU | | Item 4.01 Front Counter | 1 | nr | inc | | - | | |
| AV | | Item 5.01 Back Bar | 1 | nr | inc | | - | | |
| AW | | Item 5.02 & 5.03 Coffee Machine and Grinder | 1 | nr | inc | | - | | |
| AX | | Item 5.04 Water Boiler | 1 | nr | inc | | - | | |
| AY | | Item 5.05 Undercounter Bottle Fridge | 1 | nr | inc | | - | | |
| AZ | | Item 5.06 2 Tier Pass | 1 | nr | inc | | - | | |
| | | COSHH | | | | | | | |
| BA | | Item 6.01 Racking | 1 | nr | inc | | - | | |
| BB | | Item 6.02 Mop/Bucket Sink | 1 | nr | inc | | - | | |
| | Kitchen fittings and equipment | | | | | | | | |
| BC | | Staff break room kitchen; as per spec clause N10:520 | 1 | item | £ 5,000.00 | 5,000 | 4 | | |
| BD | | Education facility kitchen; as per spec clause N10:530 | 1 | item | £ 1,000.00 | 1,000 | 1 | | |
| | Signs/notices | | | | | | | | |
| BE | | Sign ref S-02 | 1 | item | £ 15,000.00 | 15,000 | 12 | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | | | | | | |
| | | | | | | | Gross Internal Floor Area: | 1,220 | m ² | | | |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes | | | |
| Element | Sub Element | Component | | | | (£) | (£) | (£) | | | | |
| BF | | Sign ref S-03 | 1 | Item | inc | | | - | | | | |
| BG | | Sign ref S-04 | 1 | Item | inc | | | - | | | | |
| BH | | Sign ref S-05 | 1 | Item | inc | | | - | | | | |
| BI | | Sign ref S-06 | 1 | Item | inc | | | - | | | | |
| BJ | | Sign ref S-07 | 1 | Item | inc | | | - | | | | |
| BK | | Sign ref S-08 | 1 | Item | inc | | | - | | | | |
| BL | | Sign ref S-09 | 1 | Item | inc | | | - | | | | |
| BM | | Sign ref S-10 | 1 | Item | inc | | | - | | | | |
| BN | | Sign ref S-11 | 1 | Item | inc | | | - | | | | |
| BO | | Take delivery of and install tourists information sign | 1 | item | inc | | | - | | | | |
| 4.2 | Special Fittings, Furnishings and Equipment | Special fittings, furnishings and equipment | | | | | | | | | | |
| A | | Tapestry display case type 01; as per spec clause N10:200 | 1 | nr | | £ 50,000.00 | 50,000 | 41 | | | | |
| B | | Tapestry display case type 02 | 4 | nr | | inc | | - | | | | |
| C | | Tapestry display case type 03; as per spec clause N10:210 | 4 | nr | | inc | | - | | | | |
| D | | Tapestry display case type 04; as per spec clause N10:200 | 4 | nr | | inc | | - | | | | |
| E | | Tapestry display case type 05; as per spec clause N10:210 | 1 | nr | | inc | | - | | | | |
| F | | Tapestry display case type 06; as per spec clause N10:210 | 1 | nr | | inc | | - | | | | |
| G | | Tapestry display case type 07; as per spec clause N10:210 | 2 | nr | | inc | | - | | | | |
| H | | Tapestry display case type 08; as per spec clause N10:200 | 2 | nr | | inc | | - | | | | |
| I | | Tapestry display case type 09; as per spec clause N10:210 | 1 | nr | | inc | | - | | | | |
| J | | Tapestry display case type 10; as per spec clause N10:210 | 1 | nr | | inc | | - | | | | |
| 4.4 | Bird and Vermin control | Bird and vermin control | | | | | | | | | | |
| A | | Generally | 1 | item | | £ 5,000.00 | 5,000 | 4 | | | | |
| Fittings & Furnishings Total | | | | | | | 239,980 | 197 | | | | |
| 5 | SERVICES INSTALLATIONS | | | | | | | | | | | |
| 5.1 | Sanitary Appliances | Sanitary appliances | | | | | | | | | | |
| | | Pamis changing places: disabled toilet | | | | | | | | | | |
| A | | Clos-o-mat Shower toilet CP COM 1; as per spec clause N13:110 | 1 | nr | | £ 20,000.00 | 20,000 | 16 | | | | |
| B | | Clos-o-mat drop down support rails; as per spec clause N13:120 | 2 | nr | | inc | | - | | | | |
| C | | Toilet roll holder CP DDr 1-4; as per spec clause N13:120 | 1 | nr | | inc | | - | | | | |
| D | | Clos-o-mat grab rail CP GR 1-1; 600 long; as per spec clause N13:130 | 3 | nr | | inc | | - | | | | |
| E | | Clos-o-mat grab rail CP GR 1-1; 800 long; as per spec clause N13:130 | 1 | nr | | inc | | - | | | | |
| F | | Clos-o-mat height adjustable changing bench CP CB 3-7; as per spec clause N13:140 | 1 | nr | | inc | | - | | | | |
| G | | Clos-o-mat height adjustable wash hand basin CP WBB 1-6; as per spec clause N13:150 | 1 | nr | | inc | | - | | | | |
| H | | Clos-o-mat height large paper towel dispenser CP PD 1; as per spec clause N13:160 | 1 | nr | | inc | | - | | | | |
| I | | Clos-o-mat height mirror CP M 1; 750 x 1500; as per spec clause N13:170 | 1 | nr | | inc | | - | | | | |
| J | | Clos-o-mat hoist system CP XY 1; as per spec clause N13:180 | 1 | nr | | inc | | - | | | | |
| K | | Clos-o-mat retractable privacy curtain/screen CP WS 1; as per spec clause N13:190 | 1 | nr | | inc | | - | | | | |
| L | | 900 high shelf for colostomy bag | 1 | nr | | £ 50.00 | 50 | 0 | | | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | Gross Internal Floor Area: | 1,220 | m ² | | | |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes | | | |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | | | | |
| M | | Manually operated hand dryer | 1 | nr | £ 750.00 | 750 | 1 | | | | | |
| N | | Large sanitary disposal bin | 1 | nr | £ 50.00 | 50 | 0 | | | | | |
| O | | Wall mounted brushed stainless steel general waste bin | 1 | nr | £ 50.00 | 50 | 0 | | | | | |
| P | | Paper towel dispenser | 1 | nr | £ 50.00 | 50 | 0 | | | | | |
| Q | | Coat hooks | 6 | nr | £ 50.00 | 300 | 0 | | | | | |
| | | Cleaners Store | | | | | | | | | | |
| R | | Sink as per spec clause N13:200 | 1 | nr | £ 250.00 | 250 | 0 | | | | | |
| S | | Vistors Male and Female toilets | | | | | | | | | | |
| T | | Slab wash hand basin to male WC as per spec clause N13:250 | 1 | nr | £ 2,500.00 | 2,500 | 2 | | | | | |
| U | | Slab wash hand basin to female WC as per spec clause N13:250 | 1 | nr | £ 2,500.00 | 2,500 | 2 | | | | | |
| V | | WC and cistern; as per spec clause N13:300 | 6 | nr | £ 500.00 | 3,000 | 2 | | | | | |
| W | | Urinals and auto flushing cistern; as per spec clause N13:315 | 3 | nr | £ 400.00 | 1,200 | 1 | | | | | |
| X | | Brushed stainless steel maxi toilet roll holder | 6 | nr | £ 50.00 | 300 | 0 | | | | | |
| Y | | Automatic handdryer | 5 | nr | £ 750.00 | 3,750 | 3 | | | | | |
| Z | | Mirror to male WC; 2250x1550 | 1 | nr | £ 750.00 | 750 | 1 | | | | | |
| AA | | Mirror to female WC; 2495x1550 | 1 | nr | £ 750.00 | 750 | 1 | | | | | |
| | | Univerally accessible WC | | | | | | | | | | |
| AB | | Contour 21 CC pack LH & RH corner; as per spec clause N13:350 & 351 | 4 | nr | £ 2,500.00 | 10,000 | 8 | | | | | |
| AC | | Brushed stainless steel maxi toilet roll holder | 4 | nr | £ 50.00 | 200 | 0 | | | | | |
| AD | | Brushed stainless steel soap dispenser | 4 | nr | £ 50.00 | 200 | 0 | | | | | |
| AE | | Automatic handdryer | 4 | nr | £ 750.00 | 3,000 | 2 | | | | | |
| AF | | Mirror; 400x750 | 4 | nr | £ 200.00 | 800 | 1 | | | | | |
| AG | | Coat hooks | 8 | nr | £ 50.00 | 400 | 0 | | | | | |
| 5.3 | Disposal Installation | Foul drainage above ground | | | | | | | | | | |
| | | Generally | | | | | | | | | | |
| A | | Pipework and fittings | 1 | Item | £ 584,380.00 | 584,380 | 479 | | | | | |
| B | | Floor Gullies | 1 | Item | inc | | - | | | | | |
| C | | Valves | 1 | Item | inc | | - | | | | | |
| D | | Traps | 1 | Item | inc | | - | | | | | |
| E | | Tundish | 1 | Item | inc | | - | | | | | |
| F | | Rodding eyes | 1 | Item | inc | | - | | | | | |
| G | | WC connection | 1 | Item | inc | | - | | | | | |
| H | | WHB connection | 1 | Item | inc | | - | | | | | |
| I | | Roof Cowls | 1 | Item | inc | | - | | | | | |
| | | Kitchen high temperature discharge | | | | | | | | | | |
| J | | Pipework and fittings | 1 | Item | inc | | - | | | | | |
| K | | Floor Gullies | 1 | Item | inc | | - | | | | | |
| L | | Valves | 1 | Item | inc | | - | | | | | |
| M | | Traps | 1 | Item | inc | | - | | | | | |
| 5.4 | Water Installation | Mains water supply | | | | | | | | | | |
| A | | MCWS pipework and fittings | 1 | Item | inc | | - | | | | | |
| B | | Valve IV.03 | 1 | Item | inc | | - | | | | | |
| | | Cold water distribution | | | | | | | | | | |
| C | | Cold Water Storage Tank CWST.01 | 1 | Item | inc | | - | | | | | |
| D | | Booster Set BS.01 | 1 | Item | inc | | - | | | | | |
| E | | BCWS pipework and fittings | 1 | Item | inc | | - | | | | | |
| F | | Valve AAV | 1 | Item | inc | | - | | | | | |
| G | | Valve IV.03 | 1 | Item | inc | | - | | | | | |
| H | | Valve DCV | 1 | Item | inc | | - | | | | | |
| I | | Valve PRV | 1 | Item | inc | | - | | | | | |
| J | | Valve CV.01 | 1 | Item | inc | | - | | | | | |
| K | | Valve STR.02 | 1 | Item | inc | | - | | | | | |
| L | | Valve LSV | 1 | Item | inc | | - | | | | | |
| M | | Valve RPZV | 1 | Item | inc | | - | | | | | |
| N | | Valve SV.02 | 1 | Item | inc | | - | | | | | |
| O | | Bib tap | 2 | nr | inc | | - | | | | | |
| | | Hot water distribution | | | | | | | | | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | Gross Internal Floor Area: | 1,220 | m ² |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | |
| P | | Water heater WH.01 | 1 | nr | inc | | - | | |
| Q | | Pump P.06 | 2 | nr | inc | | - | | |
| R | | Pump P.07 | 1 | nr | inc | | - | | |
| S | | Meter HM.01 | 1 | nr | inc | | - | | |
| T | | Meter HM.02 | 1 | nr | inc | | - | | |
| U | | HWF pipework and fittings | 1 | Item | inc | | - | | |
| V | | HWR pipework and fittings | 1 | Item | inc | | - | | |
| W | | Valve NRV | 1 | Item | inc | | - | | |
| X | | Valve CS | 1 | Item | inc | | - | | |
| Y | | Valve IV.01 | 1 | Item | inc | | - | | |
| Z | | Valve STR.01 | 1 | Item | inc | | - | | |
| AA | | Valve DRV | 1 | Item | inc | | - | | |
| AB | | Valve DC.01 | 1 | Item | inc | | - | | |
| AC | | Valve SV.01 | 1 | Item | inc | | - | | |
| AD | | Valve SV.02 | 1 | Item | inc | | - | | |
| AE | | Valve 3 Port MV.01 | 1 | Item | inc | | - | | |
| AF | | Valve 2 Port MV.02 | 1 | Item | inc | | - | | |
| AG | | Valve TMV | 1 | Item | inc | | - | | |
| AH | | Valve IV.02 | 1 | Item | inc | | - | | |
| AI | | Valve AAV | 1 | Item | inc | | - | | |
| AJ | | Temperature Sensors | 1 | Item | inc | | - | | |
| AK | | Pressure Gauges | 1 | Item | inc | | - | | |
| AL | | Dosing pot | 1 | Item | inc | | - | | |
| 5.5 | Heat source | Heat source | | | | | | | |
| A | | Heat Pump HP.01 | 1 | nr | inc | | - | | |
| B | | Boiler B.01 | 1 | nr | inc | | - | | |
| C | | Boiler B.02 | 1 | nr | inc | | - | | |
| D | | Expansion vessel EXP.01 | 1 | nr | inc | | - | | |
| E | | Pressurisation Unit PU.01 | 1 | nr | inc | | - | | |
| F | | Pump P.01 | 1 | nr | inc | | - | | |
| G | | Pump P.02 | 1 | nr | inc | | - | | |
| H | | Pump P.03 | 1 | nr | inc | | - | | |
| I | | Pump P.04 | 1 | nr | inc | | - | | |
| J | | Pump P.05 | 1 | nr | inc | | - | | |
| K | | Commissioning set CS.01 | 1 | nr | inc | | - | | |
| L | | Commissioning set CS.02 | 1 | nr | inc | | - | | |
| M | | Commissioning set CS.03 | 1 | nr | inc | | - | | |
| N | | Commissioning set CS.04 | 1 | nr | inc | | - | | |
| O | | Commissioning set CS.05 | 1 | nr | inc | | - | | |
| P | | Pipework and fittings | 1 | Item | inc | | - | | |
| Q | | Valves | 1 | Item | inc | | - | | |
| 5.6 | Space Heating and Air Conditioning | Central heating | | | | | | | |
| A | | Air Curtain and AHU System | | | | | | | |
| B | | Air curtain OAC.01 | 1 | nr | inc | | - | | |
| C | | Air curtain OAC.02 | 1 | nr | inc | | - | | |
| D | | Commissioning set CS.07 | 1 | nr | inc | | - | | |
| E | | Commissioning set CS.08 | 1 | nr | inc | | - | | |
| F | | Commissioning set CS.09 | 1 | nr | inc | | - | | |
| G | | Commissioning set CS.10 | 1 | nr | inc | | - | | |
| H | | Commissioning set CS.11 | 1 | nr | inc | | - | | |
| I | | Commissioning set CS.12 | 1 | nr | inc | | - | | |
| J | | Commissioning set CS.13 | 1 | nr | inc | | - | | |
| K | | Commissioning set CS.14 | 1 | nr | inc | | - | | |
| L | | Commissioning set CS.15 | 1 | nr | inc | | - | | |
| M | | Pipework and fittings | 1 | Item | inc | | - | | |
| N | | Valves | 1 | Item | inc | | - | | |
| O | | Underfloor Heating System | | | | | | | |
| P | | Underfloor Heating Manifold UFHM.01 | 1 | nr | inc | | - | | |
| Q | | Underfloor Heating Manifold UFHM.02 | 1 | nr | inc | | - | | |
| R | | Underfloor Heating Manifold UFHM.03 | 1 | nr | inc | | - | | |
| S | | Underfloor Heating Manifold UFHM.04 | 1 | nr | inc | | - | | |
| T | | Commissioning set CS.06 | 1 | nr | inc | | - | | |
| U | | Commissioning set CS.16 | 1 | nr | inc | | - | | |
| V | | Commissioning set CS.17 | 1 | nr | inc | | - | | |
| W | | Commissioning set CS.18 | 1 | nr | inc | | - | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | Gross Internal Floor Area: | 1,220 | m ² |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | |
| X | | Commissioning set CS.19 | 1 | nr | inc | | - | | |
| Y | | Commissioning set CS.20 | 1 | nr | inc | | - | | |
| Z | | STAT 01-01 | 1 | nr | inc | | - | | |
| AA | | STAT 01-02 | 1 | nr | inc | | - | | |
| AB | | STAT 01-03 | 1 | nr | inc | | - | | |
| AC | | STAT 01-04 | 1 | nr | inc | | - | | |
| AD | | STAT 01-05 | 1 | nr | inc | | - | | |
| AE | | STAT 01-06 | 1 | nr | inc | | - | | |
| AF | | STAT 01-07 | 1 | nr | inc | | - | | |
| AG | | STAT 02-01 | 1 | nr | inc | | - | | |
| AH | | STAT 02-02 | 1 | nr | inc | | - | | |
| AI | | STAT 02-03 | 1 | nr | inc | | - | | |
| AJ | | STAT 02-04 | 1 | nr | inc | | - | | |
| AK | | STAT 03-01 | 1 | nr | inc | | - | | |
| AL | | STAT 03-02 | 1 | nr | inc | | - | | |
| AM | | STAT 03-03 | 1 | nr | inc | | - | | |
| AN | | STAT 03-04 | 1 | nr | inc | | - | | |
| AO | | STAT 04-01 | 1 | nr | inc | | - | | |
| AP | | STAT 04-02 | 1 | nr | inc | | - | | |
| AQ | | STAT 04-03 | 1 | nr | inc | | - | | |
| AR | | STAT 04-04 | 1 | nr | inc | | - | | |
| AS | | STAT 04-05 | 1 | nr | inc | | - | | |
| AT | | STAT 04-06 | 1 | nr | inc | | - | | |
| AU | | STAT 04-07 | 1 | nr | inc | | - | | |
| AV | | Pipework and fittings | 1 | Item | inc | | - | | |
| AW | | Valves | 1 | Item | inc | | - | | |
| | | Central heating and cooling | | | | | | | |
| AX | | DX unit ECU.01/FCU.01 | 1 | nr | inc | | - | | |
| AY | | DX unit ECU.02/FCU.02 | 1 | nr | inc | | - | | |
| AZ | | DX unit ECU.03/FCU.03 | 1 | nr | inc | | - | | |
| BA | | DX unit ECU.04/FCU.04 | 1 | nr | inc | | - | | |
| BB | | DX unit ECU.05/FCU.05 | 1 | nr | inc | | - | | |
| BC | | DX unit ECU.06/FCU.06 | 1 | nr | inc | | - | | |
| BD | | DX unit ECU.07/FCU.07 | 1 | nr | inc | | - | | |
| BE | | Supply Grille SG.13 | 21 | nr | inc | | - | | |
| BF | | Supply Ductwork | 1 | Item | inc | | - | | |
| BG | | Pipework and fittings | 1 | Item | inc | | - | | |
| BH | | Valves | 1 | Item | inc | | - | | |
| 5.7 | Ventilating System | Central ventilation | | | | | | | |
| A | | Air handling unit AHU.01 | 1 | nr | inc | | - | | |
| B | | Air handling unit AHU.02 | 1 | nr | inc | | - | | |
| C | | Air handling unit AHU.03 | 1 | nr | inc | | - | | |
| D | | Attenuator ATT.01 | 1 | nr | inc | | - | | |
| E | | Attenuator ATT.02 | 1 | nr | inc | | - | | |
| F | | Attenuator ATT.03 | 1 | nr | inc | | - | | |
| G | | Attenuator ATT.04 | 1 | nr | inc | | - | | |
| H | | Attenuator ATT.05 | 1 | nr | inc | | - | | |
| I | | Attenuator ATT.06 | 1 | nr | inc | | - | | |
| J | | Supply Ductwork and fittings | 1 | Item | inc | | - | | |
| K | | Extract Ductwork and fittings | 1 | Item | inc | | - | | |
| L | | Volume control dampers | 1 | Item | inc | | - | | |
| | | Local and special ventilation | | | | | | | |
| | | Reception and Store supply | | | | | | | |
| M | | Air handling unit AHU.05 | 1 | nr | inc | | - | | |
| N | | Supply Grille SG.01 | 1 | nr | inc | | - | | |
| O | | Supply Grille SG.02 | 1 | nr | inc | | - | | |
| P | | Supply Ductwork and fittings | 1 | Item | inc | | - | | |
| Q | | Fire dampers | 1 | Item | inc | | - | | |
| R | | Volume control dampers | 1 | Item | inc | | - | | |
| | | Temporary Gallery Supply | | | | | | | |
| S | | Air handling unit AHU.06 | 1 | nr | inc | | - | | |
| T | | Supply Grille SG.10 | 1 | nr | inc | | - | | |
| U | | Supply Grille SG.11 | 1 | nr | inc | | - | | |
| V | | Supply Grille SG.12 | 1 | nr | inc | | - | | |
| W | | Supply Ductwork and fittings | 1 | Item | inc | | - | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | Gross Internal Floor Area: | 1,220 | m ² |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | |
| X | | Fire dampers | 1 | Item | inc | | | - | |
| Y | | Volume control dampers | 1 | Item | inc | | | - | |
| | | Kitchen supply and extract | | | | | | | |
| Z | | Air handling unit AHU.07 | 1 | nr | inc | | | - | |
| AA | | Kitchen extract fan KEF.01 | 1 | nr | inc | | | - | |
| AB | | Attenuator ATT.07 | 1 | nr | inc | | | - | |
| AC | | Attenuator ATT.08 | 1 | nr | inc | | | - | |
| AD | | Supply Grille SG.13 | 1 | nr | inc | | | - | |
| AE | | Supply Ductwork and fittings | 1 | Item | inc | | | - | |
| AF | | Extract Ductwork and fittings | 1 | Item | inc | | | - | |
| AG | | Fire dampers | 1 | Item | inc | | | - | |
| AH | | Volume control dampers | 1 | Item | inc | | | - | |
| | | Toilet supply and extract | | | | | | | |
| AI | | Air handling unit AHU.04 | 1 | nr | inc | | | - | |
| AJ | | Supply Grille SG.03 | 1 | nr | inc | | | - | |
| AK | | Supply Grille SG.04 | 1 | nr | inc | | | - | |
| AL | | Supply Grille SG.05 | 1 | nr | inc | | | - | |
| AM | | Supply Grille SG.06 | 1 | nr | inc | | | - | |
| AN | | Supply Grille SG.07 | 1 | nr | inc | | | - | |
| AO | | Supply Grille SG.08 | 1 | nr | inc | | | - | |
| AP | | Supply Grille SG.09 | 1 | nr | inc | | | - | |
| AQ | | Extract grille EG.01 | 1 | nr | inc | | | - | |
| AR | | Extract grille EG.02 | 1 | nr | inc | | | - | |
| AS | | Toilet Extract Grille TEG.01 | 1 | nr | inc | | | - | |
| AT | | Toilet Extract Grille TEG.02 | 1 | nr | inc | | | - | |
| AU | | Toilet Extract Grille TEG.03 | 1 | nr | inc | | | - | |
| AV | | Toilet Extract Grille TEG.04 | 1 | nr | inc | | | - | |
| AW | | Toilet Extract Grille TEG.05 | 1 | nr | inc | | | - | |
| AX | | Toilet Extract Grille TEG.06 | 1 | nr | inc | | | - | |
| AY | | Toilet Extract Grille TEG.07 | 1 | nr | inc | | | - | |
| AZ | | Toilet Extract Grille TEG.08 | 1 | nr | inc | | | - | |
| BA | | Toilet Extract Grille TEG.09 | 1 | nr | inc | | | - | |
| BB | | Toilet Extract Grille TEG.10 | 1 | nr | inc | | | - | |
| BC | | Supply Ductwork and fittings | 1 | Item | inc | | | - | |
| BD | | Extract Ductwork and fittings | 1 | Item | inc | | | - | |
| BE | | Fire dampers | 1 | Item | inc | | | - | |
| BF | | Volume control dampers | 1 | Item | inc | | | - | |
| | | Toilet extract | | | | | | | |
| BG | | Toilets extract fan TEF.01 | 1 | nr | inc | | | - | |
| BH | | Toilet Extract Grille TEG.11 | 1 | nr | inc | | | - | |
| BI | | Toilet Extract Grille TEG.12 | 1 | nr | inc | | | - | |
| BJ | | Extract Ductwork and fittings | 1 | Item | inc | | | - | |
| BK | | Fire dampers | 1 | Item | inc | | | - | |
| BL | | Volume control dampers | 1 | Item | inc | | | - | |
| 5.8 | Electrical Installations | Electrical mains and submains distribution | | | | | | | |
| A | | Switchgear | 1 | nr | inc | | | - | |
| B | | Metering | 1 | Item | £ 287,920.00 | 287,920 | 236 | | |
| C | | Sub-Mains Cabling | 1 | Item | inc | | | - | |
| D | | 200A TP&N fused switch | 2 | nr | inc | | | - | |
| E | | Emergency lighting battery | 1 | nr | inc | | | - | |
| F | | Dimmer panel | 2 | nr | inc | | | - | |
| G | | Distribution Board EXT | 1 | nr | inc | | | - | |
| H | | Distribution Board GF | 1 | nr | inc | | | - | |
| I | | Distribution Board MC-01 | 1 | nr | inc | | | - | |
| J | | Distribution Board FF | 1 | nr | inc | | | - | |
| K | | Distribution Board MC-02 | 1 | nr | inc | | | - | |
| L | | Distribution Board CF-01 | 1 | nr | inc | | | - | |
| | | Containment | | | | | | | |
| M | | 100mm Fire Alarm tray | 1 | Item | inc | | | - | |
| N | | 150mm Low voltage tray | 1 | Item | inc | | | - | |
| O | | 100mm Data tray | 1 | Item | inc | | | - | |
| P | | 100mm Lighting and Power trunking | 1 | Item | inc | | | - | |
| Q | | 50mm trunking | 1 | Item | inc | | | - | |
| R | | 90mm BT ducts | 1 | Item | inc | | | - | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | Gross Internal Floor Area: | 1,220 | m ² |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | |
| S | | 150mm black rigiduct | 1 | Item | inc | | - | | |
| T | | 100mm black duct | 1 | Item | inc | | - | | |
| | Power installations | | | | | | | | |
| U | | Cabling | 1 | Item | inc | | - | | |
| V | | 16A SP&N isolator | 1 | nr | inc | | - | | |
| W | | 20A SP&N isolator | 9 | nr | inc | | - | | |
| X | | 20A TP&N isolator | 1 | nr | inc | | - | | |
| Y | | 32A SP&N isolator | 2 | nr | inc | | - | | |
| Z | | 32A TP&N isolator | 7 | nr | inc | | - | | |
| AA | | 63A SP&N isolator | 2 | nr | inc | | - | | |
| AB | | 63A TP&N isolator | 1 | nr | inc | | - | | |
| AC | | Cleaner socket | 14 | nr | inc | | - | | |
| AD | | FCU | 4 | nr | inc | | - | | |
| AE | | FCU with flex | 42 | nr | inc | | - | | |
| AF | | 20A TP&N BS EN60309-2 Type socket outlet | 1 | nr | inc | | - | | |
| AG | | 32A TP&N BS EN60309-2 Type socket outlet | 4 | nr | inc | | - | | |
| AH | | 32A SP&N BS EN60309-2 Type socket outlet | 2 | nr | inc | | - | | |
| AI | | Floor box 4 | 4 | nr | inc | | - | | |
| AJ | | Floor box to gallery | 5 | nr | inc | | - | | |
| AK | | Floor box 1 | 7 | nr | inc | | - | | |
| AL | | Single 13A socket outlet switched | 1 | nr | inc | | - | | |
| AM | | Double socket switched | 47 | nr | inc | | - | | |
| | Lighting installations | | | | | | | | |
| AN | | Cabling | 1 | Item | inc | | - | | |
| AO | | Fire rated cabling | 1 | Item | inc | | - | | |
| AP | | Lighting Control Panel for Temporary gallery, Reception and Café | 1 | nr | inc | | - | | |
| AQ | | Lighting Control Panel for Gallery Lighting | 1 | nr | inc | | - | | |
| AR | | 4 port router | 1 | nr | inc | | - | | |
| AS | | 2 channel dali router | 6 | nr | inc | | - | | |
| AT | | Power supply unit | 1 | nr | inc | | - | | |
| AU | | Sub circuit monitoring modules | 5 | nr | inc | | - | | |
| AV | | Fitting type B1 | 1 | nr | inc | | - | | |
| AW | | Fitting type B2 | 6 | nr | inc | | - | | |
| AX | | Fitting type C2 | 13 | nr | inc | | - | | |
| AY | | Fitting type D1 | 4 | nr | inc | | - | | |
| AZ | | Fitting type D2 | 13 | nr | inc | | - | | |
| BA | | Fitting type D3 | 3 | nr | inc | | - | | |
| BB | | Fitting type D4 | 7 | nr | inc | | - | | |
| BC | | Fitting type D5 | 4 | nr | inc | | - | | |
| BD | | Fitting type E1 | 18 | nr | inc | | - | | |
| BE | | Fitting type E2 | 47 | nr | inc | | - | | |
| BF | | Fitting type E3 | 11 | nr | inc | | - | | |
| BG | | Fitting type EXIT1 | 7 | nr | inc | | - | | |
| BH | | Fitting type EXIT2 | 3 | nr | inc | | - | | |
| BI | | Fitting type L1 | 1 | nr | inc | | - | | |
| BJ | | Fitting type L2 | 1 | nr | inc | | - | | |
| BK | | Fitting type L3 | 3 | nr | inc | | - | | |
| BL | | Fitting type L4 | 5 | nr | inc | | - | | |
| BM | | Fitting type L5 | 1 | nr | inc | | - | | |
| BN | | Fitting type L6 | 8 | nr | inc | | - | | |
| BO | | Fitting type L7 | 4 | nr | inc | | - | | |
| BP | | Fitting type L8 | 8 | nr | inc | | - | | |
| BQ | | Fitting type L9 | 2 | nr | inc | | - | | |
| BR | | Fitting type L10 | 1 | nr | inc | | - | | |
| BS | | Fitting type L11 | 1 | nr | inc | | - | | |
| BT | | Fitting type L12 | 1 | nr | inc | | - | | |
| BU | | Fitting type L13 | 2 | nr | inc | | - | | |
| BV | | Fitting type P1 | 20 | nr | inc | | - | | |
| BW | | Fitting type R1 | 9 | nr | inc | | - | | |
| BX | | Fitting type R2 | 1 | nr | inc | | - | | |

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| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | | | | | Gross Internal Floor Area: | 1,220 m ² |
| ELEMENT / ASSET DESCRIPTION | | | | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes |
| Element | Sub Element | Component | | | | (£) | (£) | (£) | | | | |
| BY | | Fitting type R3 | 1 | nr | inc | | | - | | | | |
| BZ | | Fitting type S1 | 2 | nr | inc | | | - | | | | |
| CA | | Fitting type T1 | 6 | nr | inc | | | - | | | | |
| CB | | Fitting type T1-1 | 1 | nr | inc | | | - | | | | |
| CC | | Fitting type T1-2 | 2 | nr | inc | | | - | | | | |
| CD | | Fitting type T1-3 | 1 | nr | inc | | | - | | | | |
| CE | | Fitting type T1-4 | 1 | nr | inc | | | - | | | | |
| CF | | Fitting type T1-5 | 2 | nr | inc | | | - | | | | |
| CG | | Fitting type T1-6 | 2 | nr | inc | | | - | | | | |
| CH | | Fitting type T1-7 | 2 | nr | inc | | | - | | | | |
| CI | | Fitting type T1-8 | 2 | nr | inc | | | - | | | | |
| CJ | | Fitting type T2 | 1 | nr | inc | | | - | | | | |
| CK | | Fitting type T3 | 1 | nr | inc | | | - | | | | |
| CL | | Fitting type TL1 | 8 | nr | inc | | | - | | | | |
| CM | | Fitting type TF1 | 27 | nr | inc | | | - | | | | |
| CN | | Fitting type TF2 | 4 | nr | inc | | | - | | | | |
| CO | | Fitting type TF3 | 24 | nr | inc | | | - | | | | |
| CP | | Fitting type WE | 13 | nr | inc | | | - | | | | |
| CQ | | Fitting type W1 | 12 | nr | inc | | | - | | | | |
| CR | | Sensor PD1 | 11 | nr | inc | | | - | | | | |
| | | Earthing and bonding systems | | | | | | | | | | |
| CS | | Generally | 1 | Item | inc | | | - | | | | |
| 5.9 | Gas and Other Fuel Installations | Gas distribution | | | | | | | | | | |
| A | | S&S Northern gas safety panel | 2 | nr | inc | | | - | | | | |
| B | | Gas sub meter | 1 | nr | inc | | | - | | | | |
| C | | Gas distribution pipework | 1 | Item | inc | | | - | | | | |
| D | | Gas solenoid valve GSV.01 | 1 | nr | inc | | | - | | | | |
| E | | Gas solenoid valve GSV.02 | 1 | nr | inc | | | - | | | | |
| F | | Gas solenoid valve GSV.03 | 1 | nr | inc | | | - | | | | |
| G | | Gas valve IV.05 | 1 | nr | inc | | | - | | | | |
| H | | Gas valve IV.04 | 1 | nr | inc | | | - | | | | |
| I | | Gas valve IV.04 | 1 | nr | inc | | | - | | | | |
| 5.10 | Lift and Conveyor Installations | Lifts | | | | | | | | | | |
| A | | Generally | 1 | Item | inc | £ 75,640.00 | 75,640 | 62 | | | | |
| 5.11 | Fire and Lightning Protection | Fire fighting equipment | | | | | | | | | | |
| A | | Generally | 1 | Item | inc | | | - | | | | |
| | | Lightning protection | | | | | | | | | | |
| B | | Generally | 1 | Item | inc | | | - | | | | |
| 5.12 | Communications, Security and Control Systems | Communication systems | | | | | | | | | | |
| A | | Fire Alarm System | | | | | | - | | | | |
| B | | Fire alarm panel | 1 | nr | inc | | | - | | | | |
| C | | Fire alarm repeater panel | 1 | nr | inc | | | - | | | | |
| D | | Emergency voice communication panel | 1 | nr | inc | | | - | | | | |
| E | | Emergency voice communication outstation | 1 | nr | inc | | | - | | | | |
| F | | Fire alarm interface | 17 | nr | inc | | | - | | | | |
| G | | Cabling | 1 | Item | inc | | | - | | | | |
| H | | Short circuit isolators | 1 | Item | inc | | | - | | | | |
| I | | Smoke detector with sounder base and beacon | 14 | nr | inc | | | - | | | | |
| J | | Smoke detector | 1 | nr | inc | | | - | | | | |
| K | | Smoke detector with Xenon beacon | 15 | nr | inc | | | - | | | | |
| L | | Sounder base only with xenon beacon | 2 | nr | inc | | | - | | | | |
| M | | Smoke and heat detector with sounder base | 3 | nr | inc | | | - | | | | |
| N | | Break glass | 4 | nr | inc | | | - | | | | |
| O | | Electronic sounder | 4 | nr | inc | | | - | | | | |
| P | | Aspirating fire control panel | 1 | nr | inc | | | - | | | | |
| Q | | Vesda pipework | 1 | Item | inc | | | - | | | | |
| R | | Vesda capillary outlet | 16 | nr | inc | | | - | | | | |
| S | | Structured Wiring Installation | | | | | | - | | | | |
| T | | 19" Rack in IT store | 14 | nr | inc | | | - | | | | |
| U | | 24 port Cat 6 ethernet patch panel | 1 | nr | inc | | | - | | | | |
| V | | Fibre optic patch panel | 1 | nr | inc | | | - | | | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | | | | | Gross Internal Floor Area: | 1,220 | m ² |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes | | | | |
| Element | Sub Element | Component | | | | (£) | (£) | (£) | | | | | |
| W | | Cabling | | 1 | Item | inc | | - | | | | | |
| X | | Single RJ45 data point | | 15 | nr | inc | | - | | | | | |
| Y | | Double RJ45 data point | | 8 | nr | inc | | - | | | | | |
| | | Induction Loops | | | | | | - | | | | | |
| Z | | Generally | | 1 | Item | inc | | - | | | | | |
| | | Disabled Alarm | | | | | | - | | | | | |
| AA | | Generally | | 1 | Item | inc | | - | | | | | |
| | Security systems | | | | | | | | | | | | |
| AB | | Monitor and recording equipment | | 1 | item | inc | | - | | | | | |
| AC | | Cabling | | 1 | item | inc | | - | | | | | |
| AD | | DT sensor | | 13 | nr | inc | | - | | | | | |
| AE | | DC sensor | | 8 | nr | inc | | - | | | | | |
| AF | | Dome camera | | 6 | nr | inc | | - | | | | | |
| AG | | Card reader | | 4 | nr | inc | | - | | | | | |
| AH | | Security panel | | 1 | nr | inc | | - | | | | | |
| AI | | ES | | 4 | nr | inc | | - | | | | | |
| | Central control/building management systems | | | | | | | | | | | | |
| AJ | | BMS Control panel MSCP.01 | | 1 | nr | inc | | - | | | | | |
| AK | | Cabling | | 1 | item | inc | | - | | | | | |
| AL | | Sensors | | 1 | item | inc | | - | | | | | |
| 5.14 | Builder's Work in Connection with Services | General builder's work | | | | | | | | | | | |
| A | | Fire sealing to service penetrations in risers | | 1 | Item | inc | | - | | | | | |
| B | | Generally | | 1 | Item | £ 19,520.00 | 19,520 | 16 | | | | | |
| 5.15 | Testing & Commissioning of Services | Testing and commissioning of services | | | | | | | | | | | |
| A | | Generally | | 1 | Item | inc | | - | | | | | |
| Services Installations Total | | | | | | | 1,018,310 | 835 | | | | | |
| 8 EXTERNAL WORKS | | | | | | | | | | | | | |
| 8.1 | Site Preparation Works | Site clearance | | | | | | | | | | | |
| A | | Generally | | 1 | Item | £ 5,000.00 | 5,000 | 4 | | | | | |
| 8.2 | Roads, Paths and Pavings | Roads, paths and pavings | | | | | | | | | | | |
| A | | Caithness | | 471 | m2 | £ 80.00 | 37,680 | 31 | | | | | |
| B | | Pedestrian Resin | | 997 | m2 | £ 65.00 | 64,805 | 53 | | | | | |
| C | | Tegular Block to pedestrian areas | | 205 | m2 | £ 80.00 | 16,400 | 13 | | | | | |
| D | | Tegular Block to vehicular areas | | 889 | m2 | £ 80.00 | 71,120 | 58 | | | | | |
| E | | Tegular Block to delineate car parking bays | | 742 | m | £ 20.00 | 14,840 | 12 | | | | | |
| F | | Vehicular Resin | | 454 | m2 | £ 65.00 | 29,510 | 24 | | | | | |
| G | | Whindust | | 119 | m2 | £ 30.00 | 3,570 | 3 | | | | | |
| H | | Yorkstone | | 154 | m2 | £ 90.00 | 13,860 | 11 | | | | | |
| I | | Blister paving | | 15 | m2 | £ 50.00 | 750 | 1 | | | | | |
| J | | Precast paving slabs - ref Radial strip 1 | | 163 | m2 | £ 150.00 | 24,450 | 20 | | | | | |
| K | | e/o for bespoke slab 1 | | 33 | nr | £ 150.00 | 4,950 | 4 | | | | | |
| L | | e/o for bespoke slab 2 | | 28 | nr | £ 150.00 | 4,200 | 3 | | | | | |
| M | | e/o for bespoke slab 3 | | 22 | nr | £ 150.00 | 3,300 | 3 | | | | | |
| N | | e/o for bespoke slab 4 | | 12 | nr | £ 150.00 | 1,800 | 1 | | | | | |
| O | | Edge type 1 | | 795 | m | £ 50.00 | 39,750 | 33 | | | | | |
| P | | Edge type 2 | | 301 | m | £ 50.00 | 15,050 | 12 | | | | | |
| Q | | Edge type 3 | | 77 | m | £ 50.00 | 3,850 | 3 | | | | | |
| R | | Edge type 4 | | 200 | m | £ 50.00 | 10,000 | 8 | | | | | |
| S | | Edge type 7 | | 266 | m | £ 50.00 | 13,300 | 11 | | | | | |
| T | | Edge type 9 | | 11 | m | £ 50.00 | 550 | 0 | | | | | |
| 8.3 | Planting | Seeding and turfing | | | | | | | | | | | |
| A | | Grass | | 1,669 | m2 | £ 8.50 | 14,187 | 12 | | | | | |
| | | External planting | | | | | | | | | | | |
| B | | Car park trees | | 16 | nr | £ 750.00 | 12,000 | 10 | | | | | |
| C | | Existing woodland | | 3,223 | m2 | £ 20.00 | 64,460 | 53 | | | | | |
| D | | Hedging | | 259 | m2 | £ 50.00 | 12,950 | 11 | | | | | |
| E | | Native Mixed | | 893 | m2 | £ 85.00 | 75,905 | 62 | | | | | |
| F | | Trees in planters | | 6 | nr | £ 2,750.00 | 16,500 | 14 | | | | | |
| 8.4 | Fencing, Railings and Walls | Fencing and railings | | | | | | | | | | | |
| A | | Bollards | | 26 | nr | £ 850.00 | 22,100 | 18 | | | | | |
| B | | Lit bollards | | 25 | nr | £ 850.00 | 21,250 | 17 | | | | | |

| SCOTTISH BORDERS COUNCIL | | | | | | | | | |
|---------------------------------------|-------------------------------------|---|-----|-----------------------|--------------|--------|----------------------------|--------------------------------|----------------|
| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | Gross Internal Floor Area: | 1,220 | m ² |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | |
| | Walls and screens | | | | | | | | |
| C | | Timber bin and bike shelter | 26 | m | £ 150.00 | 3,900 | 3 | | |
| D | | e/o for gates | 2 | nr | £ 750.00 | 1,500 | 1 | | |
| E | | Ivy screen | 64 | m | £ 500.00 | 32,000 | 26 | | |
| | Retaining walls | | | | | | | | |
| F | | Modular precast concrete retaining wall | 42 | m | £ 500.00 | 21,000 | 17 | | |
| 8.5 | Site/Street furniture and Equipment | Site/street furniture and equipment | | | | | | | |
| A | | Cycle shelter with parking | 1 | nr | £ 2,500.00 | 2,500 | 2 | | |
| B | | Benches | 3 | nr | £ 5,000.00 | 15,000 | 12 | | |
| C | | Cycle parking | 8 | nr | £ 500.00 | 4,000 | 3 | | |
| D | | Litterbin | 3 | nr | £ 500.00 | 1,500 | 1 | | |
| | Ornamental features | | | | | | | | |
| E | | Sculpture | 2 | nr | £ 3,500.00 | 7,000 | 6 | | |
| 8.6 | External Drainage | Surface water and foul water drainage | | | | | | | |
| A | | Surface Water Manhole; approx 1.03m depth to invert; ref SWMH01 | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| B | | Surface Water Manhole; approx 1.35m depth to invert; ref SWMH13 | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| C | | Surface Water Manhole; approx 1.38m depth to invert; ref SWMH08 | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| D | | Surface Water Manhole; approx 1.50m depth to invert; ref SWMH09 | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| E | | Surface Water Manhole; approx 1.68m depth to invert; ref SWMH02 | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| F | | Surface Water Manhole; approx 1.97m depth to invert; ref SWMH04 | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| G | | Surface Water Manhole; approx 2.11m depth to invert; with 4.7l/s hydrobrake; ref SWMH07 | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| H | | Surface Water Manhole; approx 2.24m depth to invert; ref SWMH12 | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| I | | Surface Water Manhole; approx 2.35m depth to invert; ref SWMH10 and 11 | 2 | nr | £ 1,500.00 | 3,000 | 2 | | |
| J | | Surface Water Manhole; approx 2.51m depth to invert; with 2.7l/s hydrobrake; ref SWMH13 | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| K | | Surface Water Manhole; approx 2.70m depth to invert; ref SWMH05 | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| L | | Surface Water Manhole; approx 3.50m depth to invert; ref SWMH06 | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| M | | Cellular Storage; 10.0x5.0x1.2m; approx 3.10m depth to invert | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| N | | Foul Water Manhole; approx 1.03m depth to invert; ref FWMH01 | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| O | | Foul Water Manhole; approx 1.74m depth to invert; ref FWMH03 | 1 | nr | £ 1,500.00 | 1,500 | 1 | | |
| P | | Foul Water Manhole; approx 1.81m depth to invert; ref FWMH02; inc grease trap | 1 | nr | £ 2,500.00 | 2,500 | 2 | | |
| Q | | Connection to existing Surface water manhole; approx 2.57m deep | 1 | nr | £ 500.00 | 500 | 0 | | |
| R | | Connection to existing Surface water manhole; approx 3.85m deep | 1 | nr | £ 500.00 | 500 | 0 | | |
| S | | Connection to existing Foul water drain run; approx 3.90m deep | 1 | nr | £ 500.00 | 500 | 0 | | |
| T | | Surface drain run; 150 pipe; approx 0.00 to 0.50m deep | 11 | m | £ 150.00 | 1,650 | 1 | | |
| U | | Surface drain run; 150 pipe; approx 0.50 to 1.00m deep | 10 | m | £ 150.00 | 1,500 | 1 | | |
| V | | Surface drain run; 150 pipe; approx 1.00 to 1.50m deep | 94 | m | £ 150.00 | 14,100 | 12 | | |
| W | | Surface drain run; 150 pipe; approx 1.50 to 2.00m deep | 104 | m | £ 150.00 | 15,600 | 13 | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | | | | | Gross Internal Floor Area: | 1,220 m ² |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes | | | |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | | | | |
| X | | Surface drain run; 150 pipe; approx 2.00 to 2.50m deep | 18 | m | £ 250.00 | 4,500 | 4 | | | | | |
| Y | | Surface drain run; 150 pipe; approx 2.50 to 3.00m deep | 11 | m | £ 250.00 | 2,750 | 2 | | | | | |
| Z | | Surface drain run; 225 pipe; approx 1.00 to 1.50m deep | 36 | m | £ 150.00 | 5,400 | 4 | | | | | |
| AA | | Surface drain run; 225 pipe; approx 2.00 to 2.50m deep | 28 | m | £ 250.00 | 7,000 | 6 | | | | | |
| AB | | Surface drain run with filter trench; 225 perforated pipe; approx 2.00 to 2.50m deep | 14 | m | £ 350.00 | 4,900 | 4 | | | | | |
| AC | | Surface drain run; 225 pipe; approx 2.50 to 3.00m deep | 3 | m | £ 250.00 | 750 | 1 | | | | | |
| AD | | Surface drain run; 225 pipe; approx 3.00 to 3.50m deep | 22 | m | £ 250.00 | 5,500 | 5 | | | | | |
| AE | | Slot drain | 42 | m | £ 150.00 | 6,300 | 5 | | | | | |
| AF | | RWP outlet | 1 | nr | £ 150.00 | 150 | 0 | | | | | |
| AG | | Surface water gully | 11 | nr | £ 150.00 | 1,650 | 1 | | | | | |
| AH | | Slot drain outlet | 4 | nr | £ 150.00 | 600 | 0 | | | | | |
| AI | | Infiltration system inlet outlet | 5 | nr | £ 250.00 | 1,250 | 1 | | | | | |
| AJ | | Foul drain run; 150 pipe; approx 0.50 to 1.00m deep | 48 | m | £ 150.00 | 7,200 | 6 | | | | | |
| AK | | Foul drain run; 150 pipe; approx 1.00 to 1.50m deep | 41 | m | £ 150.00 | 6,150 | 5 | | | | | |
| AL | | Foul drain run; 150 pipe; approx 1.50 to 2.00m deep | 16 | m | £ 150.00 | 2,400 | 2 | | | | | |
| AM | | Foul drain run; 150 pipe; approx 2.50 to 3.00m deep | 13 | m | £ 250.00 | 3,250 | 3 | | | | | |
| AN | | Rodding eye | 1 | nr | £ 150.00 | 150 | 0 | | | | | |
| AO | | SVP pop up | 5 | nr | £ 150.00 | 750 | 1 | | | | | |
| | | Testing and commissioning of external drainage installations | | | | | | | | | | |
| AP | | Generally | 1 | Item | £ 2,000.00 | 2,000 | 2 | | | | | |
| | | Scottish Water Foul Sewer Connection | 1 | Item | £ 2,500.00 | 2,500 | 2 | | | | | |
| 8.7 | External Services | Water mains supply | | | | | | | | | | |
| | | Water Main | | | | | | | | | | |
| | | Connection to network | 1 | Item | £ 7,000.00 | 7,000 | 6 | | | | | |
| A | | Incoming water mains pipework | 1 | Item | £ 1,500.00 | 1,500 | 1 | | | | | |
| b | | Water mains incoming arrangement | 1 | Item | inc | | - | | | | | |
| C | | Valves | 1 | Item | inc | | - | | | | | |
| D | | Civils works associated with the water main supply | 1 | Item | inc | | - | | | | | |
| | | Fire Fighting Main | | | | | | | | | | |
| E | | Fire hydrant in cover and chamber | 1 | Item | £ 1,500.00 | 1,500 | 1 | | | | | |
| F | | Fire fighting main pipework | 1 | Item | inc | | - | | | | | |
| G | | Valves | 1 | Item | inc | | - | | | | | |
| H | | Civils works associated with the fire fighting main | 1 | Item | inc | | - | | | | | |
| | | Electricity mains supply | | | | | | | | | | |
| | | Connection to network | 1 | Item | £ 11,000.00 | 11,000 | 9 | | | | | |
| I | | Incoming electricity mains cabling | 1 | Item | inc | | - | | | | | |
| J | | Electricity mains incoming arrangement | 1 | Item | inc | | - | | | | | |
| K | | Cable drawpit | 1 | Item | inc | | - | | | | | |
| L | | Civils works associated with the connection | 1 | Item | inc | | - | | | | | |
| | | Gas mains supply | | | | | | | | | | |
| | | Connection to network | 1 | Item | £ 6,000.00 | 6,000 | 5 | | | | | |
| M | | Gas meter housing and base | 1 | Item | inc | | - | | | | | |
| N | | Incoming gas mains pipework | 1 | Item | inc | | - | | | | | |
| O | | Gas mains incoming arrangement | 1 | Item | inc | | - | | | | | |
| P | | Valves | 1 | Item | inc | | - | | | | | |
| Q | | Civils works associated with the gas mains supply | 1 | Item | inc | | - | | | | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | Gross Internal Floor Area: | 1,220 | m ² |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | |
| | | Telecommunications and other communication system connections | | | | | | | |
| | | Connection to network | 1 | Item | | - | | | |
| | | Vodafone works | 1 | Item | £ 12,000.00 | 12,000 | 10 | | |
| R | | Ducting | 1 | Item | inc | | - | | |
| S | | Civils works associated with the connection | 1 | Item | inc | | - | | |
| | | Site/street lighting systems | | | | | | | |
| T | | Lighting control pillar | 1 | nr | £ 55,000.00 | 55,000 | 45 | | |
| U | | Cabling | 1 | Item | inc | | - | | |
| V | | Civils works associated with the cabling | 1 | Item | inc | | - | | |
| W | | Lighting column | 6 | nr | inc | | - | | |
| X | | Fitting type EX1 | 4 | nr | inc | | - | | |
| Y | | Fitting type EX2 | 10 | nr | inc | | - | | |
| Z | | Fitting type EX3 | 1 | nr | inc | | - | | |
| AA | | Fitting type EX4 | 5 | nr | inc | | - | | |
| AB | | Fitting type EX5 | 2 | nr | inc | | - | | |
| AC | | Fitting type EX6 | 203 | nr | inc | | - | | |
| | | Builder's work in connection with external services | | | | | | | |
| AD | | Generally | 1 | Item | inc | | - | | |
| | | Testing and commissioning of external services | | | | | | | |
| AE | | Generally | 1 | Item | inc | | - | | |
| 10 | MAIN CONTRACTORS PRELIMINARIES | | | | | | | | |
| 10.1 | Employer's Requirements | Site accommodation | | | | | | | |
| A | | Setup | 1 | Item | inc | | - | | |
| B | | Time related | | wks | inc | | - | | |
| C | | Remove | 1 | Item | inc | | - | | |
| | | Site records | | | | | | | |
| D | | Setup | 1 | Item | inc | | - | | |
| E | | Time related | | wks | inc | | - | | |
| F | | Remove | 1 | Item | inc | | - | | |
| | | Completion and post completion requirements | | | | | | | |
| G | | Setup | 1 | Item | inc | | - | | |
| H | | Time related | | wks | inc | | - | | |
| I | | Remove | 1 | Item | inc | | - | | |
| 10.2 | Main Contractor's Cost Items | Management and staff | | | | | | | |
| A | | Setup | 1 | Item | inc | | - | | |
| B | | Time related | | wks | inc | | - | | |
| C | | Remove | 1 | Item | inc | | - | | |
| | | Site establishment | | | | | | | |
| D | | Setup | 1 | Item | inc | | - | | |
| E | | Time related | | wks | inc | | - | | |
| F | | Remove | 1 | Item | inc | | - | | |
| | | Temporary services | | | | | | | |
| G | | Setup | 1 | Item | inc | | - | | |
| H | | Time related | | wks | inc | | - | | |
| I | | Remove | 1 | Item | inc | | - | | |
| | | Security | | | | | | | |
| J | | Setup | 1 | Item | inc | | - | | |
| K | | Time related | | wks | inc | | - | | |
| L | | Remove | 1 | Item | inc | | - | | |
| | | Safety and environmental protection | | | | | | | |
| M | | Setup | 1 | Item | inc | | - | | |
| N | | Time related | | wks | inc | | - | | |
| O | | Remove | 1 | Item | inc | | - | | |
| | | Control and protection | | | | | | | |
| P | | Setup | 1 | Item | inc | | - | | |
| Q | | Time related | | wks | inc | | - | | |
| R | | Remove | 1 | Item | inc | | - | | |
| | | Mechanical plant | | | | | | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | Gross Internal Floor Area: | 1,220 | m ² | | | |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes | | | |
| Element | Sub Element | Component | | | | (£) | (£) | (£) | | | | |
| S | | Setup | 1 | Item | inc | | | - | | | | |
| T | | Time related | | wks | inc | | | - | | | | |
| U | | Remove | 1 | Item | inc | | | - | | | | |
| | Temporary works | | | | | | | | | | | |
| V | | Setup | 1 | Item | inc | | | - | | | | |
| W | | Time related | | wks | inc | | | - | | | | |
| X | | Remove | 1 | Item | inc | | | - | | | | |
| | Site records | | | | | | | | | | | |
| Y | | Setup | 1 | Item | inc | | | - | | | | |
| Z | | Time related | | wks | inc | | | - | | | | |
| AA | | Remove | 1 | Item | inc | | | - | | | | |
| | Completion and post completion requirements | | | | | | | | | | | |
| AB | | Setup | 1 | Item | inc | | | - | | | | |
| AC | | Time related | | wks | inc | | | - | | | | |
| AD | | Remove | 1 | Item | inc | | | - | | | | |
| | Cleaning | | | | | | | | | | | |
| AE | | Setup | 1 | Item | inc | | | - | | | | |
| AF | | Time related | | wks | inc | | | - | | | | |
| AG | | Remove | 1 | Item | inc | | | - | | | | |
| | Fees and charges | | | | | | | | | | | |
| AH | | Setup | 1 | Item | inc | | | - | | | | |
| AI | | Time related | | wks | inc | | | - | | | | |
| AJ | | Remove | 1 | Item | inc | | | - | | | | |
| | Site services | | | | | | | | | | | |
| AK | | Setup | 1 | Item | inc | | | - | | | | |
| AL | | Time related | | wks | inc | | | - | | | | |
| AM | | Remove | 1 | Item | inc | | | - | | | | |
| | Insurances, bonds, gurantees and warranties | | | | | | | | | | | |
| AN | | Setup | 1 | Item | inc | | | - | | | | |
| AO | | Time related | | wks | inc | | | - | | | | |
| AP | | Remove | 1 | Item | inc | | | - | | | | |
| | Main contractor's Preliminaries Total | | | | | | | - | | | | |
| 11 | MAIN CONTRACTOR'S OVERHEADS | | | | | | | | | | | |
| 11.1 | Main Contractor's Overheads | | 13 | % | | £ 4,347,314.41 | 543,414 | 445 | | | | |
| 11.2 | Main Contractor's Profit | | | % | | inc | | - | | | | |
| | Main contractor's Overheads Total | | | | | | 543,414 | 445 | | | | |
| 12 | DESIGN FEES | | | | | | | | | | | |
| 12.1 | Consultant's Fees | | | | | | | | | | | |
| A | Architect | | 1 | Item | | | - | - | | | | |
| B | Civil & Structural Engineer | | 1 | Item | | | - | - | | | | |
| C | Mechanical & Electrical Services Engineer | | 1 | Item | | | - | - | | | | |
| D | Quantity Surveyor | | 1 | Item | | | - | - | | | | |
| E | Project Manager | | 1 | Item | | | - | - | | | | |
| F | CDM-Coordinator | | 1 | Item | | | - | - | | | | |
| G | Environmental Consultant | | 1 | Item | | | - | - | | | | |
| H | Landscape Architect | | 1 | Item | | | - | - | | | | |
| I | Others (Bidders to enter details) | | 1 | Item | | | - | - | | | | |
| 12.2 | Main Contractor's Pre-Construction Fees | | | | | | | | | | | |
| A | Management and staff | | 1 | Item | | | - | - | | | | |
| B | Specialist support services fees | | 1 | Item | | | - | - | | | | |
| C | Temporary accommodation, services and facilities charges | | 1 | Item | | | - | - | | | | |
| D | Main contractor's overheads and profit | | 1 | Item | | | - | - | | | | |
| | Design Fee Total | | | | | | | - | | | | |
| 13 | OTHER DEVELOPMENT/PROJECT COSTS | | | | | | | | | | | |
| 13.1 | Other development/project costs | | | | | | | | | | | |
| A | Land acquisition costs | | 1 | Item | | | - | - | | | | |
| B | Employer finance costs | | 1 | Item | | | - | - | | | | |
| C | Fees | | 1 | Item | | | - | - | | | | |
| D | Charges | | 1 | Item | | | - | - | | | | |
| E | Planning contributions | | 1 | Item | | | - | - | | | | |

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| GREAT TAPESTRY OF SCOTLAND | | | | | | | | | |
| SECTION B - CONSTRUCTION COST SUMMARY | | | | | | | Gross Internal Floor Area: | 1,220 | m ² |
| ELEMENT / ASSET DESCRIPTION | | | | Element Unit Quantity | Element Unit | Rate | Total Cost | Total Cost/m ² GIFA | Notes |
| Element | Sub Element | Component | | | (£) | (£) | (£) | | |
| F | Insurances | | 1 | Item | | - | - | | |
| G | Archaeological works | | 1 | Item | | - | - | | |
| H | Decanting and relocation | | 1 | Item | | - | - | | |
| I | Fittings, furnishings and equipment | | 1 | Item | | - | - | | |
| J | Tenant's costs/contributions | | 1 | Item | | - | - | | |
| K | Marketing costs | | 1 | Item | | - | - | | |
| L | Other employer costs | | 1 | Item | | - | - | | |
| Other Development/Project Costs Total | | | | | | | - | - | |
| 14 | RISK | | | | | | | | |
| 14.1 | Design Development Risks | | 1 | Item | | - | - | | |
| 14.2 | Construction Risks | | 1 | Item | | - | - | | |
| 14.3 | Employer Change Risk | | 1 | Item | | - | - | | |
| 14.4 | Employer Other Risk | | 1 | Item | | - | - | | |
| Risk Total | | | | | | | - | - | |
| 15 | INFLATION | | | | | | | | |
| 15.1 | Tender Inflation | | | % | | - | - | | |
| 15.2 | Construction Inflation | | | % | | - | - | | |
| Inflation Total | | | | | | | - | - | |
| TOTAL | | | | | | | 4,890,728.71 | 4,008.79 | |

| ELEMENT | Approximate | |
|--|----------------|------------|
| | Cost (£) | £/m2 |
| PTE Cost | £ 4,890,729.00 | £ 4,008.79 |
| Superstructure | | |
| Roof Finish | -£ 25,000.00 | -£ 20.49 |
| Glazing | -£ 50,000.00 | -£ 40.98 |
| Precast Concrete Cladding | -£ 85,000.00 | -£ 69.67 |
| M&E | -£ 70,000.00 | -£ 57.38 |
| Subtotal | -£ 230,000.00 | £ 3,820.27 |
| External Works | -£ 50,000.00 | -£ 40.98 |
| Subtotal | -£ 280,000.00 | £ 3,779.29 |
| Prelims @ 15% | -£ 42,000.00 | -£ 34.43 |
| Subtotal | -£ 322,000.00 | £ 3,744.86 |
| Contingency @ 10% | -£ 4,200.00 | -£ 3.44 |
| Subtotal | -£ 326,200.00 | £ 3,741.42 |
| Design and Build Construction Risk @ 3% | -£ 9,000.00 | £ 112.24 |
| Subtotal | -£ 335,200.00 | £ 3,853.66 |
| Inflation | -£ 10,000.00 | £ 115.61 |
| Subtotal | -£ 345,200.00 | £ 3,969.27 |
| Risk | | |
| Total Construction Cost | £ 4,545,529.00 | £ 3,969.27 |
| Project delivery costs | | |
| Fees | | |
| Acquisitions | | |
| Relocation costs | | |
| Total Project Cost | £ 4,545,529.00 | £ 3,969.27 |

Exclusions:

- Planning Improvements
- Value Added Tax
- Finance costs associated with the project funding model
- Removal of asbestos or other contaminants
- Sales and marketing costs
- Artwork
- Lifecycle and maintenance costs
- Abnormals other than those specifically identified
- Specialist FF&E

APPENDIX C

Optimism Bias

| MMD Optimism Bias Estimator: Buildings Projects | | | | | |
|---|---------------------------------------|------------------------|------------------|--------------------|------------------|
| <input type="checkbox"/> Standard Buildings <input type="checkbox"/> Non Standard Buildings <input type="checkbox"/> Both Standard & Non-Standard | | | | | |
| Upper Bound Optimism Bias | | Non-Standard Buildings | | Standard Buildings | |
| | | 39 | 51 | 4 | 24 |
| | | Works Duration | Capital Exp'ture | Works Duration | Capital Exp'ture |
| Risk Area Contribution | | Non-Standard Buildings | | Standard Buildings | |
| <i>Procurement</i> | | | | | |
| <input checked="" type="checkbox"/> | Mitigation of OB * | | | | |
| | 100% | | | | |
| <input checked="" type="checkbox"/> | Complexity of Contract Structure | 3 | 1 | | |
| <input checked="" type="checkbox"/> | Late Contractor Involvement in Design | 6 | 2 | | |
| <input checked="" type="checkbox"/> | Poor Contractor Capabilities | 5 | 5 | | |
| <input checked="" type="checkbox"/> | Government Guidelines | 0 | 0 | | |
| <input checked="" type="checkbox"/> | Dispute & Claims Occurred | 5 | 11 | | |
| <input checked="" type="checkbox"/> | Information Management | 0 | 0 | | |
| <input type="checkbox"/> | Other | 0 | 0 | | |
| <i>Project Specific</i> | | | | | |
| <input checked="" type="checkbox"/> | Design Complexity | 2 | 3 | | |
| <input checked="" type="checkbox"/> | Degree of Innovation | 8 | 9 | | |
| <input type="checkbox"/> | Environmental Impact | 0 | 0 | | |
| <input checked="" type="checkbox"/> | Other | 5 | 5 | | |
| <i>Client Specification</i> | | | | | |
| <input checked="" type="checkbox"/> | Inadequacy of the Business Case | 22 | 23 | | |
| <input checked="" type="checkbox"/> | Large No. of Stakeholders | 0 | 0 | | |
| <input checked="" type="checkbox"/> | Funding Availability | 3 | 0 | | |
| <input checked="" type="checkbox"/> | Project Management Team | 5 | 2 | | |
| <input type="checkbox"/> | Poor Project Intelligence | 5 | 6 | | |
| <input checked="" type="checkbox"/> | Other | 1 | 2 | | |

A traditional route would be preferred to control the outputs and quality. A 3 year timescale has been identified and proven to be achievable. We are not as pressured to deliver as the Tweedbank option within the two year window. There will be more planning issues to resolve prior to site commencement traditional procurement or D&B, so late involvement. Taking the risk away from the Contractor should provide more interest in the market. Sufficient professional knowledge in the team to mitigate risk Can mitigate against going through a quality assessment prior to tender process. Should have good Changes came into force in April to remove PQQ process. This will be tested by Waste Transfer Station. Higher level of certainty required at notice stage. Traditional contract would put more risk to SBC. Building contract experience shows that there will always be a level of dispute and claims. We have assembled a professionally team that has good Prince 2 in place

Part re-furb of old post office, demolition within town centre and new build will be complicated but has been achieve in 2015 for the Gala TI. This has been done before by the SBC Team and supporting SBC will design upto stage F before going to market to limit change and ensure compliance. We will In the centre of Galashiels including a 'B' listed building in the proposals. The town centre is a conservation area. So the design will be subject to additional scrutiny, howeverthe work involved in the There are no sensitive receptors in the vicinity. Groundwater, flooding and ecology will be dealt with

The business case will be defined by Jura and reported to Council Nov/Dec 16. If approved by Scott Gov & Council, the BC is therefore valid within the parameters of the an approved £6.7M capital Budget. This is an alternative to the already approved tapestry building in Tweedbank. A new exhibition and planning process is required and there has been significant public and commercial support for the site in Only £3.5M in SBC capital plan with, £2.5m to be signed off by Scott Gov, with expectation of a £6.7M project. The Council has committed to underwrite the remainder if alternative external funding is not PM team in place, with Project Executive. The Client (Senior User) position has not been filled previously which causes issues during design. The Tapestry Trustees needs to be in place to influence A 5 month feasibility study and detailed business case is being produced, which will provide a robust project position. The use of The Treasury Green Book principles (risk and OB) will provide a good foundation for delivery. The team that has been assembled delivered the Tweedbank option to Stage E NA

| Environment | | | | | | | |
|--|--------------------------------|------------------------|-------|--------------------|-------|--|--|
| <input checked="" type="checkbox"/> | | 80% | | | | | |
| <input checked="" type="checkbox"/> | Public Relations | 80% | 0 | 0 | | | |
| <input checked="" type="checkbox"/> | Site Characteristics | 80% | 3 | 1 | | | |
| <input checked="" type="checkbox"/> | Permits / Consents / Approvals | 80% | 3 | 0 | | | |
| <input checked="" type="checkbox"/> | Other | 100% | 1 | 3 | | | |
| External Influences | | | | | | | |
| <input checked="" type="checkbox"/> | Political | 90% | 13 | 0 | | | |
| <input checked="" type="checkbox"/> | Economic | 90% | 0 | 13 | | | |
| <input checked="" type="checkbox"/> | Legislation / Regulations | 80% | 6 | 7 | | | |
| <input checked="" type="checkbox"/> | Technology | 90% | 4 | 5 | | | |
| <input checked="" type="checkbox"/> | Other | 100% | 0 | 2 | | | |
| * At 100%, or if deselected, the OB has been fully Mitigated, at 0% all OB remains Unmitigated | | | | | | | |
| Unmitigated Optimism Bias | | Non-Standard Buildings | | Standard Buildings | | | |
| | | Duration | Capex | Duration | Capex | | |
| | | 3% | 4% | | | | |

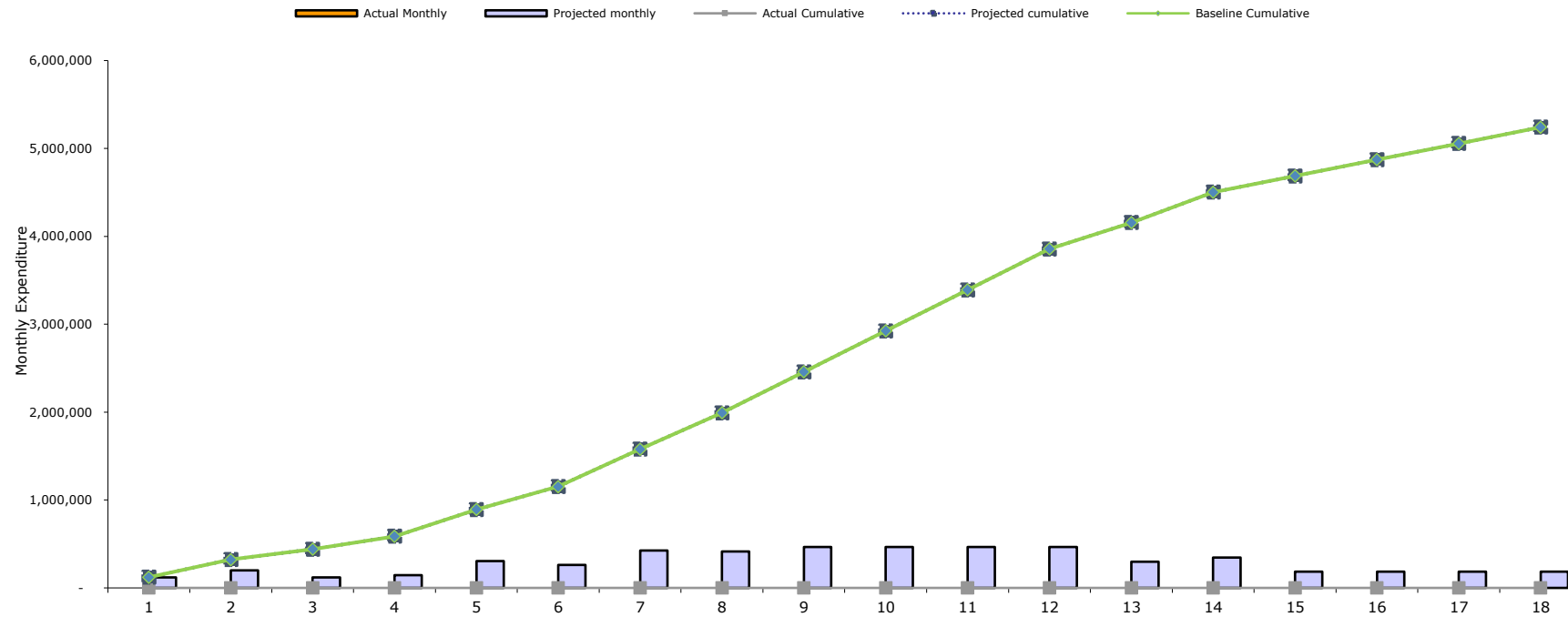
There was strong opposition from the Borders community about its location in Tweedbank. However there has been significant positive community and commercial support for Galashiels in recent months, since the public report to Council in September 2016. It is anticipated that in large this will continue in the centre of Galashiels including a 'B' listed building in the proposals. The town centre is a conservation area. So the design will be subject to additional scrutiny. Town centre works have been undertaken by the SBC team for the last 10years in Gala, + the Professional team have experience of Normal consents + Listed Building and conservation area requirements. These consent have been obtained previously for SBC projects in Gala. The changes to the internals only so there is a higher NA

The decision from Scott Gov to support a Council decision in Nov/Dec 16 will align National and local The wider economic benefits are evaluated in the Jura BC in monetary, heritage, educational, strategic benefits. If the Scottish Gov and SBC sign-off the project it is deemed that they are deliverable through the operational phase. The Jura Business Case quotes the conservative operational figures to increase Normal consents + Listed Building and conservation area requirements. Parking is via town centre provision. Bas drop off and parking is the main issue now. Climate control for displays. Security for displays. ICT for SBC building operated by others. Where does the BMS system speak to? The previous design for Tweedbank had a lot of these items dealt with but we a re-furb in this project which adds an extra level of complexity. The location in a centre of town has got to raise the risk to the building and the contents. Digital technology experience will be expected NA

APPENDIX D

Stage A/B Cashflow

Cashflow



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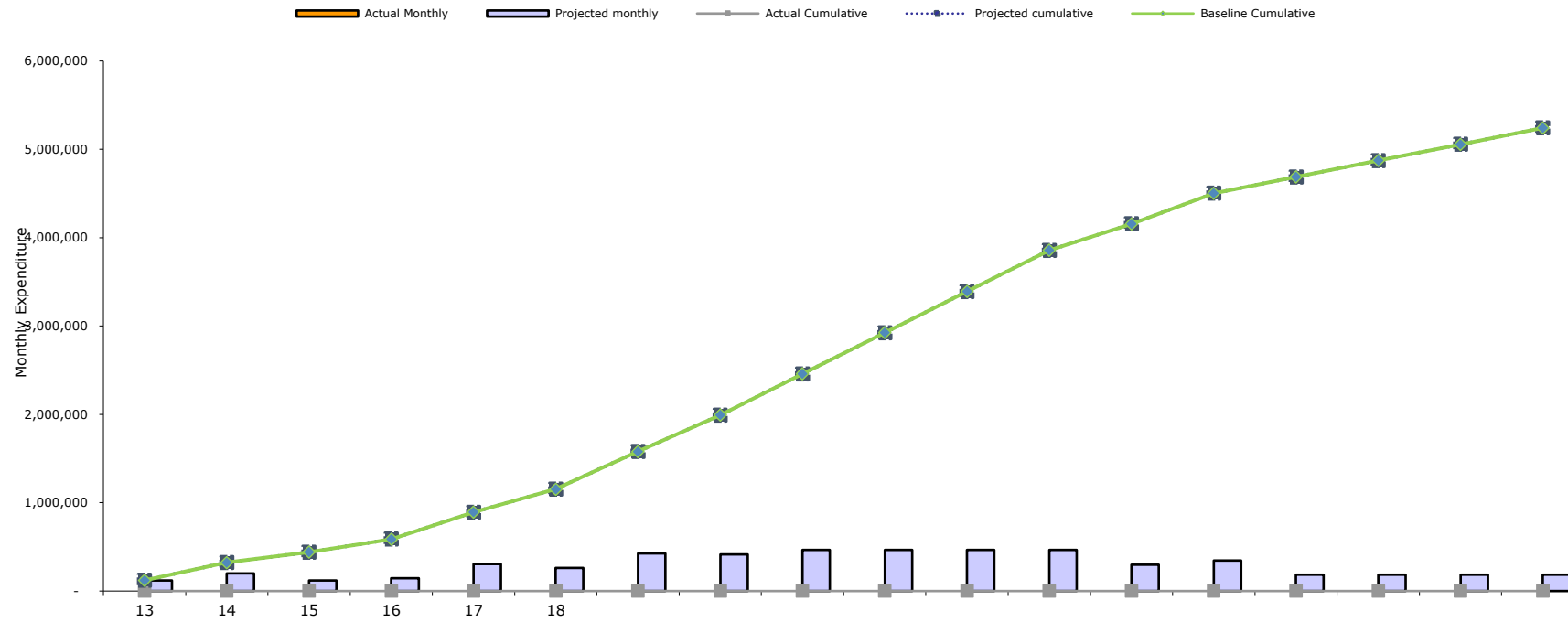
| Month -> | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|----------------------|---------|---------|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Baseline Monthly | 121,200 | 201,200 | 119,054 | 145,835 | 304,884 | 260,249 | 426,701 | 413,368 | 466,102 | 466,102 | 466,102 | 466,102 |
| Baseline Cumulative | 121,200 | 322,399 | 441,453 | 587,287 | 892,171 | 1,152,420 | 1,579,121 | 1,992,489 | 2,458,591 | 2,924,693 | 3,390,795 | 3,856,896 |
| Actual Monthly | - | - | - | - | - | - | - | - | - | - | - | - |
| Actual Cumulative | - | - | - | - | - | - | - | - | - | - | - | - |
| Projected monthly | 121,200 | 201,200 | 119,054 | 145,835 | 304,884 | 260,249 | 426,701 | 413,368 | 466,102 | 466,102 | 466,102 | 466,102 |
| Projected cumulative | 121,200 | 322,399 | 441,453 | 587,287 | 892,171 | 1,152,420 | 1,579,121 | 1,992,489 | 2,458,591 | 2,924,693 | 3,390,795 | 3,856,896 |

Notes:

Construction programme assumed to be 18 Months as per T&T master programme
 Construction start assumed July 2018 with traditional procurement
 Cashflow based on standard S-curve forecast



Cashflow



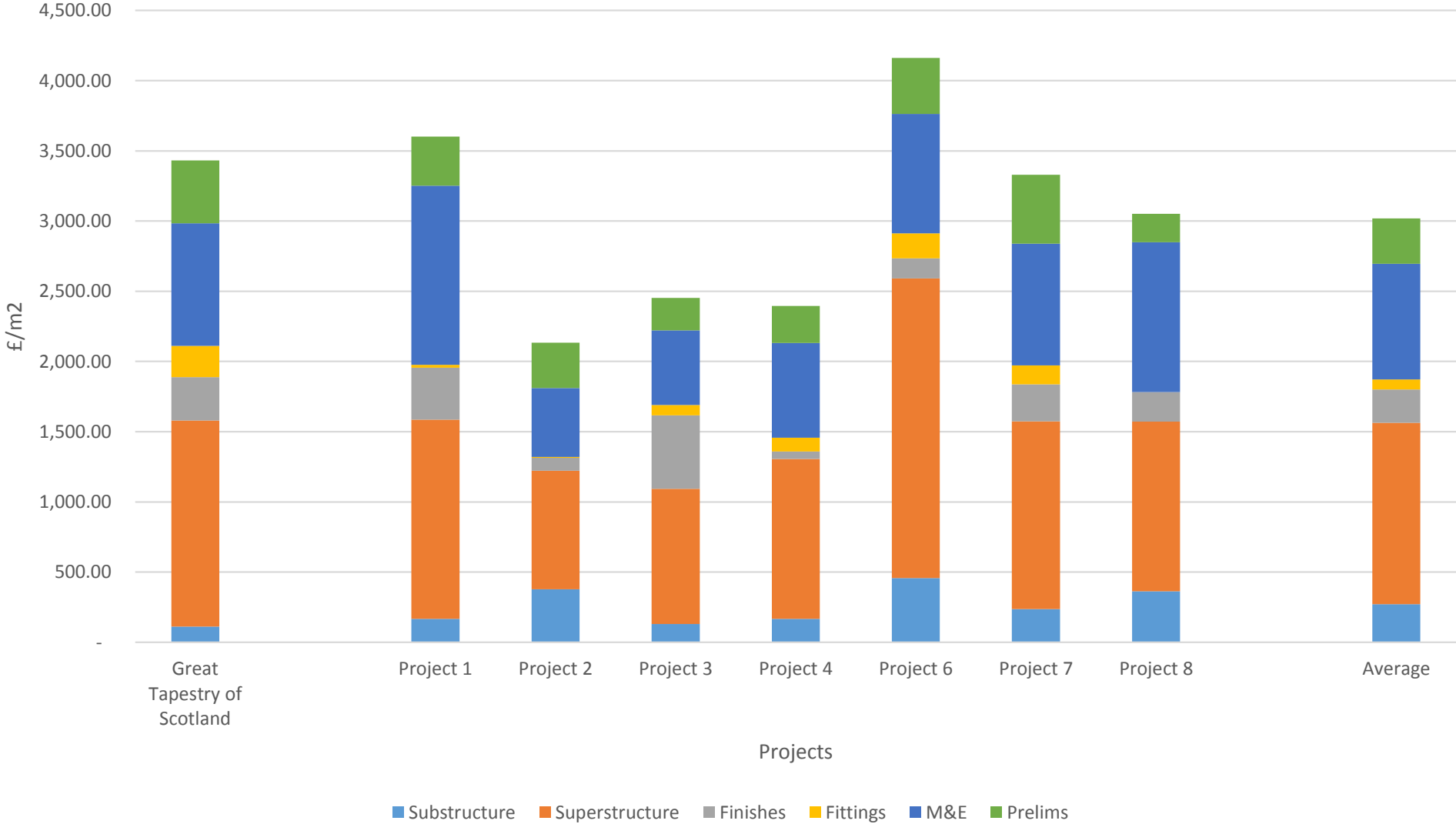
Page 172

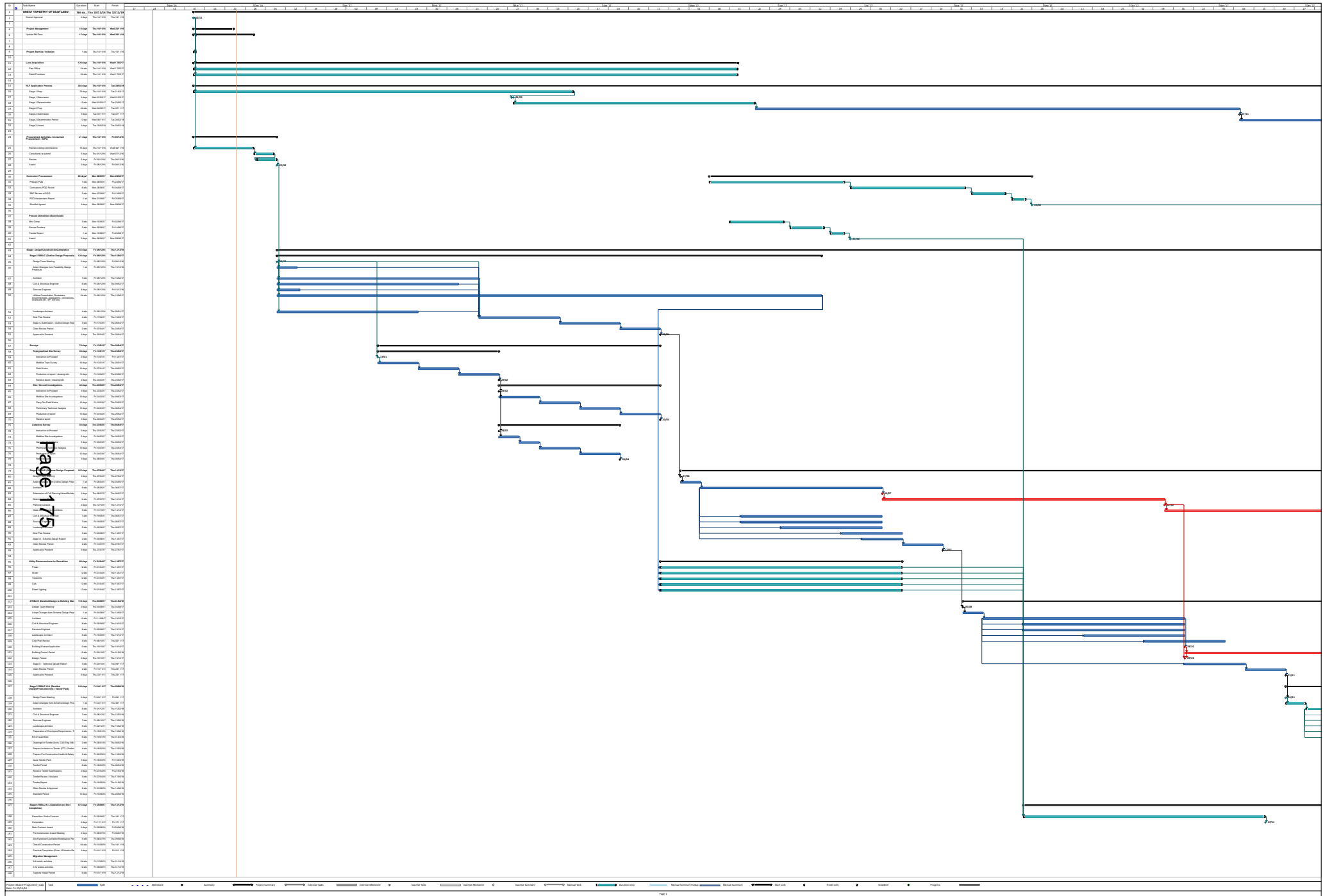
| | 13 | 14 | 15 | 16 | 17 | 18 | | | | | | |
|----------------------|-----------|-----------|-----------|-----------|-----------|-----------|--|--|--|--|--|--|
| Baseline Monthly | 299,650 | 345,782 | 184,832 | 184,832 | 184,832 | 184,832 | | | | | | |
| Baseline Cumulative | 4,156,546 | 4,502,328 | 4,687,160 | 4,871,991 | 5,056,823 | 5,241,655 | | | | | | |
| Actual Monthly | | | | | | | | | | | | |
| Actual Cumulative | - | - | - | - | - | - | | | | | | |
| Projected monthly | 299,650 | 345,782 | 184,832 | 184,832 | 184,832 | 184,832 | | | | | | |
| Projected cumulative | 4,156,546 | 4,502,328 | 4,687,160 | 4,871,991 | 5,056,823 | 5,241,655 | | | | | | |

APPENDIX E

Benchmark Analysis

Great Tapestry of Scotland Benchmark Analysis





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ANNEX 4 – THE GREAT TAPESTRY OF SCOTLAND – FUNDRAISING CONSULTANT

The Great Tapestry of Scotland – Fundraising Consultant

(6 months appointment, with option to extend to 1 year)

Context

“Take a trip into history with the Great Tapestry of Scotland. Follow the Scottish line from the Ice Age to our own times, depicted so beautifully in this great work of art.” – Alexander McCall Smith

On September 4th, 2013, the public flocked in huge, near-unmanageable numbers to see the first showing of The Great Tapestry of Scotland at the Scottish Parliament. It is the longest stitched tapestry ever made anywhere in the world with 160 gloriously vivid embroidered panels and it tells the story of a nation. In less than three weeks more than 50,000 people came to see it. Since then exhibitions across Scotland have attracted 300,000+ visitors.

In the winter of 2014, a partnership with Scottish Borders Council and Scottish Government confirmed plans for a permanent home for the Tapestry at Tweedbank, at the terminus of the new Borders Railway. People from all over Scotland will be able to board a ‘train to the tapestry’, and lying midway between the arterial roads, the A7 and A68, the Tweedbank site is also easily accessible by road. A permanent home in the Borders is very appropriate, in a region where textile production forms part of its history and its future.

Part-funding of up to £2.5 million from the Scottish Government and £3.5 million from the Scottish Borders Council is in place for the basic building. Further funding is required to reach the target for the building itself, and to embellish both the exterior and interior of the building with artwork created by Andrew Crummy, the Tapestry artist. This includes adding artworks to the landscape surrounding the Tapestry’s new home.

A fundraising consultant is being recruited by the Great Tapestry of Scotland Trust, in partnership with Scottish Borders Council, to achieve this aim.

Summary of Role

An established and experienced fundraiser is required to research, create and drive the Great Tapestry of Scotland fundraising strategy and its implementation.

The successful candidate will be responsible for supporting the Board of Trustees in fundraising to support the permanent home, and will also help to forge new relationships to build The Great Tapestry of Scotland’s long term financial resources.

As well as nurturing existing partnerships and maximising the potential of current supporters, the role must firmly establish a new approach across all fundraising streams: major donors, corporates, individual giving and trusts &

foundations. The ability to think and act strategically will be complemented by a practical ability to organise, implement and deliver all the tactical elements of a comprehensive fundraising plan.

Excellent networking, influencing and communication skills are required to establish fruitful relationships with donors, sponsors, supporters and a wide range of stakeholders. Well-developed research, report and bid-writing skills are essential, as is a high degree of digital literacy and expertise. The ability to acquire an in-depth knowledge and understanding of the funding sectors that GTS operates within is crucial.

If you feel passionate about history and the arts in Scotland combined with a proven fundraising track record and the drive and determination to succeed then we would welcome your application.

There is a target for this position to help raise £500k in six months, in advance of the opening of the permanent home for the GTS in 2017.

Key Tasks

- Research and develop a strategy for fundraising, encompassing all donor/supporter streams: major donors, individual and corporate giving/sponsorships, campaigns, and trusts & foundations.
- Project manage the implementation of the strategy, delivering it across a range of fundraising opportunities and campaigns.
- Design and develop strong fundraising case for key projects.
- Identify and develop supporter relationships from a range of networks and sources, including Trustees, with a focus on high net worth individuals and corporate opportunities.
- Work closely with the various Project Managers to develop funding applications/bids/proposals.
- Design and develop fundraising literature.
- Design and develop PR activities to encourage donor support, and corporate sector engagement schemes.
- Research and write applications to trusts & foundations.
- Contribute to the management of fundraising information systems.
- Report regularly on fundraising progress to the management team and the Trustees against budgetary targets.
- Produce performance reports for relevant funders and prepare the related financial reports.
- Proactively coach and support Trustees in progressing their contacts and networks to encourage meaningful donations.
- Feed into GTS's strategic financial and business planning process.

Knowledge, experience and skills

- Membership of a relevant professional body, eg. the Institute of Fundraising, or willingness to work towards full Membership.
- Excellent knowledge of best practise in fundraising in the UK and a good understanding of UK charity law especially as it is applied in Scotland.
- Excellent knowledge of high net worth networks in Scotland, and of sponsorship opportunities in the corporate sector.
- Previous experience of working at a senior strategic level in a fundraising role in the arts or heritage sector.
- A proven track record in meeting significant fundraising targets (the post holder will have a target to raise £500k in the first six months).
- Demonstrable experience of developing and delivering fundraising strategy.
- Demonstrable experience of managing and growing individual giving programmes.
- Demonstrable experience of developing and managing corporate giving.
- Demonstrable experience in writing successful applications to trusts & foundations.
- Experience of working effectively with a voluntary Board of Trustees
- Strong strategic and creative skills in proactively identifying funding opportunities.
- Excellent written and verbal communication skills.
- Confident advocacy and ambassadorial skills.
- The ability to work to tight deadlines and multiple priorities.
- High degree of digital communication skills.
- Proficient IT skills and the ability to self-support administratively.
- Enthusiasm for and understanding of the aims and work of Great Tapestry of Scotland.

Location

The post will be based at offices in the Scottish Borders and in Edinburgh, with home working as required. However the post-holder must be prepared travel within Scotland.

Applications

Applicants are invited to apply for this consultancy role by providing an up to date CV and a covering letter outlining:

- How you would make a success of this role;
- Your relevant experience;
- A cost breakdown for the key tasks outlined.

The expected budget for this consultancy is £30,000 - £35,000, and activity should be delivered within 6 months.

Applications should be sent to Sam Smith samsmith@scotborders.gov.uk and Jan Rutherford jan.ppw@janrutherford.co.uk by Wednesday 2nd December 2015.

ANNEX 5 – LIVE BORDERS INITIAL BUSINESS CASE REVIEW

GTS JURA REPORT

year 1 staffing

1. These posts could be funded through MGS or CS re audience development and outreach

2 Opening hours not clear in bid these figures could change

3 Option to outsource

4. On cost lower in year 1-5. Pension entitlement employers increase after 5 years needs funded on costs rise from 13% to 30%

5. Other - there is differences in job titles on page 63 (structural chart) and 73 table 8.6.

6. Events budget will need to be increased to match growth expectations

| GTS - JURA REPORT Proposed Structure | FTE | Cost |
|---|-------|----------------|
| Director | 1 | 40,000 |
| Administrator | 1 | 18,000 |
| Retail / Reception | 3.5 | 46,080 |
| Catering | 5.15 | 69,120 |
| Learning Officer | 0.5 | 14,000 |
| Building Manager | 1 | 20,000 |
| Cleaner | 1 | 12,000 |
| Conservator | 0.5 | - |
| Visitor Services Officer | 3.5 | 46,080 |
| Volunteer Manager | 1 | - |
| | | |
| | 18.15 | 265,280 |
| On Costs 18 % | | 47,750 |
| | | |
| | | 313,030 |

| LB Structure | FTE | Cost | Comment |
|--------------------------------|------|----------------|---|
| 1 Curator/ Venue Manager | 1 | 30,000 | Senior support internally |
| Administrator | 0 | - | not required as whole post - economies of scale |
| Retail /Reception | 3.5 | 46,080 | This could be reduced depending on opening hours |
| Catering | 5.15 | 69,120 | Option to outsource |
| Outreach and Education Officer | 0.5 | 14,000 | Possible grant funding re new cultural / arts location |
| Building Manager | 0 | - | Managed Centrally |
| Cleaner | 1 | 12,000 | ok |
| Conservator | 0.5 | - | Managed centrally within LB |
| Visitor Services Officer | 3.5 | 46,080 | This could be reduced depending on opening hours |
| Volunteer Manager | 1 | | This would require to be paid support |
| Activities Co-coordinator | 0.5 | 10,000 | Absolutely key re repeat business/ growth - MGS / Creative Scotland Grant Funding |
| As and when curatorial | | 5,000 | |
| | | 232,280 | |
| On Costs 13% | | 30,196 | |
| | | 262,476 | |
| Remove grant funded posts | | (27,120) | |
| Total | | 235,356 | |
| Difference | | 77,674 | |

ANNEX 6 – AVERAGE PRICE COMPARISON, AVERAGE TICKET PRICE ANALYSIS

Average Price Comparison

1.1. **Galashiels** - The steady state visitor projections for scenario 2 would be achieved with the following visitor pricing structure:

| YEAR 3 PRICING STRUCTURE GALASHIELS | | |
|-------------------------------------|-----------|------------|
| | Price (£) | Ex VAT (£) |
| Adult | 8.25 | 6.88 |
| Concession | 7.01 | 5.84 |
| Child (5 - 17) | 3.30 | 2.75 |
| Under 5's | Free | |
| Family | 22 | 18.33 |
| Education | 3.30 | 2.75 |

1.2. The following visitor profile has been forecast to inform the number of tickets being sold at each price point.

| VISITOR PROFILE GALASHIELS | | |
|----------------------------|---------------|-----------------|
| Visitor Type | % of Visitors | No. Of Visitors |
| Total Visits | | 51,000 |
| Adults | 35% | 17,850 |
| Concessions | 15% | 7,650 |
| Child (5-17) | 10% | 5,100 |
| Under 5's | 10% | 5,100 |
| Family | 25% | 12,750 |
| Education | 5% | 2,550 |
| Total | 100% | 51,000 |

1.3. In this scenario, the following is assumed:

- The family ticket would provide admission for two adults and two children to the permanent exhibition, the 'making of' elements, and the high-calibre temporary exhibitions it is intended that the centre should curate.
- The admission charging structure represents an increase of 10% from Years 1 and 2 for an adult admission. This higher admission price would then continue for the remainder of the planning period.

1.4. The model presented above includes 2,550 school pupils attending in Year 3 at £3.30 per person.

1.5. Average income per visitor excluding VAT and gift aid is £4.84 from the steady state achieved by Year 3.

1.6. **Tweedbank** - The visitor projections would be achieved with the following visitor pricing structure

| YEAR 3 PRICING STRUCTURE TWEEDBANK | | |
|------------------------------------|---------|----------|
| | Price £ | Ex VAT £ |
| Adult | 11 | 9.17 |
| Concession | 9.35 | 7.79 |
| Child (5 - 17) | 5.30 | 4.42 |
| Under 5's | Free | Free |
| Family | 34.56 | 28.80 |
| Education | 3.18 | 2.65 |

1.7. The following visitor profile has been forecast to inform the number of tickets being sold at each price point.

| VISITOR PROFILE BY TICKET TYPE TWEEDBANK | | |
|--|---------------|-----------------|
| Visitor Type | % of Visitors | No. Of Visitors |
| Total Visits | | 46,816 |
| Adults | 35% | 16,386 |
| Concessions | 15% | 7,022 |
| Child (5-17) | 10% | 4,682 |
| Under 5's | 10% | 4,682 |
| Family | 25% | 11,704 |
| Education | 5% | 2,340 |
| Total | 100% | 46,816 |

1.8. For this scenario, the following is assumed:

- The family ticket would provide admission for two adults and two children to the permanent exhibition, the 'making of' elements, and the high-calibre temporary exhibitions it is intended that the centre should curate.
- The admission charging structure represents an increase of 10% from Years 1 and 2 for an adult admission. This higher admission price would then continue for the remainder of the planning period.

1.9. The model presented above includes 2,340 school pupils attending in Year 1 at £3.18 per person.

1.10. Average income per visitor excluding VAT and gift aid is £6.75 from the steady state achieved by Year 3.

Average Ticket Price

1.11. **Galashiels** - The steady state visitor projections for scenario 2 would be achieved with the following visitor pricing structure:

| | Price (£) | Ex VAT (£) |
|----------------|------------------|-------------------|
| Adult | 8.25 | 6.88 |
| Concession | 7.01 | 5.84 |
| Child (5 - 17) | 3.30 | 2.75 |
| Under 5's | Free | |
| Family | 22.00 | 18.33 |
| Education | 3.30 | 2.75 |

1.12. The following visitor profile has been forecast to inform the number of tickets being sold at each price point.

| Visitor Type | % of Visitors | No. Of Visitors |
|---------------------|----------------------|------------------------|
| Total Visits | | 51,000 |
| Adults | 35% | 17,850 |
| Concessions | 15% | 7,650 |
| Child (5-17) | 10% | 5,100 |
| Under 5's | 10% | 5,100 |
| Family | 25% | 12,750 |
| Education | 5% | 2,550 |
| Total | 100% | 51,000 |

1.13. In this scenario, the following is assumed:

- The family ticket would provide admission for two adults and two children to the permanent exhibition, the 'making of' elements, and the high-calibre temporary exhibitions it is intended that the centre should curate.
- The admission charging structure represents an increase of 10% from Years 1 and 2 for an adult admission. This higher admission price would then continue for the remainder of the planning period.

1.14. The model presented above includes 2,550 school pupils attending in Year 3 at £3.30 per person

1.15. The average ticket price, including VAT would be £5.81 from the steady state achieved by Year 3.

1.16. **Tweedbank** - The visitor projections would be achieved with the following visitor pricing structure:

| | Price £ | x VAT (£) |
|----------------|----------------|------------------|
| Adult | 11 | 9.17 |
| Concession | 9.35 | 7.79 |
| Child (5 - 17) | 5.30 | 4.42 |
| Under 5's | Free | Free |
| Family | 34.56 | 28.80 |
| Education | 3.18 | 2.65 |

1.17. The following visitor profile has been forecast to inform the number of tickets being sold at each price point.

| Visitor Type | % of Visitors | Of Visitors |
|---------------------|----------------------|--------------------|
| Total Visits | | 46,816 |
| Adults | 35% | 16,386 |
| Concessions | 15% | 7,022 |
| Child (5-17) | 10% | 4,682 |
| Under 5's | 10% | 4,682 |
| Family | 25% | 11,704 |
| Education | 5% | 2,340 |
| Total | 100% | 46,816 |

1.18. For this scenario, the following is assumed

- The family ticket would provide admission for two adults and two children to the permanent exhibition, the 'making of' elements, and the high-calibre temporary exhibitions it is intended that the centre should curate.
- The admission charging structure represents an increase of 10% from Years 1 and 2 for an adult admission. This higher admission price would then continue for the remainder of the planning period.

- 1.19. The model presented above includes 2,340 school pupils attending in Year 1 at £3.18 per person.
- 1.20. The average ticket price, including VAT would be £8.10 from the steady state achieved by Year 3

17th November 2016

Canal House
1 Applecross Street
Glasgow
G4 9SP

Great Tapestry of Scotland Independent Review
Galashiels Transport Interchange

Tel: 0141 354 7515

www.scottishcanals.co.uk

Purpose

1. As agreed with the Cabinet Secretary, the objective of the workshop was to carry out an independent review of the business case for locating the Great Tapestry of Scotland at Galashiels, and to compare this with the business case for Tweedbank.
2. The review was done by bringing together representatives from Scottish Borders Council with SG Officials (representing input from Culture, Finance, and Assurance) and members of the Blueprint Leadership Group, chaired by an independent adviser.
3. The assessment process followed a pre-agreed template which combined the Scottish Enterprise Stage 3 Appraisal Process with the Scottish Government Milestone Review Framework for Major Capital Projects.
4. The outcome of the workshop is a recommendation on the location that is most likely to meet Scottish Ministers' expectations on the scope of the project, and a series of actions to ensure the business case is as robust as possible. This will allow consideration of the recommendation by the Borders Railway Blueprint Leadership Group and Scottish Ministers, with a view to providing a final recommendation to the Scottish Borders Council.

Attendees

Steve Dunlop, Chief Executive Scottish Canals, Chair
Sam Smith, Blueprint Programme Manager, Note of discussion points
Andy Bruce, Location Director, Scottish Government, and Blueprint Leadership Group
Susie Stirling, Placemaking & Blueprint Champions Group, Scottish Government
David Dunsmuir, Assurance, Scottish Government
Riddell Graham, Director, VisitScotland, and Blueprint Leadership Group
Tracey Logan, Chief Executive, SBC
Rob Dickson, Director, SBC
Ewan Doyle, Team Leader, SBC
Chris Virtue, Project Manager, SBC
David Paton, PagePark Architects
Paul Jardine, Jura Consultants

The Scottish Borders Council officials and their advisers left the meeting before the recommendation and next steps were agreed.

Input in advance of meeting

Fiona Lim, Culture, Scottish Government
Derek Glover, Finance, Scottish Government Page 187

Recommendation

The group agreed that the Galashiels option has the potential to deliver a successful tourism and regeneration proposition in a way that the Tweedbank option does not. The inclusion of the Post Office building as part of the Galashiels proposal provides the opportunity for additional educational and community use that is not a feature of the Tweedbank proposal. Furthermore, the Galashiels site, unlike the Tweedbank site, benefits from a significant degree of community support and is consistent with the Scottish Government's "Town Centre First Principle" in relation to placemaking and regeneration. For these reasons, the Panel's view is that the Galashiels option is significantly more likely to deliver Scottish Ministers' expectations for the project. However, further work is required on the business case in order to demonstrate the feasibility of the project and, therefore, allow the Panel to confirm its position.

In summary, the group has agreed that the business case should be 're-cast' to provide a strong story about the development of the project and the outcomes and benefits that will be delivered; that this is underpinned by cost testing; that both income and spending is stress tested; and that a funding strategy is put in place to attract private and third sector funding.

Agreed Actions

A new document to supplement the existing Galashiels business case should be prepared to take account of the following points:

- The project will be delivered in a single phase, combining new build and the old post office within a £6.7m total project cost.
- Cost information should be provided by the project team to demonstrate the robustness of the costings and to confirm the project is deliverable within a budget of £6.7m.
- Confirmation that the current funding shortfall of £0.7m will be underwritten by SBC, pending the outcome of bids to other funding providers.
- A more robust assessment of the operating viability of the project, including details of how any short-term resource funding shortfalls will be managed by SBC. The business case should set out the strategy for ensuring the project will become a commercially viable proposition.
- The inclusion of a table to compare the project costs and benefits at both Galashiels and Tweedbank (with support from appraisal teams at SG and SE). This 'comparison paper' will include comparison of the economic impact of both projects, and other quantitative and qualitative ('cashable and non-cashable') benefits.
- Details of how the project will unlock further private and third party funded regeneration investment, delivered separately via a Blueprint funded Masterplan for Galashiels.

The document should also provide the following:

- Consideration of alternative operating model to reduce costs, and explanation of governance options at both Galashiels and Tweedbank
- Exploration of additional income generating activity (with support from commercial team from Scottish Canals)
- Narrative to demonstrate delivery of national economic and tourism strategies
- Narrative providing further detail on how and where dedicated or flexible spaces will function to facilitate education and community use, ensuring the maximum impact/outcomes from these activities
- Narrative to explain stress testing solutions for managing visitor numbers in operational plan
- Narrative to explain lessons learned from Tweedbank (including completion of additional visitor survey and additional cost testing)
- Narrative to explain community consultation and local impact further, including delivery of BIDs proposal in Galashiels and regional support

- Consideration of digital angle
- Narrative on price point differentials at Tweedbank and Galashiels, to explain 'average income' in each model
- Presentation of a Benefits Realisation Plan (linked to Blueprint monitoring framework)
- Development of a third party funding strategy (taking into account HLF, HES and RCFG opportunities)

Next Steps

Once the business case has been revised to take account of these points, the Panel will take a view on whether to recommend its submission to the Borders Railway Leadership Group for approval.

A handwritten signature in black ink, appearing to read "S. Dunlop". The signature is written in a cursive style with a large initial 'S' and a long horizontal stroke at the end.

Steve Dunlop
Independent Chair



SCOTTISH GOVERNMENT ENTERPRISE AND SKILLS REVIEW - UPDATE

Report by Corporate Transformation & Services Director

SCOTTISH BORDERS COUNCIL

22 December 2016

1 PURPOSE AND SUMMARY

- 1.1 **This report provides an update on the outcome of Phase 1 of the Scottish Government's Enterprise and Skills Review and seeks agreement for Council's input to the Phase 2 report. It also provides a linked update on the progress towards a City Region Deal.**
- 1.2 Phase 1 of the Scottish Government's Enterprise and Skills Review has been completed. The Phase 1 report highlighted the intention to create a new vehicle to meet the enterprise and skills needs of the South of Scotland. This will be accountable to a new Scotland-wide statutory board alongside the other enterprise and skills bodies.
- 1.3 In order to guide the development of the new South of Scotland vehicle, Scottish Borders and Dumfries & Galloway Councils have developed a set of Guiding Principles. These have been submitted to Scottish Government as part of the informal discussions that are ongoing with government officials.
- 1.4 Work to develop a response to Phase 2 of the Review is under way, with the Council working closely with Dumfries & Galloway Council and other key stakeholders.

2 RECOMMENDATIONS

- 2.1 **I recommend that Scottish Borders Council:**
 - (a) **Notes the positive outcome from Phase 1 of the Scottish Government Enterprise and Skills Review;**
 - (b) **Notes the strong collaboration on this issue between Scottish Borders and Dumfries & Galloway Councils;**
 - (c) **Agrees the guiding principles which should underpin the establishment of the new enterprise and skills vehicle for the South of Scotland, as detailed in this report at section 4.1;**
 - (d) **Asks the Chief Executive to engage with Scottish Government, the South of Scotland Alliance, and other key partners in order to develop a detailed proposal for a South**

of Scotland enterprise and skills vehicle;

- (e) Asks the Chief Executive to present progress reports to Council as appropriate.**

3 BACKGROUND

- 3.1 The Scottish Government is undertaking an Enterprise and Skills Review. This is described as an end-to-end review to ensure that all of our public agencies are delivering the joined-up support that our young people, universities, colleges, training providers businesses and the workforce need.
- 3.2 Scottish Borders Council agreed a response to the initial Scottish Government consultation at its meeting on 25 August 2016. The basis of the response made the case for a new approach to the delivery enterprise and skills services which would better address the inherent weaknesses in the economy across the Scottish Borders and the wider South of Scotland region. This response was aligned with the response from Dumfries & Galloway Council.
- 3.3 A Phase 1 outcomes report (attached at **Appendix 1**) details actions which the Scottish Government has committed to pursuing as a result of the review. Action 4 states that a new enterprise and skills vehicle will be created for the South of Scotland:
- “NATIONAL AND LOCAL ENTERPRISE AND SKILLS DELIVERY
4) Recognising the unique challenges faced in the region, we will create a new vehicle to meet the enterprise and skills needs of the South of Scotland. This will be accountable to the new Scotland-wide statutory board alongside our other enterprise and skills bodies”.
- 3.4 Scottish Government has confirmed that a Phase 2 report will be progressed to develop detail on the establishment of a new enterprise and skills vehicle for the South of Scotland. The Government has encouraged Councils, and relevant agencies and stakeholders, to engage in this process.
- 3.5 At its meeting on 4 November 2016, the South of Scotland Alliance agreed to progress discussions with Scottish Government on a collaborative basis. Senior Officers, led by the Chief Executives from both Councils, were tasked with the development of a set of Guiding Principles which should underpin discussions and future thinking on the role and remit of the proposed new enterprise and skills vehicle. Once finalised it was agreed that the outcome from this work should be presented to both Councils for their agreement.

4 DRAFT GUIDING PRINCIPLES

- 4.1 The Draft Guiding Principles referenced in 3.5 above are detailed below. These have been developed as a framework which aligns themes of economy, community and environment. This will ensure that future development of a new approach for the South of Scotland is holistic and can achieve the step change in approach which has been signalled by the Scottish Government and promoted by the respective Councils.

Drive Our Economy Forward

- a. Maximise the contribution that the South of Scotland makes to Scotland’s National Ambition for Inclusive Economic Growth - Deliver

the ambitions and priorities in the national economic strategy and local economic strategies.

- b. Enable the development of a diverse and resilient economy with a strong culture of enterprise and entrepreneurship which will address inequality through economic growth.
- c. Make the South of Scotland a business location of choice through supporting indigenous businesses to innovate, grow and diversify and attracting more businesses to the area.
- d. Simplify and minimise bureaucracy to enable efficient operation and make it easy for businesses and communities.

Sustaining and Growing Our Communities

- e. Community Planning in Action; regional decisions being made by regional leaders to address regional priorities, involving business people and elected members.
- f. Integrate economic development and community regeneration responsibilities to ensure a strong focus on strengthening communities, local empowerment and place making.
- g. Drive public, private and community collaboration in new ways to foster innovative solutions to long-standing challenges.

Capitalising On Our People and Resources

- h. Ensure that our businesses, workforce and communities are provided with the skills they need to ensure an inclusive and prosperous future.
 - i. Promote and take advantage of the region's natural and environmental assets and resources.
 - j. Build on the strengths of the existing Community Planning Partnership structures by aligning Local Outcome Improvement Plans and existing resources to meet regional priorities.
 - k. Maximise the investment brought into the South of Scotland from government and the private sector.
- 4.2 National agencies and local stakeholders have a crucial role to play in shaping and delivering the new approach. To achieve this it is intended that Council officers work with Scottish Government to agree a process and timeline for the conclusion of the Phase 2 report. This will include a proposal to establish a Reference Group which will provide a forum to manage this wider engagement effectively.
- 4.3 At the recent South of Scotland Alliance (SoSA) meeting with the Deputy First Minister John Swinney MSP, the Enterprise and Skills Review was discussed. The Deputy First Minister confirmed that South of Scotland Alliance officers would be closely involved in this work.

- 4.4 It is recognised that the timing and process for the Phase 2 report to be completed is not fully clear, but is likely to be within the next 6 months. This will require the Council to fully engage in the process as a priority at a time when the preparations and process of the 2017 Local Government election is underway.
- 4.5 In order that the Council can contribute effectively to the Phase 2 report outcomes during this period it is recommended that the Chief Executive be asked to engage with Scottish Government, the South of Scotland Alliance, Community Planning Partnership partners and wider stakeholders in order to develop a detailed proposal for a South of Scotland enterprise vehicle. The outcome will then be reported to Council at the earliest opportunity for consideration by Members.

5 CITY REGION DEAL - UPDATE

- 5.1 Work continues to progress the City Region Deal. The Chancellor confirmed the commitment of the UK Government in his Autumn statement and subsequently officers attended a joint UK and Scottish Government Meeting to discuss next steps and progress to date. A series of detailed workshops on each theme of the Deal are taking place in December and further work on individual projects is likely following these discussions
- 5.2 Whilst the proposals in respect of the South of Scotland bring a new focus for economic activity there should continue to be a strong focus on maximising the economic potential of the Borders railway and in that context the City Deal is likely to be important. It may well be that matters pertaining to skills would better be addressed through the proposed South of Scotland vehicle but no immediate decision is necessary and the Council should ensure that it carefully evaluates each option before making any decision on the best way to progress. Officers will provide further update on the City Deal as information becomes available.

6 IMPLICATIONS

Financial

- 6.1 There are no costs attached to any of the recommendations contained in this report. The input to the Phase 2 work will require significant officer time, but at this time it is expected that this will be covered by existing resources. It is expected that additional resources will be required to help support the establishment of the new vehicle, but the scale of that input will only be clarified once the structure and form of the new vehicle has been agreed.

Risk and Mitigations

- 6.2 The Scottish Government's Review of Enterprise and Skills Services has significant implications for the future economic development of the Scottish Borders. It is important that the Council continues to work closely with Scottish Government and other partners to influence the Review process to deliver the best outcome for the Scottish Borders and the South of Scotland.

Equalities

6.3 There is no need for an Equalities Impact Assessment as this report is concerned with providing evidence to a Review process.

Acting Sustainably

6.4 There are no direct sustainability implications arising from this consultation response.

Carbon Management

6.5 There are no effects on carbon emissions.

Rural Proofing

6.6 Rural Proofing is not required as the proposal does not relate to new or amended Council policy or strategy. The need to support the economic development of rural areas is an important part of the Council's input to the Review.

Changes to Scheme of Administration or Scheme of Delegation

6.7 There are no changes to be made to the Scheme of Administration or Scheme of Delegation arising from this report.

7 CONSULTATION

7.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Chief Officer HR and the Clerk to the Council are being consulted and their comments will be incorporated into the final report.

Approved by

Rob Dickson
Corporate Transformation
and Services Director

Signature

Author(s)

| Name | Designation and Contact Number |
|---------------|---|
| Bryan McGrath | Chief Officer Economic Development, Chief Executives – Tel 01835 826525 |

Background Papers: None

Previous Minute Reference: Executive Committee, 1 November 2016

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

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DRAFT SUPPLEMENTARY GUIDANCE & DRAFT SIMPLIFIED PLANNING ZONE SCHEME CENTRAL BORDERS BUSINESS PARK, TWEEDBANK

Report by Service Director Regulatory Services

SCOTTISH BORDERS COUNCIL

22 December 2016

1 PURPOSE AND SUMMARY

- 1.1 This report seeks approval of Draft Supplementary Guidance (SG) and a Draft Simplified Planning Zone (SPZ) Scheme relating to the Central Borders Business Park at Tweedbank (Appendix A) to be used as a basis for public consultation.**
- 1.2 The purpose of the Supplementary Guidance is to provide a framework vision for the future development of the sites which are allocated within the Scottish Borders Local Development Plan 2016. The purpose of the Simplified Planning Zone is to enable development to take place without the need for planning consent, provided the development complies with development parameters and conditions. It will create an employment led redevelopment, providing choice and quick delivery for businesses considering locating in this part of Scotland.

2 RECOMMENDATIONS

2.1 I recommend that the Council:

- a) Approves the Supplementary Guidance and Simplified Planning Zone Scheme as draft documents to be used as a basis for public consultation.**
- b) Agree to receive a report back following the consultation for both the Draft Supplementary Guidance and Draft Simplified Planning Zone Scheme.**

3 BACKGROUND

- 3.1 The Borders Railway 'Maximising the Impact: A Blueprint for the Future' states that the "Central Borders Business Park, located in Tweedbank, will be developed to respond to, and capitalise on opportunities brought by the Borders Railway with the provision of new high quality office accommodation, suites and facilities. The current industrial park will be redeveloped with the refurbishment and reconfiguration of existing buildings which will provide modern manufacturing, office and other facilities to meet the needs of current and new businesses" (Scottish Government et al, November 2014).
- 3.2 The Local Development Plan 2016 identifies two Business and Industrial Safeguarding sites at Tweedbank, namely Tweedside Business Park (north of Tweedbank Drive) (zEL59) and Tweedbank Industrial Estate (zEL39). A mixed use site (MTWEE001) lies immediately to the north. All three sites make up the Central Borders Business Park. The arrival of the Borders Railway offers a significant opportunity to create a high quality business park which both capitalises on the railway terminal and provides a supply of high quality business and industrial land for the Central Borders.
- 3.3 Working drafts of the documents were discussed at meetings of the Development Plan Working Group on 24 November 2015 and 29 June 2016.
- 3.4 This report was considered by the Planning and Building Standards Committee on 5 September 2016. It was agreed that consideration of the report be continued until the decision of Council on the final location of the Tapestry Building was known. Although the ultimate decision on the location of the Tapestry has not yet been confirmed, the possibility of it being located at Tweedbank cannot be ruled out. In any event, the possible Tapestry site at Tweedbank is outwith the boundary of the SG and SPZ and therefore reference to it has been removed. The report was therefore later presented to the Planning and Building Standards Committee on 7 November 2016 and it was agreed that it should be approved and referred to Full Council as draft documents to be used as a basis for public consultation. It was agreed that reference should be made within the Draft SPZ to Building Standards procedures which allow for fast-tracked building warrant applications relating to inward investment proposals.

4 SUPPLEMENTARY GUIDANCE

- 4.1 The Scottish Borders Local Development Plan 2016 takes forward the restructuring of the existing industrial estate, business park and mixed use site. The Draft Supplementary Planning Guidance has been prepared in order to lay down how the sites could be developed, creating a development vision, identifying opportunities the sites offer, highlighting potential constraints and encouraging high quality design and layout.
- 4.2 The Supplementary Guidance (SG) will provide guidance to any developer or any other interested parties and will be a material consideration in the determination of any planning applications. The SG must be read in conjunction with other Local Development Plan policies and guidance that

- encourage good placemaking and design. The SG has also informed the development of the Draft Simplified Planning Zone Scheme.
- 4.3 It is proposed that the Draft SG is subject to public consultation for a period of 12 weeks. Following consultation, it is intended that a report will be brought back to the Planning and Building Standards Committee as well as the Full Council to seek final agreement.
- 4.4 Once ultimately adopted by the Council, the Supplementary Guidance would be referred to the Scottish Government with the intention that it would achieve elevated status and would formally become part of the Adopted Local Development Plan 2016.

5 SIMPLIFIED PLANNING ZONE

- 5.1 A Simplified Planning Zone (SPZ) effectively grants planning permission in advance for specified types of development within defined areas. Within specified areas of the Central Borders Business Park the permitted uses would include business, general industrial, storage/distribution, hotel(s) and limited retail floor space within specific zones. Any development proposals which fall outwith the scope of the SPZ would have to apply for planning permission in the normal way. All proposals will require to go through the building standards process.
- 5.2 The aim of the SPZ is to assist in informing investment decisions as businesses and investors are able to establish with certainty and speed the acceptability of their proposals. The savings in terms of time, money and effort in considering these changes and the certainty offered by the SPZ status will help promote the Central Borders Business Park as a location to invest.
- 5.3 The SPZ offers scope to change the use of premises, build new premises and/or alter and extend existing buildings without the need for a formal planning application subject to their compliance with the detailed parameters and conditions detailed in the document.
- 5.4 The procedures for preparing SPZ Schemes, including publicity and public consultations, are set out in the Town and Country Planning (Simplified Planning Zones) (Scotland) Regulations 1995. Scottish Ministers are required to be notified of the intention to progress a SPZ Scheme. The Community Council will require to be consulted as well as the owners of land to be included in the Scheme. These procedures, amongst others, would be undertaken at the beginning of the 12 week consultation period of the SG. It should be noted, however, that objections to the Draft SPZ Scheme must be submitted within a period of six weeks from the date of the draft being advertised. Whilst the aforesaid Act requires that objections to the draft be submitted within a period of 6 weeks it would seem reasonable to extend this to 12 weeks to coincide with the Draft SG consultation period.

6 IMPLICATIONS

6.1 Financial

There are no substantive cost implications arising for the Council in respect of the Supplementary Guidance. In respect of the SPZ Scheme, the Council would forego the income accrued from planning application

fees which would normally be required to be submitted for development within the SPZ zones. The Council would incur costs to implement the works associated with the Landscape Framework and the requirements identified within the Transport Statement. There is budget to cover the necessary consultation elements.

6.2 Risk and Mitigations

Risk of not providing guidance/SPZ Scheme

- a) The lack of guidance would cause uncertainty to developers and the public and be a barrier to effective decision making by the Council. This could result in ad hoc and inconsistent decision making with policies in the Local Development Plan not being taken fully into account.
- b) Failure to produce the Supplementary Guidance would reflect badly on the Council's commitment to improve the design of new development through a placemaking approach and to promote the Central Borders Business Park as a key strategic and high quality site for businesses to locate.
- c) There may also be resource impacts within the Development Management section potentially resulting in delay in the processing of 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/SPZ Scheme

- a) There are no perceived risks related to the adoption of the guidance/SPZ Scheme by the Council. Adoption of the SPZ Scheme will provide economic benefits to the local economy, and hence the Council, from increased business rates and improved local employment opportunities.

6.3 Equalities

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

6.4 Acting Sustainably

- a) **Economic Growth**
The proposed SG and SPZ Scheme will assist in promoting a strong, stable and sustainable economy which provides prosperity and opportunities for all.
- b) **Social Cohesion**
The proposals contained within the proposed SG and SPZ Scheme 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.

6.5 Carbon Management

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

6.6 Rural Proofing

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

6.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to be made.

7 CONSULTATION

7.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Chief Officer HR the Clerk to the Council have been consulted and any comments received have been incorporated into the final report.

7.2 The Chief Officer Economic Development, the Depute Chief Executive Place, the Corporate Transformation and Services Director, and the Service Director Assets and Infrastructure have also been consulted and any comments received have been incorporated into the final report.

Approved by

Brian Frater

Service Director, Regulatory Services

Signature

Author(s)

| Name | Designation and Contact Number |
|---------------|---|
| Karen Ruthven | Planning Officer (Planning Policy and Access) |

Background Papers:

- Planning and Building Standards Committee Reports, 5 September 2016 and 7 November 2016
- Transport Statement, Central Borders Business Park, Tweedbank Mott McDonald August 2016
- Arboricultural Assessment, Tree Preservation Order at Tweedbank Industrial Estate, Tweedbank
- Arboricultural Assessment, Trees at Tweedside Park, Tweedbank

Previous Minute Reference: Planning and Building Standards Committee on 5 September 2016.

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.

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DRAFT SUPPLEMENTARY GUIDANCE (PART I)
DRAFT SIMPLIFIED PLANNING ZONE SCHEME (PART II)

CENTRAL BORDERS BUSINESS PARK
TWEEDBANK

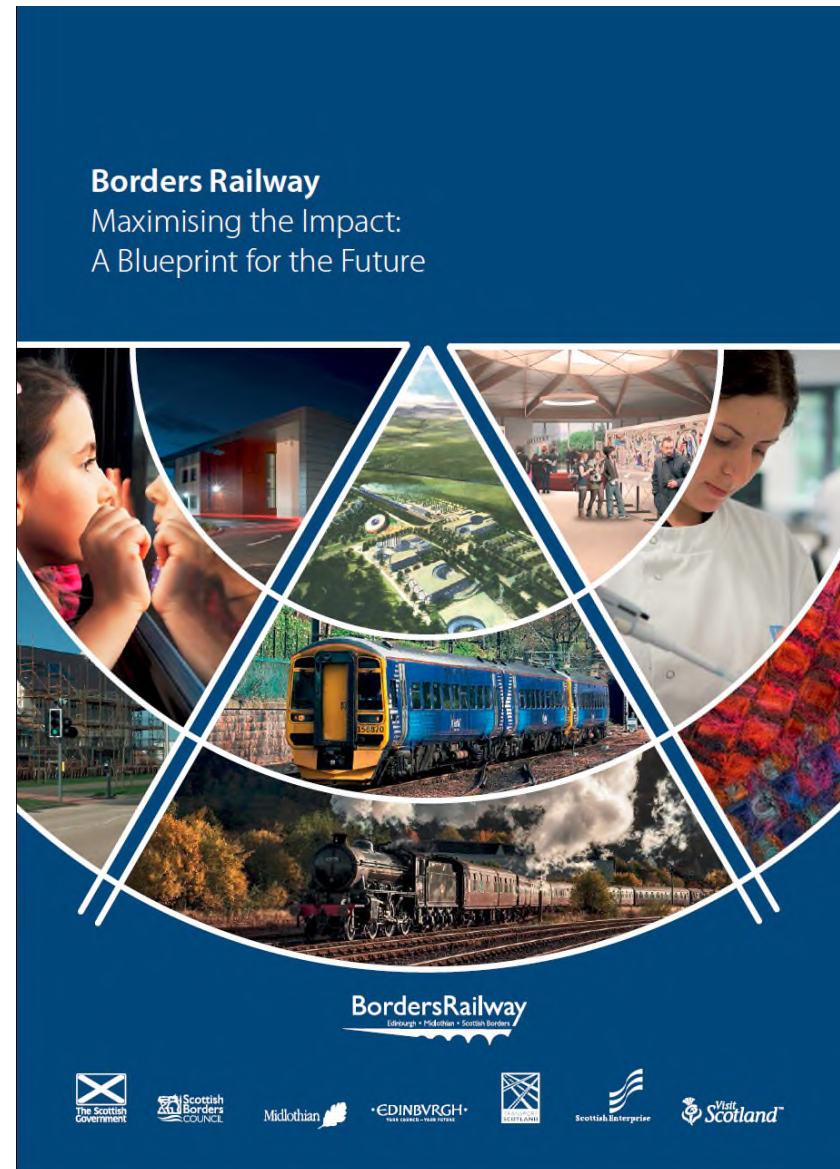
INTRODUCTION

The Borders Railway ‘Maximising the Impact: A Blueprint for the Future’ states that the “Central Borders Business Park, located in Tweedbank, will be developed to respond to, and capitalise on, opportunities brought by the Borders Railway with the provision of new high quality office accommodation, suites and facilities. The current industrial park will be redeveloped with the refurbishment and reconfiguration of existing buildings which will provide modern manufacturing, office and other facilities to meet the needs of current and new businesses” (Scottish Government et al, November 2014).

Part I of this document is Supplementary Guidance (SG) which sets out the main opportunities and constraints of the business/industrial and mixed use land allocations at Tweedbank. It provides a framework vision for the future development of the sites which are allocated within the Local Development Plan (LDP).

Alongside the SG is a Simplified Planning Zone (SPZ) Scheme, forming Part II, which enables development to take place without the need for planning consent, provided the development complies with development parameters and conditions. It will create an employment led redevelopment, providing choice and quick delivery for businesses considering locating in this part of Scotland.

Both documents aim to encourage investment and an improved environment within the Business Park at Tweedbank, capitalising on the arrival of the Borders Railway.



**DRAFT SUPPLEMENTARY GUIDANCE
CENTRAL BORDERS BUSINESS PARK, TWEEDBANK**



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CURRENT PLANNING POLICY & GUIDANCE

- **SCOTTISH PLANNING POLICY (SPP)**

Scottish Planning Policy promotes business and industrial development that increases economic activity while safeguarding and enhancing the natural and built environments as national assets. The planning system should allocate sites that are flexible enough to accommodate changing circumstances and allow the realisation of new opportunities.

- **STRATEGIC DEVELOPMENT PLAN (SESplan)**

SESplan is the Strategic Development Plan (SDP) for South East Scotland, including the Borders. 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 Tweedbank. The SDP provides a means to support job creation through setting a Spatial Strategy for economic development with a focus on growing key sectors in a sustainable manner.

- **LOCAL DEVELOPMENT PLAN (LDP)**

The Local Development Plan incorporates various land allocations in Tweedbank, including business and industrial safeguarding, mixed use, key greenspaces and the Railway Station allocation. The LDP highlights that whilst there is a supply of land for business and industrial land within the Central Borders there is a need to provide an improved product so as to take advantage from the arrival of the Borders Railway. Therefore it is proposed to enhance the quality of the existing supply of industrial and business land at Tweedbank to provide for the anticipated demand. 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 ED1—Protection of Business and Industrial Land and EP13—Trees, Woodlands and Hedgerows.

- **CREATING PLACES AND DESIGNING STREETS**

Creating Places is a policy statement on architecture and place for Scotland. Designing Streets changes the emphasis of guidance on street design towards placemaking 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.

- **PLACEMAKING & 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 CONTEXT & DESCRIPTION

SITE CONTEXT: The LDP takes forward the restructuring of the existing industrial estate and mixed use site to the east of the railway terminal. The Central Borders Business Park incorporates Tweedbank Industrial Estate and Tweedside Park which have many advantages and attractive development features. They are well located in terms of roads and footway access and are ideally placed to capitalise on the recent arrival of the Borders Railway. The sites have a good internal road layout, are serviced and benefit from a mature landscaping and screening scheme. The industrial estate is, however, suffering from an ageing and increasingly substandard building stock and the size and layout of both the buildings and external yard areas are not consistent with modern development requirements. There are therefore significant opportunities in the estates to create a high quality business park which capitalises on the railway terminal and provides a supply of high quality business and industrial land for the Central Borders.

Tweedbank village is a residential conurbation that was planned as a new village in 1970, located between Galashiels to the west and Melrose to the east. The settlement was planned to provide for residential expansion in the area as well as a new business and employment opportunity.

SITE DESCRIPTION: Tweedside Business Park (north of Tweedbank Drive) and the Tweedbank Industrial Estate are located within the eastern edge of the village. These are allocated for Business and Industrial Safeguarding within the LDP and are referred to as zEL59 and zEL39 respectively (see SG Plan 1). The recent completion and opening of the Borders Railway terminating at Tweedbank provides renewed interest and growth opportunity for these business areas along with the Mixed Use allocation (MTWEE001) to the east of the railway terminal (see SG Plan 1).

Tweedside Business Park (zEL59) and Tweedbank Industrial Estate (zEL39) provide important business and industrial land the wider area. The two adjacent business estates lie to the north of the A6091, with Tweedbank Drive bisecting the sites leading into the settlement centre.

SUPPLEMENTARY GUIDANCE: CENTRAL BORDERS BUSINESS PARK, TWEEDBANK

SG Plan 1: Local Development Plan 2016 Settlement Map—Tweedbank



SITE CONTEXT & DESCRIPTION

Tweedside Business Park was developed in 1989 and lies between Tweedbank Drive and the River Tweed. There are two sites within the Business Park which remain undeveloped, one located to the north west of the site and the other to the north east. The access road serves the various developed sites, including that occupied by the Scottish Public Pensions Agency, and parking provision.

Tweedbank Industrial Estate, built in the 1970s, is bordered by the A6091 to the south and Tweedbank Drive to the north. The site comprises a number of industrial units and vacant sites set within a relatively well established landscape setting. A number of components make up the estate, a triangular grouping of buildings and service yards to the north, a rectangular block of units to the south and perimeter developments to the east. Buffer landscaping is present adjacent to the roundabout, A6091 and the western edge of the site adjacent to existing housing and the Tweedbank Sports Complex. A loop road access arrangement serves the various sites from Tweedbank Drive.

The mixed use allocation to the east of the Railway Terminal is the site of a former quarry and is currently undeveloped.



View towards Business Park from Railway Terminus



View from Business Park towards Eildon Hills



Borders Railway Terminus



Scottish Public Pensions Agency Building, Tweedside Park



SITE OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES

- The location of the Borders Railway terminus at Tweedbank should act as a catalyst for the rejuvenation of the business park at Tweedbank, which is of high strategic importance in the Central Borders.
- The Business Park is highly visible from the A6091 which enhances the marketable profile.
- The sites benefit from transport links and connectivity between the railway terminal and major public and private employers within the area and wider community such as the Scottish Public Pensions Agency, Scottish Borders Council, Borders General Hospital, the Agriculture, Food and Rural Communities Directorate and the Animal Health and Veterinary Laboratories Agency.
- Transport links and connectivity to nearby tourist attractions, such as Abbotsford House, Melrose Abbey and Scott's View.
- Tweedbank is located within the Borders Strategic Green Network which consists of a network of green spaces and green corridors through, within and around settlements, linking open spaces within settlements to the wider countryside. They can assist in enhancing the biodiversity, quality of life and sense of place of an area. Furthermore, the settlement is surrounded by land protected by the Countryside Around Towns policy (EP6) of the LDP which aims to prevent piecemeal development, which would detract from the area's environment, and to avoid coalescence of settlements, thereby retaining their individual character.
- The sites are located within attractive boundaries whereby the structure planting undertaken when the estates were constructed in the 1970s and 1980s is now well established. A survey of all trees has been undertaken to inform possible pockets of land with development potential. These areas are identified within the Development Vision (SG Plan 2). Consent would be required to undertake any works to trees protected by the Tree Preservation Order (see SG Plan 5). The survey can also inform an ongoing future maintenance programme.
- Energy Efficiency—potential for energy generation on the site as well as opportunities for heat network development from waste water.
- The incorporation of a limited level of retail provision at the 'gateway' into the business park to serve both visitors to the area and users of the business park.
- The existing Tweedbank Sports Complex is located adjacent to the south western boundary of the Industrial Estate and includes an astroturf pitch, a 400m running track/athletics field and indoor bowls facility. There is an opportunity to improve access to this facility from both within the village and the business park.
- The implementation of a Simplified Planning Zone (SPZ) Scheme offers flexibility to businesses and encourages investment and rejuvenation of the existing business and industrial sites.
- Improved pedestrian and cycle links within the settlement as well as key linkages between the railway terminus and key existing employment sites such as Borders General Hospital and tourist sites such as Abbotsford House/Visitor Centre.
- Utilities generally follow the existing road network, the retention of the basic infrastructure alignments would avoid costly utility diversions. There is an aspiration to bring the southern part of the estate road, which is currently private, up to an adoptable standard.
- The development of a more integrated approach to public transport by linking buses to the new rail service. This would require coordination between the bus and rail operators.
- The site is visible from the A6091 to the south, for both vehicles and pedestrians/cyclists. Tweedbank is located within a sensitive landscape with the Special Landscape Area abutting the settlement to the south and east and the Eildon Hills feature as a prominent backdrop. The opportunity should be taken to reinforce this edge, which is currently defined by a post and wire fence, with appropriate planting, most likely with hedging.

- The industrial estate is suffering from an ageing and increasingly substandard building stock and the size and layout of both the buildings and external yard areas are not consistent with modern development requirements. This current situation offers an opportunity for the regeneration of the site, to provide a fit for purpose business park with improved architectural design and green infrastructure. There is the potential for higher densities of built form (than existing) on site.

CONSTRAINTS

- The location of significant gas and electrical infrastructure adjacent to the western edge of the Industrial Estate site. These high voltage supply lines are laid below ground and preclude development at this location.
- Careful consideration of potential impacts on the Special Landscape Area adjacent to the Business Park to the south (See SG Plan 4).
Existing trees within the Industrial Estate are protected by a Tree Preservation Order (see SG Plan 5). These trees have been the subject of a Tree Survey which is available as a background paper. It is intended that the Tree Preservation Order will be reviewed/amended.
- Development must protect the potential future extension of the railway line (See SG Plan 5).
- Since the opening of the Borders Railway in September 2015, passenger numbers have far exceeded those initially expected. As a result the railway terminal car park has regularly operated at capacity, with overflow parking encouraged temporarily in the adjacent Industrial Estate. Whilst it is accepted that passenger numbers may decrease after the initial surge in interest in the new Railway line, the parking levels provided are being assessed by Scotrail. A newly developed Business Park may potentially create more demand in the future. Additional provision may be required.

- The eastern most part of the Business Park is located within the National Inventory Battlefield—Battle of Darnick. This also adjoins the southern boundary of the Business Park (See SG Plan 5).
- Tweedside Park is immediately adjacent to the western most boundary of the Eildon and Leaderfoot National Scenic Area (NSA). The special qualities of the NSA must be given due consideration when assessing development proposals.
- There are limited social amenities within Tweedbank currently. The village offers a primary school, Gun Knowe Loch, a local shop, hairdressers, and bar/restaurant within the village centre but these are located a distance from the Business Park. There is also a Community Centre and an all weather sports complex which are detached from the other facilities.
- Any future extension of the railway line would impact upon some of the existing access links within the Business Park. This must be considered in respect of layout and access points.
- The Business Park is within varying ownerships which could act as a constraint when seeking to apply an overall scheme to improve the environment.
- The Council's Local Transport Strategy (2007/08) and more recently the Main Issues Report relating to the forthcoming Local Access and Transport Strategy (July 2015) identify a potential new road configuration at Tweedbank which would include the provision of a new road bridge at Lowood, replacing the existing Melrose Bridge (B6374). This would improve connection between Tweedbank and Melrose Road (B6374) in Galashiels removing pressure on the trunk road network (A6091) and on Abbotsford Road (A7) into Galashiels.

DEVELOPMENT VISION FOR THE CENTRAL BORDERS BUSINESS PARK

DEVELOPMENT VISION

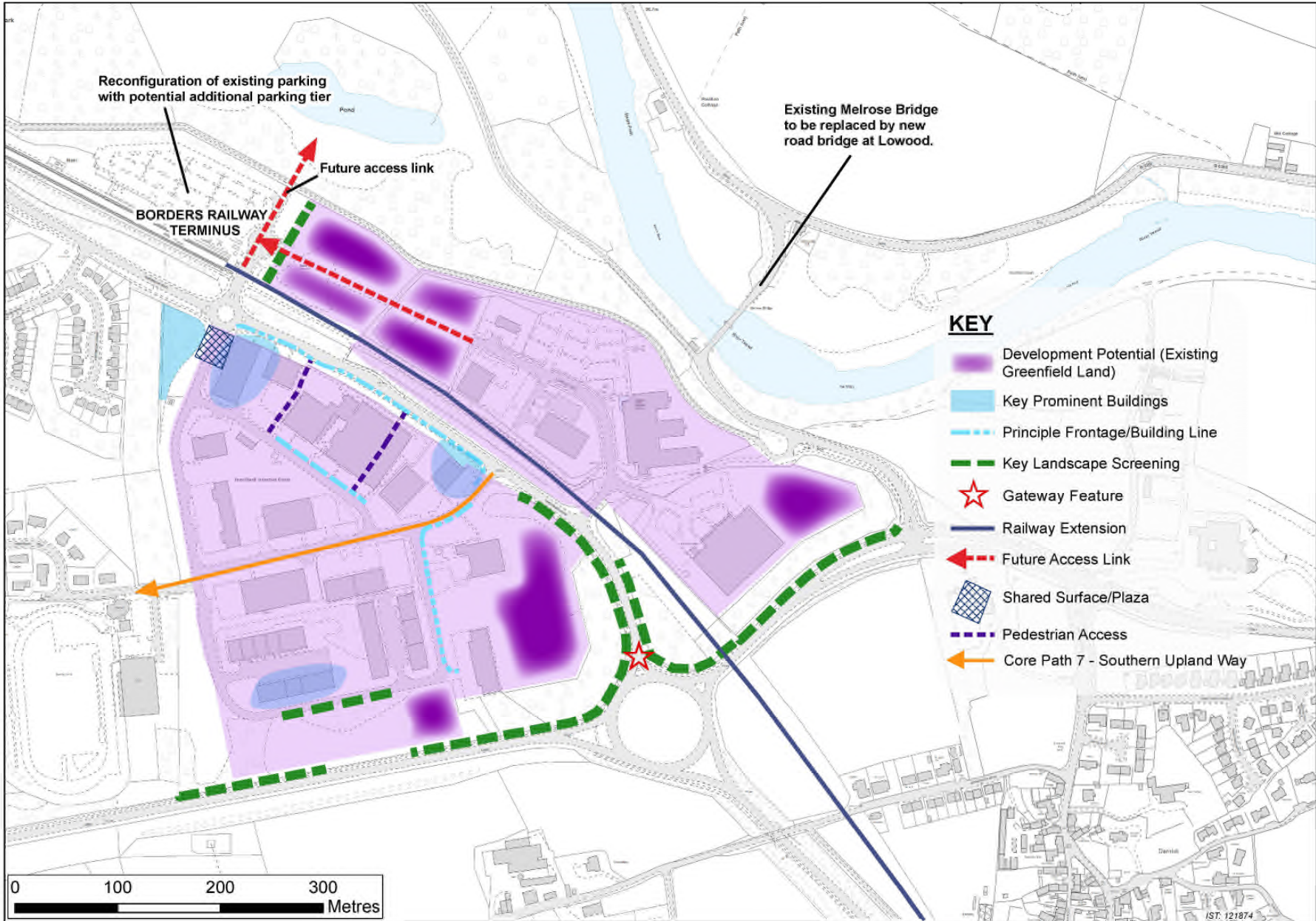
The aspiration is to develop a high quality business and industrial development that is not only sympathetic to the sensitive local context but is a flagship development for the Central Borders. The Development Vision should:

- ⇒ Optimise the opportunity for investment
- ⇒ Take advantage of the new investment of the railway
- ⇒ Create a setting that will encourage investment
- ⇒ Be sensitive to the landscape setting
- ⇒ Benefit Tweedbank as a whole as well as the individual land uses
- ⇒ Be low carbon

KEY PRINCIPLES

- Page 212
- A Focus initial development linked around the railway terminal/adjacent entrance to the business park to create a clear high quality gateway when accessing the business park from the railway terminal
 - B Create a people focused public space around this gateway to allow a safe pedestrian environment which is not car focused
 - C Development to follow a clear perimeter urban block arrangement with frontages placed onto defined building lines facing onto pedestrian friendly streets with internal parking courts behind
 - D Place individual 'signature' buildings at key locations to mark entrances and key routes
 - E Develop a suite of sensitively designed and located office buildings along the southern edge of the site , visible from the A6091 to mark and promote the business location to passing traffic but with a high quality landscaped edge
 - F The need for an overspill car park for the railway terminus to be monitored. This could be accommodated within existing boundaries of the railway terminus, partly through the restructuring of the existing layout and/or the provision of a further tier
 - G Create a low carbon built environment and infrastructure that will reduce carbon emissions
 - H Maintain a high quality landscape framework, improving upon and maintaining the existing structure planting taking into account the sensitive landscape context

DEVELOPMENT VISION FOR CENTRAL BORDERS BUSINESS PARK



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SG Plan 2: Development Vision

SITE CONSIDERATIONS

LDP SITE REQUIREMENTS

The LDP 2016 sets out the following in relation to the site allocations:

TWEEDBANK INDUSTRIAL ESTATE (zEL39):

- This is a strategic safeguarded business and industrial site as defined in Policy ED1. It is expected that it will become a Strategic High Amenity Site through the period of the LDP, whereby the restructuring of the existing Industrial Estate is necessary in order to promote the area as a high amenity estate through a more efficient use of land and buildings.

Development on land immediately adjacent to the A6091 should be of high quality and design within the Class 4 use. Careful consideration would require to be given to landscaping, particularly along the southern edge of the site, in order to ensure an attractive edge to the business and industrial site.

TWEEDSIDE BUSINESS PARK (zEL59):

- This is a strategic high amenity safeguarded business and industrial site as defined in Policy ED1.

SITE EAST OF RAILWAY TERMINAL (MTWEE001):

- Access via existing Tweedside Park (zEL59) to the

east and from zRS1 to the west.

- Appropriate planting required on mutual western boundary with railway station.
- New site to be formed for mixed use purposes along with the restructuring of the existing landholdings within Tweedbank Industrial Estate.
- It is expected that the site would be developed for commercial mixed use. Housing would not be appropriate on this site, given it's proximity to the Railway Station (zRS1) and the business and industrial land to the east (zEL59).

LANDSCAPE CONSIDERATIONS

- Existing trees within the boundaries and on the perimeter of zEL39 are protected by a Tree Preservation Order. These trees were planted when the estate was first established and provide screening from Tweedbank Drive and the adjacent A6091 road as well as from the Melrose roundabout to the east. Further, trees to the north west and south west edges of the estate screen it from existing residential development and community facilities to the west.
- A survey of the trees has been undertaken and identifies potential areas for development, subject to the need for consent to undertake any work to the protected trees.

ENERGY EFFICIENCY

- In respect of the overall Central Borders Business Park, good, careful design at the outset will minimise the total energy demand for the lifetime of the development and encourage better standards of energy efficiency. Design considerations for the development will help to increase the efficiency of energy and water use. Siting of developments, their orientation and design should be considered to help reduce the energy demand of new buildings in addition to the building standards energy requirements. Opportunities for including an element of on-site renewable energy generation and water recycling will be encouraged, where it will be in accordance with the development parameters set out in the SPZ Scheme (See Part II).
- There is capacity for a local energy network by way of a district heating system. Buildings and open spaces should have renewables generation capacity. Heat recovery technologies would be key (water and air source) as well as photovoltaic and solar thermal. The potential for heat recovery from waste water should be explored.

SITE CONSIDERATIONS

VILLAGE CONNECTIVITY

- The main vehicular route through the village providing access to the sites is Tweedbank Drive, linking with the A6091 at either end of the village.
- Pedestrian connectivity within and through Tweedbank varies in definition and quality. A number of core paths and promoted paths lead through the village.
- 'Core Path 189: National Cycle Network—Route 1' runs adjacent to Tweedbank Drive and provides a key link between the railway terminus and beyond. Core and promoted paths within and adjacent to the sites must be maintained and enhanced where possible.
- The potential for new walking and cycling routes should also be considered where applicable.

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SG Plan 3: Village Connectivity



SITE CONSIDERATIONS

EXISTING UTILITIES

- Utilities generally follow adopted or road network routes. In order to avoid costly utility diversions, it is expected the existing basic infrastructure alignments will be retained. Of particular note in relation to considering future development, is the location of significant gas and electrical infrastructure adjacent to the western edge of the Industrial Estate. These high voltage supply lines are laid below ground and preclude development at this location.

TRANSPORT & ACCESS

The potential future extension of the railway beyond its current terminus at Tweedbank must be considered. This would require the exclusion of development along the potential line as well as the reconfiguration of the entrance into the existing railway station car park. A Rail Route Protection Study (2015) undertaken by Mott MacDonald on behalf of Scottish Enterprise found that the extended railway line could extend under the existing road network at Tweedbank Drive/Tweedside Park which would suitably maintain access at this location.

A sympathetically designed footbridge would be required at the railway terminal to link with Tweedbank Drive in order to maintain a suitable access to the Business Park and beyond. An alternative access from the existing railway terminus into the Business Park to the east would require to be provided.

- A Transport Statement, undertaken by Mott MacDonald in August 2016, recommends that a holistic approach be applied to development of the area, including consideration and implementation of transport measures to facilitate sustainable access, which in turn will support the framework vision of this SG and Simplified Planning Zone. A summary of the key recommendations is contained within Appendix 3 of Part II of this document.
- Road and footpath connections to the adjacent road and path network are essential to encourage onward journeys to/from the railway terminus as well as important links within the business and industrial sites.
- The Border Weaver 'hop-on hop-off' bus service provides a useful link between the Borders Railway Terminal, local communities and visitor attractions. There appears to be an opportunity for a car/bike hire facility within the vicinity of the terminal to provide further opportunity for onwards journeys, particularly in view of the National Cycle Network which runs

- through Tweedbank.

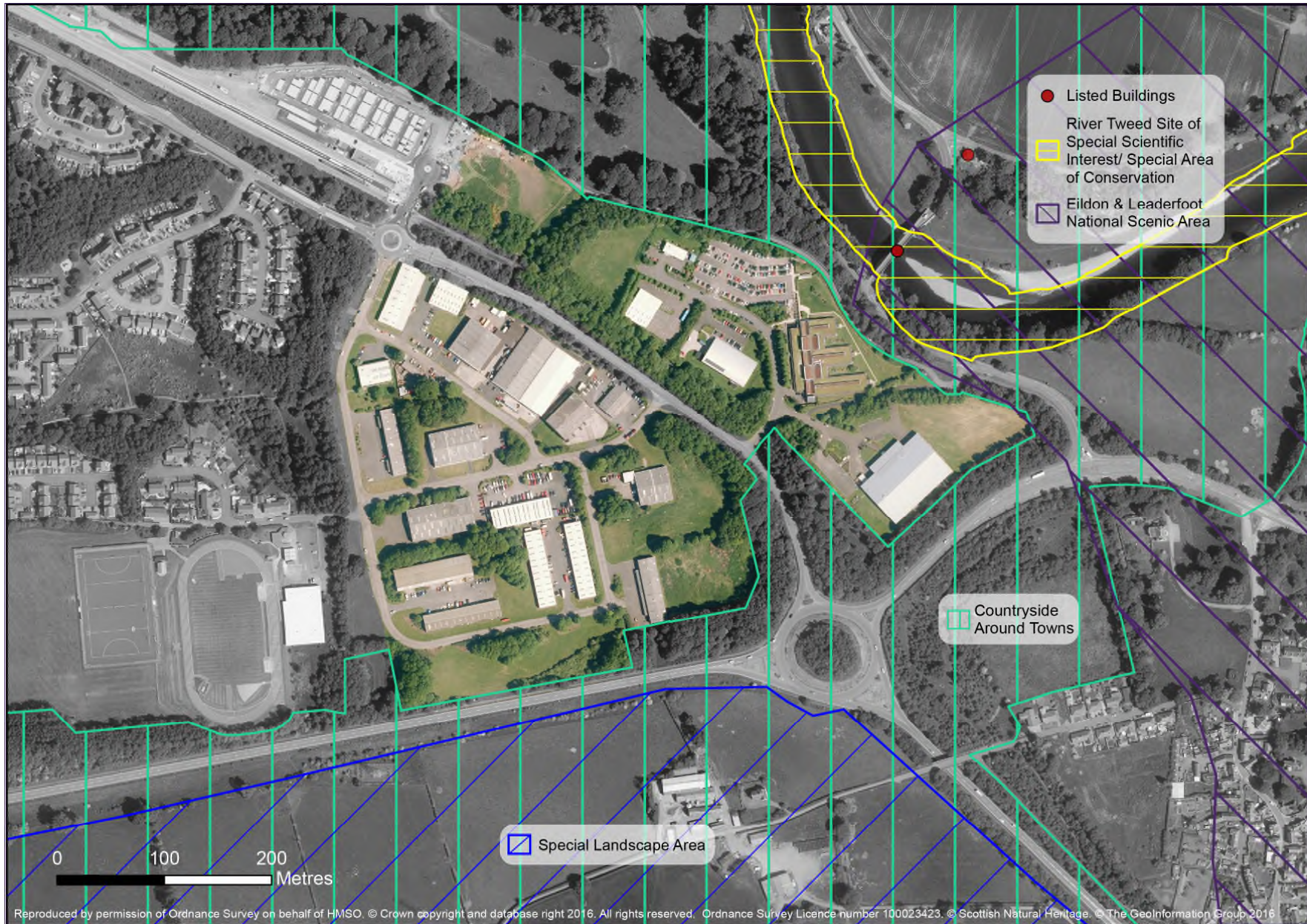
OTHER CONSIDERATIONS

- Tweedbank is located within the Borders Strategic Green Network which supports economic growth, tourism, recreation, the creation of an environment that promotes a healthier-living lifestyle, and the protection and enhancement of biodiversity, and will have the potential to improve the quality of the water environment, promote flood protection and reduce pollution.
- The eastern most part of the Business Park, off Tweedside Park, is within the National Inventory Battlefield of the Battle of Darnick. There would potentially be requirement for archaeological work within this area. The existing woodland defining the south eastern corner of the Industrial Estate is also within the National Inventory Battlefield. Whilst it is not considered that development within this area would be appropriate, any restructuring of the woodland would require to take this matter into account.
- Any issues relating to surface water flooding would require to be considered and addressed.
- Development must allow for the collection of waste, in line with the principles of Scotland's Zero Waste Plan and the Council's Waste Management Supplementary Guidance.

- Views into the Business Park must be considered, both in terms of the visual prominence of buildings and uses as well as any potential impact upon the sensitive landscape setting. Careful consideration must be given to the fleeting views into the southern part of the Business Park from the A6091.

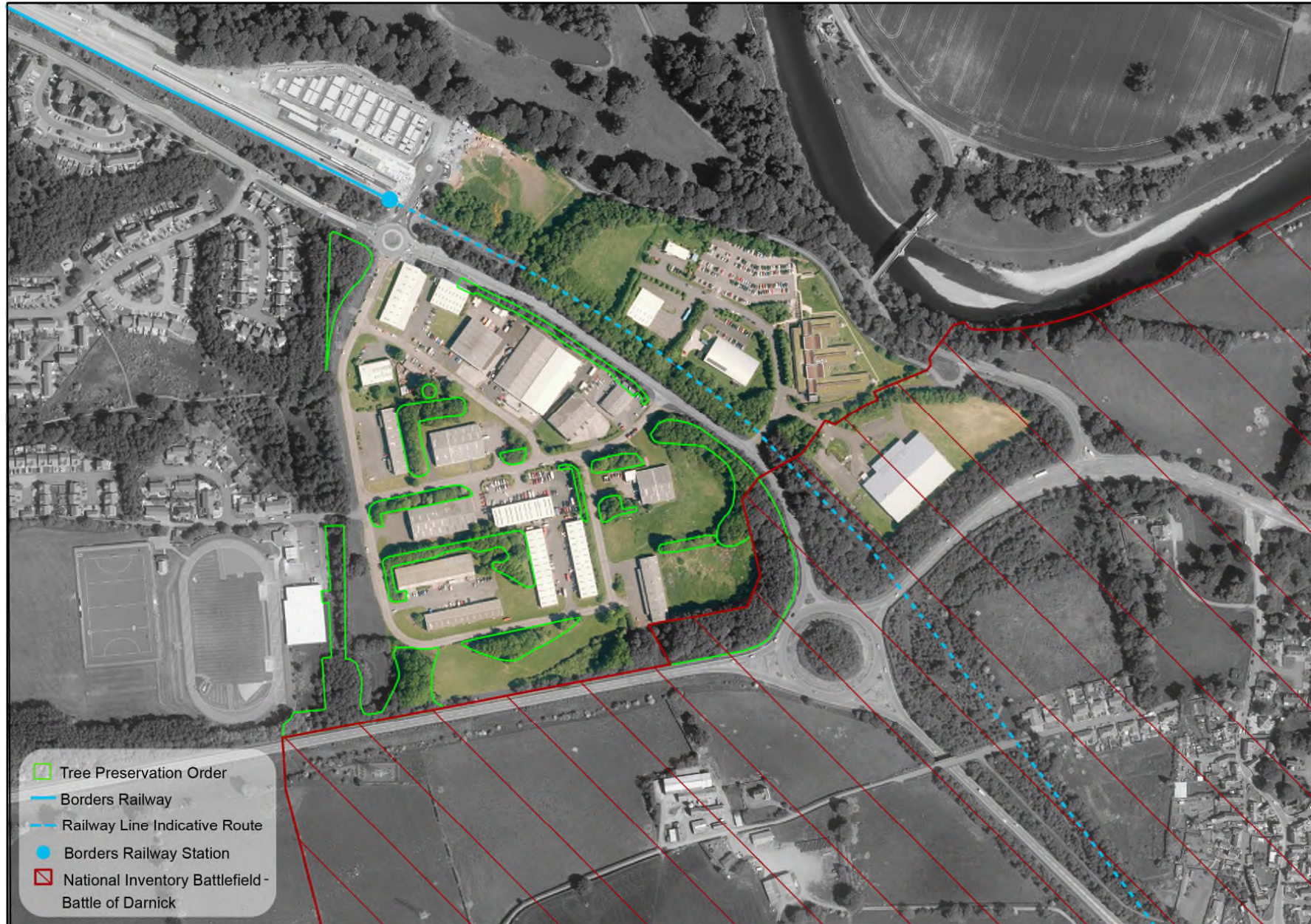
EXISTING SITE FEATURES & CONSIDERATIONS

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SG Plan 4—External Site Features and Considerations

EXISTING SITE FEATURES & CONSIDERATIONS



SG Plan 5—Internal Site Features and Considerations

SUBMISSION REQUIREMENTS

Part II of this document sets out certain instances in which development is permitted under the Simplified Planning Zone (SPZ) Scheme without the need for planning consent, subject to conditions and parameters.

WHERE THE SUBMISSION OF A PLANNING APPLICATION IS REQUIRED, THE FOLLOWING DOCUMENTS MAY REQUIRE TO BE SUBMITTED:

- 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
- 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/statement
- Ecology assessment
- Archaeological evaluation and appropriate mitigation measures where necessary
- Developer contributions

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DRAFT SIMPLIFIED PLANNING ZONE SCHEME

CENTRAL BORDERS BUSINESS PARK

TWEEDBANK

Draft

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INTRODUCTION

WHAT IS A SIMPLIFIED PLANNING ZONE (SPZ)?

A Simplified Planning Zone (SPZ) is a defined area where the need to apply for planning permission is removed for certain types of development so long as the development complies with the details, conditions and guidance set out in the SPZ Scheme.

The SPZ Scheme offers flexibility to help businesses and industries grow and adapt as well as encourages new opportunities to locate within the Central Borders, whilst maintaining high standards of development, care for the built environment and for the sensitive landscape setting.

Under the Town and Country Planning (Use Classes) (Scotland) Order 1997 changes of use can occur without the need for planning permission. Under the Central Borders Business Park SPZ Scheme there is increased flexibility to change the use of properties. There is also scope to build new premises and/or alter and extend existing buildings without the need for a formal planning application subject to their compliance with the development parameters and conditions detailed in this document. The types of new/additional uses and new development that are approved within the SPZ area are set out in Stage 1 (pages 5-12).

It is highlighted that if you propose to alter an existing building, erect a building or convert a building it is likely that the submission of an application for a Building Warrant will be required. This is a separate process which is not permitted by the SPZ Scheme.

It should be noted that the provisions of the SPZ Scheme do not affect existing businesses/users currently operating within the Business Park.

The aim of the SPZ is to assist in informing investment decisions as businesses and investors are able to establish with certainty and speed the acceptability of their proposals. The savings in terms of time, money and effort in considering these changes and the certainty offered by the SPZ status will help promote the Central Borders Business Park as a location to invest.

SPZ BOUNDARY

The provisions of this SPZ Scheme apply only to the area identified on the plan below (SPZ Plan 1). Areas outside of this boundary are subject to standard planning controls.

SPZ PLAN 1—SPZ AREA



SIMPLIFIED PLANNING ZONE SCHEME

SPZ DURATION

The provisions of this SPZ Scheme are valid for a period of **ten years** from the date of its commencement on **X**. Scottish Borders Council has the right to propose alterations to the Scheme including to add to, remove or otherwise alter the planning controls (see page 22).

HOW TO USE THE SCHEME

In using this SPZ Scheme there are three stages that require to be followed when proceeding with your development proposals within the Central Borders Business Park (see SPZ Figure 1).

Development is approved by this SPZ Scheme where it is in accordance with the development parameters (Stage 1), and complies with the conditions attached to the Scheme (Stage 2).

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SPZ FIGURE 1—OPERATION OF THE CENTRAL BORDERS BUSINESS PARK SPZ

Stage 1 | What type of developments are permitted?



The types of development and uses that are allowed by the Scheme and what still requires consent are set out in pages 6 - 12.

Stage 2 | Conditions and informatives



A number of standard planning conditions apply to the development proposals eligible under the Scheme along with additional information required by conditions.

There may be other matters you need to consider, such as the submission of an application for a building warrant or advertisement consent. What additional information does the condition require?

Stage 3 | Notifications



Notify Planning Authority of development proposal in line with SPZ Scheme.

Notify Planning Authority of commencement and completion of development.

PLEASE NOTE THE SPZ SCHEME DOES NOT SEEK TO DISCOURAGE THE SUBMISSION OF FORMAL PLANNING APPLICATIONS FOR ANY OTHER USE UNDER NORMAL DEVELOPMENT MANAGEMENT PROCEDURES WHICH DO NOT FALL WITHIN THE REMITS OF THE SPZ SCHEME.

THE PROVISIONS OF THE SPZ SCHEME DO NOT AFFECT EXISTING BUSINESSES/USERS CURRENTLY OPERATING WITHIN THE BUSINESS PARK.

STAGE 1 | WHAT TYPES OF DEVELOPMENT ARE PERMITTED?

SPZ ZONES

The SPZ has five zones:

Zone A: Mixed Use Zone—Zone A covers a mixed use site to the immediate east of the Railway Terminal. The Local Development Plan expects that the site will be developed for commercial mixed use purposes (housing would not be acceptable). Appropriate planting would be required along the mutual western boundary with the railway terminal, whilst allowing for pedestrian/vehicular permeability.

Zone B: Core Business Zone—Zone B covers Tweedside Park which is currently dominated by existing business uses. This zone will remain focused towards this type of use.

Zone C: Gateway Mixed Use Zone—Zone C is focused on the gateway into the Business Park from the railway terminal. This zone has a wider mix of uses, albeit some are restricted to a limited floorspace namely two units, each with a maximum floor area of 70m² (gross internal area) offering the opportunity for shop uses. Building heights in this area are less uniform and there is potential to reinforce the gateway character through the use of taller, landmark buildings. A shared surface / plaza is required at the access into the business park at the railways terminus roundabout in order to provide a setting for the key prominent buildings at this location and an attractive entrance feature.

Zone D: Tweedbank Industrial Estate—Zone D is a more traditional business and industrial site and the SPZ Scheme continues to safeguard this area for Class 4 (business), 5 (general industrial) and 6 (storage or distribution) uses to maintain its established function and protect it from inappropriate development that could undermine its existing and future operational capabilities.

Zone E: Tweedbank Industrial Estate Business Zone—Zone E will become a business focused zone with its more prominent location in respect of visibility from the Class A road to the south and on the entrance into the Business Park. The SPZ seeks to ensure high quality development at this location and gives careful consideration to planting along the southern boundary of the site in order to secure a degree of visibility but also an appropriate screen in view of the sensitive location of the site adjacent to the Special Landscape Area.

STAGE 1 | WHAT TYPES OF DEVELOPMENT ARE PERMITTED?

WHAT TYPES OF DEVELOPMENT ARE APPROVED BY THE SPZ SCHEME?

Development is approved within the SPZ area subject to the development parameters set out in SPZ Table 2 and the text on page 11. This allows for certain changes of use, new buildings, external alterations and other minor works within the Central Borders Business Park. All development must also comply with the conditions attached to the Scheme (SPZ Table 3), the Design and Landscape Framework (Appendix 1), the Transport Design Guidance (Appendix 2) and Transport Statement (Appendix 3). Together, the development parameters and zoning of the Park will control the quantum of development and its location to ensure the main focus of the Park continues to be for business and industrial uses in accordance with Local Development Plan policies. SPZ Table 1 details the types of uses that are approved under this SPZ scheme, broken down into five zones and Plan 2 defines the boundaries of the zones. Page 11 details the types of new development, such as new buildings and extensions approved under this SPZ Scheme. A proposal for any other use or development type will not be permitted by this Scheme. **If you propose to alter an existing building, erect a building or convert a building it is likely this will require a Building Warrant application. Priority is given to building warrant applications involving inward investment and job creation.**

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SPZ Table 1

| Zone | Uses and Developments Permitted |
|------|--|
| A | <p>Use Class 4—Business (e.g. Offices other than that specified under Class 2, research and development of products or processes, light industry*)</p> <p>Use Class 7—Hotels & Hostels (e.g. Hotel, boarding and guest house, hostel)</p> |
| B | <p>Use Class 4—Business (e.g. Offices other than that specified under Class 2, research and development of products or processes, light industry*)</p> |
| C | <p>Use Class 1—Shops (two units each with a maximum floor area of 70m²)</p> <p>Use Class 4—Business (e.g. Offices other than that specified under Class 2, research and development of products or processes, light industry*)</p> |
| D | <p>Use Class 4—Business (e.g. Offices other than that specified under Class 2, research and development of products or processes, light industry*)</p> <p>Use Class 5—General Industry (use for the carrying out of an industrial process other than one falling within the Class 4 (Business) definition)</p> <p>Use Class 6—Storage or Distribution</p> |
| E | <p>Use Class 4—Business (e.g. Offices other than that specified under Class 2, research and development of products or processes, light industry*)</p> |

*Examples only, for a full list of uses please see The Town & Country Planning (Use Classes) (Scotland) Order 1997

SPZ PLAN 2—SPZ ZONES

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SIMPLIFIED PLANNING ZONE SCHEME: CENTRAL BORDERS BUSINESS PARK, TWEEDBANK

STAGE 1 | WHAT TYPES OF DEVELOPMENT ARE PERMITTED?

SPZ TABLE 2—DEVELOPMENT PARAMETERS

| | Use Class | Parameter | Restrictions | Reason |
|------------|---|---|--|---|
| DP1 | Non classified (sui generis) - Sale and display of motor vehicles | Not permitted by the SPZ Scheme | Zones A, B, C, D & E—No development in Non-classified (sui generis): Sale and display of motor vehicles. | Non-classified (sui-generis): Sale and display of motor vehicles is not permitted by the SPZ scheme in the interests of protecting the strategic safeguarded and strategic high amenity safeguarded business and industrial sites. |
| DP2 | Class 1 Shops | 2 units each with a maximum floor area of 70m ² permitted in Zone C only | Zones A, B, D & E—No development in Class 1 permitted by the SPZ scheme. Zone C—Class 1 permitted by the SPZ scheme. No more than 2 contiguous Class 1 units are permitted by the SPZ scheme in Zone C. | Complementary uses that can support the viability and sustainability of the Business Park but are subject to specific controls to safeguard the main industrial and business function, and to avoid a scale of retailing that would normally be directed to town centres. |
| DP3 | Class 2 Financial, Professional and Other Services | Not permitted by the SPZ Scheme | Zones A, B, C, D & E—No development in Class 2 permitted by the SPZ scheme. | Class 2 is not permitted by the SPZ scheme in the interests of protecting the strategic safeguarded and strategic high amenity safeguarded business and industrial sites. |
| DP4 | Class 3 Food & Drink and hot food takeaway (sui generis) | Not permitted by the SPZ Scheme | Zones A, B, C, D & E—No development in Class 3 permitted by the SPZ scheme. | Class 3 is not permitted by the SPZ scheme in the interests of protecting the strategic safeguarded and strategic high amenity safeguarded business and industrial sites. |
| DP5 | Class 4—Business | Permitted by the SPZ Scheme. | Zones A, B, C, D & E—Class 4 permitted by the SPZ Scheme. | To provide business floorspace as part of the Business and Industrial Land allocation in accordance with Local Development Plan policies. |

STAGE 1 | WHAT TYPES OF DEVELOPMENT ARE PERMITTED?

| | Use Class | Parameter | Restrictions | Reason |
|-------------|--|----------------------------------|---|---|
| DP6 | Class 5—General Industrial and Class 6—Storage and Distribution | Permitted by the SPZ Scheme. | Zones A, B, C & E—No development in Class 5 and/or Class 6. Use Classes 5 and 6 are permitted by the SPZ Scheme in Zone D. | To provide a maximum quantum of general industrial and storage/distribution floorspace as part of the overall Business Park. |
| DP7 | Class 7 Hotels and Hostels | Permitted in Zone A only | Zones B, C, D & E—No development in Class 7 permitted by the SPZ scheme. Zone A—Class 7 permitted by the SPZ scheme. | To direct this type of complementary use to Zone A to support users of the Railway terminal and the viability and sustainability of the Business Park. |
| DP8 | Class 8 Residential Institutions Class 9 Houses Class 11 Assembly and leisure and theatre , motor vehicle or firearm sport (sui generis) | Not permitted by the SPZ Scheme. | Zones A, B, C, D & E—No development Classes 8, 9, and/ or 11 and non-classified (sui generis): theatre , motor vehicle or firearm sport | Classes 8, 9 and 11 and non-classified (sui-generis) theatre , motor vehicle or firearm sport is not permitted by the SPZ scheme in the interests of protecting the strategic safeguarded and strategic high amenity safeguarded business and industrial sites. |
| DP9 | Class 10 Non-residential institutions | Not permitted by the SPZ Scheme. | Zones A, B, C, D & E—No development in Class 10 permitted by the SPZ scheme. | Class 10 is not permitted by the SPZ scheme in the interests of protecting the strategic safeguarded and strategic high amenity safeguarded business and industrial sites. |
| DP10 | N/A | Not permitted by the SPZ Scheme. | Temporary buildings are not permitted within the SPZ boundary, unless with separate planning permission. | Temporary buildings are not permitted by the SPZ Scheme in the interests of amenity. |

STAGE 1 | WHAT TYPES OF DEVELOPMENT ARE PERMITTED?

Notes:

1. All measurements are in square metres (gross internal area) unless otherwise stated.
2. Units cannot be merged to form a larger planning unit where the resultant unit would be larger than the maximum permitted unit size identified for each zone, without separate planning permission.
3. Where existing floorspace is redeveloped the floorspace lost can be re-provided elsewhere within the SPZ area subject to compliance with the SPZ parameters.
4. The boundaries of the SPZ zones are shown in SPZ Plan 2.
5. Development activity and the parameter floorspace will be monitored throughout the Scheme and the Council will endeavour to publish an annual monitoring report of approved development. Developers are required to notify the Council of the commencement and completion of development using the forms in Appendix 4.

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STAGE 1 | WHAT TYPES OF DEVELOPMENT ARE PERMITTED?

CHANGE OF USE

Change of use development is permitted provided that the proposed use and level of floorspace is within the provisions of the SPZ Scheme and is in accordance with the planning conditions.

CONSTRUCTION

New build and extensions development is permitted provided the proposed use and level of floorspace is within the provisions of the SPZ Scheme and is in accordance with the planning conditions, the Design and Landscape Framework (Appendix 1), Transport Design Guidance (Appendix 2) and Transport Statement (Appendix 3).

INFRASTRUCTURE

Development of infrastructure to support the functioning of the Business Park is permitted subject to compliance with the planning conditions, the Design and Landscape Framework (Appendix 1), the Transport Design Guidance (Appendix 2) and Transport Statement (Appendix 3). For the purposes of this SPZ Scheme, infrastructure proposals includes:

- New roads and pathways/cycleways and alterations to existing roads and pathways/cycleways, in both the private and public realms.
- New external lighting in both the private and public realm, and alterations to existing lighting.
- Infrastructure associated with the delivery of sustainable transport measures (examples include but are not limited to cycle parking, cycle docking stations, electric charging points, inductive charging points and bus stops/shelters).
- New waste storage and collection facilities, where these are strictly ancillary to the main use, or for the purpose of collecting waste in the public realm.

MINOR OPERATIONAL DEVELOPMENT

Minor operational development is permitted subject to compliance with the planning conditions and Design and Landscape Framework. For the purposes of the SPZ Scheme, minor operational development includes:

- Changes to the external appearance of buildings, including recladding, alterations to access, doors and windows
- Installation of plant to serve the existing or proposed building(s)
- Landscaping (including hard and soft materials) of individual plots
- Landscaping (including hard and soft materials, street furniture and public art)

DESIGN AND LANDSCAPE FRAMEWORK

The SPZ Scheme does not remove the requirement for good design or consideration of the built and natural environment. The Design and Landscape Framework (Appendix 1) for the SPZ is appended to this Scheme and must be considered in all development proposals, in accordance with the planning conditions.

STAGE 1 | WHAT TYPES OF DEVELOPMENT ARE PERMITTED?

WHAT STILL REQUIRES CONSENT?

Proposals Not Permitted by the Scheme

Proposals falling outside of the SPZ Scheme that require planning consent will be considered by way of a planning application and determined by the Council. Scottish Borders Council continue to welcome such submissions.

Permitted Development Rights

This Scheme does not affect existing permitted development rights afforded under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). The amended order, subject to specified criteria, allows for certain alterations and extensions to commercial properties and minor developments such as access ramps and the installation of vehicle recharging electrical outlets.

Any alterations or extensions to permitted development rights which may subsequently emerge through future regulatory change would also be available.

Other Consents

The SPZ Scheme relates only to planning permission. It is the developer's responsibility to ensure compliance with all other relevant legislation and requisite fees. **For example, separate approval will be required from the Local Authority for, if applicable, Building Warrants. Refer to page 19 for further guidance.**

Advertisement Consent

Proposals for signs and advertisements, unless having deemed consent, will require approval under the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 (as amended) or its replacement.

Certain types of advertisement do not need permission under the regulations. As a guide you will normally need to apply for permission for most illuminated signs, advertisements using special structures for display such as poster hoardings and large signs or those positioned high up on buildings.

For a full list of advertisements which can be displayed without consent please see Schedule 4 of the Advertisement Regulations. The Advertisement Regulations are complex and it is always advisable to check the position with the Council's Development Management Section before proceeding.

STAGE 2 | CONDITIONS AND INFORMATIVES

PLANNING CONDITIONS AND INFORMATIVES

Development permitted by this SPZ Scheme is subject to planning conditions as shown in SPZ Table 3. Developers should note that some of the conditions are pre-commencement conditions, requiring details to be approved prior to development starting.

Where conditions require further details to be submitted to the Local Authority, Scottish Borders Council will endeavour to provide a response regarding the acceptability of the submitted information within 21 days of receipt.

It is the developer's responsibility to ensure that development is fully in compliance with these conditions and informatives.

VARIATION OR REMOVAL OF PLANNING CONDITIONS

Development carried out under the provisions of the SPZ must adhere to any relevant, applicable condition contained within the SPZ Scheme. There is no scope to vary or remove planning conditions attached to the SPZ Scheme other than in the circumstances when the Council choose to alter the Scheme.

Where developers wish to carry out development without complying with a condition contained within the SPZ Scheme, an application for planning permission must be submitted for consideration by the Council.

STAGE 2 | CONDITIONS AND INFORMATIVES

SPZ TABLE 3—SPZ CONDITIONS

| | | |
|---------------|--|--|
| 1 | All development shall comply with the parameters of the SPZ Scheme as set out in SPZ Table 2. | Reason: To ensure the development accords with the provisions of this Scheme. |
| 2 | All development shall accord with the terms of the SPZ Design and Landscape Framework, the Transport Design Guidance and Transport Statement as set out in Appendices 1, 2 and 3. | Reason: To ensure that all development accords with the terms of this Scheme. |
| 3 | For the avoidance of doubt, there shall be no retail from the Class 4, 5 and 6 units in the SPZ area. Any ancillary trade sales should be no more than 20% of the ground floor area of the unit. | Reason: To ensure that the main purpose of the site is retained for business and industrial uses. |
| 4 | Waste and recycling storage areas must be located away from principal frontages and be screened from the road. | Reason: To maintain and enhance the visual amenity of the area. |
| Page 236 9 | Car and Cycle Parking | |
| | Car parking shall be provided in accordance with non-car accessibility Level D in the SEStran Parking Standards publication. | Reason: To ensure that adequate parking provision is made whilst encouraging the use of public transport. |
| | Provision shall be made for in the design of the development for the parking of cycles. This provision shall be safe, sheltered and secure in accordance with para 7.4 of Appendix 2—Transport Design Guidance. The cycle parking shall be available for use before the development is occupied and thereafter retained. | Reason: To ensure that cycle parking is available for the users of the development and to reduce reliance on the private car. |
| 7 | Car parking area(s) shall be permeable hardstanding with water attenuation, or other SUDS treatment as promoted in the SUDS For Roads Guide by SCOTS and SUDS Working Party. Loose material is not acceptable for any car park surface. Car parking spaces (each space measuring 2.5 x 5.0 metres) and aisles (6 metres wide) shall be clearly delineated on the ground. The car parking area(s) shall be available for use before the development/ the part of the development served by the car parking in question is occupied. | Reason: To attenuate drainage from the site in the interest of flood control; to keep the road free of loose material in the interests of pedestrian and vehicular safety; and to ensure that car parking is available for the occupiers/users of the development. |
| | Contamination | |
| 8 | No development shall commence within Zone A until a detailed scheme to identify and assess potential contamination on site has been submitted to and | Reason: To Ensure that the potential risk to human health, the water environment, property and ecological systems arising from any identified land |

agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the approved scheme. The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version (s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-

- a. A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council prior to addressing parts b, c, d, and, e of this condition. and thereafter
- b. Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents.
- c. Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan).
- d. Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council.
- e. Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council.

Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the Developer before any development hereby approved commences. Where remedial measures are

contamination have been adequately addressed.

STAGE 2 | CONDITIONS AND INFORMATIVES

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| | required as part of the development construction detail, commencement must be agreed in writing with the Council. | |
| | Roads and Access | |
| 9 | No work shall commence on any works in respect of the formation, alteration or reconfiguration of a junction without the prior written approval of the planning authority. Fully detailed drawings of all proposed works shall be submitted for prior written approval and shall be developed in accordance with the design principles detailed in Appendix 2—Transport Design Guidance. The scheme thereafter agreed shall be implemented in full and in the approved manner. | Reason: To ensure that the standard of junction layout complies with the current standards and to minimise interference with the safety and free flow of traffic on the road network. |
| 10 | No fences or walls more than 900mm high which would affect driver visibility shall be erected within the visibility splay of a vehicular access. | Reason: To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety. |
| 10 | Provision shall be made within the site for pedestrians and cyclists, in accordance with the Transport Statement (Appendix 3) of the Simplified Planning Zone Scheme and in agreement with the Local Planning Authority. The timeline for such provision shall be agreed in writing by the Local Planning Authority before the development is commenced. | Reason: To ensure a satisfactory level of provision for pedestrians and cyclists. |
| | Environment | |
| 12 | All development shall comply with the Design and Landscape Framework as set out in Appendix 1. | Reason: In the interests of the visual amenity of the area. |
| 13 | External lighting shall be provided in accordance with BS.5489, 1977. The lighting shall be installed for use before the development is occupied and shall thereafter be maintained. | Reason: In order to help make the site more secure. |
| 14 | The trees on this site which are covered by the Tree Preservation Order (SPZ Plan 3), shall be protected at all times during construction and building operations, by the erection of substantial timber fences around the trees, together with such | Reason: To ensure that adequate precautions are taken to protect trees during building operations. |

STAGE 2 | CONDITIONS AND INFORMATIVES

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| 14 | <p>other measures as are necessary to protect the trees and their roots from damage. Details of the methods it is proposed to use shall be submitted by the applicant to the Local Planning Authority and be approved by them in writing. The approved protective measures shall be undertaken before any works commence on the site and must, thereafter be observed at all times until the development is completed.</p> | |
| Drainage and Flooding | | |
| 15 | <p>No development shall commence within Zones D and E until surface water flood risk is assessed and precise details of surface water disposal have been submitted to and approved in writing by the Planning Authority and thereafter no development shall take place except in strict accordance with the approved details.</p> | <p>Reason: To ensure adequate drainage within the SPZ area and to ensure suitable mitigation of potential future flooding events.</p> |
| 16 | <p>The means of surface water disposal to be in accordance with Sustainable Urban Drainage principles to be submitted to and approved in writing by the Planning Authority before the development is commenced. The development then to be implemented in accordance with the approved details.</p> | <p>Reason: To ensure that adequate and appropriate means are used in the disposal of surface water.</p> |
| Archaeology | | |
| 17 | <p>No development shall take place within the National Inventory Battlefield— Battle of Darnick (part of Zone B and Zone E) until the applicant has secured a programme of archaeological work in accordance with a Written Scheme of Investigation outlining a Watching Brief. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist (s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to observe relevant below ground excavation during development, investigate and record features of interest and recover finds and samples if necessary. Results will be submitted to the Planning Authority for review in the form of a Data Structure Report. If</p> | <p>Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.</p> |

STAGE 2 | CONDITIONS AND INFORMATIVES

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| | significant archaeology is discovered below ground excavation should cease pending further consultation with the Planning Authority. The developer will ensure that any significant data and finds undergo post-excavation analysis, the results of which will be submitted to the Planning Authority. | |
| | Noise | |
| 18 | Any noise emitted by plant and machinery used on the premises will 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. All plant and machinery 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. |
| | Odour / Air Quality / Pest Control | |
| 19 | No development shall commence until a plan for the management and control of potential nuisances (including odour, air quality, flies and other pests) that would be liable to arise at the development site as a consequence of and/or in relation to the operation or maintenance of plant, has first been submitted to, and approved in writing by the Planning Authority. Thereafter the approved nuisance control management plan shall be implemented as part of the development. | Reason - To ensure that the operation of the plant hereby approved has no unacceptable impacts upon the amenity of the surrounding area or upon the amenity of any neighbouring residential properties, by ensuring that all potential sources of nuisance are appropriately managed and controlled. |

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STAGE 2 | CONDITIONS AND INFORMATIVES

INFORMATIVES

Developers must note that compliance with the conditions does not remove the requirement to obtain all other statutory consents. Informatives detailed below are a reminder for developers of some of the issues that they may need to consider.

SEPA

The applicant must consult the Scottish Environment Protection Agency concerning the proposed development, in respect of legislation administered by that organisation which is likely to affect proposed development.

Developers must be aware that early contact should be made with SEPA in order to ascertain whether the proposed development would be consentable under SEPA's regulatory regime, this is particularly the case for Class 5—General Industrial activities.

Phone: 03000 99 66 99 (Customer Enquiries)

Licensing

If you would like advice or help in making a new application for the grant of a license, or you would like to know whether you need a license for a particular purpose, please contact Scottish Borders Council's Licensing section:

Phone: 01835 826662

Building Standards

If you propose to alter an existing building, erect a building or convert a building it is likely that you will require a Building Warrant. A warrant will be granted if the proposals meet the requirements of the Building (Scotland) Act 2003. Application forms for a Building Warrant as well as guidance is available on Scottish Borders Council's website. For larger or more complex work, Building Standards will also provide preliminary advice in relation to the regulations.

Priority is given to building warrant applications involving inward investment and job creation which are fast-tracked.

Building Standards cover all aspects of construction as detailed within the Regulations and Technical Handbooks to:

- Secure the health, safety, welfare and convenience of persons in or about buildings and of others who may be affected by buildings or matters connected with buildings;
- Further the conservation of fuel and power; and
- Further the achievement of sustainable development.

Some work however, where it complies with the regulations and on certain building types, can be carried out without Building Warrant approval.

For further information please contact Building Standards:

Phone: 0300 100 1800

Drainage

The developer should consult Scottish Water in respect of legislation administered by that organisation which is likely to affect development.

Phone: 0800 077 8778 (Customer Helpline)

Road Construction Consent

Anyone who needs to build a new road or extend an existing road would require Road Construction Consent (RCC) from Scottish Borders Council. Please contact Scottish Borders Council's Roads

Planning Service:

Phone: 01835 826641

Asbestos

There is a risk that existing buildings may contain asbestos. If asbestos is present, it should be disposed of by a licensed person(s) and the necessary precautions should be undertaken.

Tree Preservation Order

Trees within the existing Industrial Estate are protected by a Tree Preservation Order (SPZ Plan 3). Consent would be required from the Tree Officer of Scottish Borders Council to undertake work to or fell a protected tree.

Please contact Scottish Borders Council's Tree Officer:
Phone: 0300 100 1800

Ecology

Developers are reminded of their obligations under the provisions of the Wildlife and Countryside Act 1981 (as amended) and The Conservation (Natural Habitats) Regulations 1994 (as amended). This includes the requirement to undertake bat surveys prior to works that would affect trees and buildings, to undertake a breeding bird survey prior to any works that could affect vegetation during the bird breeding season, and to implement appropriate measures to control invasive species.

Scottish Natural Heritage

The developer should consult Scottish Natural Heritage in respect of potential licensing requirements for protected species.

Phone: 01463 725364

Email: licensing@snh.gov.uk

Advertisements

Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, will require an application for advertisement consent (See page 12).

Land Ownership

The applicant is advised that the granting of planning permission through this SPZ Scheme does not remove the requirement to obtain consent from the owner to undertake the development and adjacent landowners in respect of any access required. Such consent should be obtained prior to the commencement of works on site.

STAGE 3 | NOTIFICATIONS

NOTIFICATION REQUIREMENTS

Pre-development notification

Prior to the commencement of development under the provisions of the SPZ Scheme, it is the developer's responsibility to notify the local planning authority using the Pre-development Notification Form attached in Appendix 4.

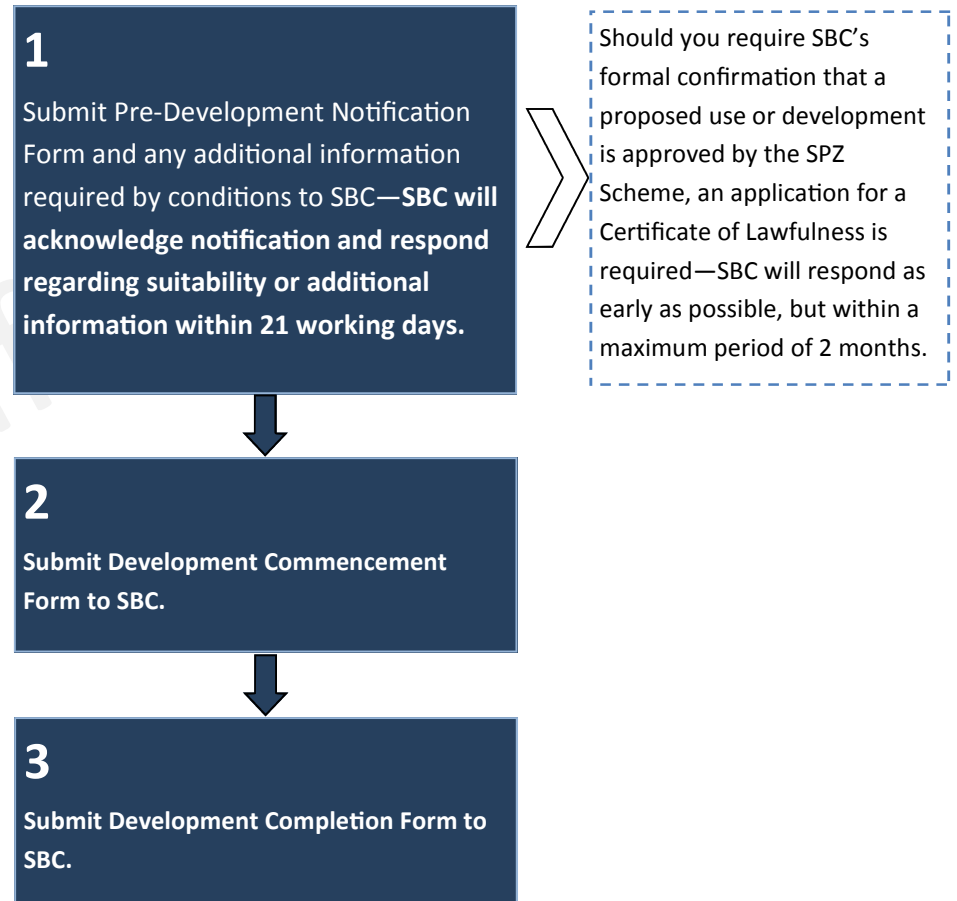
On receipt of a duly completed Pre-development Notification Form, the local planning authority will respond in writing within 21 days to acknowledge the development proposal. Failure to respond in writing within this period, or to request further information (with specified reasons) will be deemed to mean that the pre-notification requirement has been fulfilled.

It is important that accurate information is provided on this form to allow the Council to monitor development activity and ensure that development is in accordance with the SPZ development parameters. Failure to provide accurate information may lead to enforcement action being taken by the Council.

Commencement and Completion Notification

In addition to the Pre-development Notification Form developers are required to complete and return notification forms on commencement and completion of a development being carried out under the provisions of this SPZ Scheme (Appendix 4).

SPZ FIGURE 2—NOTIFICATIONS AND SUBMISSION OF INFORMATION



Miscellaneous information

Scheme Compliance and Rights of Appeal

Should prospective developers require SBC's formal confirmation that a proposed use or development is approved by the SPZ Scheme, an application for a Certificate of Lawfulness is required together with the requisite planning fee (Section 151 of the 1997 Act). SBC will endeavour to determine applications for a Certificate of Lawfulness in respect of the SPZ Scheme as early as possible, but within a maximum period of 2 months.

If the application is refused, the applicant will have the normal rights of appeal.

Environmental Impact Assessment

As set out in Circular 3/2011, any EIA development is explicitly excluded from SPZ Schemes.

Enforcement

If SBC considers that a development is in breach of the provisions of the SPZ Scheme, or other planning permission, the Council may take enforcement action. This action is undertaken at the discretion of the Council in accordance with SBC's Planning Enforcement Charter March 2014.

Monitoring Arrangements

For the SPZ Scheme to work efficiently, for outcomes to be measured and for it to achieve its primary objective of encouraging sustainable economic development, it is important that SBC are able to monitor the development activity. Using the information received through the pre-development notification process and the commencement and completion of development forms (Appendix 4).

Alteration of the SPZ Scheme

SBC intends that the SPZ Scheme will remain unaltered for the entirety of its period of operation (10 years). Under the provisions of Section 53 of the 1997 Act, however, the Council has the right to propose alterations to the Scheme including to add to, remove or otherwise alter the planning controls. In accordance with the regulations, alterations will be subject to further public consultation and will only come into effect 12 months from the date of adoption of the changes.

APPENDIX 1—Design and Landscape Framework

The Design and Landscape Framework for the Central Borders Business Park sets out criteria, parameters and guidance to deliver a successful place, that is locally distinctive, well designed, interconnected, accessible, a place of diversity, opportunity and a place to invest.

This Framework is designed as a working tool for developers to achieve a high quality built environment that integrates well with the area in terms of pedestrian and transport links. The Design and Landscape Framework sets standards on landscaping, layout and design to foster a dynamic business and commercially attractive environment that can offer opportunities for economic growth.

This framework should be read alongside the SPZ Scheme, with particular attention to its planning conditions.

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HOW TO USE THE DESIGN AND LANDSCAPE FRAMEWORK

All developments must be considered against the guidance set out in this Design and Landscape Framework to ensure that the vision for the SPZ Scheme can be realised and maintained.

The Design and Landscape Framework is divided into the following sections:

- Sustainability
- Placemaking & Design
- Landscape Framework

SUSTAINABILITY

- Siting of developments, their orientation and design should be considered to help reduce the energy demand of new buildings in addition to the building standards energy requirements.
- Opportunities for including an element of on-site renewable energy generation and water recycling is encouraged, where it will be in accordance with the development parameters.
- There is capacity for a local energy network by way of a district heating system.
- Buildings and open spaces should have renewables generation capacity. Heat recovery technologies would be key (water and air source) as well as photovoltaic and solar thermal. The potential for heat recovery from waste water should be explored.

PLACEMAKING & DESIGN

Layout

- The position of new or extended buildings should respect existing building lines or establish new strongly defined building lines as set out in the Development Vision (SG Plan 2 of the Supplementary Guidance, page 11).
- The layout and positioning of new or extended buildings should allow for future development and be compatible with existing uses so as not to cause any unacceptable environmental impacts including loss of amenity or adverse effects on neighbouring properties in terms of the use, scale, noise, smell, traffic, hours of operation, vibration, dust or other general disturbance.
- Provision will be made for landscaping, screening and servicing in line with the Landscape Framework.
- Service yards, parking, refuse and storage space will be, where possible, located out of sight of surrounding roads or screened from view.
- Parking provision must meet the standards as set out within Appendix 2, para 8.0.

- Car parking areas will be designed to ensure that they are softened by landscaping but are also visible from the buildings to ensure security and safety.
- Developments should maximise the amount of permeable surfaces with suitable water attenuation measures to minimise surface water run-off.
- New developments will, where possible, ensure access to or connect to walking, cycling and public transport routes.

Building Design

- The use of distinctive building designs, roofscapes, exemplar quality materials with at least 50% of the frontage glazed is encouraged on the buildings located within the areas identified as 'Key Prominent Buildings', as identified within the Development Vision (SG Plan 2 of the Supplementary Guidance, page 11).
- Buildings will be designed to face the street with main entrances to the buildings visible from the road and adjoining footways.

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 All building/structure heights (other than boundary treatments which will comply with the layout criteria) will not exceed two storeys, up to a maximum of 7 metres in height. This is with the exception of the 'key prominent buildings' at the entrances into the industrial estate as identified within the Development Vision of the Supplementary Guidance which could be up to three storeys, up to a maximum of 10 metres in height.

- Roofscapes should be of simple design to ensure consistency of ridge lines and heights throughout.
- The position of chimneys, flues or other external plant and equipment should be located at the least visible locations/positions, screened from view and should not protrude any more than one metre above the roofline.
- All developments will, wherever feasible, consider incorporating renewable or low carbon technology into the building design or layout.
- Elements such as street lighting, paving, landscaping and street furniture should have a unifying theme throughout the SPZ area.
- Boundary walls and fencing along the frontage of developments must not exceed 1.2metres in height (subject to compliance with condition 10) and should be of a material and design appropriate to the area.

- Plaza /shared surface arrangement between the key prominent building site to the south of the Railway Terminus and existing Eildon Mill site in order to provide setting to the buildings.
- It is possible that parking for the key prominent building to the west of the Eildon Mill site will need to be incorporated within the Eildon Mill site.
- The public realm outside the key prominent building to the west of the Eildon Mill site should extend across the road to create a large, clear, open and safe high quality public space making a clear connection between the building and it's parking area.

APPENDIX 2—Design and Landscape Framework

LANDSCAPE FRAMEWORK

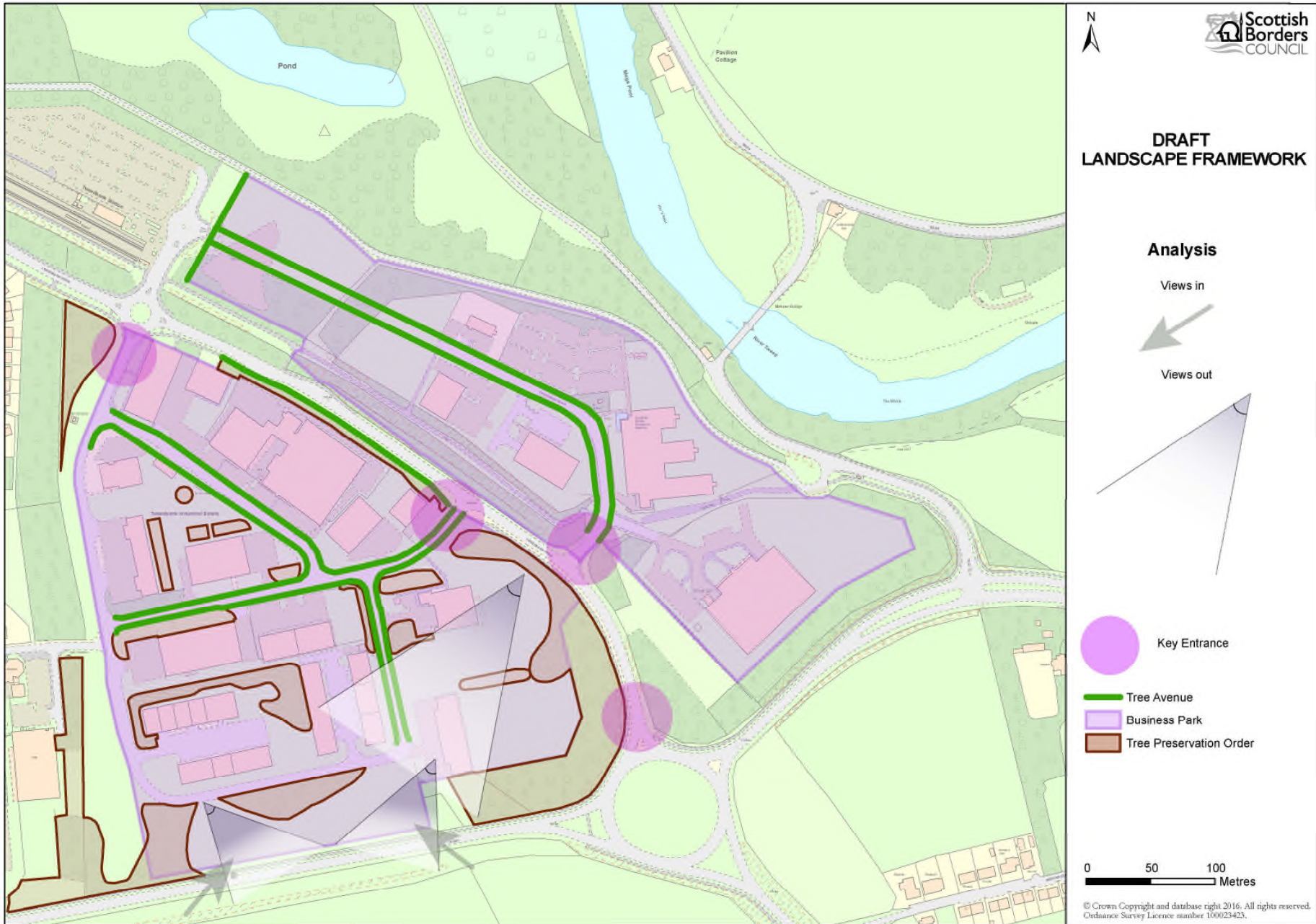
The Landscape Framework will be considered in conjunction with the Design Framework.

The landscape framework includes the following, these will be considered in relation to **all developments** within the SPZ area:

- Trees covered by the Tree Preservation Order (TPO) — consent will be required to undertake any works to the protected trees as detailed in SPZ Plan 3.
- A single entrance feature at the easterly entrance to Tweedbank to raise the profile and prominence of the Central Borders Business Park, as set out within the Development Vision (SG Plan 2 of the Supplementary Guidance, page 11).
Improved and co-ordinated entrance gateways at the three entrances off Tweedbank Drive as set out in SG Plan 2 of the Supplementary Guidance, page 11.
In respect of the existing woodland structure, the Tweedbank Industrial Estate and adjacent Tweedside Park benefit hugely from a well-developed woodland structure, much of which is protected by a TPO, which it will be essential to maintain. It should remain a key part of the landscape framework along the edges of the Central Borders Business Park but internally, with the consent of SBC's Tree Officer, there may be scope to undertake works to existing trees.
- A new layer of avenue tree planting along the internal access roads will add another structural landscape element to this business park landscape. The value of avenue tree planting is the relatively limited land take associated with trees, their visual permeability (into site), while still providing a vertical element in the landscape when viewed moving through the landscape. The tree avenues, as set out in SPZ Plan 3, will, where appropriate take into account existing structural tree planting and

build on it rather than replace it e.g. avenue tree planting and beech hedging along both sides of Tweedside Park.

- A subordinate, but no less important, layer of ground cover planting adding a low level horizontal element to the landscape. This groundcover planting will be a simplified version of what has been in place and is now seen as tired and over mature. Beech planted as a single species groundcover will establish through annual maintenance into a block which offers simplicity of form and colour, alternating between a delicate green foliage from May to October and a rich bronze foliage throughout the winter period. The beech block planting can be used strategically, where this is desirable, to limit views and screen at a low level.



APPENDIX 2—Transport Design Guidance

1.0 Introduction

- 1.1 The layout of the existing Business Park is focused primarily on the movement of vehicles. Following the restructuring of the Business Park it is expected there will be a more equal balance between placemaking and movement, where placemaking provides an environment for social interaction and an improved pedestrian setting. Whilst the existing road layout is satisfactory for the most part, there is an opportunity to improve pedestrian/cycle links within the sites.
- 1.2 This guide has been produced to provide advice to prospective developers and occupiers. It does not require a standards based approach to design. Rather it provides a framework which is a guide to development. It refers to **Key Reference Documents** where necessary. Designers are encouraged to consider a design led approach in the context of the ethos for the sites including ensuring the correct balance between place and movement.
- 1.3 Any development which accords with the minimum guidance as set out in this Appendix is acceptable and does not need to be approved by the Local Planning Authority (LPA). If any development departs from this guidance but is in accordance with other local adopted guidance at that time then this does not need to be approved by the LPA. However, if the developer cannot achieve the minimum standards then they will be required to seek specific approval from the LPA.
- 1.4 The Simplified Planning Zone (SPZ) allows permission for the principle of new accesses across the Business Park, where they are required, but the detailed design of the access will need approval under Section 56 of the Roads (Scotland) Act 1984. Vehicular access from a public road or prospective public road should generally be taken via a dropped kerb footway crossing.

Key Reference Documents

- 1.5 Established guidance is contained within the following:
- Designing Streets, or its most recent successor
 - The National Roads Development Guide (SCOTS), or its most recent successor
 - Manual for Streets (1 and 2), or the most recent successor of these documents
 - SEStran Parking Standards
 - Cycling by Design 2010 (Transport Scotland)
 - SUDS for Roads and the SUDS Working Party (SCOTS)
 - Roads for All: Good Practice Guide for Roads (Transport Scotland)
- 1.6 The advice set out in this Appendix clarifies the way in which the aforesaid guidance is applied to the land within the SPZ area.

2.0 Place and Movement Hierarchy

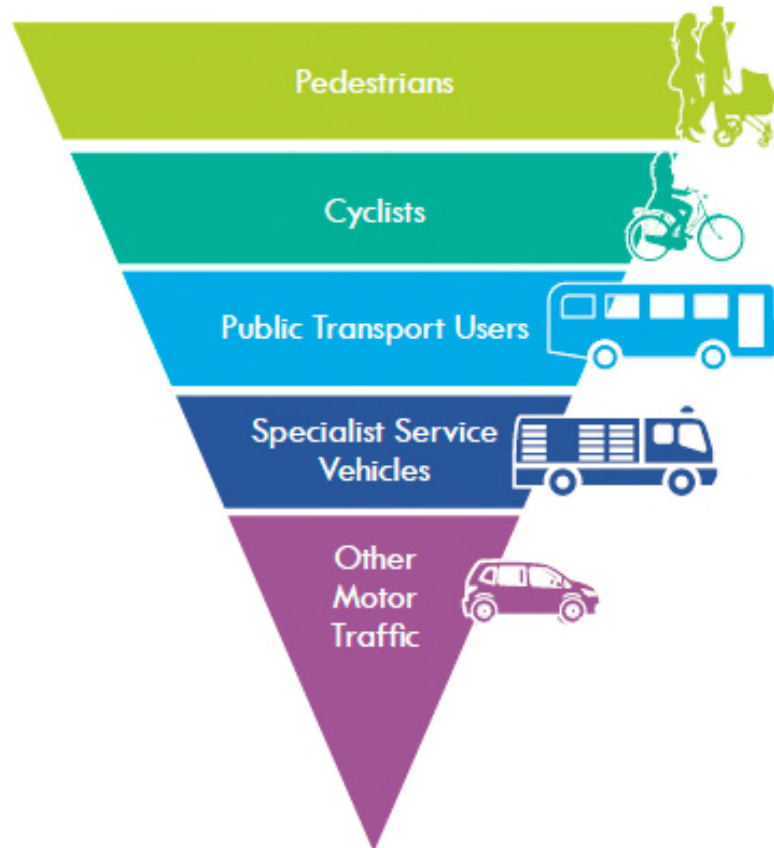
Place Hierarchy

2.1 The balance between place and movement changes with location, as described within the SPZ Zones on Page 5 of the SPZ.

User Hierarchy

2.2 The balance between place and movement changes with location however the user hierarchy remains the same and at all times within the Central Borders Business Park pedestrians and cyclists should be a primary consideration in the design of the park. Across the site all streets will be designed according to the user hierarchy shown below.

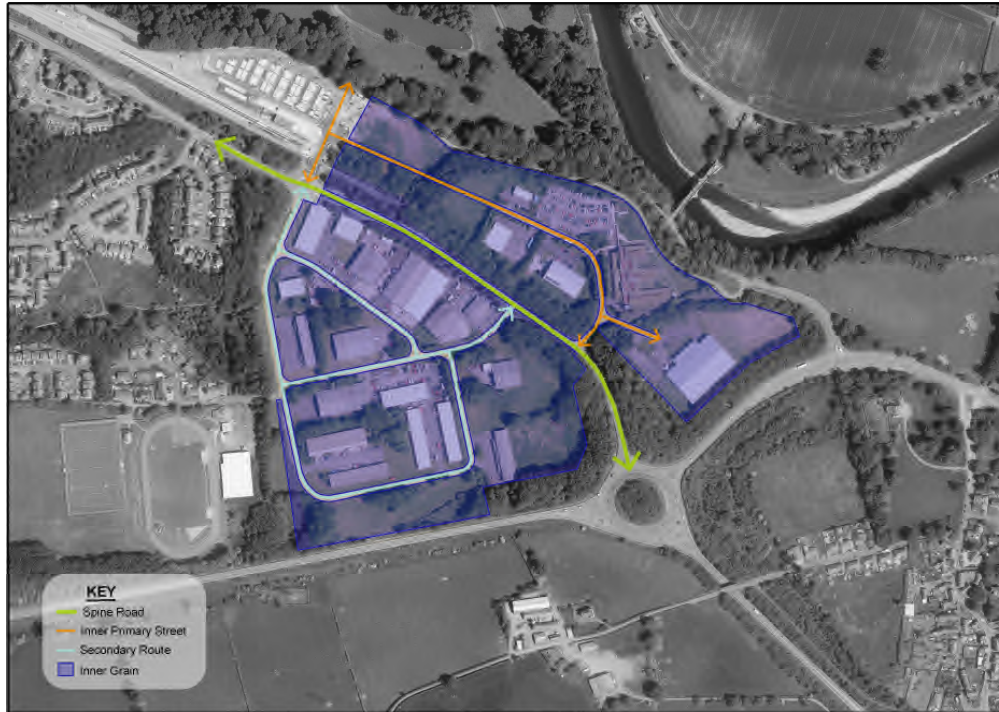
SPZ FIGURE 3—Design Hierarchy



Movement Hierarchy

2.3 Plan 4 shows the types of street within the Central Borders Business Park and these are described in SPZ Table 4.

SPZ Plan 4—Hierarchy of Streets



SPZ Table 4—Description of Street Hierarchy

| Road Type | Name | Description |
|-----------------------------|---|---|
| Spine Road | Tweedbank Drive | Main road though the Central Borders Business Park, providing the key access to the Railway Terminal from the A6091 and the Business Park itself. Provides access from the main external roads for movement of all modes including Heavy Goods Vehicles and Public Transport. |
| Inner Primary Street | Railway Station Access Road Tweedside Park | The streets are key routes within the Business Park which provide access to/from key development plots. The inner routes have high levels of pedestrian activity and should be designed at a pedestrian scale to prioritise non-vehicular movement and increase safety within the park. |
| Secondary Routes | All other streets | These streets are access routes to individual plots but are likely to be used by larger vehicles and are to be designed to prioritise pedestrians and cyclists. |

3 Street Widths

3.1 The aim is to minimise carriageway width where there will be a significant pedestrian movement. Minimising width will minimise intimidation and contribute to a pedestrian scale. However, roads also need to be functional and serve the industrial and business movements. SPZ Table 5 sets out guidance on minimum carriageway widths for road types for the general areas within the SPZ.

SPZ Table 5—Street Widths

| Road Type | Minimum Street Widths |
|------------------------------|---|
| Spine Road (Tweedbank Drive) | Existing width (no change) |
| Railway Station Access Road | Existing width (no change) |
| Tweedside Park | Existing width (no change). The future road linking Tweedside Park with the Railway terminal would be 7.3m wide as per the existing width of the carriageway. |
| Secondary routes | All other existing roads are 7.3m wide (carriageway) and there is scope to reduce this width to 6.3m on straight lengths of road and further to 5.5m for identified pedestrian crossing areas. Full detailed drawings of such carriageway narrowing shall be submitted to Scottish Borders Council for prior written approval. Thereafter the Scheme shall be implemented in full in the approved manner. |

Page 252

3.2 There will be exceptions to the minimum carriageway widths as shown in SPZ Table 6 below.

SPZ Table 6—Street Width Exceptions

| | Exceptions |
|---|---|
| 1 | Minimum widths are appropriate but when plots are developed the nature of development should be considered. |
| 2 | At all junctions and turning areas road widths should be checked using swept path analysis to ensure vehicles do not overrun the footways/cycleways. In areas where overruns are possible then design solutions should be provided. |
| 3 | On roads with dedicated on street cycle lanes the carriageway should be wider than the minimums identified above. |

4.0 Speed Limits

4.1 SPZ Plan 5 shows the speed limits that are proposed to apply within the SPZ, and on which road design and forward visibility are based.

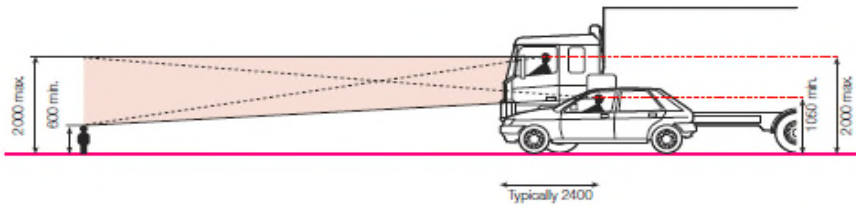
SPZ Plan 5—Proposed Speed Limits within Tweedbank Industrial Estate and Tweedside Business Park



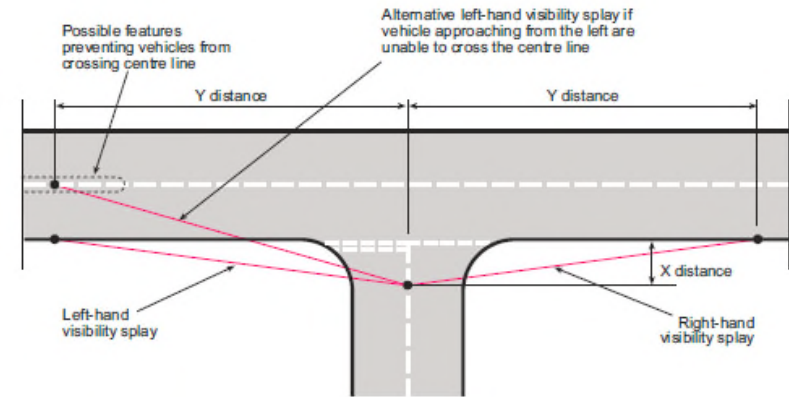
5.0 Highway Visibility

5.1 Vertical visibility, forward visibility and visibility at junctions, will be in accordance with SPZ Plans 6, 7 and 8 respectively. The forward visibility distance for bends in the road and Y distance for junction visibility splays will be to the stopping sight distance (SSD) values adjusted for bonnet length in SPZ Table 7. The X distance required for junction visibility splays is 2.4m.

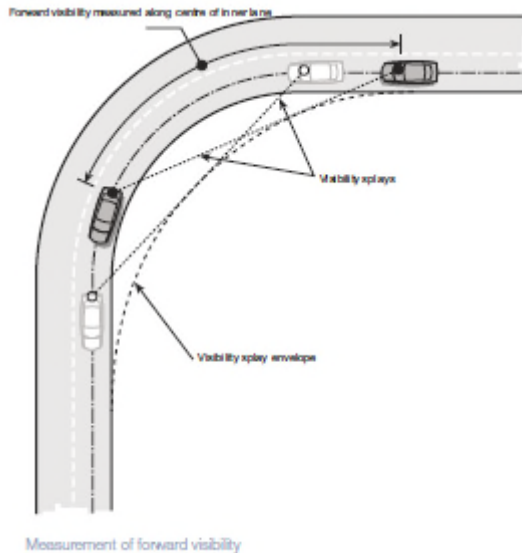
SPZ Plan 6—Cross Section of Vertical Visibility Envelope



SPZ Plan 7—Visibility Splays



SPZ Plan 8—Forward Visibility



SPZ Table 7—Stopping Sight Distance (SSD)

| Speed | Kilometres per hour | 16 | 20 | 24 | 25 | 30 | 32 | 40 | 45 | 48 | 50 | 60 |
|-------|--------------------------------|----|----|----|----|----|----|----|----|----|----|----|
| | Miles per hour | 10 | 12 | 15 | 16 | 19 | 20 | 25 | 28 | 30 | 31 | 37 |
| | SSD (metres) | 9 | 12 | 15 | 16 | 20 | 22 | 31 | 36 | 40 | 43 | 56 |
| | SSD adjusted for bonnet length | 11 | 14 | 17 | 18 | 23 | 25 | 33 | 39 | 43 | 45 | 59 |

6.0 Junction Spacing

- 6.1 On Tweedbank Drive the number of junctions will be limited in the interests of prioritising movement. Away from this street, there is less restriction on the number of junctions, or junction spacing.
- 6.2 The need for junctions will need to consider a range of factors such as need for access, impact of that access, interaction between junctions and the effect on road safety and user delay.
- 6.3 In relation to any new accesses, the SPZ allows permission for the principle of new accesses across the Central Borders Business Park, where new accesses are required, but the detailed design of the access will need approval under Section 56 of the Roads (Scotland) Act 1984.
- 6.4 SPZ Table 8 provides guidance on junction access spacing per area and is based on the visibility splays shown at SPZ Plan 7.

SPZ Table 8—Junction Spacing

| Road Type | Guidance |
|--|--|
| Tweedbank Drive and the Railway Terminal access road | New junctions will only be allowed through consultation with the Local Roads Authority |
| Tweedside Park | Minimum 43m |
| All other streets | Minimum 25m |

- 6.5 It should be noted that any departures from the minimum junction spacing in SPZ Table 8 above will be allowed as long as the developer accords with the guidance in the Key Reference Documents. If the developer is not able to accord with either the guidance in SPZ Table 8 or the Key Reference Documents then they will be required to reach agreement with the LPA.

7.0 Pedestrians and Cyclists Provision

- 7.1 'Roads for All: Good Practice Guide for Roads' by Transport Scotland details requirements for inclusive design in the construction and operation of road infrastructure. This guidance will apply for the road infrastructure in the Central Borders Business Park.
- 7.2 Cyclists should be able to share both road carriageways and pedestrian routes.

- 7.3 New routes for pedestrians and cyclists will be a minimum of 2.5m in a bound surface. Such provision must be made in/adjacent to the road boundary adjacent to the site frontage.
- 7.4 All new buildings should provide secure and weather protected cycle parking at least in accord with the guidance document—Cycling by Design 2010 by Transport Scotland.
- 7.5 The occupants of new buildings should provide for showering facilities for cyclists and pedestrians and storage facilities for cycle equipment. These facilities do not need to be within the occupied building but they do need to be within reasonable reach by foot from the building.

8.0 Car Parking

- 8.1 Car parking shall be provided on the basis of Non-car Accessibility Level D in the SEStran Parking Standards publication. Although these are maximum standards of provision they will generally be the expected level of provision with the maximum provision numbers for Level C acting as an absolute minimum provision.

APPENDIX 3—Transport Statement

A Transport Statement has been undertaken by Mott MacDonald on behalf of Scottish Borders Council to provide traffic and transport related information that will complement and support the SG and SPZ for the Central Borders Business Park.

A detailed review of existing conditions has been carried out in the vicinity of the proposed development and traffic analysis undertaken to predict potential future traffic levels in line with indicative phasing provided by SBC. This has informed the following key recommendations:

Non-motorised users

- Facilities for pedestrians and cyclists within the Business Park are limited and improvements to infrastructure and facilities will be required as part of the proposed development to better accommodate access for these users.
- Within the industrial estate (south of Tweedbank Drive) it is recommended that where development takes place on both sides of an internal access road, a 2m wide footway should be provided on both sides of the road. Where development is on one side of an internal access road, a 2m wide footway should be provided on that side of the road.
- To improve access for both cyclists and pedestrians using Core Path 7 it is recommended that a 3m wide shared use footway be provided. To assist cyclists and pedestrians at the eastern end of Core Path 7 to cross Tweedbank Drive, it is recommended that a controlled crossing be considered on Tweedbank Drive between the priority access on the south side of the road and the Tweedbank Drive/Tweedside Park priority junction. As there is no footway on the north side of Tweedbank Drive, a new link should be provided between the proposed new crossing point and the path that runs along the solumn of the former railway line, thus providing a connection to Core Path 189/NCN 1 and the proposed development area on the north side of Tweedbank Drive.
- Should the railway line be extended south of Tweedbank the section of path utilising the solumn of the former railway line could if necessary be replaced by a new section of footway along the northern verge of Tweedbank Drive between the controlled crossing point and the Tweedside Park priority junction. Preliminary investigation suggests that there is sufficient width for this to be accommodated.
- It is recommended that improved pedestrian linkage be provided from Tweedbank Drive into the proposed development area on the south side of Tweedbank Drive at locations between the existing east and west accesses. This will aid permeability for pedestrians along the northern boundary of the site between the two existing vehicular accesses.
- It is recommended that a shared use footway be provided between the Tweedbank Drive/Station Access roundabout and Tweedbank View on the west side of the internal access road. This will also provide enhanced connectivity to Core Path 7 that runs through the site.
- It is recommended that a raised shared use surface area be provided between the Tweedbank Drive/Station Access roundabout and the first priority junction within the site approximately 65m south of the roundabout. This will act as a traffic calming feature and will also assist in discouraging inappropriate vehicular use of this access.

Public Transport

- Should the railway line be extended south of Tweedbank, it is recommended that buses continue to serve the station, albeit via Tweedside Park, as access via the Tweedbank Drive/Station Access roundabout would be severed. In this event, bus stop infrastructure including bus stops, shelters and passenger information should be provided along Tweedside Park between its junction with Tweedbank Drive and the existing stop at the railway station.

Vehicular Access

- Should the railway line be extended south towards Hawick, the existing access into the station via the Tweedbank Drive/Station Access roundabout would be severed by the railway and access to the station would be taken via Tweedbank Park.
- The existing access into the Industrial Estate from the north east from Tweedbank Drive should become the priority access to the proposed development for use by business and industrial related traffic and the access via the Tweedbank Drive/Station Access roundabout be used to access the key prominent buildings to the south of the Railway Terminus and the Tweedbank Sports Complex.

Junction Assessment

- Full junction capacity analysis at each of the three junctions that currently provide access to the Business Park should be undertaken.

Parking Arrangements

Designated spaces for cycle parking should be provided which should be dispersed across the proposed development area. Good visibility and lighting is necessary in these areas to ensure appropriate security.

Road Signage

- It is recommended that the signing strategy be extended to cover traffic travelling to the proposed Central Borders Business Park and that signing on both the A6091 roundabouts, as well as on Tweedbank Drive be amended to reflect this.
- It is further recommended that signing be provided on Tweedbank Drive to indicate to drivers that general access to the proposed development on the south side of Tweedbank Drive be taken via the priority access, whilst access to the key prominent buildings to the south of the Railway Terminus and the Tweedbank Sports Complex be taken via the Tweedbank Drive/Station Access roundabout.

Speed Limits

- The strategy should be kept under review and speeds along Tweedbank Drive should continue to be monitored.

Traffic Calming

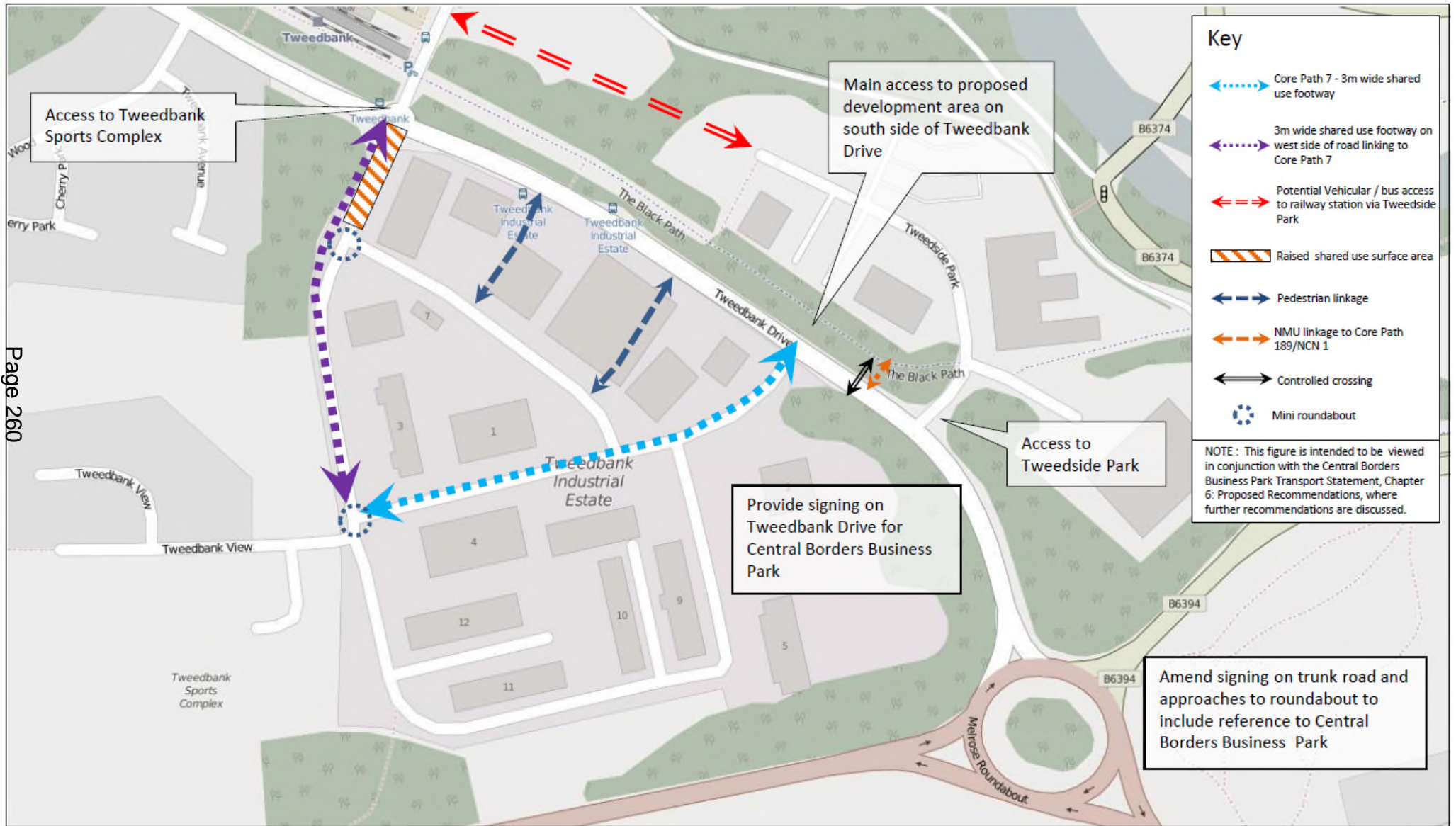
- It is recommended that ongoing monitoring of traffic volumes and speeds be undertaken and for the situation to be kept under review in consultation with the local community.

- Implementation of mini-roundabouts would act as traffic calming/speed reducing features on what is the longest straight length of road within the proposed development area. At mini roundabout at the most southerly of the above two referred junction locations would require the approach arm from Tweedbank View to be realigned in order for the mini-roundabout to be accommodated, within Tweedbank Industrial Estate, the provision of mini-roundabouts between Tweedbank Drive and Tweedbank View should be considered, to help provide traffic calming facilities in the vicinity of the key prominent buildings at this location.

The aforesaid recommendations are reflected in SPZ Plan 6.

Draft

SPZ Plan 6: Proposed Indicative Transport Measures



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APPENDIX 4—Pre-development notification form

Notes for developers

By submitting this form you are notifying the Local Planning Authority (LPA), Scottish Borders Council, that you intend to carry out works that are permitted under the Central Borders Business Park Simplified Planning Zone (SPZ) Scheme.

Completion of this form is a mandatory requirement if development is undertaken under the provisions of the SPZ Scheme. It is essential that the LPA maintains an accurate record of the development activity so that the terms of the SPZ are not exceeded.

On receipt of this form, the LPA will acknowledge within 21 days to the agent or developer (if no agent is specified).

Acknowledgement of the form does not constitute the local planning authority's confirmation that the proposal is compliant with the SPZ. Developers requiring a formal decision from the LPA about the proposal's compliance with the SPZ must apply for a Certificate of Lawfulness of proposed use or development under section 151 of the Town and Country Planning (Scotland) Act 1997.

Please complete this form and return to the LPA together with the following minimum information:

- Site plan (scale 1:1250 or 1:2500)
- Block Plan (1:500 or 1:200)

All measurements should be provided in metric units and floor areas specified as gross internal area (GIA).

The completed form and plans should be sent by post / email to:

Regulatory Services
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA
onlineapplications@scotborders.gov.uk

Central Borders Business Park Simplified Planning Zone (SPZ)

Pre-development Notification Form

Part A: Developer Details

Applicant

| | |
|----------------------|--|
| Name | |
| Company/Organisation | |
| Address | |
| Postcode | |
| Telephone Number | |
| Email | |

Agent

| | |
|----------------------|--|
| Name | |
| Company/Organisation | |
| Address | |
| Postcode | |
| Telephone Number | |
| Email | |

Part B: Location of Proposed Development

Address/location of proposed development:

| |
|--|
| |
|--|

Part C: Details of the Proposed Development

Description of development or change of use (and Use Classes):

| |
|--|
| |
|--|

With reference to SPZ Plan X, which zone (or zones) is the proposed development (please tick):

Zone A Zone B Zone C Zone D Zone E

Gross floor area and use of existing development (GIA):

Gross floor area and use of proposed development (GIA):

With reference to the Building Heights plan (Plan X), what is the height (metres) of the proposed development at its highest point (excluding plant)?

Does the proposal involve demolition of existing floorspace or other existing development?

Yes No

Estimated date of the commencement of works:

Part D: Developer Declaration

I/we hereby give notice of the intention to carry out the above development under the provisions of the Central Borders Business Park SPZ. I/we shall carry out the proposed works in accordance with the details included on this form and the associated scaled plans. I/we confirm that the development will be undertaken in accordance with the conditions and advisory notes of the SPZ. I/we understand that any material variation from the details I/we have provided will require a revised pre-development notification to be made. I/we also understand that the Local Planning Authority may take enforcement action if it considers that the proposed development is not permitted by the SPZ, or is not in accordance with the details that have been provided herewith.

Name:

Signature:.....

Date:.....

Submitted Information

I/we submit the following information (please tick):

- Site location plan (scale 1:1250 or 1:2500)
- Block plan (1:500 or 1:200)

Central Borders Business Park Simplified Planning Zone (SPZ)

Development Commencement Form

A person who has commenced development for which notification has been given under the terms of the SPZ, must, as soon as practicable after starting works, give notice to Scottish Borders Council by returning this completed Notice to: Chief Planning Officer, Regulatory Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA, onlineapplications@scotborders.gov.uk

| | |
|---|--|
| Address | |
| Reference Number | |
| Proposal | |
| Applicant | |
| Previous notification date | |
| Full name and address of person(s), company or body carrying out the development (if different from applicant) | |
| Full name and address of all owner(s) of the land to be developed (if different from applicant) | |
| Full name, address and contact details of person(s), company or body appointed to oversee the carrying out of the development | |
| START DATE | |

Signed Date

Central Border Business Park, Tweedbank

Development Completion Form

A person who completes development for which notification has been given under the SPZ, should, as soon as practicable after completion, give notice of completion to Scottish Borders Council by returning this completed form to: Chief Planning Officer, Regulatory Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA, onlineapplications@scotborders.gov.uk

| | |
|------------------------------|--|
| Address | |
| Reference Number | |
| Proposal | |
| Applicant | |
| Notification Date | |
| COMPLETION DATE FOR DEVELOP- | |

If the development is to be carried out in phases then this Notice must, as soon as practicable after each phase is completed, be returned to the address above.

| | |
|-------------------------|--|
| Phase 1 completion date | |
| Phase 1 completion date | |
| Phase 1 completion date | |
| Phase 1 completion date | |

Signed Date

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DRAFT SUPPLEMENTARY GUIDANCE: RENEWABLE ENERGY

Report by Service Director Regulatory Services

SCOTTISH BORDERS COUNCIL

22 December 2016

1 PURPOSE AND SUMMARY

- 1.1 **This report seeks Council approval of the draft Supplementary Guidance on Renewable Energy (in Appendix A) as a basis for public consultation.**
- 1.2 Scottish Borders Council Local Development Plan (LDP) was adopted on 12 May 2016. As recommended by the Directorate for Planning and Environmental Appeals following the Examination of the LDP, the LDP required the Council to produce Supplementary Guidance (SG) on Renewable Energy. A draft SG has now been produced that provides planning guidance on a wide range of renewable technologies as referred to in part 4 of this report.
- 1.3 The Council is asked to agree the draft SG with a view to carrying out a public consultation. It is proposed that the draft SG is subject to public consultation for a period of 12 weeks.
- 1.4 Following public consultation, a report will be brought back to a future meeting of the Scottish Borders Council to seek final agreement. Once the Council agrees the SG it will be referred to Scottish Ministers and on approval it will become part of the Development Plan.

2 RECOMMENDATIONS

2.1 I recommend that the Council:

- a) **approves the Draft Supplementary Guidance: Renewable Energy and its appendices as a basis for public consultation**
- b) **notes the Environmental Report**
- c) **agrees to receive a further report following consultation for formal agreement of the Guidance**

3 BACKGROUND

- 3.1 National planning policy and guidance promotes and supports renewable energy to facilitate the transition to a low carbon economy. The Climate Change (Scotland) Act 2009 requires all public bodies to contribute to the emissions targets in the Act and to deliver the Government's climate change programme. The need to mitigate the causes of climate change and the need to adapt to its short and long term impacts should be taken into account in all decisions within the planning process. National Planning Framework 3 and Scottish Planning Policy (SPP) are supportive of promoting renewable energy and also identify the need to support other key sustainability principles of social, economic and environmental considerations.
- 3.2 Scottish Borders Council has been proactive in supporting a range of renewable energy types. In implementing statutory duties to support both renewable energy and protect the landscape and the environment, the Council seeks a balance between these objectives within the decision making process. This balance is particularly challenging when considering wind farm proposals. It is therefore vital that the Council has up to date Supplementary Guidance in place which takes cognisance of all relevant national and local policy advice and legislation in order that it can be used within the Development Management process and considered at Public Inquiries and Hearings.
- 3.3 Following the Examination of the proposed new Local Development Plan (LDP), as recommended by the Reporter, policy ED9 – Renewable Energy Development confirms Scottish Borders Council will produce this SG and submit it to Scottish Ministers within 12 months of the adoption of the new Plan.
- 3.4 Policy ED9 states that the SG will accord with Scottish Planning Policy (SPP) and should set out detailed policy considerations against which all proposals for wind energy and other forms of renewable energy will be assessed, based on those considerations set out in para 169 of SPP. The guidance on wind energy will contain the onshore spatial framework as required by SPP, identifying areas where wind farms will not be acceptable, areas of significant protection, areas with potential for wind farm development and indicating the minimum scale of onshore development that the framework applies to. The SG will take cognisance of responses received during the public consultation.
- 3.5 At its meeting on 17 December 2015 the Council considered the Reporters' decision letter. Members ultimately agreed to accept the recommendations and the Plan was consequently referred to Scottish Ministers as part of the formal adoption process. Following formal adoption of the LDP work commenced on the production of the SG as required. As also agreed by Members on 17 December 2015 the Council wrote to the Chief Planner, Chief Reporter and the Chairman of the Planning Review Committee expressing serious concerns on the approach taken by the Reporter on Renewable Energy policy and Housing Land

provision, and on the time taken to deliver the Examination Report.

4 THE SUPPLEMENTARY GUIDANCE

- 4.1 The Council has existing Supplementary Planning Guidance (SPG) on Wind Energy 2011 and Renewable Energy 2007. Whilst these documents have given most useful guidance in practice, large parts of the documents are out of date. Consequently, it was agreed that this SG should be a single document which updates and encompasses both of the SPGs. The new SG is designed to be concise and easily navigated, making reference and expanding upon what are considered to be the salient matters to be addressed and giving electronic links to further information on specific subjects where required.
- 4.2 With regards to renewable energy, the SG makes reference to the requirements of National Planning Framework 3, SPP, the Strategic Development Plan 2013, the LDP and makes reference to other documents from a wide range of sources which are considered useful guidance for any interested party to refer to. The SG confirms that Scottish Borders Council supports the Scottish Government's promotion of sustainable development and moving towards a low carbon economy. The Council produced the Scottish Borders Low Carbon Economic Strategy 2023 in 2013 which sets out a series of strategic aims, initiatives and priority actions. The SG confirms the Council will continue to support renewable energy proposals within appropriate locations.
- 4.3 In terms of wind energy, the SG produces a spatial framework as required by SPP identifying areas where wind farms will not be acceptable, areas of significant protection and areas with potential for wind farm development. An update of the Ironside Farrar Landscape Capacity and Cumulative Impact study July 2013 was carried out. This is an appendix to the SG and is part of the formal consultation process. The study investigated the capacity of each of the Scottish Borders Landscape Character Areas to accommodate turbines taking cognisance of matters such as landform, approved turbines to date, impact on key receptors, the identification of opportunities and constraints and any cumulative impact issues. The SG also expands upon and gives useful guidance with regards to a number of Development Management considerations identified with policy ED9 of the LDP and SPP.
- 4.4 Although wind energy is the main component part of the SG, reference is also given to a range of other types of renewable energy which are considered the most common and emerging types where useful guidance could be given. These other renewable energy types include micro-renewables including photovoltaic panels, field scale solar voltaics, biomass, energy from waste, anaerobic digestion, hydro and ground source heat pumps. For each of these energy types, reference is given to useful background information and good planning practice guidance.
- 4.5 An Environmental Report has been prepared alongside the draft SG. A hard copy of the Environmental Report is available in the Member's Room. Furthermore, an Equalities Impact Assessment and Rural Proofing have also been undertaken.

- 4.6 It is proposed that the draft SG is subject to public consultation for a period of 12 weeks. Following consultation, the SG will be referred back to the Scottish Borders Council. Members should note that once the SG is approved for consultation it requires to be printed and sent out to a considerable number of consultee parties. It is therefore envisaged the consultation will take place the first week in the new year. Once the consultation period closes all representations must be considered and responded to, making any relevant changes to the document. It is therefore envisaged that a likely timeframe for referral back to the full Council would be summer 2017.

5 IMPLICATIONS

5.1 Financial

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

5.2 Risk and Mitigations

The key risks are considered to be:

Risk of not providing guidance

- (i) Failure to produce this SG would result in an outdated SPG which would not address the issues required by national guidance which includes the development of an updated framework and the identification of a range of issues to be addressed by planning applications.
- (ii) If applications for wind turbines are refused by the Council in accordance with the SG, given the SG follows national planning guidance requirements this should strengthen the Council's position in terms of appeal decisions. There is a risk that failing to produce this SG will lose this opportunity.
- (iii) There is a risk that in failing to produce this SG, the Council will lose the opportunity to provide guidance on a wide range of issues and good practice advice to applicants / developers. The production of such advice would result in applicants / developers having a better awareness of all issues to be addressed within their application submissions
- (iv) There is a risk that in failing to produce this SG, the Council will lose the opportunity to provide development management officers with an improved and clearer guidance on wind farm related issues and considerations which should improve application processing times.

Risk of providing guidance

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

5.3 **Equalities**

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

5.4 **Acting Sustainably**

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

5.5 **Carbon Management**

Any perceived carbon emission issues are identified within the SG and require necessary mitigation measures to be addressed.

5.6 **Rural Proofing**

The proposals within the SG have been subject to assessment, including rural impact.

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

There are no changes to be made to either the Scheme of Administration or the Scheme of Delegation as a result of the proposals in this report.

6 CONSULTATION

6.1 In developing the draft SG a number of relevant internal and external parties have been consulted. The Forward Planning team has also had a meeting with representatives from the Scottish Government regarding the draft and has made relevant consequent changes. The next phase will include public consultation.

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

Approved by

Service Director, Regulatory Services

Signature

Author(s)

| Name | Designation and Contact Number |
|------------------|--|
| Charles Johnston | Lead Planning Officer (Forward Planning) |

Background Papers: None

Previous Minute Reference: Scottish Borders Council, 17 December 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 eitranslationrequest@scotborders.gov.uk

DECEMBER 2016

SCOTTISH BORDERS COUNCIL
DRAFT SUPPLEMENTARY GUIDANCE
RENEWABLE ENERGY



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CHAPTER 1: INTRODUCTION

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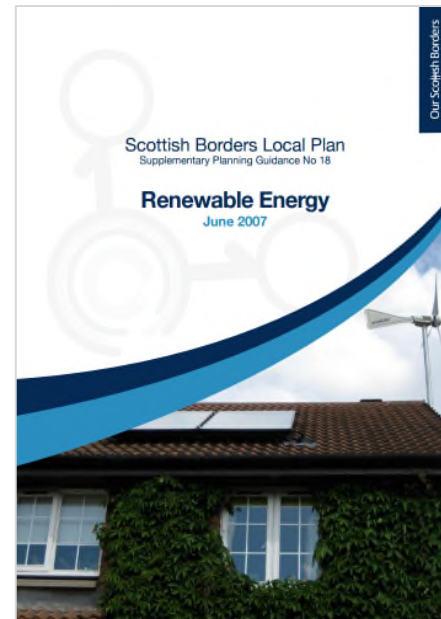
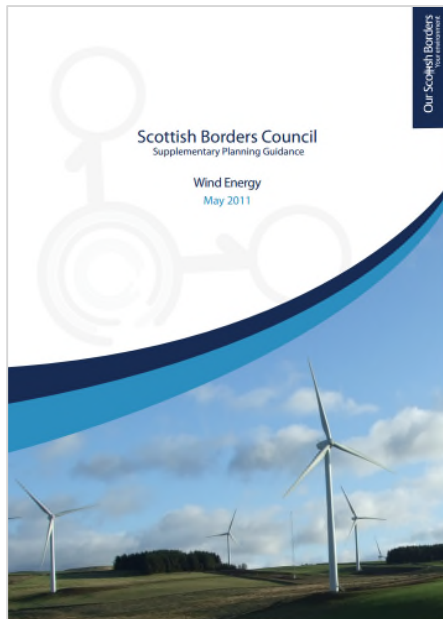
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CHAPTER 1: INTRODUCTION

This draft Supplementary Guidance (SG) entitled “Renewable Energy” encompasses updates of previous Supplementary Planning Guidance (SPG) on Wind Energy 2011 and Renewable Energy 2007 as a single document.

Following the Examination of the proposed new Local Development Plan (LDP), as recommended by the Reporter, policy ED9 – Renewable Energy Development confirms Scottish Borders Council will produce this SG and submit it to Scottish Ministers within 12 months of the adoption of the new Plan. The new Plan was adopted on 12th May 2016.

Policy ED9 states that the SG will accord with Scottish Planning Policy (SPP) and should set out detailed policy considerations against which all proposals for wind energy and other forms of renewable energy will be assessed, based on those considerations set out in para 169 of SPP. The guidance on wind energy will contain the onshore spatial strategy as required by SPP, identifying areas where wind farms will not be acceptable, areas of significant protection, areas with potential for wind farm development and indicating the minimum scale of onshore development that the framework applies to. The SG will take cognisance of responses received during the public consultation.



CHAPTER 2: BACKGROUND

National planning policy and guidance promotes and supports renewable energy to facilitate the transition to a low carbon economy. The Climate Change (Scotland) Act 2009 requires all public bodies to contribute to the emissions targets in the Act and to deliver the Government's climate change programme. The need to mitigate the causes of climate change and the need to adapt to its short and long term impacts should be taken into account in all decisions within the planning process.

National Planning Framework 3 and SPP are supportive of promoting renewable energy and also identify the need to support other key sustainability principles of social, economic and environmental considerations (see chapter 4).

Scottish Borders Council has been proactive in supporting a range of renewable energy types. In implementing statutory duties to support both renewable energy and protect the landscape and the environment, the Council seeks a balance between these objectives within the decision making process. This is particularly a more challenging balance with regards wind farms proposals. It is therefore vital that the Council has up to date Supplementary Guidance in place which takes cognisance of all relevant national and local policy advice and legislation in order that it can be used within the Development Management process and considered at Public Inquiries and Hearings.

This SG has been prepared under Part 2 of Town and Country Planning (Scotland) Act 1997, specifically Section 22 as amended by the Planning etc Scotland Act 2006 and will ultimately form part of the Development Plan for the Scottish Borders. It will have a status in decision making in line with section 25 of the Town and Country Planning (Scotland) Act 1997.

CHAPTER 3: AIM OF SUPPLEMENTARY GUIDANCE

This SG is considered to be concise and easily navigated, making reference and expanding upon what are considered to be the salient matters to be addressed and giving electronic links to further information on specific subjects where required.

This SG produces the following main key outputs in order to guide the Development Management process when dealing with applications for renewable energy:

- Guidance on Renewable Energy types (chapter 6)
- Spatial Framework relevant to consideration of wind energy proposals (chapter 7)
- Landscape Capacity Study relevant to wind energy proposals (chapter 8)
- Further guidance on criteria referenced within LDP policy ED9 – Renewable Energy Developments (chapter 8)

Wind farm proposals with a capacity below 50 megawatts (MW) are determined under planning legislation. Larger wind farms of 50MW or greater are determined under Section 36 of the Electricity Act 1989, in which case the Council as planning authority is a statutory consultee. The guidance in this SG applies to both categories of development i.e. above and below 50MW.

Further information on the procedures for applications governed by the Section 36 process can be found on the [Scottish Government website](#).

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CHAPTER 4: POLICY CONSIDERATIONS

NATIONAL POLICY

NATIONAL PLANNING FRAMEWORK 3 (NPF3)

[National Planning Framework 3](#) is a longer term spatial expression of the Government Economic Strategy. One of the principal thrusts of this strategy for Scotland is the promotion and support for increasing sustainable economic growth. It promotes renewable energy; expressing delivery targets to be achieved and recognises the need to support sustainability principles of protecting the landscape and the environment.

SCOTTISH PLANNING POLICY (SPP)

[Scottish Planning Policy](#) is supportive of renewable energy and identifies the requirement to promote key other sustainability principles of social, economic and environmental issues.

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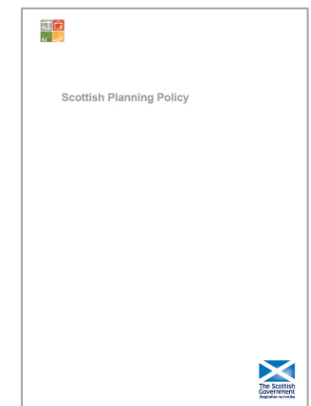
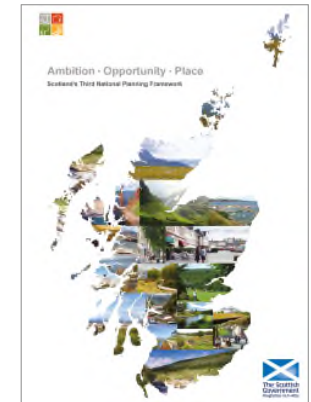
Paragraph 154 of SPP requires planning authorities, through their development plan,

- to support the development of a diverse range of electricity generation from renewable energy technologies - including the expansion of renewable energy generation capacity
- to guide development to appropriate locations and to advise on the issues that will be taken into account when specific proposals are being assessed

SPP seeks to ensure the full potential for renewable energy generation is achieved whilst at the same time giving due regard to environmental, community and cumulative impacts. SPP does not single out any of the aforesaid sustainable principles to have extra weighting over others. Para 28 states that the planning system should “achieve the right development in the right place: it is not to allow development at any cost”

Table 1 within SPP requires the preparation of a spatial framework. In essence this comprises of a sieving exercise of constraints, identifying areas where turbines will not be acceptable, areas of significant protection and ultimately identifying areas with potential for wind farm developments. This approach is set out in chapter 7 of this SG.

Paragraph 169 lists recognised material considerations to be addressed by Development Management with regards to energy infrastructure developments. Further guidance on these considerations is given in chapter 8 of the SG.



CHAPTER 4: POLICY CONSIDERATIONS

REGIONAL POLICY

STRATEGIC DEVELOPMENT PLAN 2013

Policy 10 – Sustainable Energy Technologies is a high level policy which states that the Strategic Development Plan seeks to promote sustainable energy sources. It requires that Local Development Plans will:

Set a framework for the encouragement of renewable energy proposals that aims to contribute towards achieving national targets for electricity and heat, taking into account relevant economic, social, environmental and transport considerations, to facilitate more decentralised patterns of energy generation and supply and to take account of the potential for developing heat networks.



LOCAL POLICY

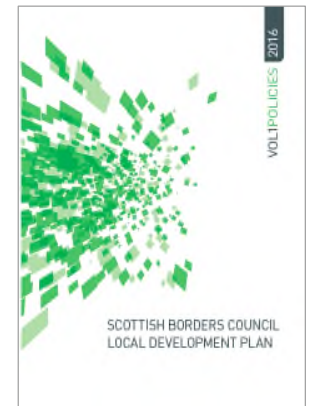
SCOTTISH BORDERS ADOPTED LOCAL DEVELOPMENT PLAN 2016

Renewable energy is a wide ranging subject and many LDP policies need to be considered during the application processing period. However, the most relevant is policy ED9 – Renewable Energy Development.

Policy ED9 in essence is supportive of a wide range of renewable energy types provided that there are no unacceptable significant adverse impacts which cannot be mitigated. If there are then development will only be approved if the Council is satisfied that the wider economic, environmental and other benefits of the proposal outweigh the potential damage arising from it.

This SG provides additional detail and guidance to that referred to in policy ED9 in chapter 8.

The adopted LDP can be viewed at www.scotborders.gov.uk/ldp policy ED9 - Renewable Energy Development can viewed on pages 55 - 59 within Volume 1 - Policies.



CHAPTER 4: POLICY CONSIDERATIONS

OTHER CONSIDERATIONS

NATIONAL ENERGY TARGETS

[Scottish Planning Policy and Electricity Generation Policy Statement](#) sets out the Scottish Government's current position regarding renewables. Paragraph 154 of SPP states that the planning system should support the transformational change to a low carbon economy, consistent with national objectives and targets, including deriving:

- 30% of overall energy demand from renewable sources by 2020;
- 11% of heat demand from renewable sources by 2020; and
- the equivalent of 100% of electricity demand from renewable sources by 2020;

There is no cap on these targets and the Council must therefore continue to support renewable energy proposals within appropriate locations. Progress on renewables approvals and implementations can be viewed on the [Scottish Government's Energy Statistics for Scotland](#).

SOCIAL / ECONOMIC AND OTHER BENEFITS

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When processing applications for renewable energy proposals consideration must be given to any social, economic or environmental benefits the proposal offers. These are material considerations to be taken into account and typical examples of such benefits can include:

- benefits derived from undertakings directly related to the development such as improved infrastructure
- wider socio- economic community benefits in terms of job creation
- benefits derived from community ownership in the development. Further information on this can be viewed [here](#).

The Scottish Government's [Good Practice Principles for Community Benefits from Onshore Renewable Energy Developments 2015](#) confirms benefits which are not material considerations. These include, for example:

- voluntary monetary payments to the community that are not related to anticipated impacts of the planning application usually provided via an annual cash sum, often referred to as a community benefit fund
- other voluntary benefits which the developer provides to the community (i.e. direct funding of projects, one-off funding, local energy discount scheme or any other site specific benefits)

SCOTTISH BORDERS COUNCIL WEB PAGE ADVICE

The Council produces on line advice covering a wide range of guidance and documents for the interests and use of any interested party which is regularly updated. These include a windfarm database, maps of windfarm and turbine sites and screening and scoping opinions for wind development. Further details on this information and links to them can be found in Appendix A.

CHAPTER 5: ROLE OF THE COUNCIL

As stated in chapter 4 NPF3 and SPP confirm the requirement for Council's to support sustainable development and help attain national energy targets by approving renewable energy proposals within appropriate locations.

SCOTTISH BORDERS LOW CARBON ECONOMIC STRATEGY 2023 IN 2013

The Council supports the Scottish Government's promotion of sustainable development and moving towards a low carbon economy. The Council produced [Scottish Borders Low Carbon Economic Strategy 2023](#) in 2013 with its related Action Plan. The Strategy sets out a series of strategic aims, initiatives and priority actions.

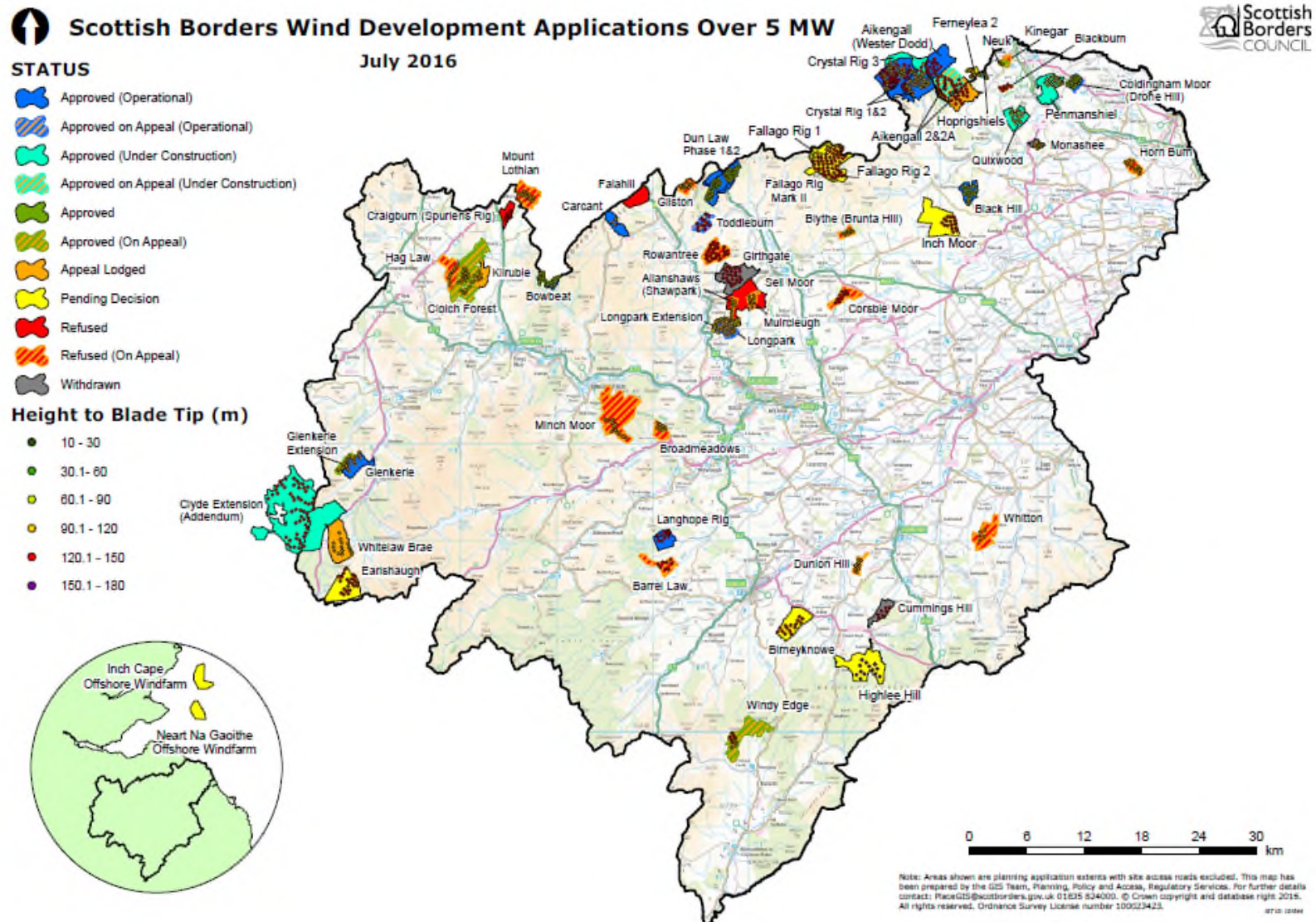
A vision for a Scottish Borders low carbon future has been developed based on consultation with stakeholders:

'By 2023 the Scottish Borders will have a more resilient low carbon economy. By supporting businesses and communities to reduce their carbon footprint our business competitiveness and quality of life will be improved.'

SUPPORT OF RENEWABLE ENERGY PROPOSALS

The Council has been proactive in supporting a high number of renewable energy proposals. The continuing development interest, extent and wide range of these approvals can be viewed on figures 1, 2 and 3. Figure 3 relates to more major applications for renewable energy types other than wind farms. The Council will continue to support renewable energy proposals within appropriate locations.

FIGURE 1: WIND ENERGY APPLICATIONS OVER 5MWS



CHAPTER 5: ROLE OF THE COUNCIL

FIGURE 2: WIND ENERGY APPLICATIONS 5MW OR LESS

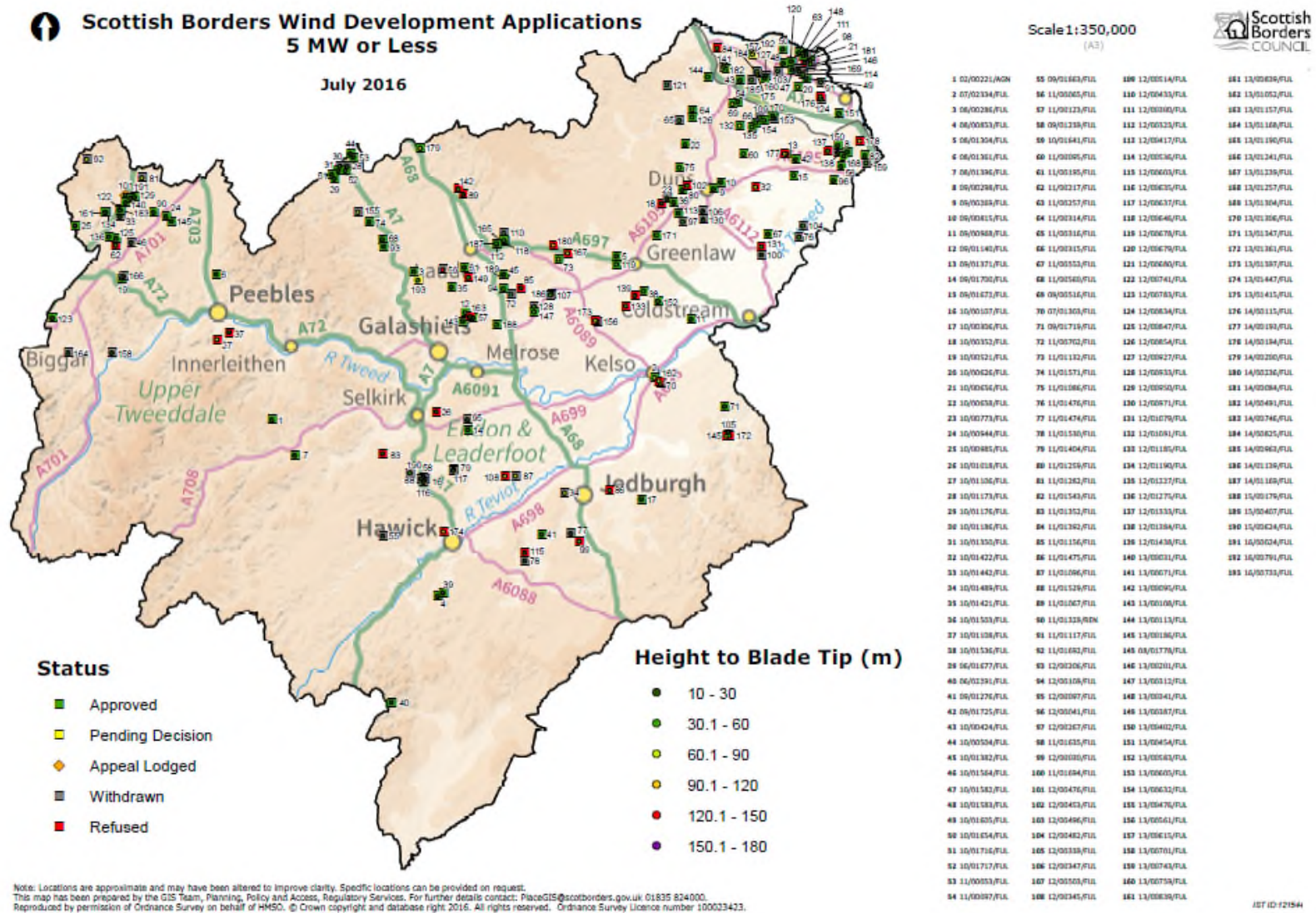
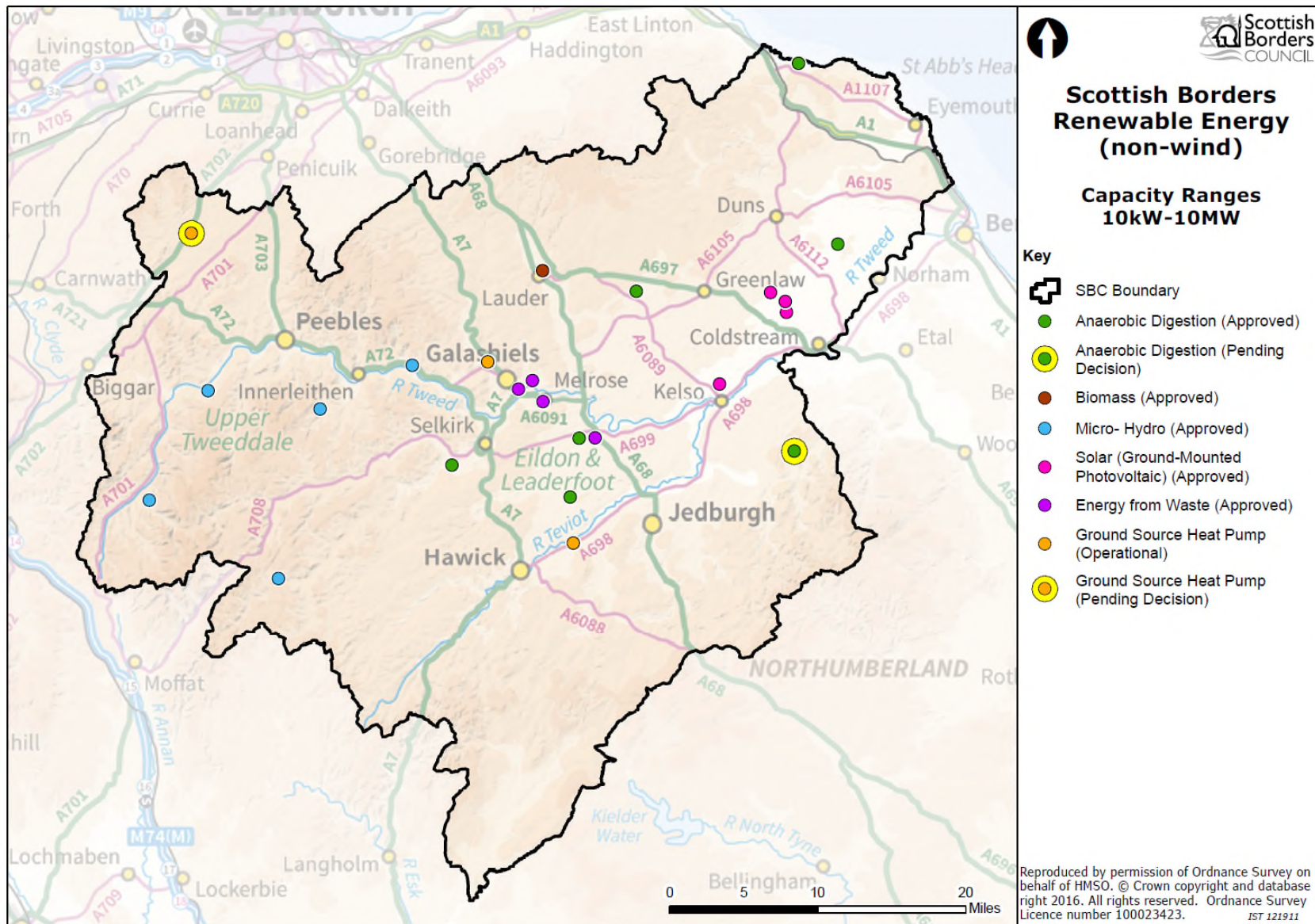


FIGURE 3: APPLICATIONS FOR OTHER TYPES OF RENEWABLE ENERGY



CHAPTER 6: RENEWABLE ENERGY TYPES

The Council remains supportive of a wide range of renewable energy and promotes and supports its Low Carbon Economic Strategy. The Council supports the development of heat networks and the effective use of renewables, and is taking forward work on heat mapping.

Proposals for all types of Renewable Energy will fundamentally be considered against the requirements of policy ED9. Policy ED9 makes reference to the consideration of Other Renewable Energy Development (i.e. proposals other than wind energy) stating that 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. Renewable technologies that require a countryside location such as the development of bio fuels, short crop rotation coppice, “biomass” or small scale hydro-power will be assessed against the relevant environmental protection and promotion policies, and other relevant policies in the local development plan. Waste to energy schemes involving human, farm and domestic waste will be assessed against Policy IS10 Waste Management Facilities.

There are a number of different types of renewable energy technologies and this part of the SG makes reference to some of the more common and emerging types, making reference to good practice procedures Development Management or any other interested party should consider. **Wind Energy proposals are referred to separately in chapters 7 and 8.**

MICRO-RENEWABLES INCLUDING SOLAR PHOTOVOLTAIC PANELS (PV)

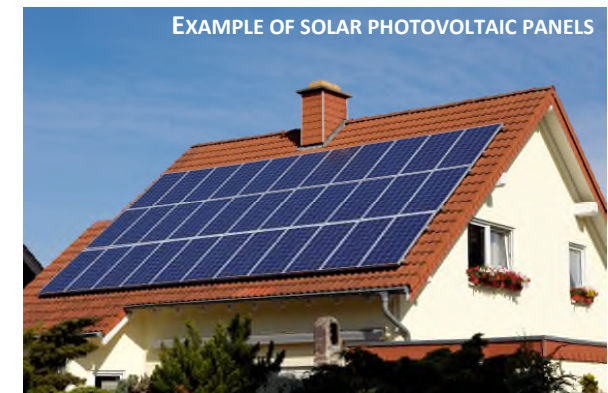
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Micro-renewables are generally defined as installations of less than 50kW (electrical) or less than 45kW (thermal) from renewable energy technologies which harness the power of wind, water, daylight/ sun to produce heat and electricity.

The generation of heat and/or electricity from micro-renewables may provide an attractive alternative to heating and powering homes etc. by oil and gas due to increasing fossil fuel prices. Microgeneration has a long history and the cost of purchasing micro-renewables is steadily declining. Electricity can be sold back to the national grid through a mechanism known as the Feed in Tariff, which can influence the economics of installing micro-renewables and earn the owner/occupier of the building extra money to offset the initial capital costs.

Small scale wind energy developments include roof mounted turbines and free standing structures which are typically located within the curtilage of houses.

Solar photovoltaic panels (PV) convert daylight into electricity and are available in a variety of colours and formats including roof tiles. Wall mounted cladding and free-standing solar PV arrays are also available. In essence water is heated by the sun using panels which is then stored in a hot water cylinder. The visually acceptable levels of roof/wall cover will vary with the technology. For example solar tiles, which have a similar appearance to traditional roof coverings, may cover a large percentage of the roof, whereas conventional flat plate collectors that look similar to roof lights will generally need to cover a smaller area of the roof, particularly where they are installed in traditional tiled roofs. In order to operate most efficiently, solar PV cells should face as close to due south as possible to maximise the hours of sunlight they will receive



CHAPTER 6: RENEWABLE ENERGY TYPES

during the day. In the UK panels should be mounted at an angle of about 30° to 40° from the horizontal although, practically, the existing roof pitch often governs the angle. Any siting chosen should be as free from shadow as possible. Solar cells do not need constant direct sunlight, and will still produce energy on even overcast days. However, the stronger the sunshine, the more electricity is produced. Similarly, the larger the area covered with solar cells, the more electricity is produced.

In some cases micro renewable developments fall into the category of permitted development which means that the works will not require planning consent. This can be confirmed on the [Scottish Borders Council website](#).

For applications which may affect historic buildings, historic environment, monuments and sites, reference should be made to [Historic Scotland's guidance on micro renewables](#).

GOOD PLANNING PRACTICE FOR DOMESTIC SCALE PHOTOVOLTAICS:

- PV panels are less likely to be visible on valley roofs, double pitched roofs, roofs contained within parapets, low pitched roofs not easily seen from the street, flat roofs and platformed roofs
- Wherever possible solar panels should be flush with the roof and mounted at the same angle as the roof to minimise contrast
- Free standing arrays within garden ground are preferred to conspicuous roof locations

Most micro-renewable schemes are unlikely to have significant impacts on nature and landscapes, especially where they are located in built up areas. In some places however, the installation of micro-renewables could have an impact on protected areas and some species which are protected by law. In such instances reference should be made to the following SNH publication on [Micro-renewables and the natural heritage \(2009\)](#).

FIELD-SCALE SOLAR PHOTOVOLTAICS (PV)

Solar technologies are concerned with capturing energy from the sun. Field-scale solar PV is a relatively new renewable technology and proposals are likely to consist of groups of solar PV panels installed in 'arrays' of 18-20 panels with each PV panel typically able to generate 220 watts of electrical power.

Panels are dark in colour as a result of their non-reflective coating to maximise absorption of light. They are encased in an aluminium frame, supported by aluminium or steel stands mounted and secured either on pre-moulded concrete block 'anchors', or foundations. Some developments contain panels that can be manually rotated and/or tilted several times a year to enable the arrays to track the sun. The technology does exist to allow for automatic tracking, although this is rarer.



CHAPTER 6: RENEWABLE ENERGY TYPES

Panels are held at a fixed angle between 20-40 degrees from the horizontal, facing south to maximise absorption of energy from the sun. Arrays are sited in rows with intervening gaps between them for access and to ensure that the individual panels are not in the shade of another panel. The actual arrangement of the arrays within the landscape varies from scheme to scheme depending upon the site contours and orientation. The height of the racks of solar panels varies depending on the panel manufacturer and installer, but they tend to be between 2-4m off the ground. Grazing by some livestock is possible dependent on the height of the solar panels. This is a compatible form of land management, as it ensures that growing vegetation does not affect the efficiency of the panels, and allows for traditional rural land management to continue.

Field-scale solar PV installations can occupy substantial areas of ground which may be visible (particularly where sites are able to be viewed from adjacent higher ground) and therefore the following should be considered:



GOOD PLANNING PRACTICE FOR FIELD SCALE PHOTOVOLTAICS:

- Consideration to be given to inherent characteristics of landscape to absorb panels. Solar PV development should be located on flat landforms or on lower slopes/within folds in gently undulating lowland landscapes rather than on prominent upland landforms, highly visible slopes, or coastal headlands.
- Consideration to be given to impacts on sensitive receptors e.g. residencies, public roads, tourist routes, long distance footpaths and other Rights of Ways
- Landscape Management Plans to be submitted and agreed by Planning Authority
- A glint / glare assessment to be submitted with an application
- A more cautious approach to be taken within designated landscapes
- Developments should preferably be in landscapes where screening is already provided by woodland, hedgebanks or high hedges. Screen planting may be necessary to ensure the solar panels and associated infrastructure are screened from view. This has to be at sufficient distance to avoid casting shade over the peripheral panels.
- Avoid siting PV developments across multiple fields in areas with a small scale irregular field pattern that is important to landscape character
- Suitable materials (such as cladding of buildings) and finish colours should be used that integrate any new buildings with their surroundings
- Avoid adversely affecting areas of semi-natural habitat, and designated historic and archaeological sites directly or indirectly
- Proposals should not affect the character or setting of the built heritage
- Ensure that any PV developments do not detract from prominent landmarks. Avoid locating solar PV developments where they could be directly overlooked at close quarters from important or sensitive viewpoints
- Consideration to be given to any potential impacts regarding the detailed design of any required deer/securing fencing

Further guidance and good planning practice regarding large photovoltaic arrays can be found on the [Scottish Government website](#).

CHAPTER 6: RENEWABLE ENERGY TYPES

BIOMASS

Biomass is the generic term for organic matter from forestry or agricultural sources which is processed to form either solid or liquid fuel (e.g. wood chip / wood pellets, bio-diesel). Biomass is burnt to generate energy in domestic, public and commercial settings. The most common use of biomass is the direct burning of wood. Large biomass power stations require structures such as a furnace, generator and a transformer while the smallest installations consist of a wood burning stove. Smaller biomass developments tend to be sited near urban areas where the heat or electricity generated can be used, while larger biomass developments requiring more fuel need to be sited close to the fuel source – possibly in a rural area near a forest.

Correctly managed, biomass is a sustainable fuel that can offer a wide range of benefits. Biomass is a “carbon lean” fuel producing a fraction of the Carbon emissions of fossil fuels. UK sourced biomass can offer local business opportunities and support the rural economy. The establishment of local networks of production and usage allows financial and environmental costs of transport to be minimized.

There are likely to be three scales of biomass plants of relevance to the Scottish Borders:

- Small scale installations which have a capacity of up to 50kW used to heat single buildings. Organic matter of recent origin is burnt in a biomass furnace. In domestic situations this is usually wood or a forestry co-product such as wood chip or pellets. Biomass energy can be used to heat an individual house or flat using a stand-alone pellet stove to provide space heating in a room, or incorporate boilers connected to a central heating and hot water system. A biomass heating system can also connect to an existing chimney.
- Medium scale installations with a capacity of up to 2MW used to provide power for large commercial buildings and some district heating systems
- Commercial biomass power stations or large district heating systems



Smaller biomass installations may not require planning permission if they are to be accommodated inside a building, although it may be that parts of the installation do demand planning permission such as the flue or an external storage facility. Medium scale installations will usually require planning permission. Parts of the development which may require the most careful planning are the flue, the fuel storage area, and the transport and access needs. Large scale power stations or heating systems will need to be considered with regard to transport, landscape and build environment impacts as well as wider constraints and sensitivities. The re-use of wasted materials from the process should be considered.

Further Scottish Government on line advice on woody biomass can be found [here](#).

CHAPTER 6: RENEWABLE ENERGY TYPES

GOOD PLANNING PRACTICE FOR BIOMASS:

It is considered that when submitting an application for a biomass plant the following good practice guidance should be followed:

- Consideration to be given to the source and security of the supply of woodfuel
- Consideration to be given to the scale of the biomass plant and its impact on surrounding buildings, landscape and other land uses
- Proposals should not be sited in prominent locations where there is a significant visual impact, particularly from the flue, on key views or landmarks
- Consideration to be given to issues regarding transport and access for work traffic carrying fuel. Large applications may require a transport statement
- Proposals should have no unacceptable impact on the amenity of any surrounding residential areas, including noise impact
- Proposals should be integrated or adjacent to existing industrial areas or other buildings unless another location can be fully justified as the preferred option
- There should be appropriate management and storage of the biomass resource and proportionate harvesting of any wood resource - a Woodland Management Strategy must accompany any plans which make use of woodlands in the Borders as fuel
- Biomass plants can have adverse impacts on air quality. Levels of pollutants should be minimised through the use of best available technology, including abatement technology
- Suitable materials (such as cladding of buildings) and finish colours should be used that integrate structures with their surroundings
- Tree planting (using native species) that helps filter views of the biomass plant should be considered from key public vantage points. This may include tree planting at a distance from the biomass plant
- Proposals should not adversely affect the character and appearance of the built heritage
- Proposals should not affect the value of historic monuments, buildings, archaeological sites and remains or their settings, or the ecological value of semi-natural habitats
- Heat mapping should be referred to which can confirm the best locations for where district heating and heat networks might exist. (Note – the Council is currently progressing work on heat mapping).

ENERGY FROM WASTE

Energy from waste primarily involves the use of thermal processes to convert municipal and commercial waste streams to energy and heat. The [Zero Waste Plan](#) (ZWP) for Scotland sets out how Scotland can move towards being a zero waste society. This does not mean we never throw anything away, but that we make the most effective use of resources contained in waste. An important part of achieving a zero waste Scotland is maximising reuse and recycling. Actions must be taken to increase the quantity and quality of materials collected for recycling. Recycling materials must be sorted into separate streams to avoid contamination with other wastes and materials.

The planning system has a crucial role in delivering waste management facilities for all waste to ensure the objectives and targets of the ZWP are met. Moving to zero waste means more facilities will be required to collect, sort, reuse, recycle and process waste. There will also be opportunities to harness heat and power generated from waste recovery processes.

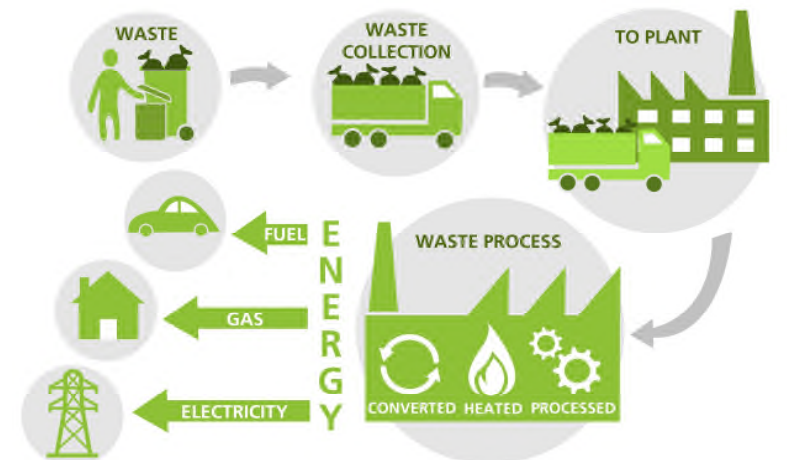
CHAPTER 6: RENEWABLE ENERGY TYPES

The [Waste \(Scotland\) Regulations 2012](#) provide a statutory framework to maximise the quantity and quality of materials available for recycling and to minimise the need for residual waste infrastructure. Good practice supporting that goal and the sustainability principles of SPP will secure new ways of capturing the economic value of waste resources.

The Scottish Government published updated [online guidance](#) for planning and waste management in July 2015. SEPA has [guidelines for the thermal treatment of waste](#) and the National Waste Plan for Scotland Regulations 2007 can be viewed [here](#).

GOOD PLANNING PRACTICE FOR ENERGY FROM WASTE

- Buildings should be located as close to the waste resource as possible
- Installations should not be sited in prominent locations or on exposed skylines. Existing landmarks should remain prominent and installations should not detract from views to these landmarks
- Proposals should not affect the value of historic monuments, buildings, archaeological sites and remains or their settings, or the ecological value of semi-natural habitats
- Suitable materials (such as cladding of buildings) and finish colours should be used that integrate structures with their surroundings
- Tree planting (using native species) that helps filter views of the plant should be considered from key public vantage points
- Measures should be taken to minimise any visual, odour and noise impacts on local residents associated with the operation of the plant and delivery of feedstocks
- Consideration to be given to the suitability of local access roads to adequately accommodate large scale delivery / service vehicles



SIMPLIFIED DIAGRAM SHOWING PROCESS OF PRODUCING ENERGY FROM WASTE

ANAEROBIC DIGESTION

Anaerobic digestion (AD) is a method of waste treatment that can either produce a biogas with high methane content or, following a similar process, produces hydrogen, both from organic materials such as organic agricultural, household and industrial wastes and sewage sludge (feedstocks). The methane or hydrogen can be used to produce heat, electricity, or a combination of the two. Alternatively hydrogen can be used for storage of energy in hydrogen cells or as a medium for transporting energy for use elsewhere.

Anaerobic digesters utilising farm and food wastes bring considerable benefits. They convert methane, a significant greenhouse gas and a major by-product of animal slurries from livestock farming and anaerobic decomposition of food waste, into energy (electricity and heat). They make a significant contribution to reducing greenhouse gas emissions, both by reducing the quantities of methane released into the atmosphere, and by providing a low carbon energy source that substitutes for energy generated from fossil fuels.

CHAPTER 6: RENEWABLE ENERGY TYPES

An AD plant typically consists of a digester tank, buildings to house ancillary equipment, a biogas storage tank and a flare stack (3 – 10m in height). The digester tank is usually cylindrical or egg-shaped, its size being determined by the projected volume and nature of the waste. It can be part buried in the ground.

There are likely to be three scales of anaerobic digestion plant of relevance to the Scottish Borders:

- Small scale plants dealing with the waste from a single farm (generating in the region of 10kW) with the biogas potentially used to heat the farmhouse and other farm buildings in the winter when farm wastes are available
- A medium-sized centralised facility (CAD) dealing with wastes from several farms supplemented by other feedstocks and potentially producing up to 2MW
- A large scale facility serving a broader strategic purpose

Planning permission is likely to be required for all anaerobic digestion plant installations. It will be incumbent upon potential developers to liaise with the Planning Authority to establish whether any such planning application will need to be accompanied by an Environmental Statement and/or whether an Environmental Impact Assessment will be required.

Small-scale AD plants and those dealing with wastes from one or two farms offer significant potential for the generation of electricity and heat within Scottish Borders. Provided digesters are integrated into the existing farm complex, or building groups, and natural screening is provided where appropriate, small digesters can be incorporated into the wider landscape and should not conflict with the Local Development Plan objectives.

Larger digesters, shared between a number of farms, or located to provide heat and energy to groups of houses, will need to be considered in terms of traffic movements and the potential impacts on landscape and the built environment.

Large commercial AD plants may be acceptable within Scottish Borders, but this will depend mainly on site specific and wider constraints and sensitivities, therefore potential developers are advised to make early contact with the Development Management Service to discuss whether any such potential may be available.

One of the main issues to be addressed are the consideration on perceived impacts of nearby residential properties in terms of odour and noise. It is advised that applicants contact SEPA and the Council's Environmental Health section to discuss requirements to be addressed and mitigated. Any proposed AD within 250m of a residence may require more rigorous testing issues although that will be considered on a case by case basis.



CHAPTER 6: RENEWABLE ENERGY TYPES

It is considered that when submitting an application for an anaerobic digestion plant the following good practice guidance should be followed:

- Buildings should be located as close to the waste resource as possible
- They should be integrated within or be adjacent to existing buildings or farmsteads
- The digester tank should be part buried in the ground
- Installations should not be sited in prominent locations or on exposed skylines – the flare stack can be prominent
- Existing landmarks should remain prominent and installations should not detract from views to these landmarks
- Proposals should not affect the value of historic monuments, buildings, archaeological sites and remains or their settings, or the ecological value of semi-natural habitats
- Suitable materials (such as cladding of buildings) and finish colours should be used that integrate structures with their surroundings
- Tree planting (using native species) that helps filter views of the AD plant should be considered from key public vantage points
- Measures should be taken to minimise any visual, odour and noise impacts on local residents associated with the operation of the plant and delivery of feedstocks
- Consideration to be given to the suitability of local access roads to adequately accommodate large scale delivery / service vehicles

Planning authorities role in dealing with proposals for AD plants are set out in [Scotland's Zero Waste Plan 2011](#). Further information regarding anaerobic digestion and related guidance and good planning principals can be found on the [Scottish Government website](#).

HYDROPOWER

Hydropower systems convert potential energy stored in water to turn a turbine to produce electricity. They can be connected to the main electricity grid or be part of a stand-alone (off-grid) power system. The end user (or grid connection point) needs to be close to the hydropower system, and for an off-grid hydro system, a back-up power system may be needed to compensate for seasonal variations in water flow.

Hydro power schemes can be a variety of scales and are very site specific, reliant entirely on having a suitable watercourse. The suitability of a watercourse is determined by the average flow rate, the available 'head' (often closely linked to gradient) and the accessibility to an end user and a national grid connection where relevant. The greater the head and flow, the more power can be produced. Without all of the above it is very unlikely that a hydro scheme would be viable.

The [Scottish Hydropower Resource Study](#) produced for the Forum for Renewable Energy Development in Scotland (FREDS) in autumn 2008, found that there is huge untapped potential - and a sustainable and profitable future - in smaller and micro hydro schemes. It suggests that there are financially viable hydroelectricity schemes to exploit in Scotland.



CHAPTER 6: RENEWABLE ENERGY TYPES

Environmental considerations need to be addressed in terms of, for example, any impacts on the water environment including the disruption to any water flows, potential flood risk, disturbance of aquatic species and the consideration of impacts on riparian habitats. In terms of any larger scale hydro schemes consideration should be given to any adverse visual impacts on the environment particularly in the case of steeply sloping sites.

The Scottish Borders has traditionally many towns which were built around mills next to water courses. It is considered the opportunity to utilise this resource should be maximised where possible. The majority of small hydro schemes within the Scottish Borders are likely to be 'run-of-the river' where water is taken from a river from behind a low weir, with no facilities for water storage and returned to the same water course after passing through the turbine. Many of the larger tributaries and main watercourses within Scottish Borders are designated as part of the River Tweed SAC, parts of which are also designated as SSSI. In assessing impacts, connectivity to the protected areas (SAC) including via non-designated watercourses, needs to be considered.

GOOD PLANNING PRACTICE FOR HYDROPOWER

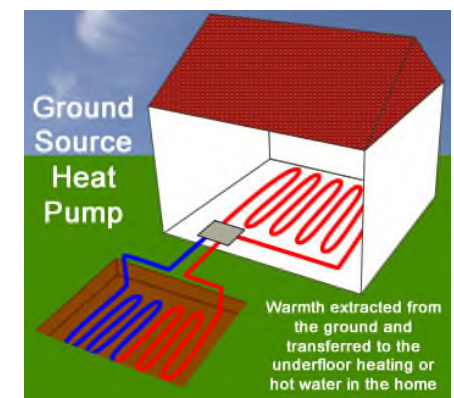
- Ensure any potential impacts on water courses are addressed including protected areas, the ecological interest and protected species. Further guidance is available from [SNH](#) and [SEPA](#)
- Consideration to be given to potential noise and visual impact
- Consideration to be given to any potential implications and conflicts with any recreation and access issues
- A Flood Risk Assessment is likely to be required
- An Environmental Assessment is likely to be required

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GROUND SOURCE HEAT PUMPS

Ground source heat pumps transfer heat from the ground into a building to provide space heating and, in some cases, to pre-heat domestic hot water. This transfer requires an energy input (usually electricity) generating a far greater output (usually heat). They consist of a length of pipe filled with water (and anti-freeze) which is buried underground (either in a trench or borehole) and a heat pump which acts like a refrigerator and removes the heat from the water and converts it into heat and hot water. The heat distribution system consists of either an underfloor heating system or radiators for space heating, and in some cases water storage for hot water supply. Water source heat pumps are also available. Some heat pumps may also be used to provide both heating and cooling.

Ground source heat pumps may not be suitable for every building. Most systems feature pipes laid in a trench, as trenches are often cheaper to dig than boreholes. For a trench system a large amount of land is required, although the land can be returned to its previous use or be landscaped following installation of the pipes. A borehole system will need less land area, but may be more expensive to install, and may not be suitable for every site. Obviously trenches and boreholes must avoid any underground services, and the underlying geology may also be a factor.



CHAPTER 6: RENEWABLE ENERGY TYPES

GOOD PLANNING PRACTICE FOR GROUND SOURCE HEAT PUMPS

- Consideration to ensure trenching works or boreholes have no adverse impact on any ecological or archaeological site without ensuring adequate mitigation (PAN 2/2011 Planning and Archaeology allows for objection to permitted development and also the potential for stop notices, if archaeology will be impacted)
- Ensure the pipe is free from the threat of any future development
- If the property is within a conservation area or is listed the planning authority should be contacted in order to confirm if any formal consents are required
- Ensure the pipe system will not affect any public access on land or water
- The excavation works should have no impacts on any water course

CHAPTER 7: WIND ENERGY

Parts of the Scottish Borders, particularly the upland areas where the landscape offers better wind speed opportunities for turbines, have enabled a number of approvals. To date there have been 483 no approved turbines of over 15m in height to blade tip and these turbines have the potential to generate 747 MW of energy.

Many of the larger scale commercial approvals have taken place in the Lammermuir Hills within the northern part of the Scottish Borders, predominantly at Crystal Rig, Aikengall and Fallago Rig. There have been several approvals within the Moorfoot Hills at Dun Law and development interest continues in the area to the south in the vicinity of Lauder Common. There is now developer interest in the southern part of the Scottish Borders and it is envisaged further applications will be submitted for large scale developments within that area. There have been a number of smaller scale non-commercial proposals for single and small groups of turbines. This is particularly prevalent within Berwickshire. As a result of these approvals cumulative impact is a significant issue to be considered, including proposals in the extreme west of the Scottish Borders where cognisance must be given to the extensive turbine development in the Clyde Valley. Figures 1, 2 and 3 confirm the continuing interest in wind farms proposals and the high number of approvals within the Scottish Borders.

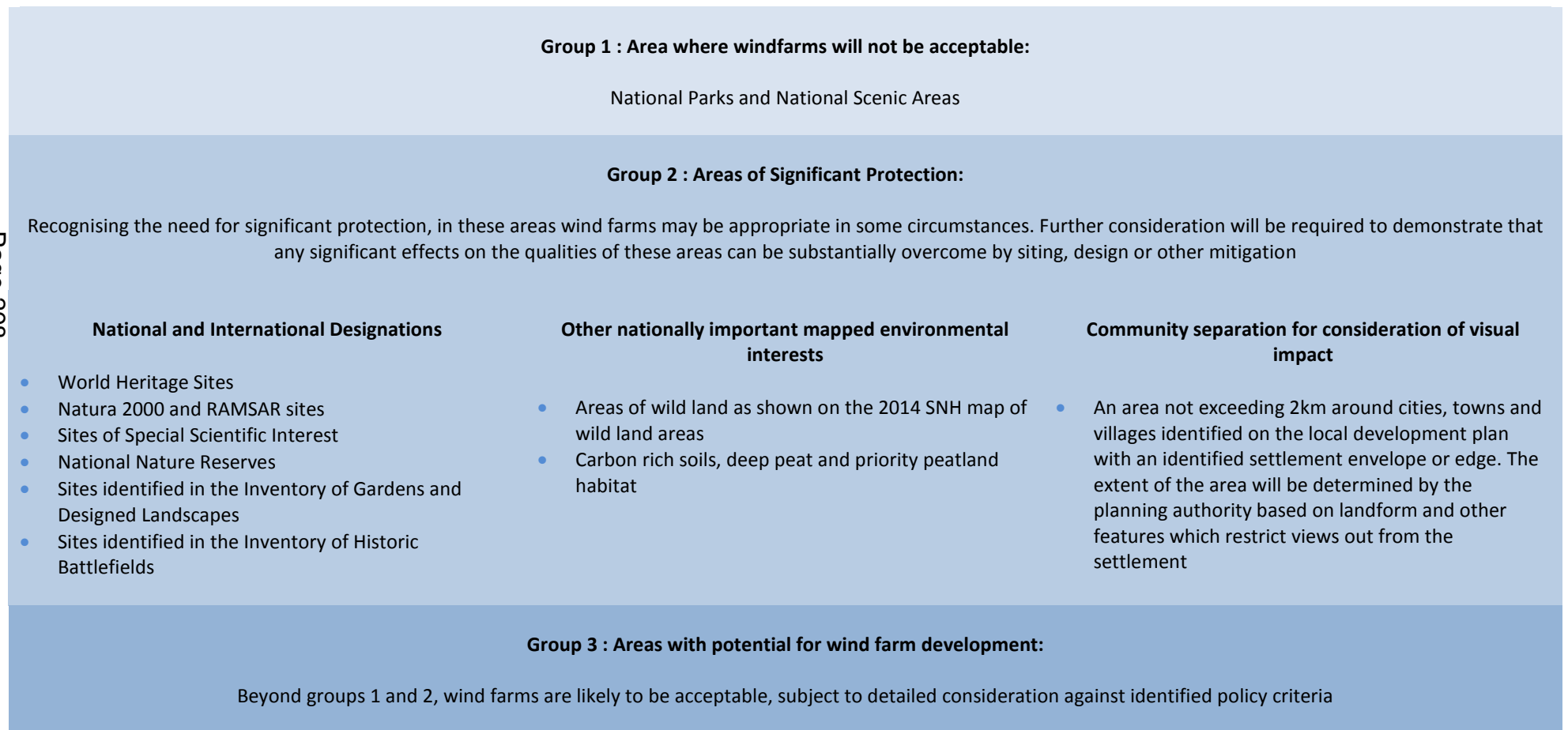


CHAPTER 7: WIND ENERGY

SPATIAL FRAMEWORK

With regards to wind farms, the spatial framework as laid down in table 1 of SPP in essence seeks to identify areas where wind farms will not be acceptable, areas which have significant protection and areas which have potential. The spatial framework is a requirement for this SG and table 1 requires identification of the following parts:

FIGURE 4: SPATIAL FRAMEWORK REQUIREMENTS AS PER SPP



CHAPTER 7: WIND ENERGY

With regards to the Scottish Borders the requirements of the spatial framework can be summarised as follows and the relevant component parts for each part are identified in figure 5.

GROUP 1 - AREAS WHERE WIND FARMS WILL NOT BE ACCEPTABLE

There are no National Parks within the Scottish Borders and therefore the only recognised constraints within this group are the National Scenic Areas at Eildon & Leaderfoot and Upper Tweeddale. These are identified in fig 5 (i).

GROUP 2 - AREAS OF SIGNIFICANT PROTECTION

The spatial framework requires the identification of the “National and International Designations” and these have been incorporated into fig 5 (ii). “Other Nationally Important Mapped Environmental Interests” have been identified and incorporated into fig 5(iii).

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The identification of “Community Separation for consideration of Visual Impact” raises a number of practical issues. In the case of the Scottish Borders there are 88no identified settlements within the adopted LDP 2016. This presents a major exercise to be carried out for each of these settlements, bearing in mind factors such as the variable topography within many of these settlements and the consequent variations of views over a 2km area, the implications of different turbine types and sizes which should be addressed and confirming what proportion or part of a turbine may be acceptable to view within the 2km distance.

Furthermore, whatever the output proposals are for each settlement, in practice if any developer wished to propose turbines within 2kms of a settlement they would produce more detailed site specific visualisations in relation to their proposal in any event. It is therefore considered a more appropriate means of addressing this issue is to identify the 2km as required by the spatial framework around all recognised LDP settlements and test any applications against the following:

SUPPLEMENTARY GUIDANCE POLICY 1

AS RECOGNISED BY SPP A 2KM AREA AROUND SETTLEMENTS IDENTIFIED WITHIN THE LDP IS A MORE SENSITIVE AREA FOR WIND TURBINES AND THE CONSIDERATION OF TURBINES WITHIN THESE AREAS SHOULD BE JUDGED IN TERMS OF CONSIDERING ANY POTENTIAL ADVERSE IMPACTS ON RESIDENTS WITHIN THE 2KM DISTANCE. APPLICANTS ARE REQUIRED TO DEMONSTRATE THE ACCEPTABILITY OF SUCH PROPOSALS WITH ANY MITIGATION MEASURES REQUIRED.

The 2km buffer areas identified around all LDP settlements are shown in figure 5 (iv).

CHAPTER 7: WIND ENERGY

Having carried out the sieving exercise of the identification of constraints as required by SPP and identified within figures 4 and 5, figure 6 confirms the remaining areas as Group 3 – Areas with Potential for Wind Farm Development. Consequently **figure 6 sets out the Spatial Framework**. The spatial framework applies to all turbines which exceed 15m in height. The spatial framework is an important initial starting point to be considered for all wind turbine proposals which exceed the aforesaid height.

FIGURE 5: SPATIAL FRAMEWORK COMPONENT PARTS

Renewable Energy: Supplementary Guidance
Wind Energy Spatial Framework Breakdown

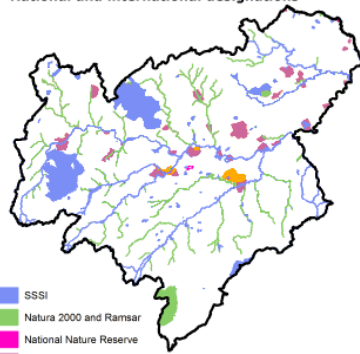


Fig. 5(i)
 Areas where wind farms will not be acceptable



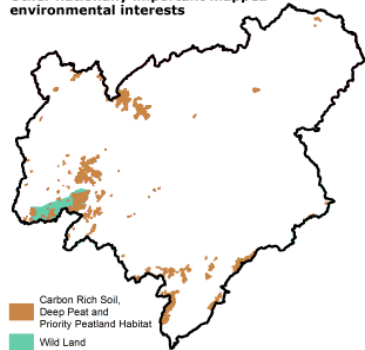
■ National Scenic Area

Fig. 5(ii)
 Areas of significant protection:
 National and international designations



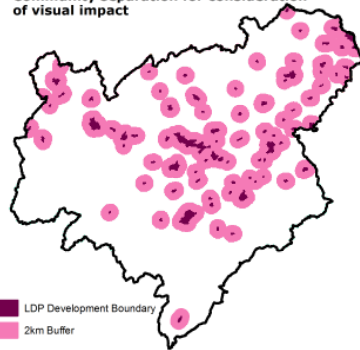
■ SSSI
 ■ Natura 2000 and Ramsar
 ■ National Nature Reserve
 ■ Gardens and Designed Landscapes
 ■ Historic Battlefield

Fig. 5(iii)
 Areas of significant protection:
 Other nationally important mapped environmental interests



■ Carbon Rich Soil, Deep Peat and Priority Peatland Habitat
 ■ Wild Land

Fig. 5(iv)
 Areas of significant protection:
 Community separation for consideration of visual impact



■ LDP Development Boundary
 ■ 2km Buffer



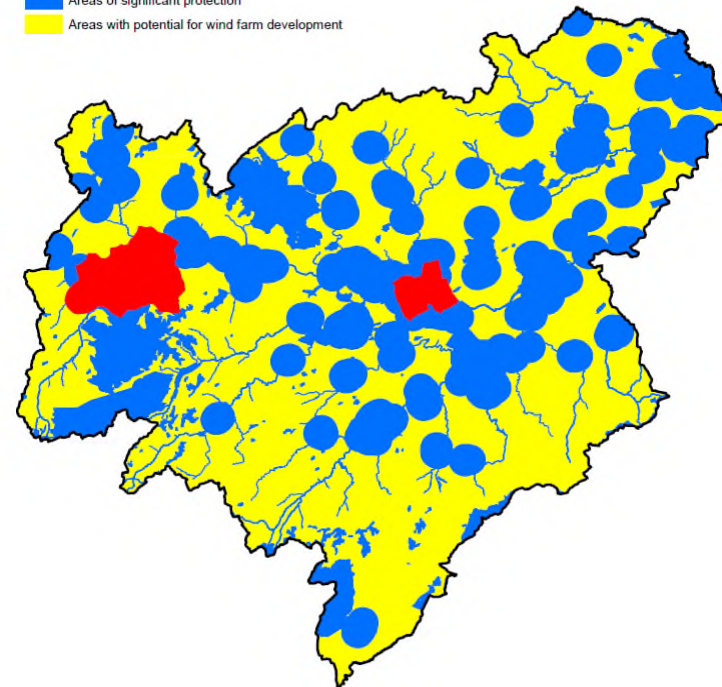
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FIGURE 6: SPATIAL FRAMEWORK

Renewable Energy: Supplementary Guidance
Wind Energy Spatial Framework



■ Areas where wind farms will not be acceptable
 ■ Areas of significant protection
 ■ Areas with potential for wind farm development



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CHAPTER 8: DEVELOPMENT MANAGEMENT CONSIDERATIONS

Under the section entitled “Consideration of Wind Energy Proposals” within policy ED9 of the adopted LDP there are listed a number of subjects for Development Management to consider during the application processing period. This section expands upon the listed subjects by giving more detailed guidance and useful information where possible for the benefit of a range of users. Where relevant there is an additional guidance policy at the beginning of each subject. Each subject is listed as follows and are laid out in order of their references within policy ED9:

- A) Onshore Spatial Framework
- B) Landscape and Visual Impacts and Effects on Wild Land
- C) Cumulative impacts
- D) Impacts on Communities and Individual Dwellings (including visual impact, residential amenity, noise and shadow flicker)
- E) Impacts on Carbon Rich Soils, Public Access, Historic Environment, Tourism, Recreation, Aviation and Defence Interest and Seismological Recording, Telecommunications and Broadcasting Installations and adjacent trunk roads and roads traffic
- F) Effects on the natural heritage (including birds, hydrology, the water environment and flood risk)
- G) Opportunities for Energy Storage
- H) Net economic impact, including socio-economic benefits such as employment, associated business and supply chain opportunities
- I) The scale of contribution to renewable energy generation targets and the effect on greenhouse emissions
- J) Planning Conditions relating to the decommissioning of developments, including ancillary infrastructure and site restoration (including the use of planning obligations)

A) ONSHORE SPATIAL FRAMEWORK

The spatial framework as required by SPP is identified in figure 6.

B) LANDSCAPE AND VISUAL IMPACTS AND EFFECTS ON WILD LAND

LANDSCAPE IMPACT

THE COUNCIL WILL SUPPORT PROPOSALS IF:

THEY ARE CAPABLE OF BEING ACCOMMODATED IN THE LANDSCAPE IN A MANNER WHICH RESPECTS ITS MAIN FEATURES AND CHARACTER AS IDENTIFIED IN THE SCOTTISH BORDERS “LANDSCAPE CAPACITY AND CUMULATIVE IMPACT STUDY” (2016) AND WHICH MINIMISES EFFECTS ON THE LANDSCAPE AND THE WIDER AREA THROUGH A CAREFUL CHOICE OF SITE, LAYOUT AND OVERALL DESIGN

The diversity of character within Scottish Borders was analysed by Ash Consulting Group in 1995 and the “Borders Landscape Assessment” was published in 1998. This identified within Scottish Borders 30 landscape character types within 5 broad categories namely: upland types, upland fringe types, lowland types, coastal types and river valley types.

CHAPTER 8: DEVELOPMENT MANAGEMENT CONSIDERATIONS

Broadly, the landscapes of the Borders are formed by a horseshoe of hills surrounding the valley of the River Tweed and its tributaries and the Borders Landscape Assessment has described 6 distinct 'Regional Landscape Areas' namely:

- Tweed Lowlands
- Lammermuir and Moorfoot Hills
- Central Southern Uplands
- Cheviot Hills
- Midland Valley
- Coastal Zone

The Borders Landscape Assessment provides the baseline descriptions for subsequent landscape studies. The Ironside Farrar Landscape Capacity and Cumulative Impact Study (2016) is referred to in this chapter and comprises of three main themes:

- A strategic landscape capacity study investigating the underlying capacity of landscapes within Scottish Borders to accommodate wind energy development;
- A cumulative assessment examining the level of cumulative development of operating, consented and proposed wind turbines and windfarms in Scottish Borders;
- Guidance on remaining development capacity and on the size and types of wind turbine development throughout Scottish Borders that would be acceptable in landscape terms, taking account of the first two considerations.

It is the Council's view that the design and location of any wind farm must reflect the scale and character of local landscapes. In this respect, the Borders Landscape Assessment (1998) and the Ironside Farrar Study (2016) will inform the assessment of future wind energy proposals.

VISUAL IMPACT

THE COUNCIL WILL SUPPORT PROPOSALS IF:

THEY DO NOT HAVE SIGNIFICANT DETRIMENTAL VISUAL IMPACT, TAKING INTO ACCOUNT VIEWS EXPERIENCED FROM SURROUNDING RESIDENTIAL PROPERTIES AND SETTLEMENTS, PUBLIC ROADS AND PATHS, SIGNIFICANT PUBLIC VIEWPOINTS AND IMPORTANT RECREATIONAL ASSETS AND TOURIST ATTRACTIONS

Wind turbines are large structures and either singly or in groups have the potential to create significant visual impacts. Associated development such as access tracks and buildings also need to be considered.

CHAPTER 8: DEVELOPMENT MANAGEMENT CONSIDERATIONS

These impacts are influenced by the distance from which the turbines will be viewed and whether the turbines are seen in isolation or with other features in the landscape including other windfarms. As a general rule, the prominence of wind turbines in an open landscape, often described as the magnitude of visual impact, diminishes as the distance between the observer and the object increases. This general rule will vary depending on weather conditions, screening by intervening landform or by vegetation and with the height of the turbines. Consideration of visual effects is also influenced by the sensitivity of the observer, often described as the receptor sensitivity so that significant effects are a function of magnitude and sensitivity.

Perception is also influenced by the scale of the landscape itself with larger scale more open landscapes, often found in the uplands, usually better able to accommodate large scale turbines than more complex landscapes where detailed features such as trees and buildings can emphasise the height of adjacent turbines.

An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. Guidance from Scottish Natural Heritage advises that wind farms should be of a minor vertical scale in relation to key features of the landscape and of minor size compared to other features and foci within the landscape or separated from these by a sufficiently large area of open space so that direct scale comparison does not occur. To inform the visual assessment of future proposals, the Council will request that proposals should reflect the good practice published by Scottish Natural Heritage and include:

- A Zone of Theoretical Visibility (ZTV) map showing the areas from which turbines may be seen. (N.B. This needs to be at an adequately detailed scale, at least 1:50,000 for areas where windfarms may be prominent.)
- Computer generated wire line diagrams where appropriate.
- An analysis of the visual impacts on viewpoints including representative samples from a variety of short and long range positions. (N.B. These viewpoints positions should be agreed with the Council.)
- Photomontages of the proposed development from sensitive key viewpoints (receptors)
- Video montages (if appropriate)

An assessment of the visual effects on the following interests (where relevant) will be requested:

- Residences, towns and villages within 2km of a windfarm
- Significant landscape features including areas of highest visual sensitivity identified in Ironside Farrar study (2016)
- The settings of Scheduled Ancient Monuments, Inventory Battlefields and significant un-designated archaeological sites, structures and historic or archaeological landscapes
- Locally prominent and valued buildings, including listed buildings and conservation areas
- Historic Gardens and designed landscapes
- Designated coastal and scenic areas
- Scenic driving and recreational routes

CHAPTER 8: DEVELOPMENT MANAGEMENT CONSIDERATIONS

- Nationally recognised cycle and walking routes.
- Core path network
- Significant transport corridors
- Special landscape areas
- Effects of Talla - Hart Fell Wild Land Area and its character and setting
- Impacts on and views from identified Iconic Viewpoints (including those identified in SPG on Wind Energy 2011)

A range of viewpoints should be chosen which are representative of issues in the area and which are likely to experience significant effects. In choosing viewpoints, applicants should consider the likely effects on difference receptors, such as residents, people travelling to work on a regular basis and those involved in recreation within the area. The mode of transport (e.g. foot, cycle, car, train etc.) also needs to be considered.

The extent of likely visibility of different types of windfarms/turbines on the local landscape features and viewpoints is also considered within the Ironside Farrar study (2016). The degree of openness or enclosure which influences visibility, including the amount of screening created by topography (topographical containment) and by woodland, should also be considered.

Further guidance is provided by:

Landscape Institute:

- Guidelines for landscape and Visual Impact Assessment, 3rd edition (2013)

SNH:

- [Siting and designing wind farms in the landscape – Version 2](#) (May 2014)
- [Siting and design of small scale wind turbines of between 15 and 50 metres in height](#) (2012)
- [Good practice advice on visual representation of wind farms](#) (2014)

Historic Environment Scotland's [Guidance on Managing Change in the Historic Environment: Setting 2016](#) should also be referred to where relevant.

Developers should reflect this advice within their proposals.

CHAPTER 8: DEVELOPMENT MANAGEMENT CONSIDERATIONS

WILD LAND

Within the Scottish Borders there is a wild land area identified at Talla-Hart Fell. This wild land area is identified within a map published by [Scottish Natural Heritage](#) which is recognised within NPF3. The sensitivity and need to protect the character of these wild land areas is stated in para 200 of SPP. Although Wild Land areas are not a statutory designation they are identified within the SPP spatial framework as areas of significant protection.

Para 169 of SPP and policy ED9 of the LDP refer to the need to give consideration to the effects of proposals on wild land. The consideration to the effects on wild land should not be limited to solely development within them. SNH will shortly be publishing guidance on Wild Land. The Talla- Hart Fell wild land area is shown in figure 7.

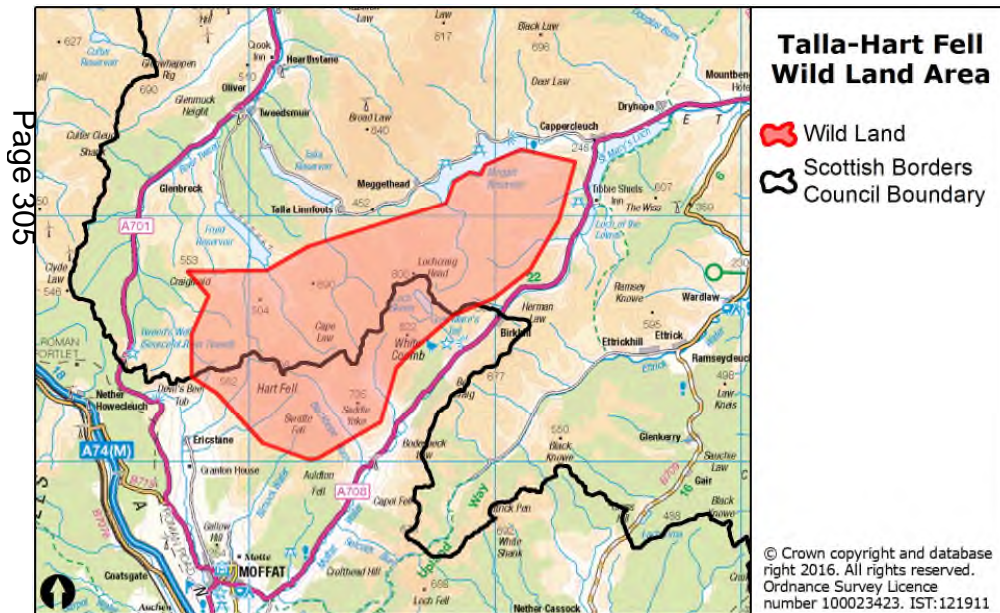


FIGURE 7: TALLA-HART FELL WILD LAND AREA

TALLA-HART FELL WILD LAND AREA

CHAPTER 8: DEVELOPMENT MANAGEMENT CONSIDERATIONS

C) CUMULATIVE IMPACTS

THE COUNCIL WILL SUPPORT PROPOSALS IF:

THEIR CUMULATIVE IMPACT IN COMBINATION WITH OPERATIONAL AND APPROVED WIND ENERGY DEVELOPMENTS AND APPLICATIONS PENDING DETERMINATION, IS ACCEPTABLE

With a large number of operational and consented windfarms within Scottish Borders and close to its boundaries, the assessment of the cumulative impact of proposals will be increasingly relevant in determining the acceptability of future proposals. Consideration of cumulative impacts will be guided by SNH advice and in particular by [Assessing the cumulative impact of onshore wind energy developments \(2012\)](#).

In landscape and visual terms, three forms of cumulative effect can occur:

- Combined or simultaneous visibility occurs where the observer is able to see two or more developments from one viewpoint without moving his or her head
- Successive or repetitive visibility occurs where the observer is able to see two or more windfarms from one viewpoint but has to move his or her head to do so
- Sequential cumulative visibility occurs when the observer would see the proposed windfarm with other development either simultaneously or in succession, when moving through the landscape.

Assessments of cumulative landscape and visual impacts should take account of all of the above forms of effect.

Section 2 of the Ironside Farrar Study (2016) specifically addresses cumulative impacts and guidance on potential cumulative effects is given for each landscape character type at Table 6.1 where relevant. Figure 13 identifies where cumulative impact is an issue to be addressed.

Cumulative impacts will most frequently involve landscape and visual impacts but may also affect ornithological, aviation and historic interests. Cumulative impact assessment will require to consider existing windfarms, those which have permission and those that are subject to valid but undetermined applications. In addition, windfarm impacts will be assessed along with other impacts from other land uses (e.g. quarry uses) which in combination may produce significant adverse cumulative impacts. The threshold of acceptability will be monitored and where it is judged that the limit of acceptable cumulative impact has been reached, this will limit the capacity for further development.

There will be a presumption against all wind farm development in areas where cumulative impacts are judged to be significant and adverse.

The assessment of cumulative impacts is complex and will be informed by relevant guidance including the SNH guidance, June 2015, titled: [“Spatial Planning for Onshore Wind Turbines – natural heritage considerations”](#). This includes reference to the consideration of clusters of wind farms that are in separate landscape character types and where the objective is to maintain the distinction between those character types.

CHAPTER 8: DEVELOPMENT MANAGEMENT CONSIDERATIONS

D) IMPACTS ON COMMUNITIES AND INDIVIDUAL DWELLINGS (IN TERMS OF VISUAL IMPACT, RESIDENTIAL AMENITY, NOISE AND SHADOW FLICKER)

THE COUNCIL WILL SUPPORT PROPOSALS IF:

THEY DO NOT HAVE A SIGNIFICANT DETRIMENTAL IMPACT ON THE AMENITY OF NEARBY RESIDENTS, INCLUDING FROM NOISE AND SHADOW FLICKER

COMMUNITIES AND INDIVIDUAL DWELLINGS

Visual impacts of wind turbines and wind farms on individual residences or groups of houses are an important planning consideration when considering any wind energy application. This has potential to be a significant factor even when the turbines are small.

The presence of turbines can substantially alter the perception of residents about their enjoyment of their private residential amenity. This can relate to the dwelling, its curtilage and approaches to and from the dwelling. In relation to groups of dwellings similar impacts may be experienced by communities moving in and around the building group during day-to-day activity. The potential for visual impacts to be significant depends on where and how the turbines (and associated development such as buildings and infrastructure) have been sited in relation to the dwellings and their environs, which could include approaches to and from the dwelling.

Non-commercial turbines can cause adverse visual impacts if they are sited too close to residences, especially if there is no intervening landform, buildings or vegetation to offset the impacts. Sensitive and sensible siting of turbines should involve making use of landform, buildings and vegetation to provide screening and to provide a sense of visual separation that minimises visual effects. Residents should not expect to encounter overtly dominant turbines in relation to their day-to-day activities; it is anticipated that with this range of turbine size there will be opportunities in many scenarios to guide development to the least sensitive locations where landform, buildings and vegetation are utilised to minimise effects.

Larger commercial turbines and wind farms tend to cause more obvious visual impacts because their relationship in terms of scale with other items in the landscape means that they become the tallest structures in most scenarios. They have the capacity to stand out above mature woodlands and will generally be sited on high ground to achieve good wind capture.

Significant visual impacts on residential amenity can occur over greater distances than it might first be considered. For example, if a prominent ridge or hill visible from a substantial area of a settlement would be occupied by prominent turbines at distances of up to 5 kilometres, this could be said to cause harmful visual impacts, especially if views to such a ridge or hill are strongly associated with the settlement.

CHAPTER 8: DEVELOPMENT MANAGEMENT CONSIDERATIONS

However, it is considered that the most significant visual impacts occur when commercial turbines are sited within approximately 2km of residences. At this distance and below, the sense of proximity tends to be heightened, although specific circumstances will reduce specific effects at any distance, if landform and vegetation (topography) are available and they are adequate to mitigate impacts.

If such interventions are not available, usually visual effects begin to require careful consideration in particular where the distance falls to less than 2km. At this distance and below, it is most likely that the perception of turbines to strongly influence the amenity experiences of residences (and groups) will potentially occur. It is expected that any applications for commercial-sized turbines will be accompanied by material reflecting assessment of residential amenity impacts, in particular where those impacts occur at 2km or less.

NOISE

This advice provides guidance for applicants on the noise information required to allow a full assessment of the potential noise impacts of individual wind turbines. It also considers the appropriate methodology and criteria to determine turbine noise impacts at noise sensitive receptors. In most cases turbine assessments should be based on a 2km radius from the site.

In broad terms there are two types of wind turbines, large turbines and small turbines.

Small Wind Turbines

A turbine is considered small where the rotor swept area is less than 200m² and/or the power output is less than 50kW. The Renewable UK standard follows the method set out in IEC 61400-2 ED 3.0 (2013-12) and is an appropriate method for assessing small wind turbines.

Where there is adequate octave band data available the methodology for a large turbine can be used if the LAeq is taken as the LA90. This is because there is no evidence to suggest that the relationship between LAeq and LA90 for large turbines is the same for small turbines.

Large Wind Turbines

These should be assessed using The Assessment and Rating of Noise from Wind farms (ETSU-R-97) in conjunction with the Institute of Acoustics Good Practice Guide 2013 (IOA GPG). Under ETSU-R-97 there are two methods of assessment, a simplified assessment where no background monitoring is required or a full assessment where limits are set in relation to the background noise or a fixed limit whichever is greater.

Scottish Borders Council will look to condition developments to a fixed day time limit of LA90, 10mins35 dB unless satisfactory justification in line with the criteria set out in ETSU-R-97 is provided. A background noise survey should not be carried out until an Environmental Health Officer at the Council has been consulted and a methodology agreed. Any noise assessment submitted as part of a planning application should follow the format as set out in chapter 6 of the IOA Good Practice Guide Reporting Results of the Noise Assessment.

CHAPTER 8: DEVELOPMENT MANAGEMENT CONSIDERATIONS

To ensure the operation of the newly commissioned wind farm will operate within the prescribed noise limits as set out in conditions, the Planning Service will through an appropriate condition request a noise assessment report from an independent Acoustic consultant to be submitted.

Cumulative Impact

The IOA GPG provides some guidance on how to assess cumulative noise impacts. However each development is different and the applicant should consult with an Environmental Health Officer to agree on a methodology. In most cases cumulative assessments will need to be carried out based on the noise limits from the surrounding developments.

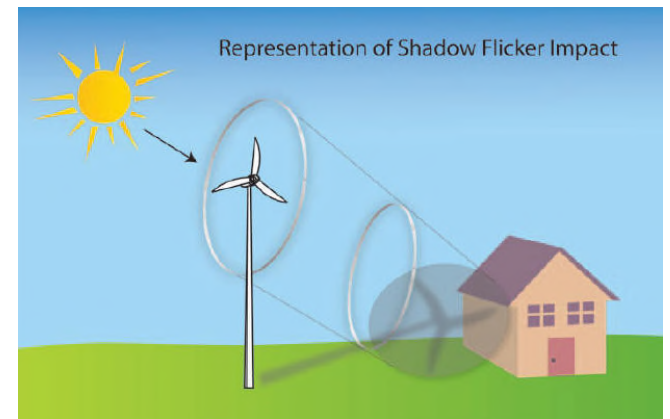
Financially involved properties

If an applicant wishes for the higher ETSU limit of LA90, 10mins 45dB to be applied to a receptor then evidence will need to be provided. This should demonstrate that the occupiers received a direct benefit from the proposed development.

SHADOW FLICKER

Page 309 Under certain combinations of geographical position, time of day and time of year when the sun passes behind rotating blades a shadow can be cast over neighbouring residential properties. The rotation of the blades creates a shadow which appears to flicker on and off, this “shadow flicker” can be disruptive and create significant annoyance.

Although there is some general acceptance which suggests at a distance of greater than 10 rotor diameters of a turbine shadow flicker should not be an issue, the study by SLR entitled the [“Review of the Visual, Shadow Flicker and Noise Impacts of onshore Wind farms”](#) in 2015 states there is some recent evidence that shadow flicker can be experienced at greater than 10 rotor diameter distance and that the modelling of those residences within 10X rotor diameter may not capture all homes where people experience shadow flicker effects. Where requested by the Council, the developer will be required to produce shadow flicker assessments modelled to take into account all residential property within 2km of a wind turbine. This distance threshold should take into account any screening of turbines offered by topography.



CHAPTER 8: DEVELOPMENT MANAGEMENT CONSIDERATIONS

E) IMPACTS ON CARBON RICH SOILS, PUBLIC ACCESS, HISTORIC ENVIRONMENT, TOURISM, RECREATION, AVIATION AND DEFENCE INTEREST AND SEISMOLOGICAL RECORDING, TELECOMMUNICATIONS AND BROADCASTING INSTALLATIONS AND ADJACENT TRUNK ROADS AND ROADS TRAFFIC

THE COUNCIL WILL SUPPORT PROPOSALS IF:

THEY DO NOT HAVE A SIGNIFICANTLY DETRIMENTAL EFFECT ON CARBON RICH SOILS, PUBLIC ACCESS ROUTES, THE HISTORIC ENVIRONMENT, TOURISM, RECREATION, AVIATION AND DEFENCE INTEREST AND SEISMOLOGICAL RECORDING, TELECOMMUNICATIONS AND BROADCASTING INSTALLATIONS AND ADJACENT TRUNK ROADS AND ROADS TRAFFIC

CARBON RICH SOILS

Fig 5(iii) showing the component parts of the spatial framework identifies areas of carbon rich soil, deep peat and priority peatland habitat and these areas of land are identified by SPP as “Areas of Significant Protection”. These soil types provide a significant national carbon store. Where peat and other carbon rich soils are present on site, applicants will be required to assess the likely effects of development on carbon dioxide (CO₂) emissions. CO₂ will be released when peatland is drained and developments will be required to demonstrate how any release will be minimised.

The Scottish Government’s published method for assessing carbon losses and savings requires to be carried out. Developers are expected to follow best practice for minimising carbon emissions and disturbance of peat, and the carbon calculator represents a useful tool in assessing proposed practices. Full details of this can be found on the [Scottish Government website](#).

Current SEPA guidance emphasises that developing on peat sites can raise significant issues in relation to re-use of excavated peat and disposal of peat. There are important waste management implications regarding measures to deal with surplus peat as set out within SEPA’s Regulatory Position Statement – Developments on Peat. The disposal of significant depths of peat is considered landfill waste and this may not be granted under SEPA’s regulations. Reference should be made to SEPA’s [Regulatory Position Statement – Developments on Peat](#).

SNH’s [Carbon and Peatland 2016 map](#) is a useful consolidated spatial dataset of ‘carbon rich soil, deep peat and priority peatland habitats’ in Scotland derived from existing soil and vegetation data. The map is a predictive tool which provides an indication of the likely presence of peat on each individually mapped area, at a coarse scale.

PUBLIC ACCESS

If any turbines are proposed within 2km of a core path or significant access route the onus will be on the applicant to provide evidence to confirm any such turbines will not have a significantly detrimental effect on the path or route. Any proposals which will impact on a core path or other significant access route will require the applicant to provide a suitable alternative route. In the interests of safety the Council will require that all turbines must be set back from a core path or significant access route a distance of the height of the turbine plus 10%.

CHAPTER 8: DEVELOPMENT MANAGEMENT CONSIDERATIONS

HISTORIC ENVIRONMENT

The Scottish Borders historic environment comprises designated and undesignated archaeology, built heritage, conservation areas, battlefields, historic or archaeological landscapes, and gardens and designed landscapes. It forms the background to virtually all aspects of living and working in the region and contributes to local identity, the sense of place and regional distinctiveness that has attracted visitors from around the world.

Assessment

The Council requires that any impacts to the historic environment through development are identified, defined and evaluated through an Environmental Statement (ES) on Cultural Heritage, normally conducted by an archaeologist working to the standards of the Chartered Institute for Archaeologists (CIfA), or provided as supporting information if the proposal falls below the environmental assessment threshold. This should predict the direct and indirect impacts on the resource and propose recommendations for mitigation or off-setting. The ES will identify through desk-based assessment of relevant documents and records all designated and undesignated historic environment assets within the proposal area, and within an area beyond this where there might be indirect impacts to the setting of significant (both designated and undesignated) archaeological sites, historic buildings, historic or archaeological landscapes, battlefields and gardens and designed landscapes. This will normally be supplemented by field survey that will seek to assess the potential impacts to, and current conditions of, known and previously unknown heritage assets.

Direct Impacts

Direct impacts are any impact where an asset, and the archaeological or historic information they contain, will be wholly or partly lost or destroyed by development. In order to understand the resource, the ES or supporting information will include a baseline desk-based assessment. The desk-based assessment, including information from the Council's Historic Environment Record, will inform a gazetteer of known heritage assets. This will be followed by site surveys which might include an archaeological walkover survey of the development area, focussing on designed infrastructure, detailed survey of known assets where impacts are predicted, and identification, classification and assessment of previously unknown assets. These studies may be supplemented by other data such as LIDAR survey or aerial photogrammetry. From this, the developer will predict potential direct impacts from development and either seek to avoid these through design or propose mitigation in the event that preservation of the assets in situ is not possible. Assessment should follow an understanding of an assets cultural significance and value at the national (both designated and undesignated), regional and local levels. Historic Environment Scotland must be consulted in the event of predicted direct impacts to designated assets including Scheduled Monuments, A Listed Buildings, Inventory Battlefields and Gardens and Designed Landscapes.

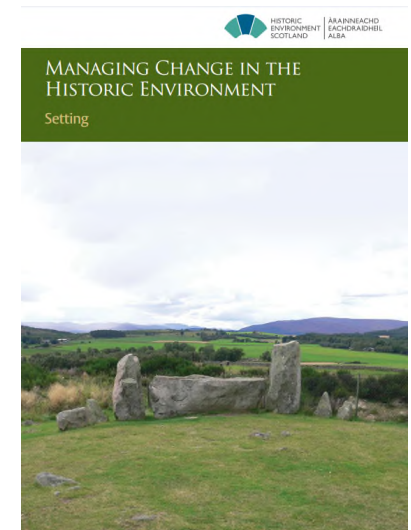
Proposals that will have an adverse direct impact on historic environment assets will only be permitted if it can be demonstrated that the benefits of the proposal will clearly outweigh the heritage significance and value of the asset. Where adverse impacts are predicted the ES will propose a mitigation strategy acceptable to the Planning Authority. Developers may be required to carry out detailed investigations in advance of development in a manner acceptable to the Council, or, in the event of this being a Scheduled Monument, Historic Environment Scotland.

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Indirect Impacts – Setting

In 2016, Historic Environment Scotland produced their revised guidance on [Managing Change in the Historic Environment: Setting](#). This states that ‘setting can be important to the way in which historic structures or places are understood, appreciated and experienced’ and sets out principles by which this can be defined and impacts of development assessed. An assessment of the proposed development impacts on setting – including, Scheduled Monuments, Listed Buildings, Conservation Areas, Gardens & Designed Landscapes, significant undesignated historic environment assets, historic or archaeological landscapes and historic battlefields – will be made following the Managing Change guidance and any scoping requests made by the Council and Historic Environment Scotland. The assessment should be undertaken by a suitably qualified historic environment consultant and incorporated within an ES or provided as supporting information if the proposal falls below the environmental assessment threshold.

This will be prepared in line with a Zone of Theoretical Visibility (ZTV) and all assets with a predicted setting impact within the ZTV will be assessed. Specific wireframes and/or photomontages may be required to demonstrate the significance of an asset, its setting and the development’s impacts. For designated assets, Historic Environment Scotland act as statutory consultee on setting impacts and their views will be balanced along with those of other consultees. Ultimately it is for the planning authority to determine the acceptability of impacts in line with SPP, Local Plan policies and other material considerations.



TOURISM / RECREATION

Any perceived impacts or effects on tourism and recreation must be considered as part of any planning application submitted. Consequently an accompanying statement must be submitted along with any planning application giving details of any perceived impacts, effects or benefits a proposal may raise.

AVIATION AND DEFENCE INTERESTS

Aviation

Airports and their associated airspace are recognised as significant components of national infrastructure. Gradual erosion of airspace through windfarm development has the potential to compromise safety, flexibility, capacity and potentially the viability of the airport. Wind turbines are also known to have significant adverse impacts on instrument landing systems, navigational aids, radar systems and air traffic control. Applicants are therefore encouraged to have early discussions with airport operators, [National Air Traffic Services](#), Civil Aviation Authority and the Ministry of Defence prior to an application being submitted. Where developers can specify technological or other mitigation solutions in relation to specific developments they will be required to demonstrate agreement between themselves and the relevant operator that it can be delivered within a reasonable timeframe and will provide appropriate mitigation.

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The Civil Aviation Authority (CAA) is responsible for providing advice regarding aviation safety. The CAA produced a document entitled [Policy Guidelines on Wind Turbines 2016](#) which provides CAA policy and guidance on a range of issues associated with wind turbines and their effect on aviation which will need to be considered by aviation stakeholders, wind energy developers and planning authorities when assessing wind turbine developments. The document states that if any turbine is over 150m in height there is a requirement to fit medium intensity steady red lights to the structure. Further advice on this can be read within chapter 3 of the document from para 3.8. It is advised that any interested developer contacts the CAA at an early stage to discuss and confirm their lighting requirements. The need for such permanent night time lighting on large turbines is a major planning consideration to be addressed in terms of visual impact.



Defence Interests

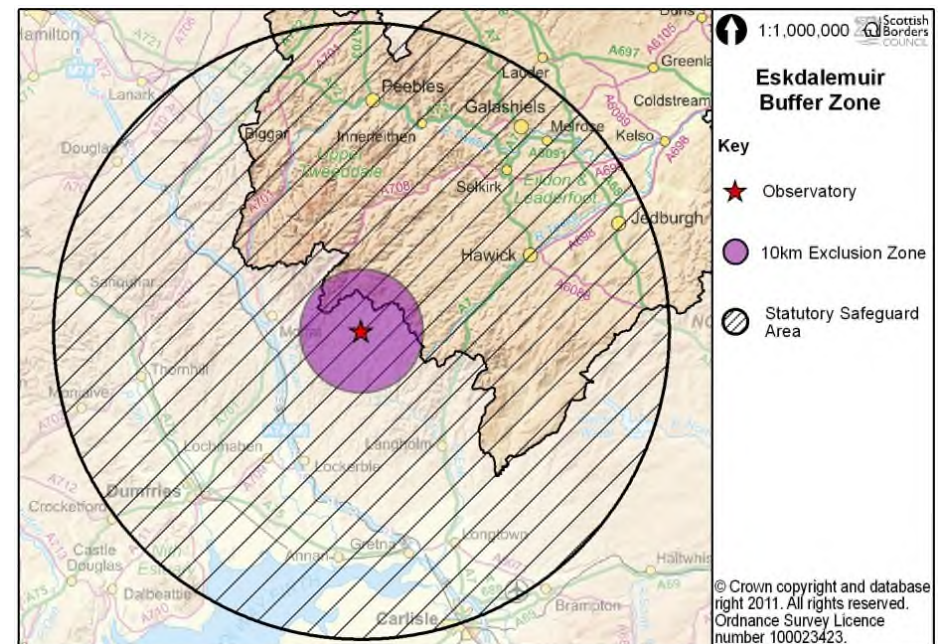
Consideration must be given to any adverse interference turbines may have on the Ministry of Defence's (MoD) Seismic Testing station at Eskdalemuir near Langholm in Dumfries and Galloway. The Eskdalemuir Seismic Array is one of 170 seismic stations across the globe used to monitor compliance with the Comprehensive Nuclear-Test-Ban Treaty. The UK is bound by the Test-Ban Treaty not to compromise the detection capabilities of the Eskdalemuir station, and it is the responsibility of the MoD to safeguard this station.

The buffer zone around Eskdalemuir has been reviewed and it would appear the MoD have now increased the noise budget capacity which in practice allows the possibility of turbine development outwith the exclusion zone. For clarification on this matter it is advised that in the first instance any interested party contacts the MoD directly to discuss any wind turbine proposal with them in order to confirm their current stance.

Broadcasting Installations

The siting of wind turbines must take cognisance to radio, television and other communication systems in order to ensure transmission links are not compromised. Guidance on these effects can be viewed within the [Ofcom document](#).

If turbines are assessed as causing interference to a protected link, discussions with the appropriate operator is required at an early stage to determine if there is a solution through siting, design or other form of mitigation. A planning condition should be attached to any consent to ensure any consequent interference after construction is rectified.



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Road and Traffic Implications

During construction, wind energy developments have the potential to generate significant levels of traffic, including abnormal loads associated with transporting the turbine components. The Council expects all proposals to fully consider potential impacts of the development on the Scottish Borders road network in terms of the structural and physical ability of both roads and bridges to accommodate the additional traffic generated and the need to minimise any disturbance to local communities. Should turbine transportation routes require to cross third party land, the applicant should ensure that appropriate agreements are in place to allow access to be achieved. Early contact should be made with the Council's roads planning section in terms of the scope and extent of a Transport Assessment and Construction Traffic Management Plan which would be required to address issues such as routeing, timing of deliveries, community liaison and road infrastructure improvements.

F) EFFECTS ON THE NATURAL HERITAGE (INCLUDING BIRDS, HYDROLOGY, THE WATER ENVIRONMENT AND FLOOD RISK)

THE COUNCIL WILL SUPPORT PROPOSALS IF:

THEY DO NOT HAVE SIGNIFICANT DETRIMENTAL EFFECT ON NATURAL HERITAGE FEATURES, INCLUDING PROTECTED HABITATS AND SPECIES, AND TAKING INTO ACCOUNT THE CRITERIA OF THE LDP POLICY: INTERNATIONAL NATURE CONSERVATION SITES AND PROTECTED SPECIES (EP1), NATIONAL NATURE CONSERVATION SITES AND PROTECTED SPECIES (EP2), LOCAL BIODIVERSITY (EP3), AND THEY DO NOT HAVE A SIGNIFICANT DETRIMENTAL IMPACT ON THE WATER ENVIRONMENT

Natural Heritage including international, national and locally protected species and habitats

Scottish Borders has a rich and varied natural heritage which comprises of a wide range of important habitats including important moorland, woodland, wetland, grassland and coastal habitats. These are protected through European and National legislation and a variety of non-statutory designations. The area lies largely within the catchment of the River Tweed large parts of which are designated as a SAC and SSSI.

At an International level, European legislation offers protection to sites which are of international significance. These are designated as Natura sites, a term given to Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPA's) designated under the Birds directive. Any development which is likely to have a significant effect on sites within the Natura network will be subject to an appropriate assessment of the implications for the site in view of the site's conservation objectives.



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Development on or affecting a Natura site is only likely to be approved if that assessment concludes that the development will not adversely affect the integrity of the site or it can be shown that there are no alternative solutions, and there exist imperative reasons of overriding public interest, including those of a social or economic nature and compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

At a national level protection is offered by the designation of a number sites which are of Special Scientific Interest (SSSI's). Development which would affect a designated or proposed SSSI will only be permitted where an ecological appraisal has demonstrated to the satisfaction of the Council that there will not be an adverse effect on the integrity of the site and any adverse effects are outweighed by social, environmental and economic benefits that clearly outweigh the national nature conservation value of the site.

The European and national sites are afforded significant protection and are included in the spatial framework shown in figure 6.

Local natural heritage designations include:

Local Wildlife Sites, Local Biodiversity Sites and Green Networks. The process of assessing and approving Local Biodiversity Sites is ongoing and will be subject to further Supplementary Guidance.

A developer must demonstrate there will not be a significant adverse impact on these and take into account the criteria of the LDP policy EP3 (Local Biodiversity).

Through Local Development Plan policy EP3 the Council takes an ecosystem approach to protecting the natural heritage which involves conserving designated and local sites, the wider supporting habitat network and species and consideration of an integrated approach to ecosystems services having regard to the principles for sustainable land use set out in the Scottish Government's Land Use Strategy. Where development impacts on areas of nature conservation value (non-designated) which may include habitats of conservation concern including woodlands, grasslands, wetlands and heathlands, hedgerows, habitat networks and wildlife corridors and water features, and sites containing important populations of Borders Notable Species where the reasons in favour of development clearly outweigh retaining such features, compensation will be required to offset the loss to ensure that there is no net loss of LBAP habitats and biodiversity. The Council has successfully adopted this approach to ensure delivery of compensatory schemes for black grouse, natural flood management and woodland.

This approach is set out in the Council's Supplementary Guidance for biodiversity and contributes to the Council's duty under the Nature Conservation (Scotland) Act 2004 to further the conservation of biodiversity.

Protected Species

The presence or potential presence of a legally protected species is an important consideration when considering future development. If there is evidence that protected species are present on site or will be affected by the development it will be necessary to take steps to establish their presence. The level of protection afforded by legislation must be factored into the planning and design of the development and any impacts fully considered prior to the determination of the application. Bats (European Protected Species) are

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vulnerable to impacts arising from wind turbines including through collision and barotrauma. Guidance on survey requirements are included in [Bat Conservation Trust guidelines](#) (see 2nd edition for “Surveying proposed onshore wind turbine developments”). New UK [guidance](#) is proposed.

Ornithology

An [assessment](#) of a proposed wind farm's effect on the bird interest of a site should consider the potential risk to birds through displacement, collision and habitat loss for each bird species which uses the site. Areas of high, moderate and low or unknown ornithological sensitivity for species at risk from wind farm developments (through collision, disturbance and displacement) are identified in: RSPB/SNH Bird Sensitivity Map to Provide Locational Guidance for Onshore Windfarms in Scotland¹. Further information on bird distribution and abundance including for breeding waders is available from the South-East Scotland Bird Atlas 2008-13², and important areas for geese (Mitchell³) and black grouse (Warren⁴) have been identified. Information is also available on Natural Heritage Zones (NHZ) Bird Population Estimates⁵, the relevant NHZ⁶ are Borders Hills and Eastern Lowlands.

In accordance with Ecological Impact Assessment Adopting good practice⁷ the Council will expect avoidance, mitigation and compensation to be integrated into the planning and design of the development. Ecological Impact Assessment should be in accordance with recognised guidelines⁸. Planning permission will not be granted for development that would be likely to have an adverse effect on protected species unless it can be justified in accordance with relevant protected species legislation.

The opportunities for wind turbine development for enhancements and adaptations for climate change through the maintenance of high quality ecosystems and restoration of degraded ecosystems should be considered. This can be achieved through changes to land management practices or through active restoration as part of the scheme. These opportunities should be set out within the Environmental Statement and in detail within a draft Habitat Management Plan. The Council will encourage the development of habitat management plans and subsequent restoration plans that promote the actions identified within the Scottish Borders Local Biodiversity Action Plan.

Biosecurity and invasive species, pests and diseases

Invasive non-native species (INNS) can spread rapidly and have adverse ecological and economic impacts. INNS may also affect health. Pre-construction surveys to establish the status and distribution of INNS should be undertaken and appropriate mitigation policies and procedures should be confirmed during construction and restoration phases of the windfarm to mitigate the risk of spread. Refer to SNH [Good practice during wind farm construction-version 3](#).

¹ J.A. Bright, R. H. W. Langston¹, R. Bullman, R. J. Evans, S. Gardner, J. Pearce-Higgins & E. Wilson (2006) Bird sensitivity Map to provide locational guidance for onshore wind farms in Scotland RSPB Research report No.20 https://www.rspb.org.uk/Images/sensitivitymapreport_tcm9-157990.pdf

² South-East Scotland bird Atlas 2008-13 (In prep). Scottish Ornithologists Club

³ Mitchell, C. (2012) Mapping the distribution of feeding Pink-footed and Iceland Greylag Geese in Scotland WWT/SNH

⁴ Warren, P (2016) Black grouse conservation in southern Scotland - Phase 2 Development of a regional strategic conservation plan. GWCT (.

⁵ Wilson, M.W., Austin, G.E., Gillings S. and Wernham, C.V. (2015) Natural Heritage Zones Bird Population Estimates. SWBSG Commissioned report No. 1504 www.swbsg.org

⁶ SNH Natural Heritage Zones <http://www.snh.gov.uk/about-snh/what-we-do/nhf/>

⁷ Biodiversity- Code of practice for planning and development. BS42020:2013 British Standards Institute 2013.

⁸ CIEEM (2016) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester

CHAPTER 8: DEVELOPMENT MANAGEMENT CONSIDERATIONS

Additional Information

SNH provide a range of information on assessing impacts and managing the risk from wind turbines to habitats and species, this includes impacts on peat, bats and birds and assessment of cumulative impacts on birds. Applicants should reflect this [guidance and advice](#) in their assessment of the site and future management. Guidance is also available on good practice during wind farm construction.⁹ to minimise ecological and hydrological impacts

HYDROLOGY/ WATER ENVIRONMENT/ FLOOD RISK

Planning authorities have a duty to safeguard and seek improvements to the water environment and consequently the potential impact of wind farm construction on the local hydrology requires to be assessed with protective and preventive strategies put in place to reduce the potential risk to the ecology of the area.

Proposals for wind turbines should avoid areas which are considered likely to be affected by flooding or if it is considered a proposal will exacerbate the likelihood of flooding elsewhere. The Council will consult the Council's Flood Risk team and SEPA for advice where required. Site drainage should take account of likely flood events and local storm intensity. To minimise pollution risks to local water courses and sensitive habitats and groundwater infrastructure such as culverts, settlement ponds and other pollution mitigation techniques on site should be designed to accommodate 1 in 200 year flood events. [SEPA's engineering guidance](#) gives more advice and should be referenced. Should proposals be granted, where appropriate a planning condition should be attached to the consent requiring the long term monitoring of impacts on the water environment. Application submissions should identify private water courses within the vicinity of the application site and the site design must ensure the proposal causes no risks to any private water supply.

G) OPPORTUNITIES FOR ENERGY STORAGE

Within the decision making process the Council will take cognisance and give weight to the incorporation of energy storage associated with a wind turbine proposal

Energy storage allows the opportunity for renewable energy to be captured and set aside for future use. Energy storage technologies are developing and it is considered that energy storage opportunities could facilitate the expansion of variable renewable energy sources such as wind and solar panels. Further investment into research of the development of energy storage is required. It is anticipated that as technology and the market advances, more developments of this type are likely to be submitted. The Council will consider proposals for energy storage on a case by case basis. Scottish Government on line advice on Energy Storage can be viewed [here](#).

⁹ Good practice during wind farm construction (version 3).(2015) Scottish Renewables, SNH, SEPA, FCS, HES.

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H) NET ECONOMIC IMPACT, INCLUDING SOCIO-ECONOMIC BENEFITS SUCH AS EMPLOYMENT, ASSOCIATED BUSINESS AND SUPPLY CHAIN OPPORTUNITIES

The Council will support proposals if:

It is considered that the scale of contribution towards renewable energy targets outweighs any other perceived significant adverse impacts or effects which cannot be satisfactorily mitigated

Policy ED9 states that “Renewable energy developments, including wind energy proposals, will be approved provided that there are no relevant unacceptable significant adverse impacts or effects that cannot be satisfactorily mitigated. If there are judged to be relevant significant adverse impacts or effects that cannot be satisfactorily mitigated, the development will only be approved if the Council is satisfied that the wider economic, environmental and other benefits of the proposal outweigh the potential damage arising from it”.

Wind energy proposals should be accompanied by detailed information outlining perceived economic benefits of the development for the local area. This should include reference to: direct job creation e.g. associated with site construction and operation, and indirect job creation e.g. supply-chain opportunities for local businesses; and any wider benefits to the local economy. Any perceived negative impacts should also be identified.

I) THE SCALE OF CONTRIBUTION TO RENEWABLE ENERGY GENERATION TARGETS AND THE EFFECT ON GREENHOUSE EMISSIONS

The Council will support proposals if:

It is considered that the scale of contribution towards renewable energy targets outweighs any other perceived significant adverse impacts or effects which cannot be satisfactorily mitigated

Government policy emphasises the role of local authorities and the planning system in meeting national renewable energy targets. Although there is not a cap on these targets, they include: 100% electricity demand from renewables by 2020; and 30% overall energy demand from renewables by 2020. If there are judged to be significant adverse impacts or effects that cannot be satisfactorily mitigated consideration and weighting must be given as to the contribution the proposal makes towards the national energy targets.

J) PLANNING CONDITIONS RELATING TO THE DECOMMISSIONING OF DEVELOPMENTS, INCLUDING ANCILLARY INFRASTRUCTURE AND SITE RESTORATION (INCLUDING THE USE OF PLANNING OBLIGATIONS)

The Council will seek to ensure appropriate measures are put in place to ensure satisfactory decommissioning and site restoration where required

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When consent is granted a condition is normally applied requiring the developer to agree a scheme for the decommissioning of the wind farm 21 months before the expiry of the consent. A second condition is also normally applied requiring the developer to put in place a financial guarantee to cover the cost of decommissioning in the event the development is abandoned.

In order to be able to accurately quantify the financial guarantee a draft decommissioning statement is prepared to cover the removal of the turbines and tracks as well as all ancillary plant and equipment i.e. control building and transformer units.

In discussion with the developer it is assumed that the site will be dismantled for off-site disposal and that a minimum of 50% of track will be removed with the remainder being retained for agricultural use. The tracks which are to be retained would normally be reduced in width to reflect the proposed agricultural use.

To facilitate the debate on the quantum the Council has produced a decommissioning table covering various aspects of works which are considered necessary for the removal of the facility and the reinstatement of the land (See Appendix B).

Developers normally allow a reduction in the quantum to reflect scrap values for the equipment, however the view of the Council is that the quantum should fully reflect the cost associated with removal and reinstatement of the wind farm and therefore the Council would not agree to a reduction in the quantum.

Whilst the costs can be considered in the same manner as a normal civil engineering project, most developers submit the costing based on a Mw production basis. The Council have collated over a period of time costing based on this approach. In circumstances where the developers' Mw costings are substantially different from what is anticipated the Council would engage with developer on an individual item by item assessment of the figures to understand where the shortfall is in the overall cost submission.

Once the quantum has been agreed consideration will then be given to the best means to secure the financial guarantee. There are various forms of guarantee available with different risk profiles for the Council. Heads of Planning Scotland have produced a helpful document entitled [Position Statement on operation of Financial Mechanisms to Secure Decommissioning, Restoration and Aftercare of Developments](#) which sets out the various options and the associated levels of risk with each option.

Whichever mechanism is chosen to deliver the financial guarantee, specific clauses require to be included in the document to allow for reviews of the financial guarantee to be undertaken, usually at 5 years intervals, and that an annual inflation component is included to allow the quantum to be maintained during the life of the guarantee.

The financial guarantee would be secured by means of a Section 75 legal agreement which should be between the developer and the Council. If a third party is included there could be a risk that they may draw down funds as part of a restoration program, however if they don't fully complete the works there may not be sufficient funds available to the Council to deliver the required restoration without putting at risk public finances.

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To ensure compliance with the conditions attached to major wind farm consents and to ensure best practices are adopted which will mitigate possible impacts of the development on the environment the Planning Service will through an appropriate condition request regular reports from an independent monitoring consultant during the construction, operation and decommissioning phases of the development. To ensure the efficient discharge of conditions attached to major wind farm consents, post consent the Planning Service will through an appropriate condition request the appointment of an independent assessor to assist in the process.

An Energy and Resources Sub-Committee of the Heads of Planning Scotland has produced a [Position Statement on the Operation of Financial Mechanisms to Secure Decommissioning, Restoration and Aftercare of Development Sites](#). The Position Statement seeks to:

- identify the best financial tools available to secure decommissioning, restoration and aftercare of windfarm, mineral, landfill and coal extraction sites develop a standardised section 75 Agreement template
- establish a standardised template for assessment of restoration, aftercare and decommissioning costs
- establish best practice for the review of financial guarantees through the life time of the development
- establish standards for compliance and monitoring

OTHER DEVELOPMENT MANAGEMENT CONSIDERATIONS

LANDSCAPE CAPACITY STUDY

Whilst the spatial framework in fig 6 identifies areas of protection and potential for wind farms, it takes no cognisance of landscape capacity issues which are material considerations for wind energy proposals. The importance and role of landscape capacity studies to give guidance to development management is acknowledged within the Scottish Government paper entitled "[Scottish Planning Policy – Some Questions Answered](#)" and policy ED9 of the LDP. Policy ED9 also makes specific reference to the requirement to consider the Ironside Farrar Landscape Capacity and Cumulative Impact study as an initial reference point.

Consequently reference and outputs from the Ironside Farrar Landscape Capacity Study must be referred to as well as the spatial framework in order to give best advice to any interested party. It is advised that any developer makes reference to the output recommendations of the Landscape Capacity study at a very early stage of their site investigation procedures in order to ascertain and fully understand any issues which need to be addressed and will be referred to within the application submission period. It is considered this would be in the best interests of a developer.

LANDSCAPE CAPACITY AND CUMULATIVE IMPACT STUDY BY IRONSIDE FARRAR 2013

The initial study in 2013 was prepared by Ironside Farrar (IF) who are widely recognised as knowledgeable and experienced landscape consultants. This study investigated the capacity of each of the Scottish Borders Landscape Character Areas to accommodate turbines taking cognisance of matters such as landform, approved turbines to date, impact on

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key receptors, the identification of opportunities and constraints and any cumulative impact issues. The study has been updated in 2016 as part of this SG. The updated study primarily takes account of any approved turbines in the interim period and gives consideration to any consequent landscape or cumulative impacts they may have. The updated study can be viewed in Appendix C of this SG.

The updated study is a strategic level study providing a context for consideration of capacity for, and the cumulative effects of, existing and potential future wind farm developments. No site specific conclusions should be drawn from it in relation to currently proposed or potential future wind turbines and wind farms.

If turbines are proposed which exceed the turbine heights identified within the Ironside Farrar study 2016 the onus would be on the applicant to demonstrate how the impacts of the proposal on the key constraints and any significant adverse effects can be mitigated in an effort to show a proposal can be supported.

Table 6.1 within the study gives a summary of what is considered to be the landscape capacity for each Landscape Character Area (LCA) within the Scottish Borders for 5no identified turbine typologies (15 – 35m, 35 – 50m, 50 – 80m, 80 – 120m and over 120m). These conclusions are identified spatially on output maps which are identified in figs 8 to 13 within this SG. It is advised that as an initial starting point any interested party makes reference to the relevant LCA within table 6.1 and the corresponding relevant output map.

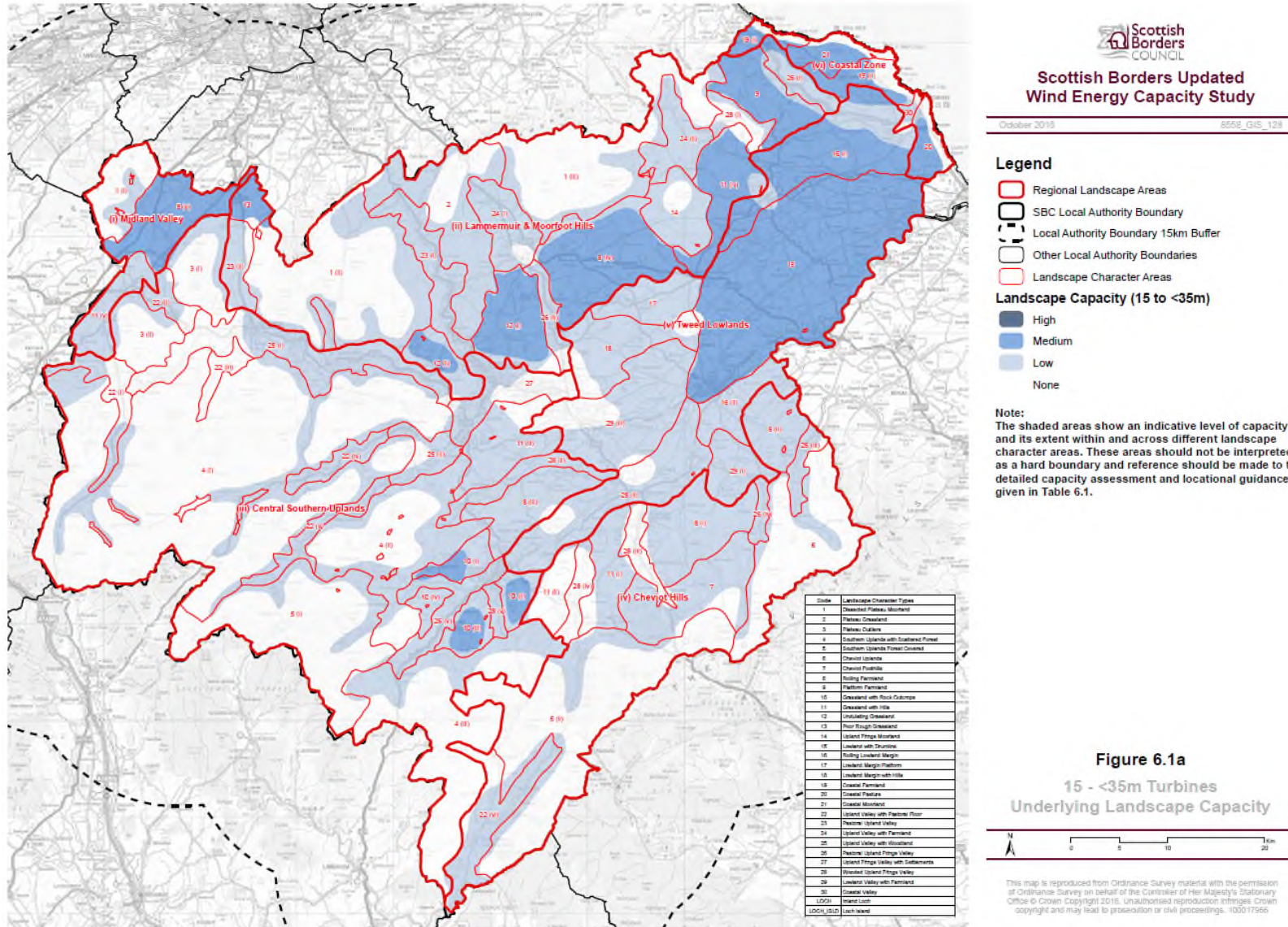
Para 162 of SPP requires planning authorities to identify where there is strategic capacity for windfarms. Although the Council does not any definitive statistics confirming this, figure 13 gives a spatial reference as to the potential overall strategic opportunities for turbines.

LANDSCAPE AND VISUAL GUIDANCE ON SINGLE AND GROUPS OF 2 OR 3 WIND TURBINES IN BERWICKSHIRE IN 2013 (UPDATED 2015)

This guidance was instigated due to the high number of planning applications being submitted for single and groups of 2 and 3 wind turbines in Berwickshire and sought to give guidance to any interested party. The study can be viewed on the [Scottish Borders Council website](#). This study will be updated again separately. Any applications for single and groups of 2 and 3 turbines in Berwickshire should refer to this study.

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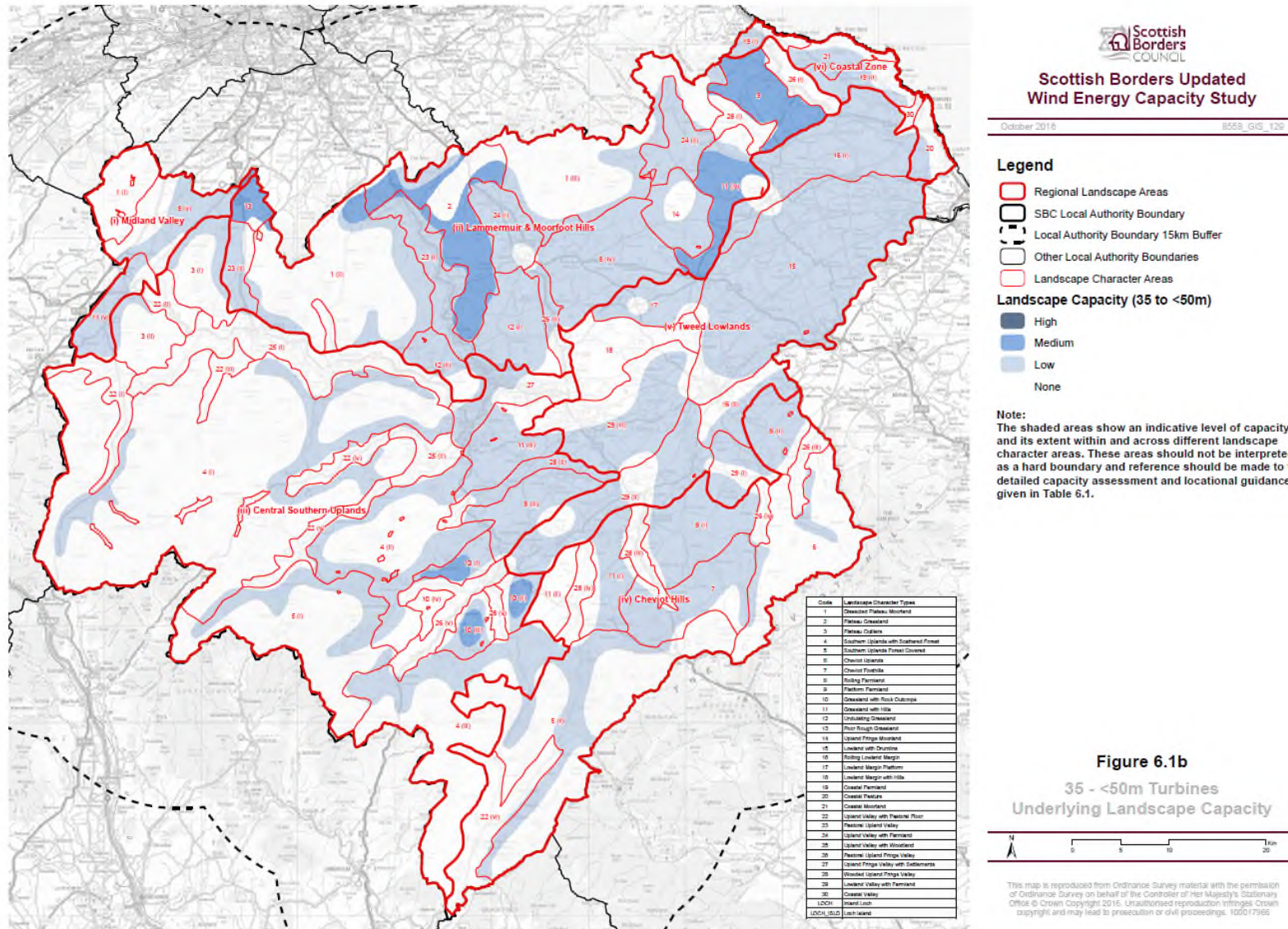
FIGURE 8 – UNDERLYING LANDSCAPE CAPACITY FOR TURBINES BETWEEN 15 – 35M



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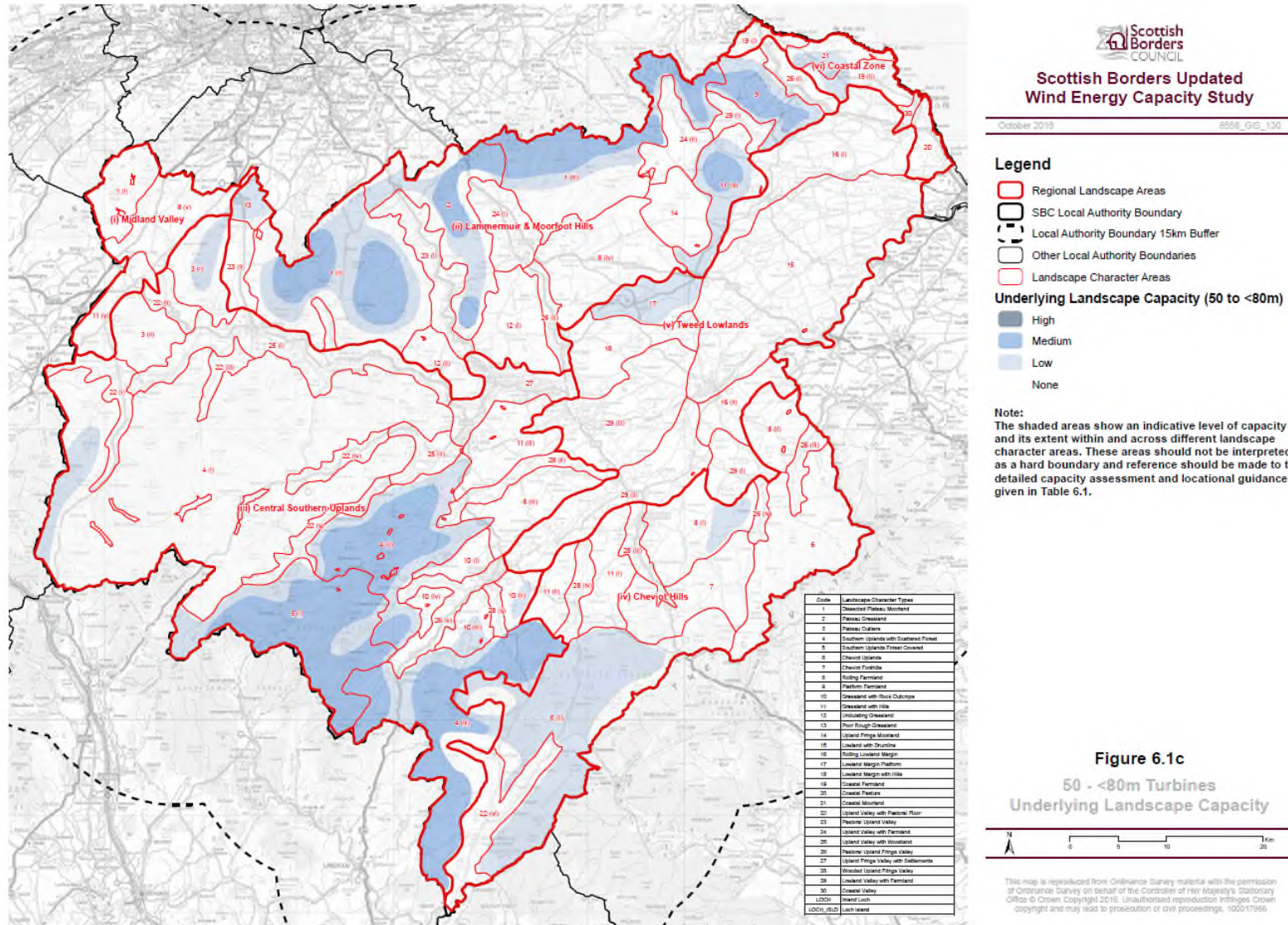
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FIGURE 9 – UNDERLYING LANDSCAPE CAPACITY FOR TURBINES BETWEEN 35 – 50M



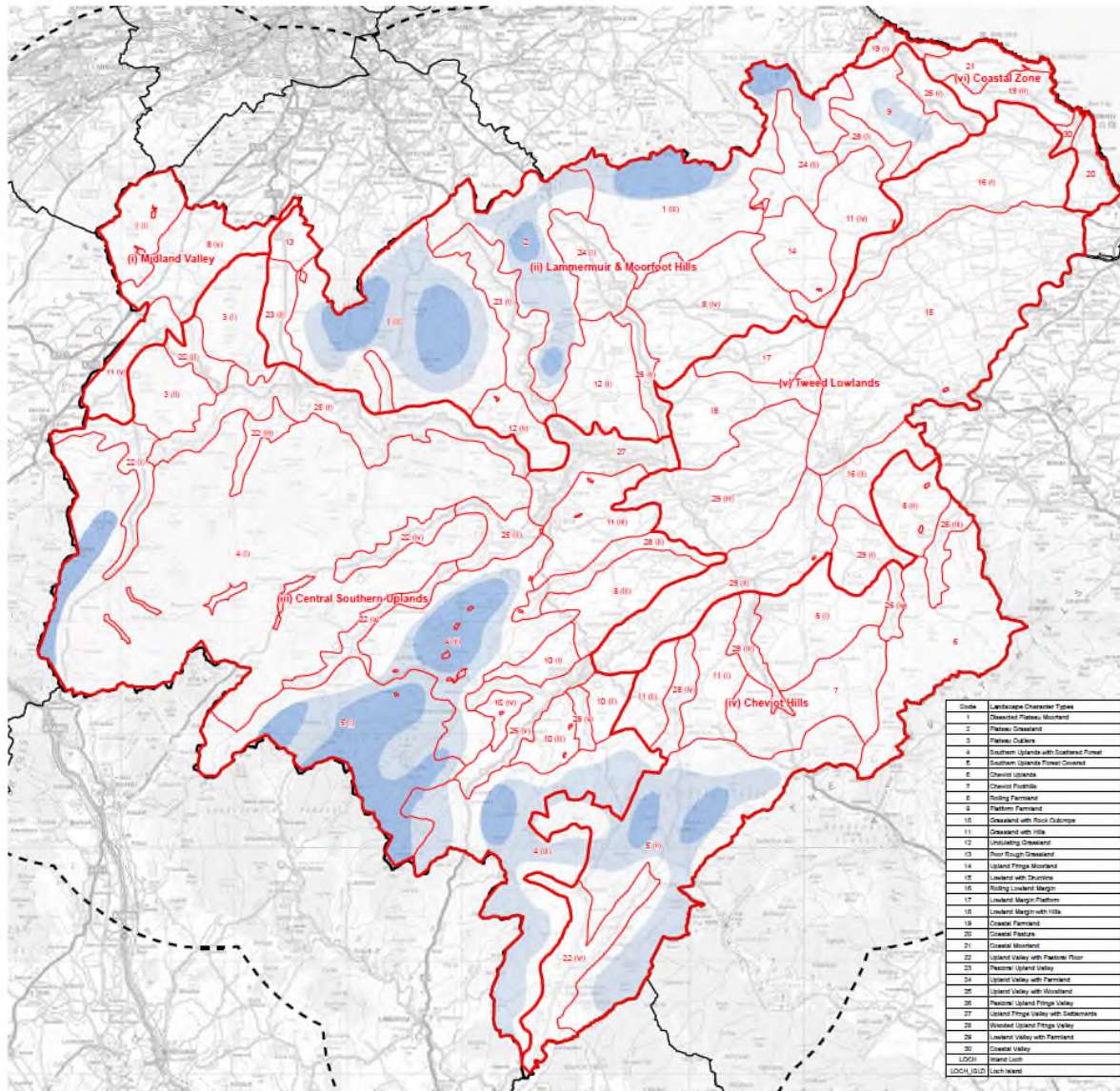
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FIGURE 10 – UNDERLYING LANDSCAPE CAPACITY FOR TURBINES BETWEEN 50 – 80M



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FIGURE 11 – UNDERLYING LANDSCAPE CAPACITY FOR TURBINES BETWEEN 80 - 120M



Scottish Borders Updated Wind Energy Capacity Study

 October 2016 8556_BIS_131

Legend

- Regional Landscape Areas
- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

Underlying Landscape Capacity (80 to <120m)

- High
- Medium
- Low
- None

Note:
 The shaded areas show an indicative level of capacity and its extent within and across different landscape character areas. These areas should not be interpreted as a hard boundary and reference should be made to the detailed capacity assessment and locational guidance given in Table 6.1.

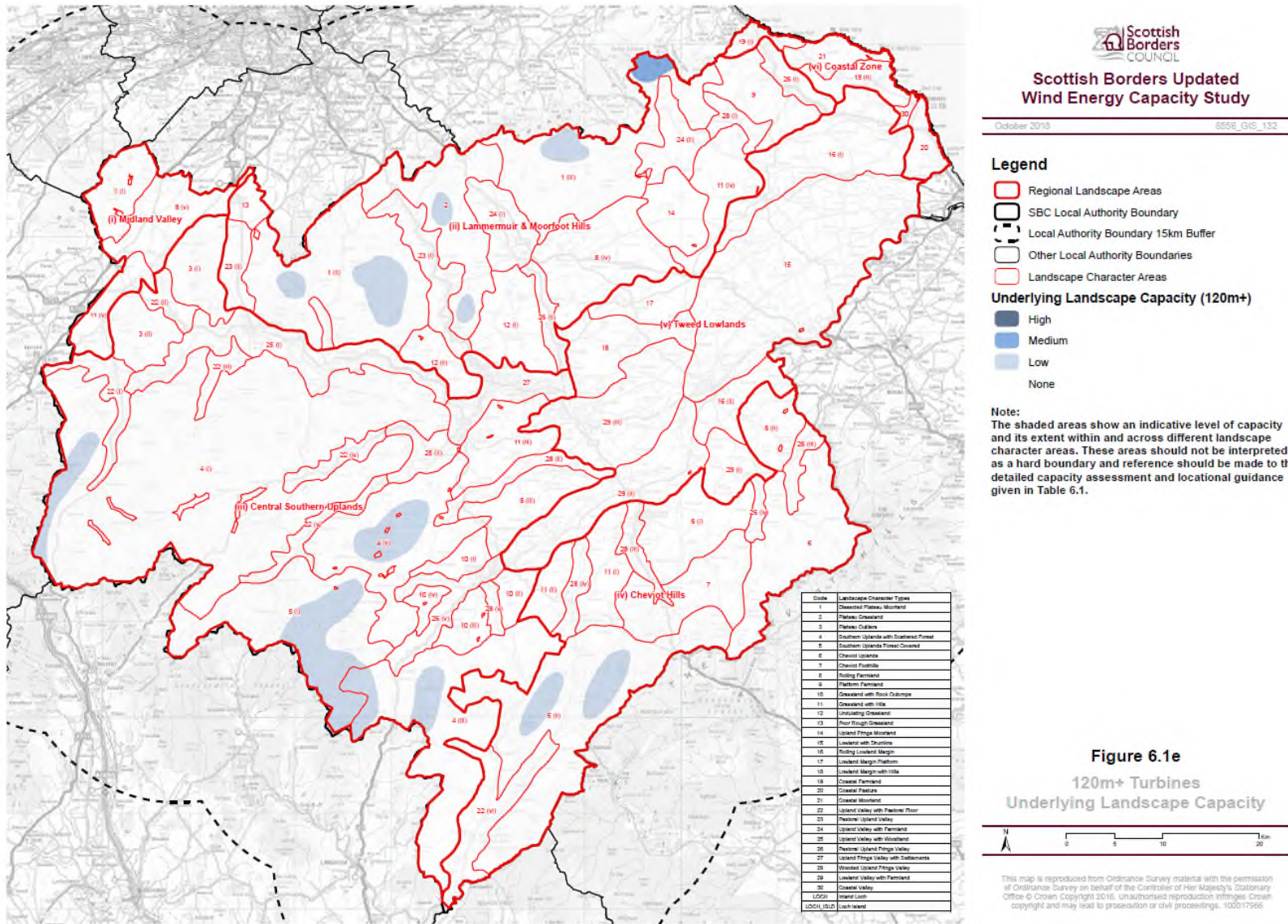
Figure 6.1d
 80 - <120m Turbines
 Underlying Landscape Capacity

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FIGURE 12 – UNDERLYING LANDSCAPE CAPACITY FOR TURBINES 120M +

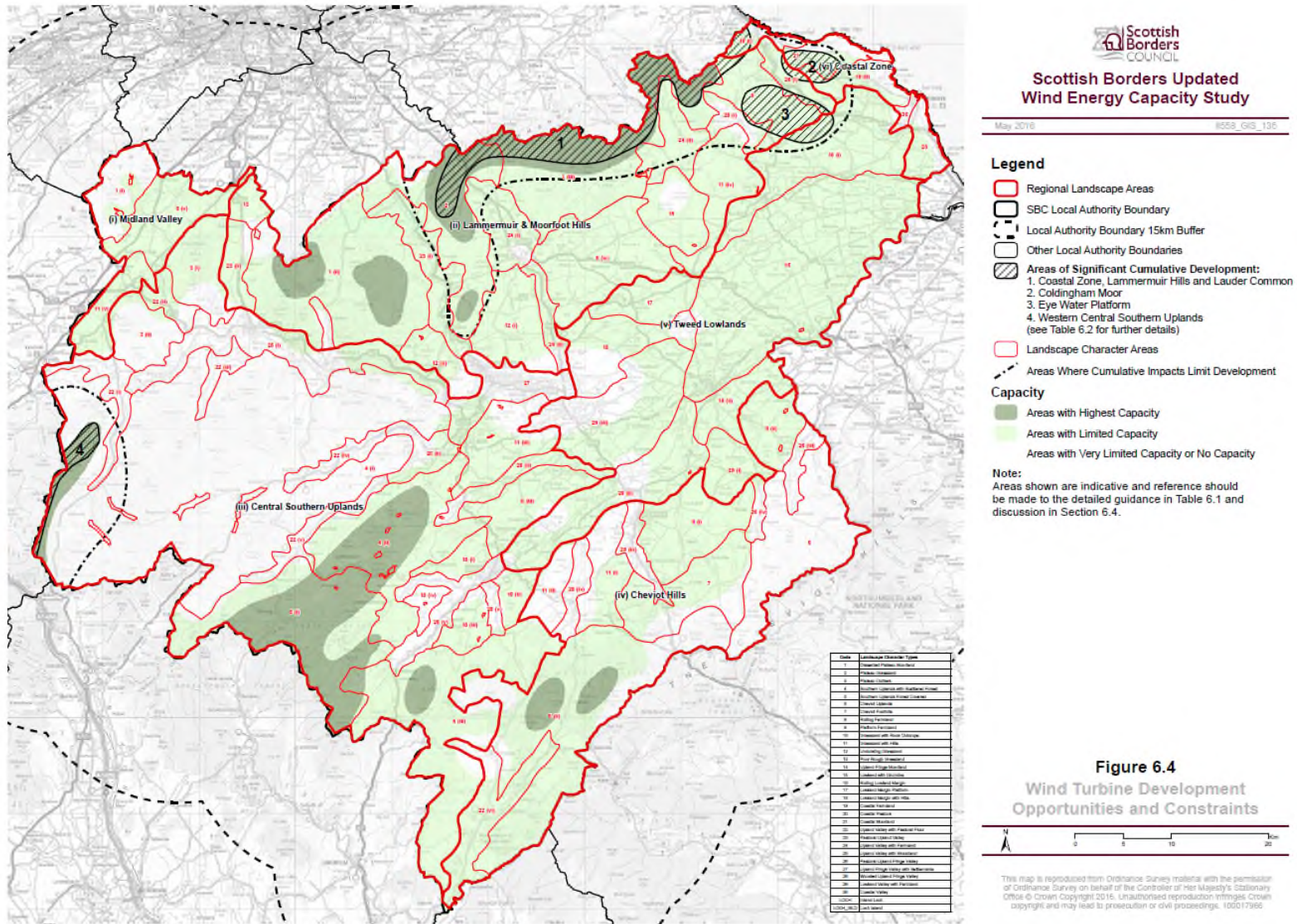


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FIGURE 13 - SUMMARY MAP OF WIND TURBINE OPPORTUNITIES AND CONSTRAINTS

(THE OUTPUTS FROM FIGURES 8 - 12 ARE INCORPORATED IN FIGURE 13 WHICH ALSO TAKES COGNISANCE OF CUMULATIVE IMPACT ISSUES)



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Repowering

Para 170 of SPP refers to areas for wind farms being suitable for use “in perpetuity” which relates to the future re-use of sites for repowering. This is a significant change in policy in that turbine sites must now be considered for permanent use which is re-affirmed by the Scottish Government in their paper entitled “[Scottish Planning Policy – Some Questions Answered](#)”. Consequently this makes it even more vital that proper scrutiny is given to wind farm proposals on repowering to ensure full policy appraisal.

It is acknowledged that where existing turbine infrastructure exists there is an opportunity to re-use this when the lifespan of turbines expires and also to make turbine outputs more efficient. It is also acknowledged that turbines are now manufactured to increasingly greater heights. The fact a wind farm exists on a site should be a material consideration to any repowering planning application and repowering offers opportunities to consider improvements to site layout and reassess environmental benefits. However, as part of the repowering process in instances where turbine heights are proposed to be increased, quite significantly in many cases, there are significant issues to be addressed. Existing turbines have been approved taking great care to consider how they will be fitted into the landscape, a procedure which invariably involves amended plans, reductions in heights and numbers and the finished approved heights are ultimately justified in any decision notice either by planning officials or Scottish Ministers. To increase the height of turbines could be contentious in many instances as higher turbines raises new parameters in terms of matters such as their prominence and suitability within the landscape and impacts on receptors. It therefore cannot be considered that such proposals will be faits accomplis on the grounds that turbines already exist on the site and such proposals should be considered de novo.

It is considered that this SG, policy ED9 of the LDP and para 6.6 of the Ironside Farrar Landscape Capacity and Cumulative Impact Study 2016 give useful guidance for any application submitted for the repowering of an existing wind farm. SNH will shortly be providing guidance on repowering.

Forestry and Woodland

Where woodlands within the Scottish Borders are affected by wind farm developments, the Scottish Government’s policy on the [Control of Woodland Removal](#) will apply.

Consideration of the effects on woodlands will be informed by advice from the forestry regulator (Forestry Commission Scotland) and will normally be based on minimising forest loss by:

- Replacing felled areas on the basis of ‘no net loss’ of woodland area.
- Minimising woodland loss for wind turbines by adopting the ‘keyholing’ approach rather than large scale clearance.
- Locating replacement woodland planting within the application site as far as possible.
- Providing ‘off-site compensation planting’, as a last resort, as close to the application site as possible within the Scottish Borders.

All replacement and compensatory planting, covered by condition, will remain the responsibility of the applicant.

CHAPTER 8: DEVELOPMENT MANAGEMENT CONSIDERATIONS

Consideration must also be given to how any forestry waste will be disposed of. Further information on this can be obtained from SEPA's Guidance on [Management of Forestry Waste](#).

Policy EP13 – Trees, Woodlands and Hedgerows of the LDP 2016 encourages developers to take account of the woodland resource at the outset and requires that the public benefits of a development clearly outweigh the loss of landscape, ecological, recreational, historical or shelter value. It confirms the need to seek appropriate replanting where there is unavoidable loss of the woodland resource. This policy is informed by the [Scottish Borders Woodland Strategy 2005](#).

Any turbine development is initially likely to be judged taking cognisance of existing woodland in the vicinity and how the proposal will relate to it. However, as required by SPP, proposals need to be considered “in perpetuity”, and therefore consideration must also be given to changing woodland pattern through future tree felling and re-stocking as well as natural tree growth and further afforestation. It is therefore expected that any accompanying Environmental Statement should incorporate detailed reference to woodland management and felling, taking also into consideration required access roads and infrastructure.

Cross Boundary Issues

It is important that cross boundary issues are addressed in order that neighbouring planning authorities are fully aware and in agreement of each other's spatial strategies and wind energy policies. Neighbouring planning authorities are being consulted on this SG and their comments and responses will be incorporated into the finalised document where required. It should also be noted that there is a wind farm Cross Boundary Liaison Group comprising of representatives from the Council, neighbouring planning authorities and Scottish Natural Heritage.

CHAPTER 9: CONCLUSION

This SG gives further advice and guidance relating to policy ED9 - Renewable Energy Developments of the Council's Local Development Plan 2016. This SG has been prepared for the benefit of any interested party as to where in principle renewable energy proposals can be supported. It covers a wide range of material considerations and complies with SPP and Scottish Government advice by following the principle of accommodating renewable energy proposals where appropriate, whilst also taking cognisance of economic and other benefits a proposal may offer.

The SG is a material consideration to future decision making on all planning applications for on-shore wind energy development and associated infrastructure. It is advised that any developers take cognisance of the Guidance at any early stage of proceedings and address parts relevant to their specific proposal.

GLOSSARY OF TERMS

BIODIVERSITY

The variability in living organisms and the ecological complexes of which they are part. This includes diversity within species, between species and of ecosystems (UN Convention on Biological Diversity, 1992).

CLIMATE CHANGE ADAPTATION

The adjustment in economic, social or natural systems in response to actual or expected climatic change, to limit harmful consequences and exploit beneficial opportunities.

CLIMATE CHANGE MITIGATION

Reducing the amount of greenhouse gases in the atmosphere and reducing activities which emit greenhouse gases to help slow down or make less severe the impacts of future climate change.

CO₂ CARBON DIOXIDE

The main greenhouse gas, formed by the combustion of all fossil fuels.

COMMUNITY

A body of people. A community can be based on location (for example people who live or work in or use an area) or common interest (for example the business community, sports or heritage groups).

CUMULATIVE IMPACT

Impact in combination with other development. That includes existing developments of the kind proposed, those which have permission, and valid applications which have not been determined. The weight attached to undetermined applications should reflect their position in the application process.

CUMULATIVE EFFECTS *(IN THE CONTEXT OF THE STRATEGIC TRANSPORT NETWORK)*

The effect on the operational performance of transport networks of a number of developments in combination, recognising that the effects of a group of sites, or development over an area may need different mitigation when considered together than when considered individually.

ENERGY CONSERVATION

The reduction of energy consumption usually achieved by changing habits or patterns of use and not requiring significant investment.

ENHANCEMENT

To improve the quality of an area affected by a wind energy development.

ENVIRONMENTAL IMPACT ASSESSMENT

The process used for describing, analysing and evaluating the range of environmental effects that are caused by a wind energy proposal.

ENVIRONMENTAL STATEMENT

The document supporting a planning application that sets out the findings of the Environmental Impact Assessment.

GLOSSARY OF TERMS

HISTORIC ENVIRONMENT

Scotland's historic environment is the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand.

LANDSCAPE CHARACTER

A distinct pattern or combination of elements that occurs consistently in a particular landscape.

LANDSCAPE CHARACTER CLASSIFICATION

A process for describing areas which have broadly consistent and recognisable characteristics. An assessment was carried out for the Scottish Borders in 1995. It describes 70 distinct "Landscape Character Areas" which have been grouped into 31 defined "Landscaped Types". These in turn fall into five broad categories namely the "Upland Types", the "Upland Fringes Types", the "Lowland Types", the "Coastal Types" and the "River Valley Types". These reflect the diversity and pattern of landscape character areas that occur within the region.

LANDSCAPE SENSITIVITY

The extent to which the character and visual amenity of a landscape is susceptible to change brought about by the introduction of wind energy development.

LANDSCAPE VALUE

The relative importance that stakeholders attach to a landscape for a variety of reasons including scenic quality, perceptual aspects such as wildness, remoteness or tranquillity that contribute to a sense of place, rarity, presence and influence of other conservation interests and special cultural associations.

MEGA WATT

A watt is an electrical unit of power. A megawatt is a million watts.

MICRO-GENERATION

Very small scale power generation schemes, typically providing energy to a single household/office. These schemes are less than 50kw or 45kw (thermal) – Source Energy Act 2004

MITIGATION

The act of amending a wind energy development to reduce/remove harmful impacts.

NATIONAL NATURE RESERVE (NNR)

An area considered to be of national importance for its nature conservation interests.

NATIONAL SCENIC AREA (NSA)

An area which is nationally important for its scenic quality.

OFFSHORE

Location on the sea bed, below the mean low tide level, for a number of prospective renewable energy sources including wind, tidal and wave.

GLOSSARY OF TERMS

PLANNING ADVICE NOTE (PAN)

A series of documents that are produced at the national level and which provide advice on good practice.

RAMSAR SITES

Wetlands designated under the Ramsar Convention on Wetlands of International Importance.

RENEWABLE ENERGY

Collective term for energy flows that occur naturally and repeatedly in the environment. It includes energy derived by the sun, such as wind, solar hot water, solar electric (photo-voltaic), hydro power, wave, tidal, biomass, bio fuels, and from geothermal sources, such as ground source heat pumps.

SCHEDULED MONUMENT

Archaeological sites, buildings or structures of national or international importance. The purpose of scheduling is to secure the long-term legal protection of the monument in the national interest, in situ and as far as possible in its existing state and within an appropriate setting.

SECTION 36 APPLICATIONS

Applications for turbines which exceed 50MW in size require to be determined under section 36 of the Electricity Act 1989. These applications are submitted to the Scottish Government and planning authorities are consulted on these proposals.

SECTION 69 AGREEMENT

This method of payment requires the applicant / developer to make the necessary development contribution prior to consent being issued. Section 69 Agreements will be processed on the basis that, should the contribution not be disbursed for the purpose contributed within five years of the agreement, it shall be repaid to the contributor with interest.

SECTION 75 AGREEMENT

A legal agreement which regulates the development or use of land and is entered into by the Planning Authority and any person interested in the land to which it relates.

SENSITIVE RECEPTOR

Aspect of the environment likely to be significantly affected by a development, which may include for example, population, fauna, flora, soil, water, air, climatic factors, material assets, landscape and the inter-relationship between these factors. In the context of planning for Zero Waste, sensitive receptors may include aerodromes and military air weapon ranges.

SETTING

Setting is more than the immediate surroundings of a site or building, and may be related to the function or use of a place, or how it was intended to fit into the landscape of townscape, the view from it or how it is seen from areas round about, or areas that are important to the protection of the place, site or building.

SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

An area which is designated for the special interest of its flora, fauna, geology or geomorphological features.

GLOSSARY OF TERMS

SUSTAINABLE DEVELOPMENT

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Brundtland Definition. Our Common Future, The World Commission on Environment and Development, 1987.

SUSTAINABLE ECONOMIC GROWTH

Building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future generations can enjoy a better quality of life too.

ZONE OF THEORETICAL VISIBILITY (ZTV)

The area from which a development is potentially visible as determined by topography and other intervening features on the ground

APPENDIX A – COUNCIL WEB PAGE ADVICE ON WIND ENERGY

APPENDIX A – COUNCIL WEBPAGE ADVICE ON WIND ENERGY

The following information is available on the Councils' webpage.

The [windfarm database](#) includes information on planning applications, applications being considered by the Scottish Government (Section 36 Applications) and sites where preliminary screening and scoping opinions have been issued.

Three [maps of windfarm and turbine sites](#) are also available to download, split into small and medium turbine locations, large scale turbine locations, and sites subject to screening and scoping requests. These maps confirm the high number of application submissions within the Scottish Borders and the consequent pressure the area is under from turbine proposals.

Before a planning application is submitted for a larger windfarm development, the applicant will normally ask for the Council's opinion on screening and scoping. A screening opinion will normally be in response to the question of whether an Environmental Impact Assessment (EIA) is required to accompany a planning application, while a scoping opinion will normally be about what that assessment should include.

The Council records the location of all sites subject to screening and scoping opinions for wind energy development in the Scottish Borders on the [Screening and Scoping Opinions for Wind Development PDF map](#).

Note: Once an application for planning permission has been lodged, the proposal will be removed from this list and will then appear on the windfarm database.

APPENDIX B - DECOMMISSIONING TABLE

APPENDIX B – DECOMMISSIONING TABLE

| Decommissioning Cost Estimate | | | | |
|---|----------|------|----------|-----------|
| Description | Quantity | Unit | Rate (£) | Total (£) |
| Decommission Turbines | | | | |
| Decommission Turbines – including all required carnage, loading/ unloading and transport for disposal off site | | | | |
| Oil Disposal – disposal of wind turbine generator oils assume 1 turbine per day including disposal off site and all plant and equipment | | | | |
| NO turbine scrap value should be taken into consideration | | | | |
| Transport – transport off site for recycling distance not excelling 100km | | | | |
| Transformers/ Package Substations Decommission package substations | | | | |
| Decommission Turbine Foundations | | | | |
| Decommission and make good foundation areas not exceeding XXm ² x 1m below F.G.L (m ³) | | | | |
| General allowance for turbine foundation area landscaping assume grading and seeding or similar | | | | |
| Cost of material offsite as inert waste | | | | |
| Decommission Site Roads (inc. SuDS) | | | | |
| Quantity of site roads requiring decommissioning | | | | |
| Site Road Programme – programme for site road decommissioning | | | | |
| Labour | | | | |
| Plant | | | | |
| Does the site require imported fill material? | | | | |
| Imported fill material from off site | | | | |
| Decommission Crane Hardstandings | | | | |
| Number of hardstandings to be decommissioned as standard set to number of turbines but can be altered | | | | |
| Hardstanding Programme 0 programme for hardstandings decommissioning | | | | |
| Labour | | | | |
| Plant | | | | |
| Does the site require imported fill material? | | | | |
| Crane hardstanding size | | | | |
| Material | | | | |
| Decommission Substation Building(s) | | | | |
| Allowance for substation control building and compound decommissioning civil works only including disposal of all material off site | | | | |
| Decommission substation electrical installation including taking into account residual value of equipment | | | | |
| Additional Decommissioning Civil Works | | | | |
| Site Entrance – decommission site entrance | | | | |
| Signage – remove site signage and install new where appropriate | | | | |
| Fencing and hedging – remove/adjust site fencing and hedging where applicable | | | | |
| Additional works – defined by the user | | | | |
| Electrical Infrastructure Cost | | | | |
| Works involved in removing cable from trenches and making good on completion | | | | |
| Independent Engineering Design and Consultants | | | | |
| General allowance for engineering costs through decommissioning phases of the works | | | | |
| Decommission Met Mast | | | | |
| Decommission met mast at the same time as turbines | | | | |
| Management and Preliminaries | | | | |
| Management and staff time | | | | |
| Preliminaries | | | | |
| Insurance | | | | |
| Insurance rate as advised | | | | |

| | |
|--------------|--|
| Total | |
|--------------|--|

APPENDIX C - IRONSIDE FARRAR STUDY ON LANDSCAPE CAPACITY AND CUMULATIVE IMPACT 2016

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Wind Energy Consultancy

Update of Wind Energy Landscape Capacity and Cumulative Impact Study

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November 2016
8558

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EXECUTIVE SUMMARY

Study Purpose and Objectives

The purpose of this study is to provide detailed technical assessment and guidance on landscape, visual and cumulative development matters for Scottish Borders' Wind Energy Supplementary Guidance; part of the Borders Local Development Plan. This study follows on from the Wind Energy Consultancy study of July 2013 which provided detailed information on landscape and visual; economic and public opinion matters. Specifically, it updates the landscape, visual and cumulative situation in the context of current wind energy development and changes to Scottish Planning Policy in 2014.

The main objectives of the study brief are:

- Updating the study to take cognisance of turbine approvals since January 2013, adopting new turbine size typology ranges as follows: 15m –<35m, 35m –<50m, 50m –<80m, 80m –<120m, 120m+ to allow more detailed consideration of greater turbine heights which are becoming more prevalent.
- Inclusion of a “How to Use this Guidance” at the front as a simple to follow guide of the main parts of the study and where they can be found
- Updating of the landscape capacity and guidance summary tables; including turbine distribution maps accompanying the analysis of Regional Landscape Areas and landscape analysis and guidelines for each landscape character area
- Consideration and guidance given to repowering and extension opportunities for large scale commercial wind farm sites
- Update and appraisal of cumulative impact issues, taking cognisance of updated approvals. Reference to be made emphasising support for development around the more appropriate sites.
- Consider the potential to protect particular areas from inappropriate development
- Give further clarity as to how the boundaries of potential cumulative capacity areas have been identified within the relevant figures.

The following is a summary of the key findings and recommendations of the study.

Approach to the Study

This study considers the capacity of the Scottish Borders landscape to accommodate onshore wind energy development. The landscape capacity assessment is based on an assessment of landscape sensitivity and value of the different landscape character types and areas in Scottish Borders. The key stages and outputs are:

- Carrying out an assessment of the key landscape characteristics within the Scottish Borders using a robust methodology identifying sensitivity criteria;
- Setting out a clearer vision for onshore wind farm development and allowing better understanding of the opportunities and constraints on wind energy in the Scottish Borders and how these can or should be addressed;
- Determining the thresholds of acceptable change and identifying critical factors which are likely to present an eventual limit to development;

- Identifying areas most suitable for wind energy development and areas which are less suitable.
- Identifying where remaining capacity for development lies

This strategic-level study is based on the premise that, given current renewable energy targets, there will be a need to both acknowledge and manage future landscape change and effects on visual amenity resulting from wind energy development, and to identify where change is acceptable and where it is not acceptable. In applying the assessment process, the study has addressed a number of concepts and issues that affect the perceived significance and acceptability of cumulative changes caused by multiple wind energy developments in the landscape.

Landscape Character

Scottish Borders covers a large area of south east Scotland to the south of Edinburgh. At its core is a series of river valleys, including the River Tweed, flowing eastwards into a broad undulating lowland area that has the Lammermuir and Moorfoot Hills to the north and northwest, the Central Southern Uplands to the west and south and the Cheviot Hills to the south and south east. To the east the study area borders the North Sea in a dramatic coastal zone. The border with England, Northumberland and the Northumberland National Park is to the south east and south. The majority of the medium sized regionally significant settlements are either found within sheltered valleys surrounded by upland landscapes or within the broad flatter lowland landscapes.

Scottish Borders is divided into 30 distinctive landscape character types, most of which are subdivided into further geographically separate landscape character areas (LCAs), as detailed in the Borders Landscape Assessment. These LCAs have been assessed for their sensitivity to wind energy development and their capacity to accommodate wind turbines.

Landscape Capacity and Cumulative Development

This study resolves landscape capacity with levels of cumulative development and involves three stages:

- Firstly identifying the underlying capacity of the Scottish Borders landscape to accommodate wind turbine development;
- Secondly, assessing the degree of cumulative change resulting from operating and consented wind turbines in the study area and in specific areas of Scottish Borders;
- Thirdly, assessing the level of further development that could acceptably be accommodated within areas of Scottish Borders thereby identifying remaining capacity.

The underlying capacity for different sizes of turbine across the landscape character types of the Scottish Borders is shown in detail in figures 6.1 a - e. Extensive upland areas such as the Moorfoot and Lammermuir Hills and parts of the Southern Uplands tend to have the highest underlying landscape capacity for the largest size turbines and windfarm developments. This reflects the suitable characteristics of scale, simplicity of

landform and lack of small scale built development. Nevertheless, many smaller or more topographically distinctive upland areas, such as the Pentland Hills, have greater prominence and visibility in the landscape or have national or local designations in recognition of their intrinsic scenic, cultural or recreational qualities, greatly limiting underlying capacity. Other areas, including much of the Central Southern Uplands and Cheviot Hills have combinations of scenic, recreational and/or wildness qualities, often recognised by designation, which also limit underlying capacity.

Upland Fringe areas are suitable for more modest levels of development including smaller windfarms or single turbines. Lowland areas are most suitable for smaller turbines, singly or in smaller groupings. Extensive areas, including river valleys, prominent hills, highly visible escarpments and the coastline, have little or no capacity for wind energy development.

Consented Developments at July 2016

The emerging pattern of development in and around the Scottish Borders reflects the wider pattern of Scottish wind energy development, where the majority of windfarms and turbines are located in upland areas, with smaller developments in lowland areas.

There are, at July 2016, a total of 479 operational or consented turbines of 15m or greater height and 128 in planning or S36 applications awaiting a decision in Scottish Borders area. Of those turbines consented, a significant proportion (50%) are 80m or more to blade tip, and 22% are below 35m in height. In the applications the vast majority of proposed turbines (96%) are 80m or more in height. This represents an increase from the 2013 study in which 311 turbines of 25m+ height were recorded, even accounting for inclusion of turbines between 15m and 25m.

At or before July 2016 there are also very significant numbers of operational, consented and proposed wind turbines within 15km of Scottish Borders (Approximately 600 existing/consented and 74 proposed). This is particularly due to parts of the Crystal Rig/Aikengall cluster extending into East Lothian; and Clyde windfarm and extension on the boundary with South Lanarkshire and significant developments in Dumfries and Galloway. Most of these turbines are 80m or taller to blade tip.

The majority of turbines are located within windfarms north of the River Tweed in the Upland landscapes, with small groups or individual turbines in the agricultural lowlands and river valleys. Most of the largest turbines are located in the Dissected Plateau Moorland areas of the Lammermuir and Moorfoot Hills and Plateau Grasslands of Lauder Common. Two windfarms with larger turbines also lie in the Upland Fringe and Coastal Moorland landscape character types. The largest windfarm fully within the Scottish Borders is at Dun Law (comprising 61 turbines). There are only two existing relatively small sized windfarms in the Southern Uplands, south and west of the River Tweed, with one more consented at Windy Rig in the south.

In areas adjacent to Scottish Borders there are two clusters that introduce significant landscape and visual impacts into the Scottish Borders: Clyde Windfarm in South Lanarkshire and the Crystal Rig/Aikengall development which straddle the Scottish Borders/ East Lothian boundary.

There are currently no wind turbines in the Cheviot Hills or Upper Tweed and Teviot Valleys and only minimal turbine development within the majority of the Southern Uplands. However, there is and has been development pressure from applications in or near these areas.

Analysis of Capacity and Cumulative Development

The current levels of development have led to a landscape in which wind turbines are a key landscape feature developing across the Lammermuir and Moorfoot Hills Region Uplands in the north of the Borders, from Lauder Common through to the northern edge of the Lammermuirs and southeast into the Upland Fringes and Coastal Zone, with a smaller area in the Central Southern Uplands on the western boundary with South Lanarkshire. Within these areas there are some locations with very high concentrations of turbines that can be considered as wind turbine dominated landscapes.

A wider area in which wind turbines are occasional landscape features has developed around and south of this and into the coastal area and Tweed Lowlands and west into the northern edge of the Moorfoot Hills. A small area of wind turbine dominated landscape lies in the Coastal Zone. Smaller areas-with wind turbines as key landscape features have developed around smaller concentrations of turbines elsewhere in the Borders.

The study has identified the potential for wind energy development in the Borders through the detailed sensitivity and capacity assessments carried out for each landscape character area. This has identified that parts of upland areas in the north, extreme west and southwest have the highest capacity, being able to accommodate larger scale turbines in large commercial scale windfarms.

Much of the rest of Scottish Borders has limited capacity for smaller scale developments, ranging from small clusters of turbines to single turbines.

Significant areas, including much of the wilder more distinctive upland areas, prominent hills and scenic or small scale river valleys and the coastline, have little or no capacity for development without causing severe impacts on landscape character.

By comparing existing and potential future levels of development the study has identified areas in which there is remaining capacity for development and areas in which current cumulative development limits the capacity for further development.

Conclusions

The assessment indicates that there is most remaining capacity for further wind energy developments within areas of the Moorfoot Hills, and forested southern areas of the Central Southern Uplands and western Cheviot Hills. Conversely, there are also areas in the Lammermuirs, Coastal Zone and western Southern Uplands where current cumulative development is close to, or exceeds capacity and impacts limit further development. Further development across Scottish Borders needs careful consideration if undue levels of landscape change are to be avoided.

1.0 INTRODUCTION

1.1 Background

Supplementary Guidance and Capacity Studies in Scottish Borders

Scottish Borders Council has been proactive in supporting the national policy for the positive provision for the development of onshore wind energy in locations where the technology can operate efficiently and environmental and cumulative impacts can be satisfactorily addressed.

Scottish Borders Council in preparation of planning policy and decision making on planning applications for developments must strike a balance between the objectives of conserving the environmental qualities of the area and the capture of renewable energy resources. SPG for wind energy was reviewed in 2011 in the light of increased proposals for wind energy projects, particularly single or small groupings of turbines as a result of the introduction of the Feed in Tariff.

Scottish Borders Council also commissioned research into economic impacts, public perception and the implications of further wind turbine development on the landscape. In 2013, Ironside Farrar Ltd carried out a robust independent assessment of the current and potential landscape impacts of future turbine development to inform the development of planning policy for onshore wind energy in the new Local Development Plan.

The 2013 landscape capacity study¹ assessed the capacity for different scales of wind energy development across Scottish Borders; based on analysis of landscape character, sensitivity and value and an assessment of significance of landscape change resulting from different potential scales of development. The study identified areas with capacity for different scales and levels of development. It also identified areas where the cumulative impacts of existing development limit the potential for further development.

The 2013 capacity study is a background paper informing the Local Development Plan and consultation process, and has also been used to inform Council decisions on onshore wind energy applications. The LDP is now adopted and therefore it is a material consideration to the planning decision-making process, as recognised within the new Renewable Energy policy ED9.

2016 Update to the Capacity Study

This update to the landscape capacity study for wind energy in Scottish Borders has been prepared in the light of policy changes detailed in the June 2014 Scottish Planning Policy (SPP 2014) and to address the continuing development pressure for wind energy in the local authority area. The study is prepared in line with the requirements of SPP 2014 and strategic guidance provided by SNH². While taking a similar approach to the 2013 study, it is more detailed and nuanced taking changes to policy, national guidance and the wind

energy baseline into account. It will supersede the 2013 capacity study and inform supplementary guidance for renewable energy.

Changes to SPP

SPP 2014 continues to emphasise the importance of accommodating renewable energy development. Paragraph 155 states that:

‘Development plans should seek to ensure an area’s full potential for electricity and heat from renewable sources is achieved, in line with national climate change targets, giving due regard to relevant environmental, community and cumulative impact considerations’.

Paragraph 161 states that planning authorities should set out in the development plan a spatial framework identifying those areas that are likely to be most appropriate for onshore wind farms as a guide for developers and communities, following the approach set out in Table 1 of the document. Figure 1.1 below is an extract of Table 1 from SPP, showing the specific designations and other key factors to be mapped and considered in the spatial framework. Development plans are also required to indicate the minimum scale of onshore wind development that their spatial framework is intended to apply to.

Figure 1.1: Extract from Scottish Planning Policy on Spatial Frameworks

Table 1: Spatial Frameworks

| | | |
|---|---|--|
| <p>Group 1: Areas where wind farms will not be acceptable:</p> <p>National Parks and National Scenic Areas.</p> | | |
| <p>Group 2: Areas of significant protection:</p> <p>Recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.</p> | | |
| <p>National and international designations:</p> <ul style="list-style-type: none"> • World Heritage Sites; • Natura 2000 and Ramsar sites; • Sites of Special Scientific Interest; • National Nature Reserves; • Sites identified in the Inventory of Gardens and Designed Landscapes; • Sites identified in the Inventory of Historic Battlefields. | <p>Other nationally important mapped environmental interests:</p> <ul style="list-style-type: none"> • areas of wild land as shown on the 2014 SNH map of wild land areas; • carbon rich soils, deep peat and priority peatland habitat. | <p>Community separation for consideration of visual impact:</p> <ul style="list-style-type: none"> • an area not exceeding 2km around cities, towns and villages identified on the local development plan with an identified settlement envelope or edge. The extent of the area will be determined by the planning authority based on landform and other features which restrict views out from the settlement. |
| <p>Group 3: Areas with potential for wind farm development:</p> <p>Beyond groups 1 and 2, wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria.</p> | | |

¹ Ironside Farrar (2013) *Scottish Borders Wind Energy Consultancy: Landscape Capacity and Cumulative Impact*

² SNH (June 2015) *Spatial Planning for Onshore Wind Turbines – natural heritage considerations guidance*

Paragraph 162 of SPP states that both strategic and local planning authorities should identify where there is strategic capacity for windfarms, and areas with greatest potential for wind development, considering cross-boundary constraints and opportunities. Development plans are also required to set out the criteria that will be considered in deciding *all* applications for wind farms of different scales – including extensions and re-powering – taking account of detailed considerations.

Paragraph 169 sets out a list of considerations for wind energy developments to be assessed against, which includes cumulative impacts and landscape and visual impacts:

- ‘cumulative impacts – planning authorities should be clear about likely cumulative impacts arising from all of the considerations below, recognising that in some areas the cumulative impact of existing and consented energy development may limit the capacity for further development;’ and
- ‘landscape and visual impacts including effects on wild land,’³.

1.2 Consultancy Appointment

Ironside Farrar has been appointed by Scottish Borders Council to carry out the update to the 2013 study. The key objectives and outputs of this study are:

- Updating the study to take cognisance of turbine approvals since January 2013
- Adopting new turbine size typology ranges as follows: 15m –<35m, 35m –<50m, 50m –<80m, 80m –<120m, 120m +. The first three ranges mirror those identified within the Berwickshire study⁴, linking the two studies. The last two typology ranges allow more detailed consideration of greater turbine heights which are becoming more prevalent.
- Inclusion of a “How to Use this Guidance” at the front as a simple to follow guide of the main parts of the study and where they can be found
- Updating of the landscape capacity and guidance summary tables; including turbine distribution maps accompanying the analysis of Regional Landscape Areas and landscape analysis and guidelines for each landscape character area
- Consideration and guidance given to re-powering opportunities for all large scale approved commercial wind farm sites
- Cumulative impact issues considered, taking cognisance of updated approvals. Text reference made emphasising support for development around what are considered to be the more appropriate sites.

³ (SNH 2015 Draft Guidance provides guidance on landscape capacity studies - refer to paragraph 1.6.2)

⁴ Alison Grant & Carol Anderson (2012) *Landscape and Visual Guidance on Single and Small Groups of Wind Turbine Developments in Berwickshire, Scottish Borders*

- Appraisal of the potential to consider particular areas for non-development
- Further clarity as to how the boundaries of potential cumulative capacity areas have been identified within the relevant figures.

It is intended that the final study will be agreed by Scottish Borders Council as part of the updated SG on Wind Energy. In order for the Guidance to gain elevated status within the decision making process it is intended that it will ultimately be referred to the Scottish Government in order that it can formally become part of the Development Plan as Supplementary Guidance.

1.3 National and Local Policy

National and local planning policies in Scotland encourage the development of onshore wind energy. However, it is accepted that there are limitations imposed by environmental sensitivities and the capacity of areas to accept cumulative development. Therefore, the acceptability of multiple windfarms and turbines and the cumulative landscape and visual impacts of development has to be considered in the light of national and development plan policy. **Appendix 1** reviews current national policy and guidance including SPP 2014, SESPlan SDP 2013, SBC LDP 2016 and Supplementary Guidance.

1.4 The 2016 Capacity Study

In the light of the current SPP this landscape capacity study does not assess, but makes reference to, the specific designations and interests highlighted in Groups 1 and 2 of the Spatial Framework, mapping of which is a separate process. The study concentrates on landscape and visual capacity through assessing:

- the capacity of the landscape and visual environment of Scottish Borders to accommodate *all scales* of wind energy development; and
- cumulative impacts of existing and consented wind energy development in the light of the capacity assessment.

These issues are highlighted by paragraph 169 of SPP and are applicable to all areas of Scottish Borders, including areas lying within Groups 1 and 2 of the Spatial Framework, where they occur.

Critical to the current assessment is the fact that Scottish Borders already has a large number of operating and consented wind energy developments including several large commercial windfarms and a considerable number of smaller, mainly non-commercial developments. This has created more extensive areas of cumulative wind turbine development since the 2013 assessment, and ongoing consents and construction of schemes will continue to require assessment.

1.5 Landscape Capacity and Cumulative Impacts

This study informs the Council on the issues of landscape capacity and cumulative impact. Accordingly, it comprises three main themes:

- A strategic landscape capacity study, investigating the underlying capacity of landscapes within Scottish Borders to accommodate wind energy development of all but the smallest domestic scale. This is reflected in detailed capacity maps for the five turbine size ranges listed in 1.2 above. This has a wider size range and is a more finely grained assessment than in the 2013 study, reflected in more detailed guidance and more geographically specific capacity mapping;
- A cumulative assessment examining the level of cumulative development of operating, consented and proposed wind turbines and wind farms in Scottish Borders, updating the database to July 2016;
- Guidance on remaining development capacity and on the size and types of wind energy development throughout Scottish Borders that would be acceptable in landscape terms, taking into account the first two considerations. This includes the potential for extension or repowering of currently operational sites.

This study specifically assesses landscape capacity and the impact of cumulative wind energy development in order to determine where there is existing capacity and where limitation of further development may be required through the development management process. The study addresses these requirements through a staged assessment process described in sections 2.0 to 6.0 of this report.

It is emphasised that this is a strategic level landscape and visual study, providing a context for considering the capacity for, and the cumulative effects of, existing and potential future wind turbine developments in Scottish Borders. No site specific conclusions should be drawn from it in relation to current, proposed or future wind energy schemes.

As a strategic landscape and visual study this does not address specific localised impacts such as effects on individual residential receptors or other sensitive receptors. All wind energy proposals should be considered on their own unique locational and design characteristics as well as their strategic context. All proposals should be subject to landscape, visual and cumulative impact assessment including (if required) a full environmental assessment, taking due cognisance of up to date guidance on the landscape and visual assessment and design of wind energy schemes.

2.0 CUMULATIVE IMPACT AND CAPACITY ASSESSMENT METHOD

2.1 Purpose of Assessment

The purpose of the following assessment is to determine the landscape capacity of Scottish Borders to accommodate wind energy development and to determine the levels of cumulative development that would be acceptable across the local authority area. The assessment takes into account current cumulative development within and around Scottish Borders and is based on the premise that current renewable energy policies will lead to a future level of landscape change within Scottish Borders that requires careful management.

The key objectives of the study are outlined in Chapter 1. The methodology serves these objectives through a clear assessment of landscape and visual sensitivity and capacity across Scottish Borders; together with an assessment of the cumulative effects of current consented wind energy development and the potential for accommodating future development, including extension or repowering of currently operating schemes.

Nevertheless, it is recognised in guidance that the assessment of landscape capacity and cumulative impacts is not a straightforward exercise. The background considerations and detailed methodology for this process are detailed in **Appendix 2** of this report. The following summarises the methodology and explains how the findings and recommendations are presented.

2.2 Study Stages

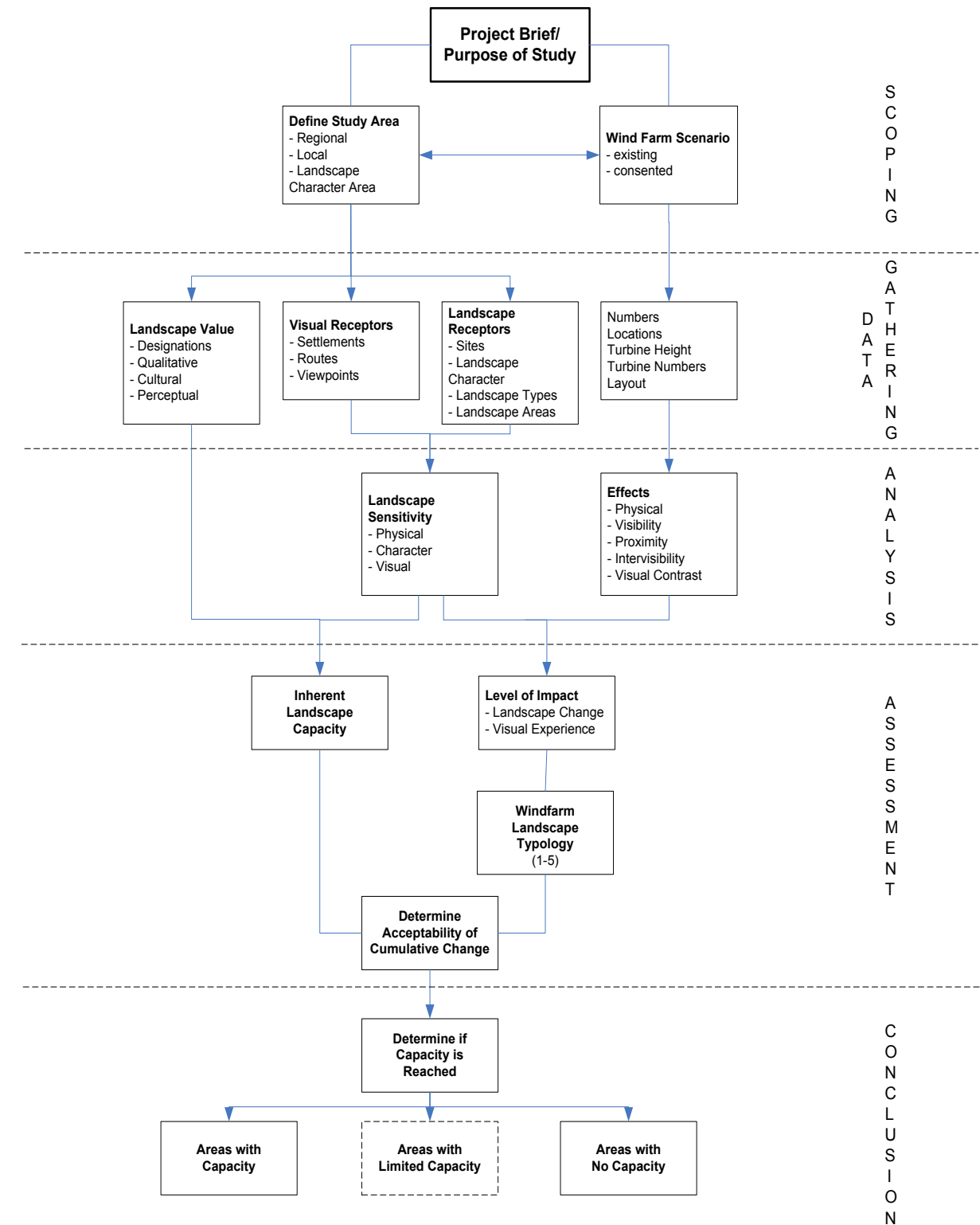
The assessment is a staged process comprising:

- 1) Define study area and characterise landscape and visual baseline and scope of wind energy types to be included in the strategic study.
- 2) Assess landscape sensitivity based on landscape character types (LCTs) and landscape character areas (LCAs) in Scottish Borders. This assessment considers landscape character sensitivity, visual sensitivity and landscape value.
- 3) Assess the capacity of the Scottish Borders landscape to accommodate wind energy development of different types and scales based on the assessment of sensitivity and value of the LCAs and LCTs. This is an assessment of the *underlying* landscape without taking the effects of existing or consented wind turbines into account.
- 4) Record the current type and extent of operational and consented wind energy development in Scottish Borders and the surrounding local authorities.
- 5) Determine the extent to which cumulative consented development has occupied the underlying capacity of the landscape to accommodate wind energy developments.
- 6) Further to the assessment of landscape capacity and cumulative development, identify areas in which:
 - there is no underlying landscape capacity for wind energy development;

- cumulative consented development limits landscape capacity for further wind energy development.
- there is remaining landscape capacity for wind energy development.

The assessment process is summarised as a flow chart in Figure 2.1 below
FIG 2.1 METHODOLOGY FLOWCHART FOR CUMULATIVE ASSESSMENT

Figure 2.1. Cumulative Impact and Landscape Capacity Assessment Flowchart



The resulting spatial strategy is supported by guidance on appropriate types and levels of wind energy development for the areas in which there is capacity, taking note of the potential limitations imposed by already consented development.

2.3 Scope of Assessment

2.3.1 Area Covered

The study focuses primarily on the local authority area of Scottish Borders. However, an area of a minimum 15km beyond the boundary is considered, because of the potential landscape and visual effects on Scottish Borders of wind energy developments in neighbouring landscape areas.

2.3.2 Wind Energy Development Types

The study considers all sizes of turbines and wind energy developments operating, consented or proposed, as well as potential future scenarios where appropriate. This refines the 2013 assessment which used fewer size categories.

The height categories of wind turbines reflect those used in the Berwickshire Landscape Capacity study⁵, with an additional category for turbines of greater than 120m, reflecting the wider scope of this assessment for the whole Scottish Borders.

Table 2.1. Turbine Size Categories

| Blade Tip Height | Typical Use (in a Scottish context) |
|------------------|--|
| 15m to <30m | Typically used for domestic and farm FiT schemes |
| 30m to <50m | Typically used for farm and industrial FiT schemes |
| 50m to <80m | Single turbine FiT schemes and smaller turbines used in commercial schemes |
| 80m to <120m | Many current commercial windfarms and some single turbines |
| 120m and greater | Many current and most proposed commercial windfarms |

Turbines less than 15m to blade tip are not considered to have the same qualities of scale, prominence and widespread visibility that lead to the wider cumulative impacts of larger turbines with a blade tip higher than 15m. Assessment and guidance for turbines less than 15m to blade tip is limited to localised generic siting and design considerations.

2.3.3 Use of Geographical Information Systems

The study has used the GIS application; Arcview 10.3.1. It is emphasised that this application is used only as a tool to manage, map and illustrate spatial data. The capacity assessment process is not based on GIS and is described in the following sections.

2.4 Landscape and Visual Baseline

The landscape baseline assessment includes a description and classification of landscape character and records of designations and other features that contribute to landscape value.

The **landscape character assessment** is based on landscape character types (LCTs) and landscape character areas (LCAs) in Scottish Borders described in section 3.2 and Table 3.1 of this report. These are based on the SNH landscape character assessment⁶.

Landscape value is determined partly through landscape designations. There are two nationally designated areas in Scottish Borders. Local landscape designations have recently been reviewed and cover extensive parts of the local authority area. There are also many Historic Gardens and Designed Landscapes throughout Scottish Borders. Related designations that can contribute to landscape value and character are recorded. These include natural and cultural heritage designations, recreational/ visitor facilities and core paths. Other factors affecting perceptions of value include wildness which has recently been assessed across Scotland, with a Wild Land Area within the study area.

The **visual baseline** assessment is detailed in **Chapter 4**. It involves a computer-based intervisibility assessment based on turbine heights and receptor types. This helps to identify areas where wind turbines of different heights are most likely to be visible to receptor groups, or areas where they could be more easily concealed. This approach should not be considered in isolation from other factors determining capacity, such as landscape character.

2.5 Method for Determining Landscape Sensitivity and Capacity

The method for determining landscape sensitivity and capacity is detailed in **Appendix 2**. This involves consideration of the two main elements discussed in 2.4 above:

⁵ Alison Grant & Carol Anderson (2012) *Landscape and Visual Guidance on Single and Small Groups of Wind Turbine Developments in Berwickshire, Scottish Borders*

⁶ *Borders Landscape Assessment* (ASH Consulting Group for SNH, 1998)

- 1) The sensitivity of the landscape fabric and character to turbine development, which includes landscape features, elements and characteristics and its visual sensitivity, including intervisibility and affected receptor types.
- 2) The value of the landscape as determined by stakeholders. This may include national or local recognition by landscape designation or cultural association, or value to a community of interest such as local residents or an interest group.

Appendix 2 describes a breakdown of the physical and perceptual characteristics that contribute to landscape character, visual sensitivity and value. Each criterion is described and evaluated in terms of its sensitivity to wind energy development. An overall assessment of **high, medium** or **low** is derived from a composite of all the criteria. There is no consistent relative weighting of criteria as, in the case of each landscape type or area, different criteria are likely to be critical in the sensitivity assessment.

Following the above assessment, an overall professional judgement on capacity for developments of different types is made on the basis of sensitivity and value. Landscape capacity is rated according to the degree to which wind turbines may be accommodated without significant and/or adverse effects on sensitivity and value. The descriptive criteria below for **high, medium** and **low** describe the main thresholds on a continuum between no capacity and high capacity:

Low Capacity: A landscape that is both sensitive to wind turbine development and has a high value, where only a slight level of change can be accommodated without significantly affecting any of the key defining criteria

Medium Capacity: A landscape that has some sensitivity to wind turbine development and has some aspects of value, where a moderate level of change can be accommodated which may significantly affect some of the defining criteria

High Capacity: A landscape that has low sensitivity to wind turbine development and has low value, and can accommodate change that significantly affects most of the key defining criteria

Broadly speaking there is an inverse relationship between landscape sensitivity/value and capacity. However, this is not a simple relationship that can be expressed in a matrix: a balance of judgement is made in each case as landscape value may be a more important factor than sensitivity in some cases; and vice versa in others.

Turbine height and the size and layout of types of turbine development may relate better to some LCTs than others and the geographical extent of LCAs within some otherwise suitable LCTs may limit capacity for development.

2.6 Defining Landscape Change and Cumulative Capacity

An understanding of cumulative impacts and change in the landscape is key to determining acceptable levels of development and whether or not areas have reached cumulative capacity. This is discussed below and in further detail in **Appendix 2**.

2.6.1 Cumulative Change

Appendix 2, section 2.7 discusses in detail the issues involved in determining cumulative change thresholds and the acceptability of these changes. It refers to SNH siting and design guidance⁷ and cumulative guidance for onshore wind energy developments⁸. Key factors that affect the perception of cumulative change include:

- the distance between individual windfarms and/or turbines;
- the distance over which they are visible;
- the overall character of the landscape and its sensitivity to windfarms;
- the siting and design of the windfarms and/or turbines themselves (particularly turbine height and windfarm size); and
- the way in which the landscape is experienced.

In determining an acceptable level of development, it is necessary to clearly define what differing levels of development actually entail. The methodology therefore sets out, in Table 2.1 opposite, defined levels of change to the landscape and visual environment that might occur or be experienced depending on the size, number and location of turbines to be built within an area.

The descriptions in Table 2.2 set out a graduated landscape typology that defines increasing levels of cumulative landscape and visual impact of turbines by describing their effect on landscape character and the experience of those living in or travelling through the landscape. These descriptions are used without prejudice as a tool to illustrate cumulative landscape change to all parties involved in planning wind energy development.

Further generic illustration of the concept is provided in Section 4 of SNH's 2014 siting and design guidance (paragraphs 4.5 and 4.6 and illustrative sketches, reproduced in Figure 2.2 below Table 2.1). The extent of current and potential future wind turbine landscape types in Scottish Borders is described in detail in chapter 6 and illustrated in Figures 6.2 and 6.3.

⁷ SNH (2014). *Siting and Designing Windfarms in the Landscape*

⁸ SNH (2012) *Assessing the cumulative impact of onshore wind energy developments: March 2012*

2.6.2 Determining Acceptable Levels of Change

SNH’s siting and design guidance identifies three broad levels of cumulative change in the landscape that may be set by local authorities depending on landscape sensitivity and value and local policy objectives:

- **Landscape Protection:** Maintain existing landscape character.
- **Landscape Accommodation:** Accept a degree of change providing this does not fundamentally alter key landscape characteristics and visual resources.
- **Landscape Change:** Accept large amounts of change that may fundamentally alter key landscape characteristics and visual resources.

The descriptions in Table 2.2 provide a basis on which to understand and determine levels of change. However, it is the collective decision of stakeholders including local authorities and their population that ultimately determines the levels of cumulative landscape change, that are acceptable across their area, and thereby the capacity.

2.7 How to Use the Assessment Findings and Guidance

The study assessment, findings and guidance are presented in the following chapters which also refer to figures, tables and appendices:

Chapter 3: Landscape Baseline

This chapter defines and describes the study area, including the geographical extent and landscape character of Scottish Borders and its surroundings. It also reviews other relevant information including landscape-related constraints, such as wildness, natural heritage and cultural heritage designations.

The assessment of landscape capacity and cumulative landscape change is based on the six Regional Landscape Areas further divided into Landscape Character Areas (LCAs). These are based on thirty Scottish Borders Landscape Character Types (LCTs) which are represented across the Regional Landscape Areas as detailed in the published Scottish Borders Landscape Character Assessment.

The information in chapter 3 informs the assessment of the sensitivity and value of each landscape character type and areas detailed in chapter 6.

Chapter 4: Visual Baseline

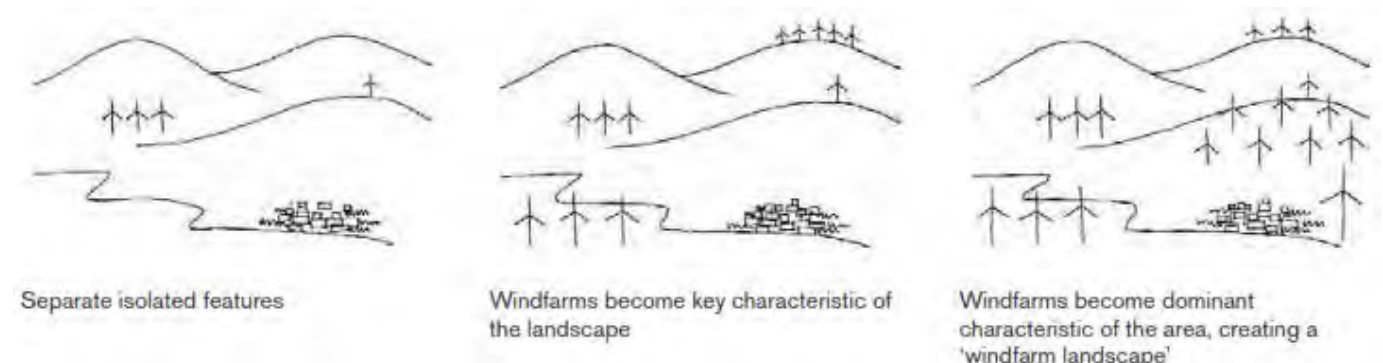
This chapter details the analysis carried out to establish the relative visibility and visual sensitivity of different parts of Scottish Borders. This involves a computer-based intervisibility assessment, based on different turbine heights and receptor types. The resulting maps are shown in **Appendix 3**.

The information in chapter 4 informs the assessment of landscape sensitivity as detailed in Chapter 6.

Table 2.2: Description of Levels of Cumulative Wind Turbine Development

| Landscape Type | Landscape Character | Visual Experience |
|--|---|---|
| Landscape with no Wind Turbines | A landscape type or area in which no, or a minimal number/size of wind turbines is present, or clearly visible from neighbouring areas. | There would be no, or negligible, effects on visual receptors. |
| Landscape with Occasional Wind Turbines | A landscape type or area in which windfarms or wind turbines are located and/or are close to and visible. Turbines are not of such a size, number, extent or contrast in character that they become one of the defining characteristics of the landscape’s character. | Visual receptors would experience very occasional close-quarters views of a windfarm or turbines and more frequent background views of windfarms or turbines. Some of the turbines would not be perceived as being located in the landscape character type or area. No overall perception of wind turbines being a defining feature of the landscape. |
| Landscape with Wind Turbines | A landscape type or area in which a windfarm, windfarms or wind turbines are located and/or visible to such an extent that they become <i>one</i> of the defining characteristics of the landscape character. However, they are clearly separated and not the single most dominant characteristic of the landscape. | Visual receptors would experience frequent views of windfarms or wind turbines as foreground, mid-ground or background features, affecting their perception of the landscape character. However there would be sufficient separation between windfarms and turbines and sufficient areas from which wind turbines are not visible such that they would not be seen as dominating the landscape over all other landscape features. |
| Wind Turbine Landscape | A landscape type or area in which windfarms or wind turbines are extensive, frequent and nearly always visible. They become the dominant, defining characteristic of the landscape. Nevertheless there is a clearly defined separation between the principal developments. | Visual receptors would experience views of windfarms and wind turbines as foreground, mid-ground and background features, to the extent that they are seen as the most dominant aspect of landscape character. Few areas would be free of views of wind turbines, although the principal groupings would appear separated. |
| Windfarm | Landscape fully developed as a windfarm with no clear separation between groups of turbines. Few if any areas where turbines not visible. | Visual receptors would always be close to and nearly always in full view of wind turbines, with no clear separation between groups of turbines. |

Figure 2.2: Illustrative Sketches of Wind Turbine Development (from SNH)



Chapter 5: Wind Turbines in the Study Area

This chapter describes the operating, consented and proposed wind turbine developments in Scottish Borders at **July 2016**, and the wider study area at July 2016 or earlier. There is a detailed breakdown of numbers and sizes of turbines and windfarms in Scottish Borders and the surrounding study area. Locations of turbines are illustrated in Figures 5.1 and 5.2. There is also an analysis of turbine size ranges and distribution in relation to landscape character.

Appendix 4 reviews the factors involved in wind turbine location, size, design and distribution that affect landscape, visual and cumulative impacts.

Details of individual developments are given in **Appendix 5**

Chapter 6: Assessment of Landscape Capacity and Cumulative Change

This chapter analyses and assesses the information in the previous chapters to determine the landscape and visual impacts of, and capacity for, wind energy development across Scottish Borders. The assessment is summarised in **Table 6.1** and **Figures 6.1 to 6.3**. The capacity assessment is informed by the detailed assessment of landscape sensitivity and value in **Appendix 6**. A desk and field based assessment was carried out. The assessment informs the subsequent spatial strategy and includes guidance on turbine size and distribution. Further details of how to use Table 6.1 together with the figures are given at the start of Chapter 6.

This assessment is carried out for each of the six main regional landscape areas of Scottish Borders. The assessment includes each of their component LCAs. The capacity assessment and current level of development for the LCAs is combined to come to an overall assessment of capacity and cumulative effects in each regional area.

Finally the regional assessments are combined to make an assessment for the whole local authority area. Further spatial guidance regarding areas with restricted capacity and areas with capacity for further development are given at the end of Chapter 6.

2.8 Detailed Guidance

Chapter 6 also gives guidance on turbine sizes, cluster sizes and separation between groups of turbines for each landscape type and/or area that would limit cumulative development to the proposed acceptable level. This relates to turbines of 15m and taller. As highlighted in 2.3.2, guidance on small turbines below 15m to blade tip applies at a local level and is generic.

Appendix 4 of this report contains detailed discussion of how turbine size, group size and group separation affects perceptions of wind energy and landscape character. Further guidance is given in SNH's siting and designing guidance⁹. Chapter 6 also briefly outlines the main considerations in developing the specific guidance.

⁹ SNH (2014). *Siting and Designing Windfarms in the Landscape*

2.9 Potential Opportunities and Constraints

The main spatial findings of the detailed assessment are summarised on a map in **Figure 6.4**. This shows the distribution of the following areas:

- Areas with the highest underlying landscape capacity
- Areas with some underlying landscape capacity
- Areas with little or no underlying landscape capacity
- Areas of significant cumulative development (which may overlap with parts of some or all of the above areas)

Finally, it is emphasised that this assessment is focused on landscape and visual issues. Areas which have been identified as suitable on this basis may be restricted by other unrelated factors such as impacts on wildlife, impact on residential amenity, tourism and recreation, aviation restrictions or effects on the water environment. These issues are not the subject of this assessment and guidance across the full range of environmental categories is provided in the Council's Renewable Energy Supplementary Guidance.

3.0 LANDSCAPE BASELINE

The following section defines and describes the study area, including the geographical extent and landscape character of the Scottish Borders and its surroundings. It also reviews other relevant information including landscape-related designations, natural heritage and cultural heritage constraints. Most of these constraints are identified in Stages 1 and 2 of the spatial framework. However, it is the extent to which may have a bearing on landscape character and value that is the primary consideration in this cumulative impact study.

3.1 Study Area

The study area for this assessment is shown in Figure 3.1. The Scottish Borders covers southeast Scotland to the south of Edinburgh. The local authority area comprises extensive uplands to the north, west and south draining into the central lowlands of the River Tweed, which itself drains east into the North Sea. The majority of settlements are either found within sheltered valleys surrounded by upland landscapes or within the broad lowland landscapes. East, Mid- and West Lothian and Edinburgh lie on the northern border of the Scottish Borders area. To the west is South Lanarkshire, to the south west is Dumfries & Galloway. The English border and Northumberland are to the south east.

The study focuses on the local authority area of Scottish Borders Council for the purposes of determining landscape capacity. Nevertheless, there are a number of existing, consented and proposed wind energy schemes in neighbouring authority areas. Some consideration has been given to these, due to the extensive visual influence exerted by most wind turbines. The study area therefore includes a 15km buffer around its boundary.

3.2 Baseline Landscape Character Assessment

3.2.1 Landscape Context

The Scottish Borders area is predominantly an inland landmass with a comparatively short coastal zone. The total land area is 4,732Km² and has a population of approximately 113,870 (2011). There are no large urban areas in the Scottish Borders; the landscape comprising extensive areas of farmland and sparsely populated upland areas supporting moorland and forestry.

The landscape of the Scottish Borders is diverse with the extensive upland environments enclosing narrow valleys that open onto the agricultural lowland basin. The variety of landscapes within the Scottish Borders is illustrated in Figure 3.3 and 3.4.

- To the north lies the elevated incised plateau landscape of the Lammermuir and Moorfoot Hills.
- To the northwest the landscape takes in part of the broad MidlandValley, rising up to the ridge line summit of the Pentland Hills.

- To the west and south west lie the Southern Uplands
- To the south/ south east lies the Cheviot Hills upland landscape.

Within the central area surrounded by the uplands lies the broad lowland landscape of the Tweed Valley; this landscape character continues across the River Tweed into the lowland area of Northumberland towards Berwick-upon-Tweed and the North Sea Coast.

To the north and west the Lammermuir and Moorfoot Hills and the Southern Uplands are formed from folded resistant Sandstones, Limestones, Shales, Grits and Greywackles. The Eastern Cheviot massif in contrast is of volcanic origin. The lowland Merse is underlain by limestones and sandstones. The Merse landscape is interrupted by igneous intrusions that have been weathered into prominent landmarks such as the Eildon Hills, and features rounded glacial Drumlins in the east.

The upland landscapes are contiguous within the neighbouring council areas of East Lothian, Midlothian and West Lothian to the north to north west; South Lanarkshire to the west and Dumfries and Galloway to the south west. The Cheviot Hills upland landscape is contiguous with the upland landscape within Northumberland and the Northumberland National Park to the south and south east.

The majority of Scottish Borders is drained by the extensive River Tweed catchment, which captures the Teviot, Yarrow, Leader, Whiteadder and many other rivers draining the uplands. However, the Liddel water drains the southern extremity towards the Solway and Irish Sea to the south west. The Eye Water is also a separate and smaller watershed to the Tweed, draining the north east into the North Sea at Eyemouth.

Throughout Scottish Borders there are important strategic transport corridors, most notably the A1/ east coast mainline along the eastern area. Secondary, slightly less important routes between England and Scotland passing through the Scottish Borders includes the A697, A68 and the A7.

3.2.2 Landscape Character

The *Borders Landscape Character Assessment* (ASH Consulting Group 1998), published by SNH, identifies 6 regional landscape character areas which are primarily determined by elevation, landform, land use and proximity to the coast. These are:

- Midland Valley**
- Lammermuir and Moorfoot Hills**
- Central Southern Uplands**
- Cheviot Hills**
- Tweed Lowlands**
- Coastal Zone**

The 6 regional character areas have been divided into 5 regional landscape character types (**Uplands**, **Upland Fringe**, **River Valley**, **Lowlands**, and **Coastal**) with further subdivisions into 30 local landscape character types (LCTs) as set out in Table 3.1 below.

Most of the types are subdivided further into geographically separated landscape character areas (LCAs). Regional and local landscape character types and areas are shown in Figures 3.3 and 3.4.

Table 3.1. Landscape Character Areas in Scottish Borders (based on Borders Landscape Assessment (ASH Consulting Group for SNH, 1998))

| Regional Character Areas | Regional Landscape Character Types | Local Landscape Character Types |
|--|------------------------------------|--|
| THE MIDLAND VALLEY | | |
| | Uplands | 1 Dissected Plateau Moorland |
| | Upland Fringe | 8 Rolling Farmland 11 Grassland with Hills |
| LAMMERMUIR & MOORFOOT HILLS | | |
| | Upland | 1 Dissected Plateau Moorland 2 Plateau Grassland |
| | Upland Fringe | 13 Poor Rough Grassland 12 Undulating Grassland 8 Rolling Farmland 14 Upland Fringe Moorland 11 Grassland with Hills 9 Platform Farmland |
| | River Valley | 26 Pastoral Upland Fringe Valley 28 Wooded Upland Fringe Valley 24 Upland Valley with Farmlands 23 Pastoral Upland Valley 25 Upland valley with Woodland |
| CENTRAL SOUTHERN UPLANDS | | |
| | Upland | 3 Plateau Outliers 4 Southern Uplands with Scattered Forests 5 Southern Uplands Forest Covered |
| | Upland Fringe | 11 Grassland with Hills 10 Grassland with Rock Outcrops 8 Rolling Farmland |
| | River Valley | 22 Upland valley with Pastoral Floor 25 Upland Valley with Woodland 27 Upland Fringe Valley with Settlements 28 Wooded Upland Fringe Valley 26 Pastoral Upland Fringe Valley |
| CHEVIOT HILLS | | |
| | Upland | 5 Southern Uplands Forest Covered 7 Cheviot Foothills 6 Cheviot Uplands |
| | Upland Fringe | 11 Grassland with Hills 8 Rolling Farmland |
| | River Valley | 28 Wooded Upland Fringe Valley 26 Pastoral Upland Fringe valley |

| TWEED LOWLANDS | | |
|-----------------------|---------------------|--|
| | River Valley | 29 Lowland valley with Farmland |
| | Lowland | 17 Lowland Margin Platform 18 Lowland Margin with Hills 16 Rolling Lowland Margin 15 Lowland with Drumlins 16 Rowling lowland Margin |
| COASTAL ZONE | | |
| | Coastal | 19 Coastal Farmland 21 Coastal Moorland 20 Coastal Pasture |
| | River Valley | 30 Coastal Valley |

3.3 Landscape Designations

Landscape designations are an indication of landscape value as determined by society. Landscape designations form part of the baseline for both the assessment of landscape capacity, and the preparation of a spatial framework. Landscape designations within the study area are noted below, and are shown in Figure 3.5, in relation to landscape character areas.

3.3.1 National Designations

Within the Scottish Borders area there are two National Scenic Areas (NSAs). Within the study area but outwith the Scottish Borders region there is the Northumberland National Park which borders an eastern section of the Cheviot Uplands area.

3.3.2 National Scenic Areas

The two NSAs within the Scottish Borders are located along the River Tweed. The westernmost, Upper Tweeddale NSA, is located to the west of Peebles to an area of hills surrounding the upper Tweed. The Eildon and Leaderfoot NSA is centred on the confluence of the Leader Water and River Tweed, extending east along the Tweed to Melrose and Darnick, the Eildon Hills and south to the outskirts of Newtown St Boswells. Recent legislation defines a NSA as an area "of outstanding scenic value in a national context". The purpose of a NSA designation is to identify the finest scenery within Scotland and to ensure it is protected from inappropriate development.

3.3.3 Local Landscape Designations

Within Scottish Borders there are nine Special Landscape Areas (SLAs) as illustrated within the Supplementary Planning Guidance¹⁰:

- 1) Tweedsmuir Uplands SLA;

¹⁰ SBC Supplementary Planning Guidance: Local Landscape Designations August 2012

- 2) Tweed Valley SLA;
- 3) Tweed, Etrick and Yarrow Confluences SLA;
- 4) Tweed Lowlands SLA;
- 5) Teviot Valleys SLA;
- 6) Lammermuir Hills SLA;
- 7) Berwickshire Coast SLA;
- 8) Cheviot Foothills SLA;
- 9) Pentland Hills SLA.

There are a number of local landscape designations within the surrounding areas that are contiguous with Scottish Borders SLAs. The Pentlands SLA is contiguous with local designations in West Lothian, Midlothian and South Lanarkshire; The Lammermuir Hills SLA with an SLA to the north into East Lothian; The Cheviot Hills SLA is contiguous with the Northumberland National Park over the English border to the east and south; The Tweedsmuir Uplands SLA is contiguous with an area to the south into Dumfries & Galloway and to the west with an SLA in South Lanarkshire. The coastal zone SLA within the Scottish Borders continues north along the coast into East Lothian.

3.3.4 Historic Gardens and Designed Landscapes

There are 31 Inventory-listed Gardens and Designed Landscapes (GDL) within the Scottish Borders area and a total of 33 within the whole study area. Whilst not a statutory designation, it is a factor that contributes to the assessment of landscape character and value (as well as being a Spatial Framework Group 2 consideration). Furthermore, there are an identified 186 designed landscapes (including the 31 identified in the Inventory) within the Scottish Borders. While the majority of these are not on the Inventory, they nevertheless contribute to landscape value and character.

3.3.5 Wild Land Areas

SNH has recently completed an assessment of relative wildness across Scotland¹¹. The assessment uses a detailed analysis of four main attributes (Perceived naturalness; rugged/ challenging terrain; remoteness from roads and lack of human artefacts) to establish relative wildness across Scotland which is expressed as a map.

This mapping has been used to identify the largest areas of wild land, which have been selected as Wild Land Areas (WLAs), of which there are 42 in Scotland, mainly in the Highlands and Islands¹². Wild Land Areas are in Group 2 of the Spatial Framework

There is one WLA partly within Scottish Borders; Area 2: Talla - Hart Fell in the southwest, which extends into Dumfries and Galloway. The wild land mapping also highlights a number of higher and more remote areas of Scottish Borders as having relatively high wildness values. This is shown in Figure 3.6, together with the WLA.

The relative wildness maps and WLA have been factored into the assessment of sensitivity and capacity for the LCAs (see Appendix 6 tables).

3.4 Other Designations

There are a number of designations that, whilst not solely landscape related, clearly indicate landscape value and inform the assessment process. These are shown in Figures 3.5 & 3.7. Many of these areas are likely to be significant constraints in themselves, but are not part of the landscape capacity assessment. Nevertheless, the most extensive and sensitive areas are highlighted in the detailed analysis. This is not a systematic exercise and is undertaken only in order to inform users of the guidance that, where there is landscape capacity, other constraints may apply.

3.4.1 Countryside Around Towns

Countryside around towns (CAT) has been created within a core area of Central Borders, this has been created around the settlements of Galashiels, Tweedbank, Melrose, Gattonside, Dingleton, Newtown St Boswells and St Boswells. The designation seeks the protection and enhancement of this area and recognises the importance of this area as a landscape and recreational resource for the settlements. The central Borders has a number of settlements separated by short distances and the designation seeks to prevent any further or potential visual or physical coalescence of these settlements and supports the NSA in the protection and enhancement of this area.

3.4.2 Regional Park

The Pentlands Regional Park is not located within the Scottish Borders. However it is located within Midlothian, City of Edinburgh and West Lothian to the north, northeast and northwest of the Scottish Borders Midland Valley area. This designation is partly related to scenic quality and partly to recreation and contributes to landscape value in this area.

3.4.3 Historic and Cultural Designations

Scheduled Ancient Monuments (SAMs) are primarily a historic or archaeological designation. However, they can be of landscape significance in their own right and contribute to the character and value of a landscape. Furthermore, effects on their setting can be a consideration for neighbouring development proposals e.g. Castles, Monuments and Cairns.

Conservation Areas are primarily an urban designation. Nevertheless, the appearance of a settlement can be a key feature contributing to the surrounding rural landscape and equally the setting of a Conservation Area can be affected by developments in the surrounding countryside.

¹¹ SNH's Mapping of Scotland's Wildness and Wild Land: Non-technical Description of the Methodology (June 2014)

¹² SNH's Wild Land Areas Map, June 2014)

There are a total of 43 conservation areas within the Scottish Borders; these are concentrated throughout the sheltered valleys and agricultural lowlands within the historic population centres.

Listed Buildings feature throughout the urban and rural areas. The greatest concentrations are located within settlements found within the sheltered valleys and broad fertile farmland areas. Listed buildings contribute to landscape character and value and effect on their setting is a consideration for neighbouring development proposals.

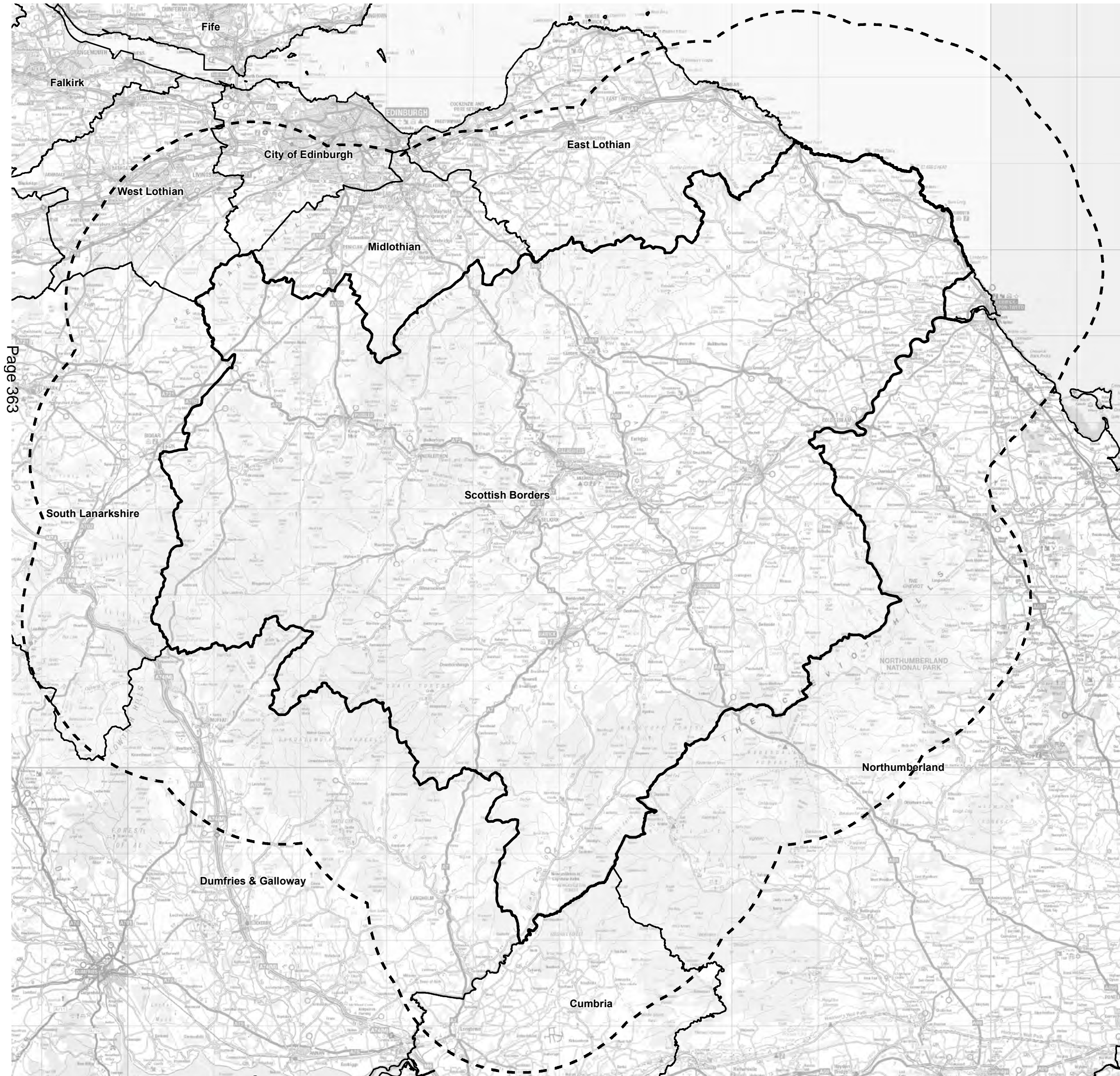
3.4.4 Nature Conservation Designations

Areas designated for their nature conservation interest and importance include SPAs, SACs, Ramsar Sites, SSSIs and National Nature Reserves (NNRs). All are national or international designations and are a Group 2 Spatial Framework consideration. Whilst these constraints are primarily related to nature conservation interests, such designated areas often contribute to the character and value of a landscape through its relatively undisturbed natural features and potential visitor interest.

In Scottish Borders, these designations are found throughout the region. The main rivers and tributaries, including the River Tweed, are SSSI's and SACs. Within the upland areas of the Moorfoot Hills and Southern Uplands there are larger areas designated as SSSIs and SACs. There is a large SPA and SSSI that is partly within the Scottish Borders and partly within Dumfries and Galloway in the southern area of the Scottish Borders region.

3.5 MOD Eskdalemuir Seismological Array

The Eskdalemuir seismological array is an MOD facility located within Dumfries and Galloway within the Eskdale Forest in the valley of the White Esk. This facility has no bearing on landscape quality or sensitivity. However, it is currently surrounded by a 10km exclusion zone within which no turbine development can occur. This exclusion zone comes into Scottish Borders area occupying a large area of the *Southern Uplands Forest Covered (Craik Forest) LCA*. A further consultative area of 50km extends from the facility in which turbine development is limited to a 'noise budget' that has already been reached. Applications for turbine developments in this area are subject to mitigation measures that must be agreed with the MOD/ Eskdalemuir seismological array to reduce/ eliminate noise that would interfere with the seismological array. The location and zones are shown in Figure 3.8.



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Legend




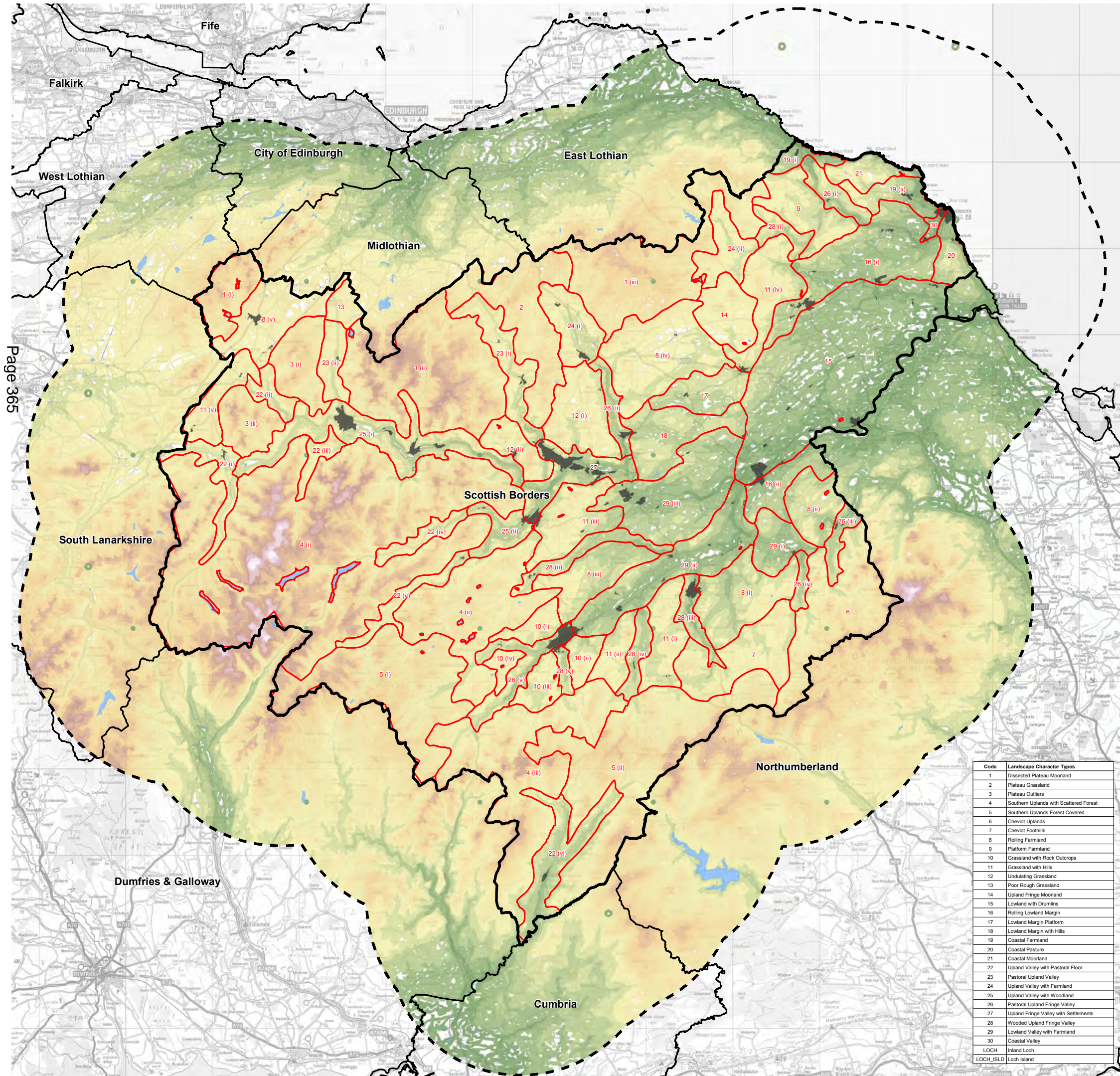
-  SBC Local Authority Boundary
-  Local Authority Boundary 15km Buffer
-  Other Local Authority Boundaries

Figure 3.1

Study Area





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Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas
- Settlements

Elevation

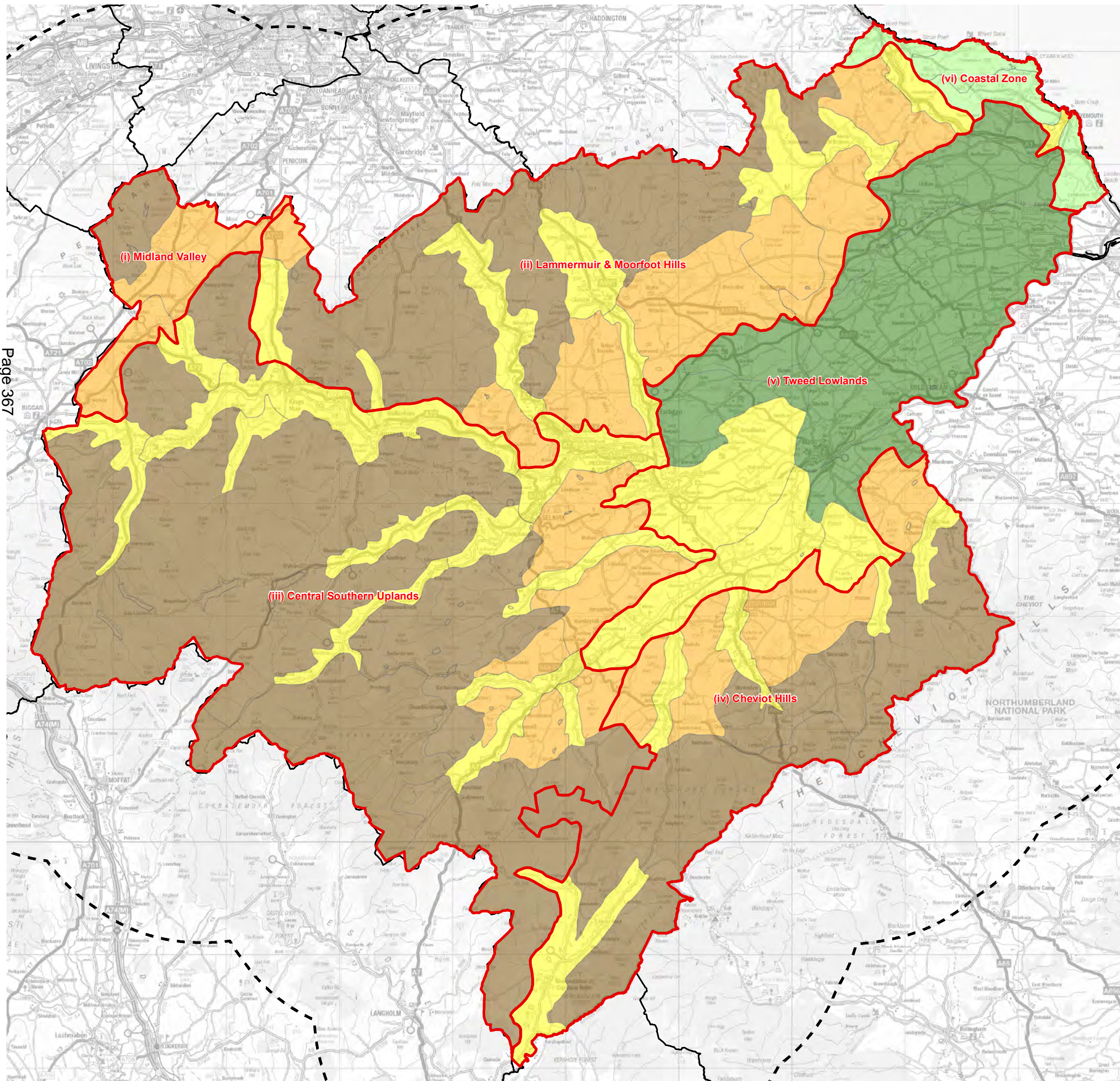
- 800 - 850m AOD Contours
- 750 - 800m AOD Contours
- 700 - 750m AOD Contours
- 650 - 700m AOD Contours
- 600 - 650m AOD Contours
- 550 - 600m AOD Contours
- 500 - 550m AOD Contours
- 450 - 500m AOD Contours
- 400 - 450m AOD Contours
- 350 - 400m AOD Contours
- 300 - 350m AOD Contours
- 250 - 300m AOD Contours
- 200 - 250m AOD Contours
- 150 - 200m AOD Contours
- 100 - 150m AOD Contours
- 50 - 100m AOD Contours
- 0 - 50m AOD Contours

| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
| 5 | Southern Uplands Forest Covered |
| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
| 14 | Upland Fringe Moorland |
| 15 | Lowland with Drumlins |
| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
| 18 | Lowland Margin with Hills |
| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 3.2
Topography



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Legend

- Regional Landscape Areas
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries

Regional Landscape Character Types

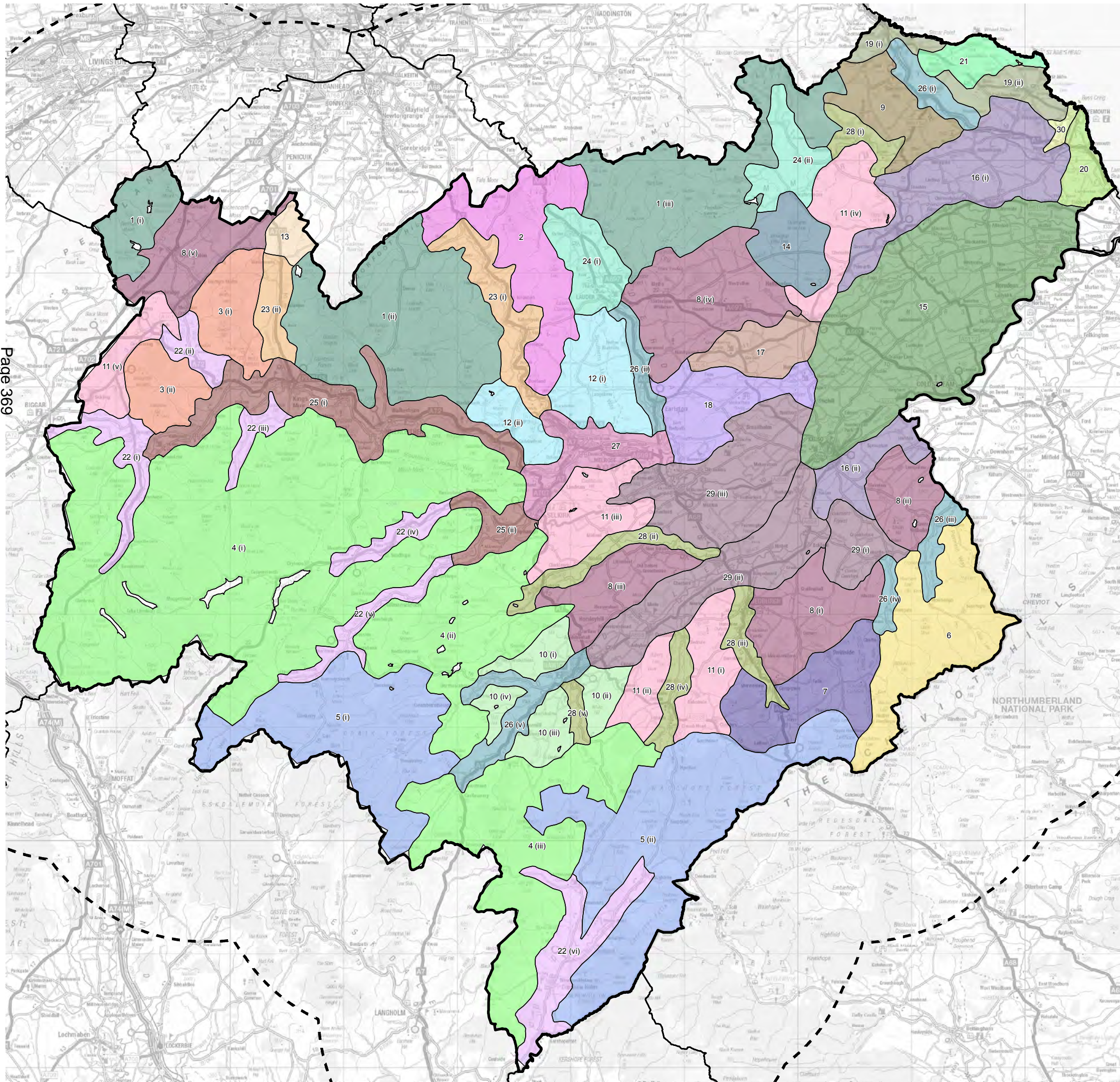
- Upland
- Upland Fringe
- Lowland
- Coastal
- River Valley

Figure 3.3

Regional Landscape Character Types



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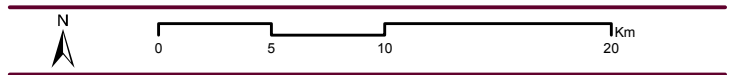


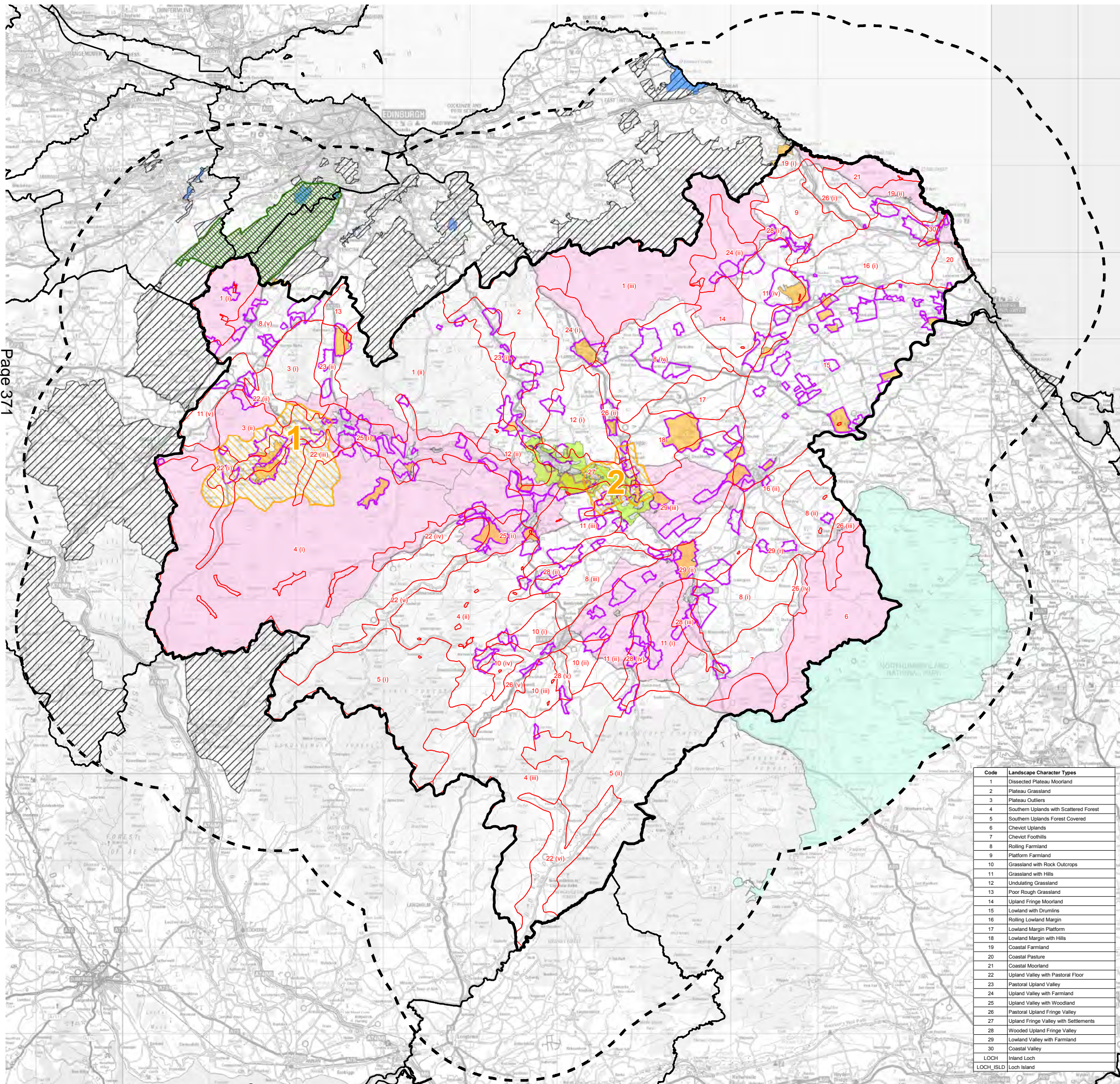
Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- 1 - Dissected Plateau Moorland**
 - 1 (i) Western Pentlands
 - 1 (ii) Moorfoot Plateau
 - 1 (iii) Lammermuir Hills
- 2 - Plateau Grassland**
 - 2 Lauder Common
- 3 - Plateau Outliers**
 - 3 (i) Eddleston / Lyne Interfluvium
 - 3 (ii) Broughton Heights
- 4 - Southern Uplands with Scattered Forest**
 - 4 (i) Broadlaw Group
 - 4 (ii) Dun Knowe Group
 - 4 (iii) Cauldcleuch Head Group
- 5 - Southern Uplands Forest Covered**
 - 5 (i) Craik
 - 5 (ii) Wauchope / Newcastleton
- 6 - Cheviot Uplands**
 - 6 Cocklaw Group
- 7 - Cheviot Foothills**
 - 7 Falla Group
- 8 - Rolling Farmland**
 - 8 (i) Oxnam
 - 8 (ii) Lemptiaw
 - 8 (iii) Minto Hills
 - 8 (iv) Westruther Platform
 - 8 (v) West Linton Synclinal Belt
- 9 - Platform Farmland**
 - 9 Eye Water Platform
- 10 - Grassland with Rock Outcrops**
 - 10 (i) Whitehaugh
 - 10 (ii) Midgard
 - 10 (iii) Allan Water
 - 10 (iv) Chisholme
- 11 - Grassland with Hills**
 - 11 (i) Bonchester / Dunion
 - 11 (ii) Rubers Law
 - 11 (iii) Eildon Hills
 - 11 (iv) Knock Hill
 - 11 (v) Skirling
- 12 - Undulating Grassland**
 - 12 (i) East Gala
 - 12 (ii) West Gala
- 13 - Poor Rough Grassland**
 - 13 Leadburn
- 14 - Upland Fringe Moorland**
 - 14 Greenlaw Common
- 15 - Lowland with Drumlins**
 - 15 Lower Merse
- 16 - Rolling Lowland Margin**
 - 16 (i) Eye Water lowlands
 - 16 (ii) Maxwellheugh
- 17 - Lowland Margin Platform**
 - 17 Gordon Platform
- 18 - Lowland Margin with Hills**
 - 18 Black Hill / Hume Crags
- 19 - Coastal Farmland**
 - 19 (i) Cockburnspath
 - 19 (ii) Coldingham
- 20 - Coastal Pasture**
 - 20 Lamberton Moor
- 21 - Coastal Moorland**
 - 21 Coldingham Moor
- 22 - Upland Valley with Pastoral Floor**
 - 22 (i) Upper Tweed / Biggar Water
 - 22 (ii) Lyne Water
 - 22 (iii) Manor Water
 - 22 (iv) Upper Yarrow
 - 22 (v) Upper Ettrick
 - 22 (vi) Liddel Water
- 23 - Pastoral Upland Valley**
 - 23 (i) Gala Water
 - 23 (ii) Eddleston Water
- 24 - Upland Valley with Farmland**
 - 24 (i) Upper Leader
 - 24 (ii) Upper Whiteadder
- 25 - Upland Valley with Woodland**
 - 25 (i) Middle Tweed
 - 25 (ii) Lower Ettrick / Yarrow
- 26 - Pastoral Upland Fringe Valley**
 - 26 (i) Eye Water
 - 26 (ii) Lower Leader
 - 26 (iii) Bowmont Water
 - 26 (iv) Kale Water
 - 26 (v) Upper Teviot / Bothwick Water
- 27 - Upland Fringe Valley with Settlements**
 - 27 Tweed / Gala / Ettrick Confluence
- 28 - Wooded Upland Fringe Valley**
 - 28 (i) Middle Whiteadder
 - 28 (ii) Ale Water
 - 28 (iii) Jed Water
 - 28 (iv) Rule Water
 - 28 (v) Slitrig Water
- 29 - Lowland Valley with Farmland**
 - 29 (i) Lower Kale
 - 29 (ii) Lower Teviot
 - 29 (iii) Lower Tweed
- 30 - Coastal Valley**
 - 30 Lower Eye Water

Figure 3.4

Landscape Character Areas





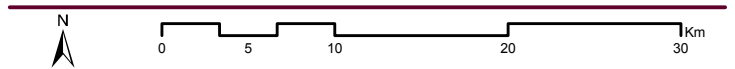
Legend

- SNH Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas
- National Scenic Area:
 - 1. Upper Tweedsdale
 - 2. Eildon and Leaderfoot
- Regional Park
- Country Parks
- Countryside Around Towns Area
- SBC Designed Landscapes
- Historic Gardens and Designed Landscapes
- Special Landscape Areas
- Landscape Designations outside SBC
- National Park

| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
| 5 | Southern Uplands Forest Covered |
| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
| 8 | Rolling Foothills |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
| 14 | Upland Fringe Moorland |
| 15 | Lowland with Drumlins |
| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
| 18 | Lowland Margin with Hills |
| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Lowland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

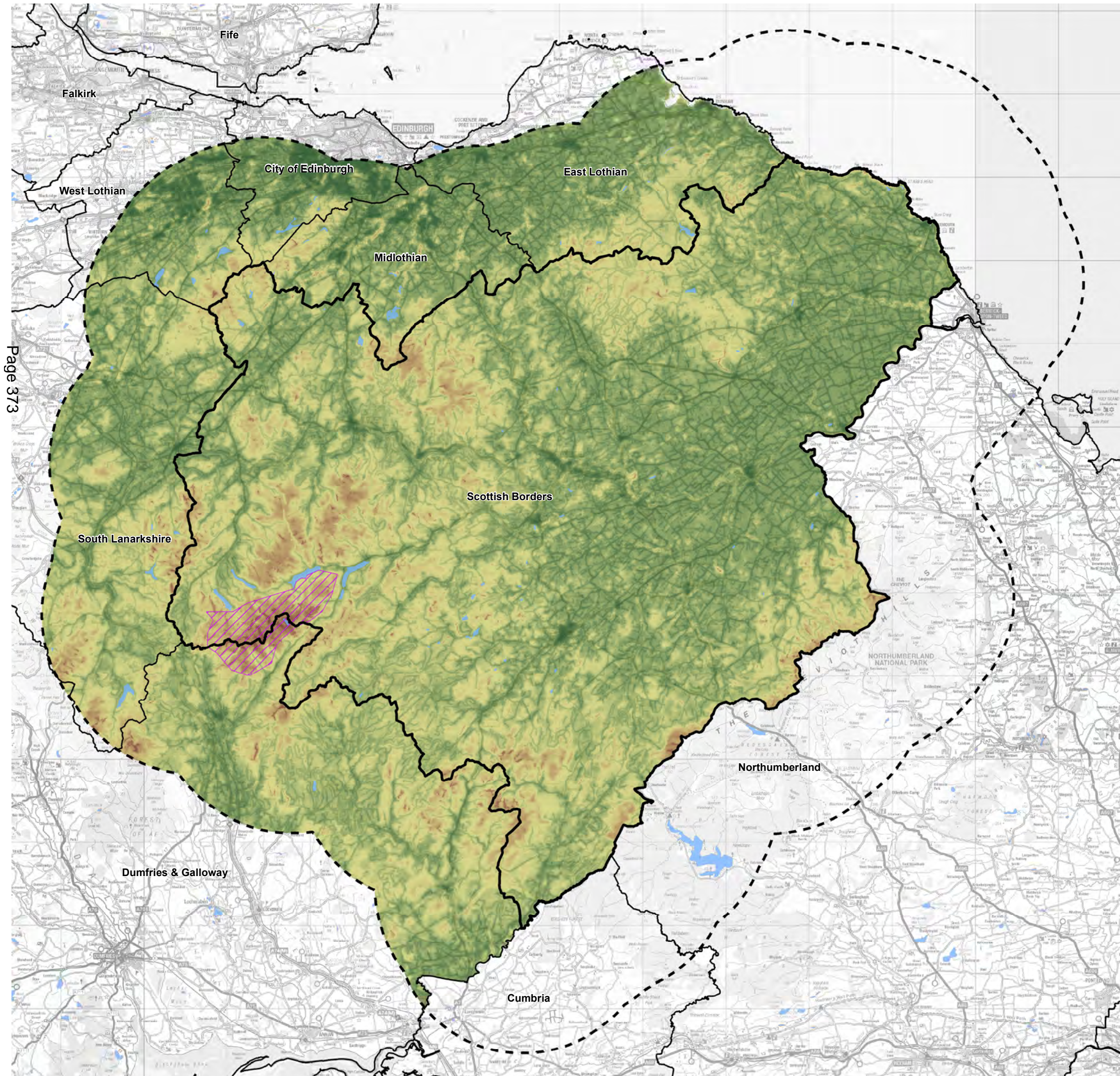
Figure 3.5

Landscape Designations & Landscape Character Areas



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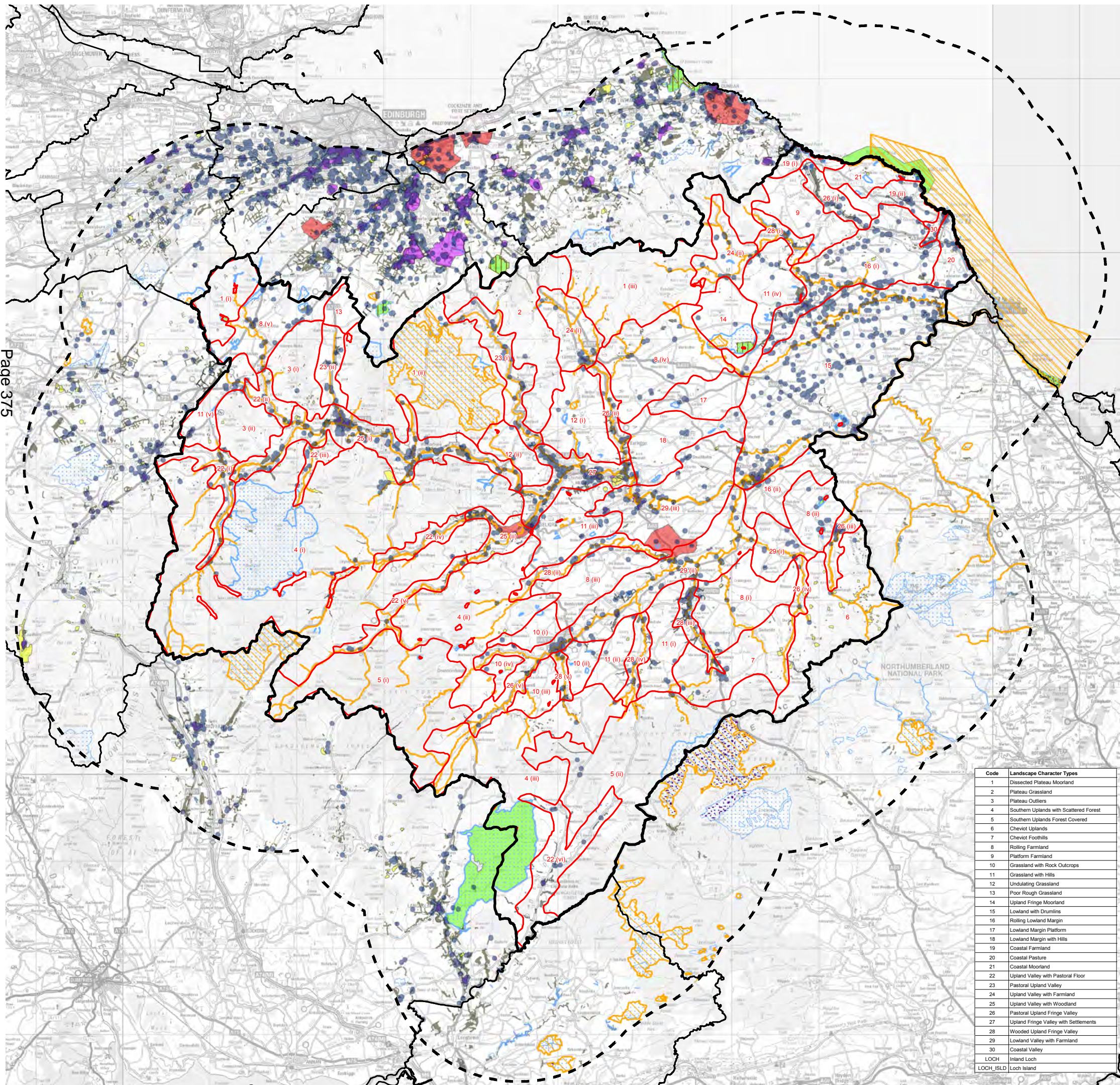
- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Talla - Hart Fell Wildland Area
- Lochs
- Level of Wildness**
 - High
 - Low

Figure 3.6

Scottish Borders: Relative Wildness



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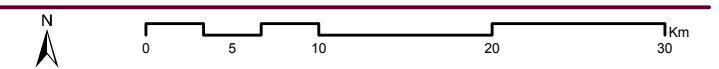
Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas
- Listed Buildings
- Special Areas of Conservation
- Sites of Special Scientific Interest
- RAMSAR Sites
- National Nature Reserve
- Special Protected Areas
- Scheduled Ancient Monuments
- Conservation Area
- Ancient Woodland Inventory
- Inventory of Historic Battlefields

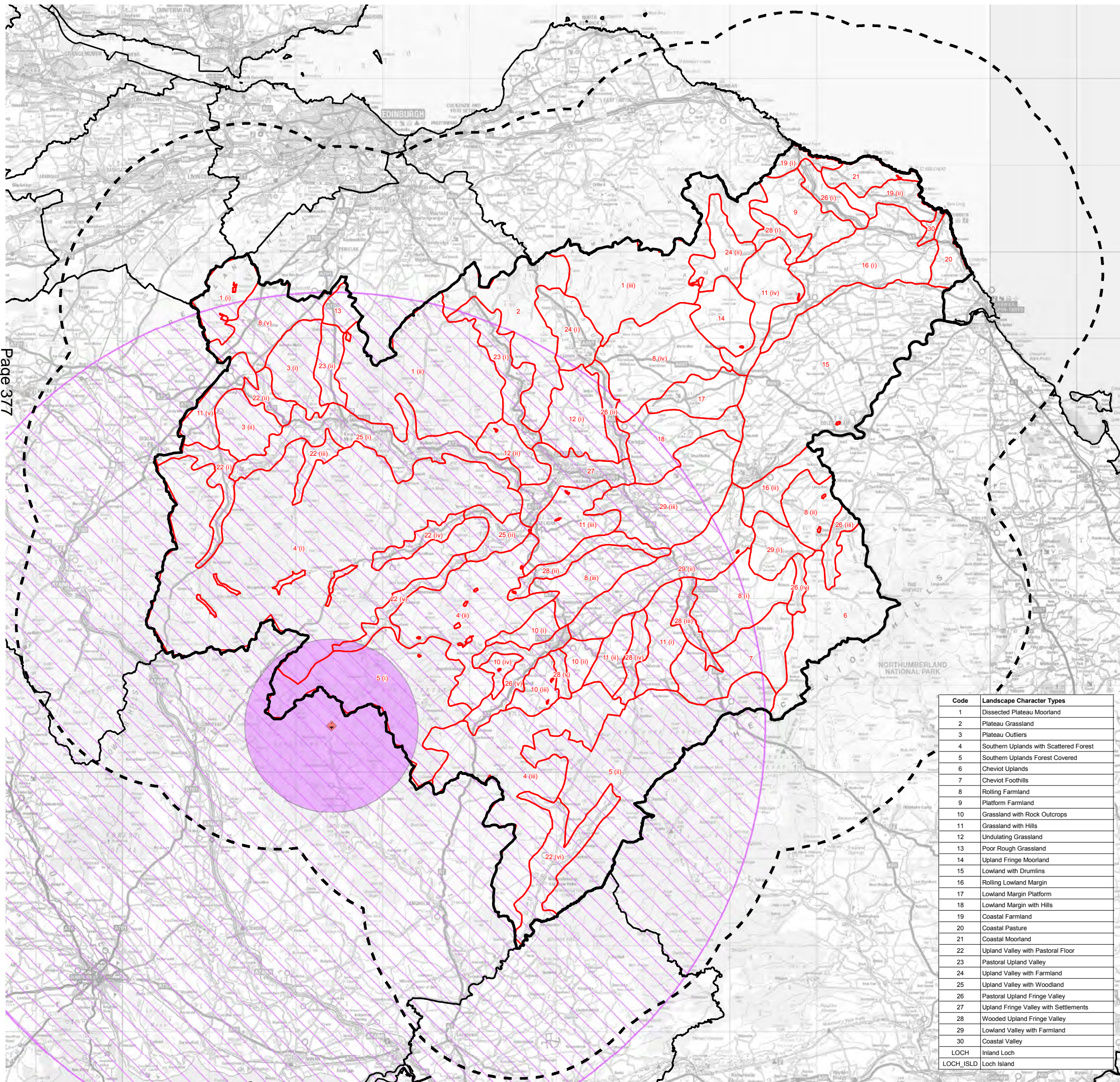
| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
| 5 | Southern Uplands Forest Covered |
| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
| 8 | Rolling Foothills |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
| 14 | Upland Fringe Moorland |
| 15 | Lowland with Drumlins |
| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
| 18 | Lowland Margin with Hills |
| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 3.7

Natural and Cultural Designations



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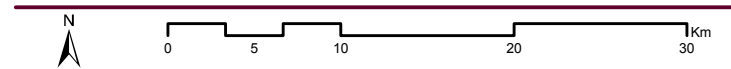
Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas
- MoD EKA Seismological Array
- MoD EKA Seismological Array 10km Exclusion Zone
- MoD EKA Seismological Array 50km Statutory Safeguard Area

| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
| 5 | Southern Uplands Forest Covered |
| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
| 14 | Upland Fringe Moorland |
| 15 | Lowland with Drumlins |
| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
| 18 | Lowland Margin with Hills |
| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 3.8

MoD EKA Seismological Array



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4.0 VISUAL BASELINE

The following section details the analysis that was carried out to establish the relative visibility and potential visual sensitivity of different parts of Scottish Borders.

4.1 Visual Receptors

In a study of landscape capacity and cumulative landscape impacts, it is important to consider visibility, and the effects of cumulative impact on visual receptors. This not only feeds into the assessment of landscape sensitivity and capacity (see Section 2.2), but also builds up a picture of where visual receptors in and around Scottish Borders would perceive wind turbines within the landscape.

The types of potentially sensitive visual receptors within the Scottish Borders are broadly categorised into three groups:

- Residents (dwellings and settlements)
- Travellers (roads, railway)
- Visitors (visitor destinations, viewpoints, recreational footpaths and cycle routes)

Whilst there are working receptors in the Scottish Borders, these have not been included, as people at work are considered to be lower sensitivity visual receptors.

Based on desk study and site analysis, three groups of receptors were identified as proxies:

- Settlements, representing concentrations of residential receptors;
- Routes, representing travelling receptors, and including the main A roads, promoted tourist routes, railways, and long-distance footpaths and cycleways;
- Viewpoints, representing visitors and residents, selected from popular walking destinations and long distance footpaths, visitor attractions, and viewpoints identified on OS maps. Selected in consultation with officers of Scottish Borders Council.

The locations of the settlements, routes, and viewpoints are illustrated on Figure 4.1. The assessment includes receptors in the study buffer area up to 15km beyond the Scottish Borders boundary.

Individual residential properties are not included in the visibility mapping although notice is taken of the frequency and distribution of dwellings in the analysis of each landscape character type.

4.2 Visibility Analysis

An assessment of visibility was made from the settlements, routes and viewpoints illustrated in Figure 4.1. This was carried out using a computer based technique in which the intervisibility between receptors and topography, or objects of specific heights on the

landform, is determined. The more intervisibility, the greater the visibility from receptors is likely to be. The method is described in more detail in **Appendix 2**.

The extent of the visibility assessment was limited to a 15km radius from the receptors. In our experience, this is the distance within which the great majority of significant impacts from wind farms are likely to occur. Whilst it is recognised that impacts occur beyond this distance, up to 35km and beyond, as recognised by EIA best practice, this is not an EIA assessment and the results are considered to adequately distinguish between locations of potentially greater or lesser sensitivity.

Results of the visibility analysis are illustrated in Figures 4.3 a-e, 4.4 a-e & 4.5 a-e (in **Appendix 3**). The colours show the differences in visual sensitivity across the Scottish Borders area. Red colours indicate areas that are most visible from the greatest number of receptors, grading through orange, yellow and green to blue/ purple areas that are seen by fewest receptors and uncoloured areas that would not be seen at all.

4.2.1 Settlements

Figures 4.3 a-e show that the areas most likely to be seen from settlements are located in the northern edge of the Pentland and Moorfoot Hills overlooking the Midland Valley; the Tweed lowlands and isolated landmark hills such as the Eildon Hills and Black Hill. These areas have visibility from the highest number of receptors due to elevation and proximity to centres of population. For all heights of turbine the most sensitive locations within Scottish Borders would be the Eildon Hills, Black Hill and the Scott's View area above the River Tweed. Turbines located around Hawick, Peebles, Kelso and Coldstream as well as the central Galashiels to Melrose cluster of settlements would also be more highly exposed to resident populations. Any height of turbine located on the Eildon Hills, Black Hill and the northern exposed slopes of the Moorfoot and Pentland Hills would be relatively more visible. The areas of least visibility from settlements are located within the core of upland areas including the Lammermuir Hills, Moorfoot Hills, Lauder Common, Southern Uplands and Cheviot Hills. The outer slopes of upland areas have a higher visibility than the core areas, reflecting the screening benefits of topographical containment as well as a much lower population density.

In terms of landscape character areas the most visually exposed to settlements are the Upland landscapes to the south of Edinburgh (*Upland and Upland Fringe*) and the central isolated hills (*Rolling Farmland and Lowland Margin with Hills*), followed by the slopes above settlements in the Upper Tweed and Teviot Valley's and the rolling Lowland landscapes of the Lowland with Drumlins around Kelso and Coldstream. These areas are visible from Edinburgh and the concentration of settlements within the Tweed Valley.

4.2.2 Routes

The routes (Figures 4.4 a-e) show a similar pattern of intervisibility as settlements, but with the areas of highest visibility shifting from the Moorfoot and Pentland Hills to the central lowland areas of Scottish Borders and much less area with no visibility. In particular the area around the Eildon Hills and Black Hill are highlighted. However, there are additional highly visible areas from Peniel Heugh to the area south of Kelso (Bowmont Forest), Dunion Hill (to the west of Jedburgh) and along the coastal border area around Ayton Hill

elevated above the A1. The Merse area also has a relatively high intervisibility. This visibility mapping reflects the concentration of important routes through the Scottish Borders, especially the A68, A7, A697 and the coastal A1 route. The mapping also takes account of the East Coast Mainline railway and the Borders Railway alongside the A7 between Edinburgh and Galashiels.

The landscapes types most visible from settlements are again the prominent isolated hills within the central *Lowlands* and *River Valleys* seen prominently from many roads and railway lines. However, there are areas within the uplands landscapes, especially on the northern border between East Lothian at the Lammermuir Hills either side of the A68 and the area of the Moorfoot Hills bordering Mid Lothian either side of the A7 and the A703. Areas of the Southern Uplands east of Biggar also have a higher visibility and sensitivity.

The areas of least visibility are in the core of more elevated upland areas including the Moorfoot and Lammermuir Hills (south of the Mid- and East Lothian boundaries), the Southern Uplands and the Cheviot Hills. Nevertheless, there is a small pocket of higher visibility around the Carter Bar England/ Scotland border through which the A68 passes.

4.2.3 Viewpoints

The viewpoints (Figures 4.5 a-e) show a similar story to that shown by the Settlements and Routes visibility mapping. Visibility from viewpoints is similar to the previous visibility mapping due to the topography of the central lowlands surrounded by *Upland Fringe* and *Upland Landscapes* roughly extending either side along the Tweed Valley.

There are however differences in the visibility within the Cheviot Hills area. This area has a higher visibility and sensitivity than the previous visibility mapping due to the location of the Pennine Way along the England/ Scotland Border and the number of viewpoints along this route looking onto the landscape. This includes the Carter Bar Viewpoint on the A68 England/ Scotland border which allows for a wide panoramic view over the Scottish Borders and provides a first impression of Scotland to visitors.

The central area between Selkirk and Jedburgh, south of Galashiels and Melrose is again of the highest visibility and sensitivity, this area includes the Eildon Hills and Black Hill. The higher ground either side of the A72 between Peebles and Selkirk has a higher visibility and sensitivity, due to the number of elevated viewpoints along the Southern Upland Way and the promoted viewpoints elevated above settlements in this area. There is again an area of higher visibility within the Lowland Merse area, coastal areas including Coldingham Moor and the area around Ayton Hill west of the A1 corridor.

On the basis of the viewpoints selected the areas with the least visibility are located in the upland areas of the Moorfoot Hills and Southern Uplands areas. This is closely followed by areas within the Lammermuir Hills and Pentlands.

4.2.4 Analysis of Visibility

The visibility analysis confirms empirical observations of visual sensitivity across Scottish Borders, i.e. that it is the central areas close to populated areas that have the highest visual sensitivity as well as the northern escarpments of the Moorfoot and Pentland Hills facing the Midland Valley. However this analysis gives a more refined and nuanced

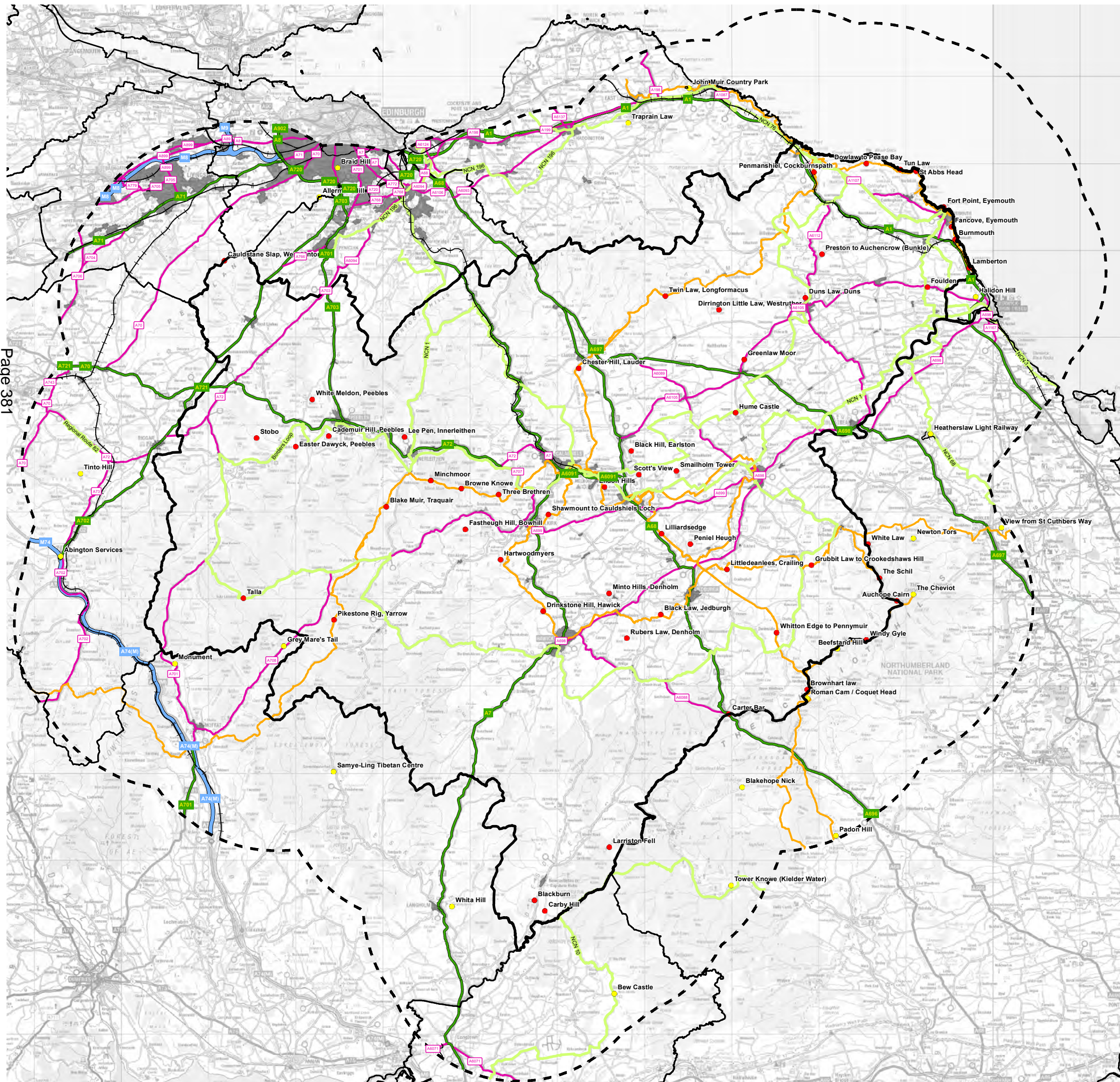
assessment, determining which geographical areas are likely to be the most and least visually sensitive.

Based on the computer assessment and on observation, the following areas are likely to be of highest visual sensitivity, a factor that will have a bearing on their capacity for wind turbine development:

- The summits and northern slopes of the Pentlands and Moorfoot Hills overlooking the Midland Valley;
- The Central lowlands between Selkirk and Jedburgh to the south of Galashiels and Melrose;
- Prominent landmark hills fringing the central lowland areas including the Eildon Hills and Black Hill around Melrose, Peniel Heugh and Dunion Hill by Jedburgh;
- The higher coastal land to the west of the A1 north of the England – Scotland border;
- The coastal zone bound by the A1 and East Coast Mainline;
- There are also smaller pockets of medium visual sensitivity within the Cheviot Hills, along the A7 between Selkirk and Peebles on the elevated land framing the valley and the higher land within the Scottish Borders north east of Biggar.

The areas likely to be least visually sensitive include:

- A large area of the Southern Uplands in the south west of the study area bordering South Lanarkshire in the west and Dumfries and Galloway in the south west;
- Areas of the Lammermuir and Moorfoot Hills bordering Midlothian and East Lothian;



Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Settlements

Viewpoints

- Within SBC Boundary
- Outwith SBC Boundary
- National Cycle Network and Borders Loop
- Long Distance Footpaths

Road Classifications

- Motorway
- Primary Road
- A Road
- Existing Railway

Figure 4.1
Transport Routes, Settlements & Viewpoints



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Scottish Borders Updated Wind Energy Capacity Study

May 2016

8558_GIS_110

| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
| 5 | Southern Uplands Forest Covered |
| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
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| 23 | Pastoral Upland Valley |
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| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas
- Northumberland National Park
- Borders Historic Route
- Major Promoted Paths
- National Cycle Network and Borders Loop
- Viewpoint
- Castles
- Forests & Woodlands
- Parks & Gardens
- Historic Buildings & Homes
- Golf Courses
- Beach

Page 383

Viewpoint Locations:

- 1 Pikestone Rig, Yarrow
- 2 Blake Muir, Traquair
- 3 Minchmoor
- 4 Browne Knowe
- 5 Three Brethren
- 6 Chester Hill, Lauder
- 7 Twin Law, Longformacus
- 8 Penmanshiel, Cockburnspath
- 9 Eildon Hills
- 10 Lilliersedge
- 11 Littledeanlees, Crailing
- 12 Grubbit Law to Crookedshaws Hill
- 13 White Law
- 14 The Schil
- 15 Auchope Cairn
- 16 Windy Gyle
- 17 Brownhart law
- 18 Lambert
- 19 Burnmouth
- 20 Fancove, Eyemouth
- 21 Fort Point, Eyemouth
- 22 St Abbs Head
- 23 Tun Law
- 24 Dowlaw to Pease Bay
- 25 Black Law, Jedburgh
- 26 Drinkstone Hill, Hawick
- 27 Hartwoodmyers
- 28 Shawmout to Cauldshields Loch
- 29 Cademuir Hill, Peebles
- 30 Easter Dawyck, Peebles
- 31 Whitton Edge to Penymuir
- 32 Fastheugh Hill, Bowhill
- 33 Cauldstane Slap, West Linton
- 34 Larriston Fell
- 35 Carby Hill
- 36 Blackburn
- 37 Preston to Auchencrow (Bunkle)
- 38 Carter Bar
- 39 Greenlaw Moor
- 40 Foulden
- 41 Talla
- 42 Rubers Law, Denholm
- 43 Black Hill, Earlston
- 44 Duns Law, Duns
- 45 Minto Hills, Denholm
- 46 White Meldon, Peebles
- 47 Lee Pen, Innerleithen
- 48 Dinnington Little Law, Westruther
- 49 Peniel Heugh
- 50 Smallholm Tower
- 51 Scott's View
- 52 Hume Castle
- 53 Stobo
- 110 Rhymer's Stone

Viewpoints (Outside SBC)

- 54 Newton Tors
- 55 The Cheviot
- 56 Roman Cam / Coquet Head
- 57 Blakehope Nick
- 58 Tower Knowe (Kielder Water)
- 59 Bew Castle
- 60 White Hill
- 61 Samye-Ling Tibetan Centre
- 62 Grey Mare's Tail
- 63 Monument
- 64 Tinto Hill
- 65 Allermuir Hill
- 66 Braid Hills
- 67 Traprain Law
- 68 John Muir Country Park
- 69 Halidon Hill
- 70 Heatherslaw Light Railway
- 71 View from St Cuthberts Way
- 72 Beefstand Hill
- 73 Padon Hill
- 74 Abington Services

Castles:

- 75 Coldingham
- 76 Floors Castle
- 128 Hume Castle
- 129 Thirstane Castle
- 130 Jedburgh castle
- 131 Neidpath Castle
- 132 Hermitage Castle
- 133 Smallholm Tower
- 134 Aytton Castle
- 135 Tinnis Castle
- 141 Stobo Castle

Golf Courses

- 87 Newcastleton Golf Club
- 88 Hawick Golf Club
- 89 Woll Golf Course
- 90 Lilliesleaf Golf Course
- 91 Selkirk Golf Club
- 92 Minto Golf Club
- 93 Jedburgh Golf Club
- 94 Lilliersedge Golf Club
- 95 St Boswells Golf Club
- 96 Melrose Golf Club
- 97 Galashiels Golf Club
- 98 Torwoodlee Golf Club
- 99 Lauder Golf Club
- 100 Innerleithen Golf Club
- 101 Macdonald Cardrona Hotel Golf and Country Club
- 102 Peebles Golf Club
- 103 West Linton Golf Club
- 104 Rutherford Castle Golf Club
- 105 The Roxburgh Golf Course
- 106 Kelso Golf Club
- 107 The Hirsell Golf Club
- 108 Duns Golf Course
- 109 Eyemouth Golf Club

Parks and Gardens

- 115 Hawick Walled Garden
- 116 Monteviot House Gardens
- 117 Bank Street Gardens
- 118 Harmony Garden
- 119 War Memorial Garden
- 120 Kaizie Gardens
- 121 Dawyk Botanic Garden
- 122 Henderson Gardens
- 123 Mertoun Gardens
- 136 The Hirsell

Forests and Woodlands:

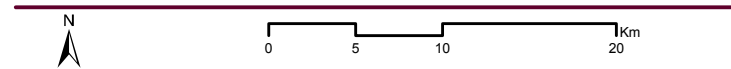
- 77 Gientress Forest
- 78 Newcastleton
- 79 Caberston Forest
- 80 Cademuir Forest
- 81 Craik Forest
- 82 Yair Forest
- 83 Craigbank Wood
- 84 Innerleithen
- 85 Thornielee Forest
- 86 Cardrona Forest
- 114 Kielder Water & Forest Park

Historic Buildings and Homes

- 111 Mellerstrain House & Gardens
- 112 Paxton House, Gallery & Country Park
- 124 Kelso Abbey
- 125 Melrose Abbey
- 126 Dryburgh Abbey
- 127 Jedburgh Abbey
- 137 Gala House
- 138 Abbotsford House
- 139 Bowhill
- 140 Traquair House
- 142 Coldingham Priory

Figure 4.2

Tourism Infrastructure



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5.0 WIND TURBINES IN THE STUDY AREA

The following section describes the operating, consented and proposed wind turbine developments in Scottish Borders at July 2016 and rest of the study area according to available databases.

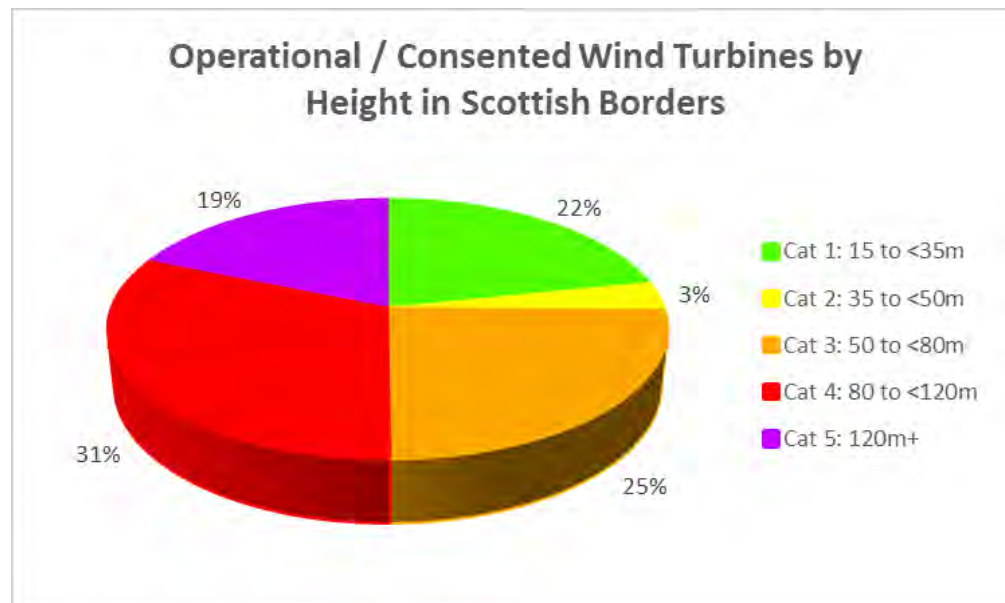
5.1 Turbine Numbers and Distribution

The study area, for the purposes of visibility, landscape and visual impacts of turbines includes the Scottish Borders region, plus a 15km buffer around its boundary, taking in the majority of East Lothian and Midlothian, the southern area of Edinburgh City Council, the eastern area of West Lothian and South Lanarkshire and the north eastern area of Dumfries and Galloway. The study area also extends into northern England and includes the northern tip of Cumbria and the north western area of Northumberland. The extents of the study area are illustrated on Figure 3.1.

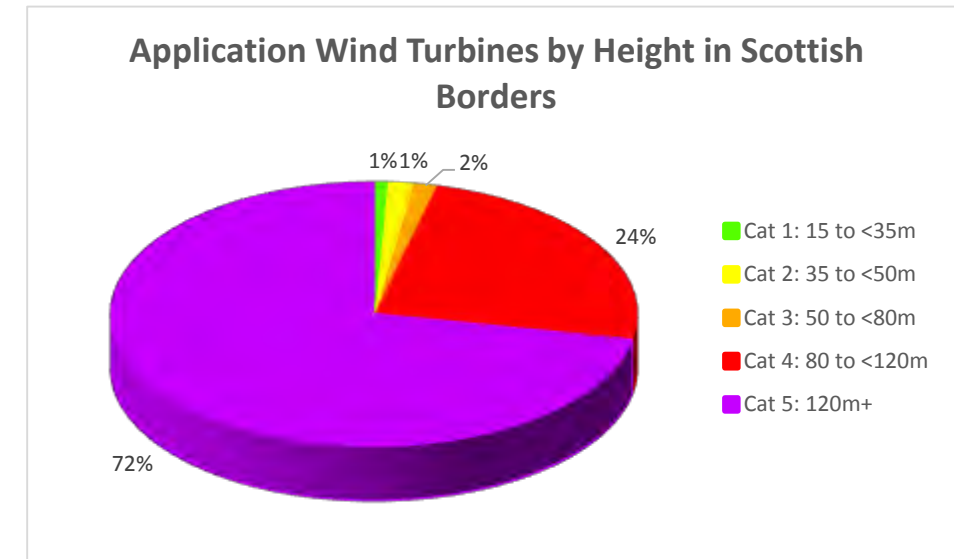
Consented and proposed wind energy developments within the study area are listed, together with details (where available) of location, number and height of turbines, etc, in Appendix 5. The locations are shown in Figure 5.1 (Scottish Borders) and 5.2 (whole study area).

At **July 2016** there were, within Scottish Borders, a total of 479 operational or consented turbines of 15m or greater height and 128 in planning or S36 applications awaiting a decision. Turbine numbers are according to the height categories listed in Chapter 2, Table 2.1.

Of those turbines consented, a significant proportion (240 or 50%) are in the two largest height categories, being 80m or more to blade tip, and 104 are in the smallest height category, below 35m in height. The following chart shows the distribution of sizes.



In the applications the vast majority of proposed turbines (123 or 96%) are 80m or more in blade height, as the following chart shows.



At or before July 2016 there are also very significant numbers of operational, consented and proposed wind turbines in the 15km buffer (Approximately 600 existing/consented and 74 proposed). This is particularly due to parts of the Crystal Rig/ Aikengall cluster extending into East Lothian; and Clyde windfarm and extension on the boundary with South Lanarkshire and significant developments in Dumfries and Galloway. Most of these turbines are 80m or taller to blade tip.

5.2.1 Operating and Consented Wind Turbines

Scottish Borders, but particularly the wider study area, has a high number of windfarms with larger sized turbines when compared to many areas of Scotland. The largest windfarm within the study area and 15km buffer is Clyde Windfarm, (152x125m turbines) and Clyde Extension (54x125-142m turbines) located to the west of Scottish Borders, mainly within South Lanarkshire but three turbines within Scottish Borders. Of the consented and operational windfarms well within Scottish Borders, the two largest windfarms have over 50 turbines:

- Dun Law; 26x67.5m and 25x75m contiguous with two smaller windfarms (Pogie and Keith Hill totalling 11 turbines) in East Lothian
- Crystal Rig/ Aikengall windfarm development cluster straddling the Scottish Borders and East Lothian boundary in total comprises 127 turbines, with 48 turbines of between 100 and 125m within Scottish Borders

There are four windfarms with between 20 and 50 turbines:

- Fallago Rig (48x110/125m)
- Bowbeat windfarm (24x80m)
- Black Hill windfarm; 22x78m
- Drone Hill Windfarm; 22x76m

There are six medium sized windfarms with between 9 and 20 turbines:

- Quixwood Farm, 13x115m
- Penmanshiel Farm, 14x100m
- Toddleburn windfarm; 12x125m
- Long Park windfarm; 19x100m
- Glenkerie windfarm and extension; 17x100-125m
- Langhope Rig; 10x121.2
- Cloich Forest (18x115m),
- Windy Edge (7x125, 2x110)

There are three windfarms with three larger size turbines:

- Carcant windfarm; 3x107m
- Brockholes windfarm; 3x79m
- Hoprigshiels windfarm; 3x115m

A significant number of smaller non-commercial/FiT developments, single, 2 or 3 turbine developments, mainly with smaller turbines, are operational or are consented, particularly in the northeast and northwest of the study area.

5.2.2 Proposed Windfarms

There are several proposed windfarms or windfarm extensions within the Scottish Borders. The main proposals at July 2016 are:

- Aikengall IIA (19x125-145m) on the eastern edge of the Lammermuirs (partly in East Lothian)
- Fallago Rig extension (12x126.4m) in the central Lammermuirs
- Inch Moor (16x126.5m) on the southern fringes of the Lammermuirs, west of Duns
- Earlsbaugh (22x125m) and Whitelaw Brae (14x113.5m) in the Southern Uplands south of Tweeddale
- Kilrubie (7x115m) in the *Plateau Outliers* west of Eddleston
- Longpark Extension (7x100-110m)
- Birneyknowe (15x132m) south of Rubers Law
- Highlee Hill (13x176m) in the Wauchope Forest south of Chesters.

Within the 15km radius the following main schemes are at application stage:

- Fernylea II (6x115m) just east of Aikengall II windfarm in East Lothian
- Harestanes Extension (7x127m) and Loganhead (13x130m) in Dumfries and Galloway

There are scattered smaller turbine applications mainly in the northeast and northwest of Scottish Borders.

5.3 Landscape Character of Turbine Locations

At July 2016 there were 462 turbines over 15m or taller operating, under construction or consented in Scottish Borders, with another 130 in application. Another 674 operational, consented and proposed turbines lie within 15km of the Scottish Borders boundary.

A clear pattern of wind energy development emerges, with the largest turbines and windfarms mainly located in the Uplands areas and the smaller schemes of three or fewer smaller size turbines located in Lowland and River Valley areas (see Fig 5.1 with reference to Fig. 3.3 Regional Landscape Character Types).

The operational windfarms are primarily in the Lammermuir and Moorfoot Hills regional landscape area to the north of the Tweed; although Clyde windfarm is located to the west of the Central Southern Uplands, just outside Scottish Borders. There are two mid-sized windfarms within the Central Southern Uplands, together with five further applications. In contrast, the Cheviot Hills regional area, predominantly Upland in character, is largely free of wind energy development.

There is also a significant concentration of consented smaller windfarms and small groups of larger turbines in the Upland Fringes south and east of the Lammermuirs extending into the neighbouring Coastal Zone.

The majority of smaller schemes, typically with 1-3 turbines below 50m, are found in the Upland Fringe and Lowlands. There are very few turbines within the River Valleys.

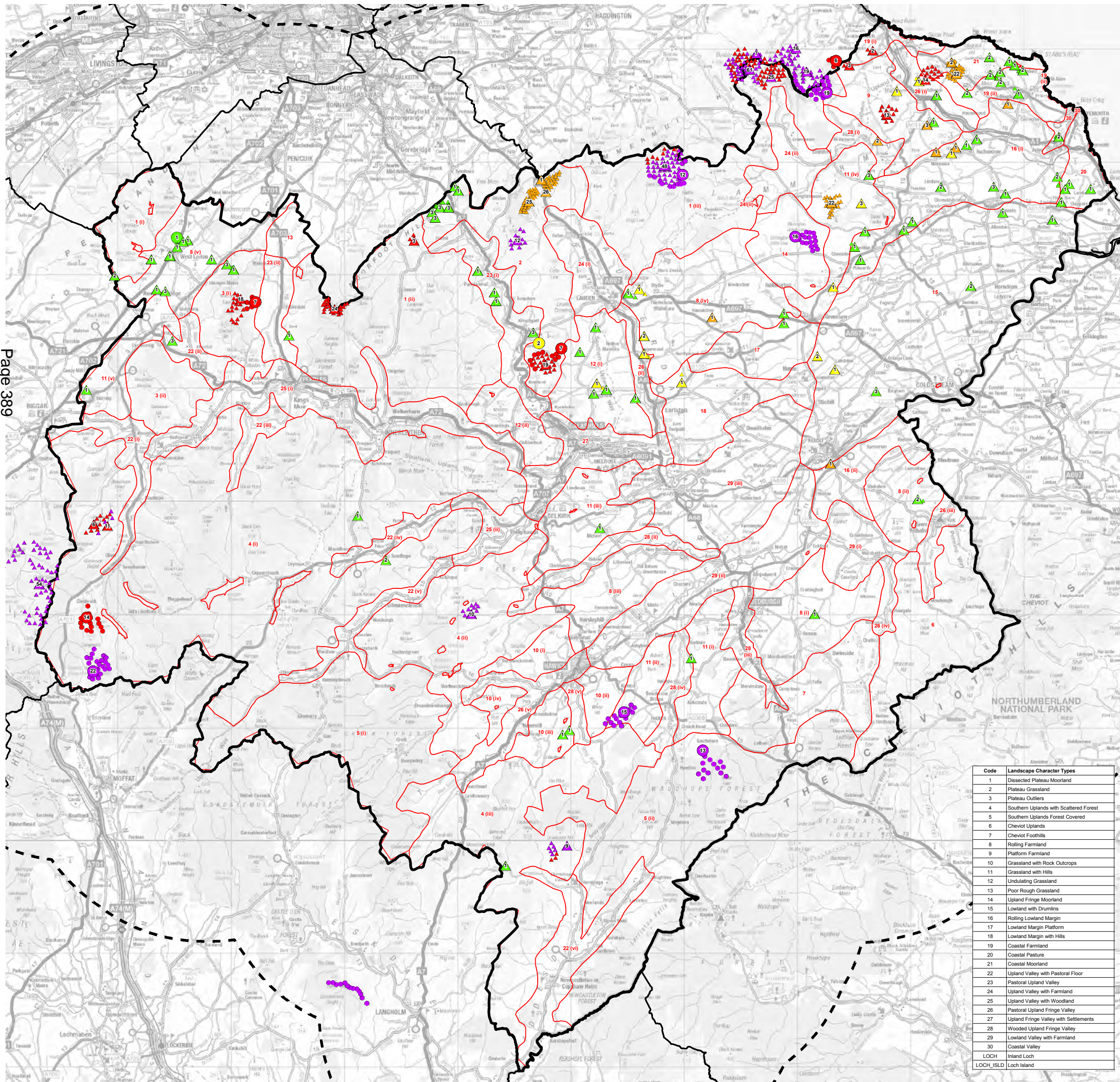
The tendency for windfarms and larger turbine development to be located within the Uplands and Upland Fringe landscapes is partly due to the large area of upland landscapes available, but mainly due to their scale and character. In landscape terms, Upland areas offer a larger-scale landscape, which can accommodate larger turbines, and it is rational to locate turbines in open and elevated areas to take advantage of higher wind speeds. Nevertheless, Upland areas are landscapes with a higher level of wildness characteristics and few overtly man-made features, in which wind turbines could be seen as an unwelcome industrial addition. Furthermore, some uplands have landforms of prominence, steepness or complexity which are unlikely to harmonise with large scale wind energy development.

Upland Fringe areas have lesser wildness characteristics, but are often of a relatively large scale and simplicity capable to some extent of accommodating larger schemes and turbines. However, within Scottish Borders there are notable landforms in some Upland Fringe areas, such as the Eildon Hills, that would not be suitable for wind energy development.

Coastal Zone landscape areas are often of larger scale, open, exposed, simple character comparable with the Uplands and Upland Fringe and capable of accommodating wind energy. Nevertheless in Scottish Borders the area is of limited size, with a complex and

scenic coastal edge and areas of more intimate settled character which can limit the scale of development to be accommodated.

In Lowland areas and River Valleys, the scale and pattern of the landscape is generally smaller, meaning that larger windfarms and turbines would appear incongruous, particularly given the greater array of “reference features” available such as trees, hedgerows and houses with which to compare them. Together with the proximity of settlements and properties there are clear landscape and visual sensitivities in such landscapes which would restrict their suitability for development. Nevertheless, a location within the lowland area better reflects the relationship between energy production and the consumer, as well as generally being easier to service in terms of both access and connection to the electricity grid.



Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

Windfarm: Status, Height Category

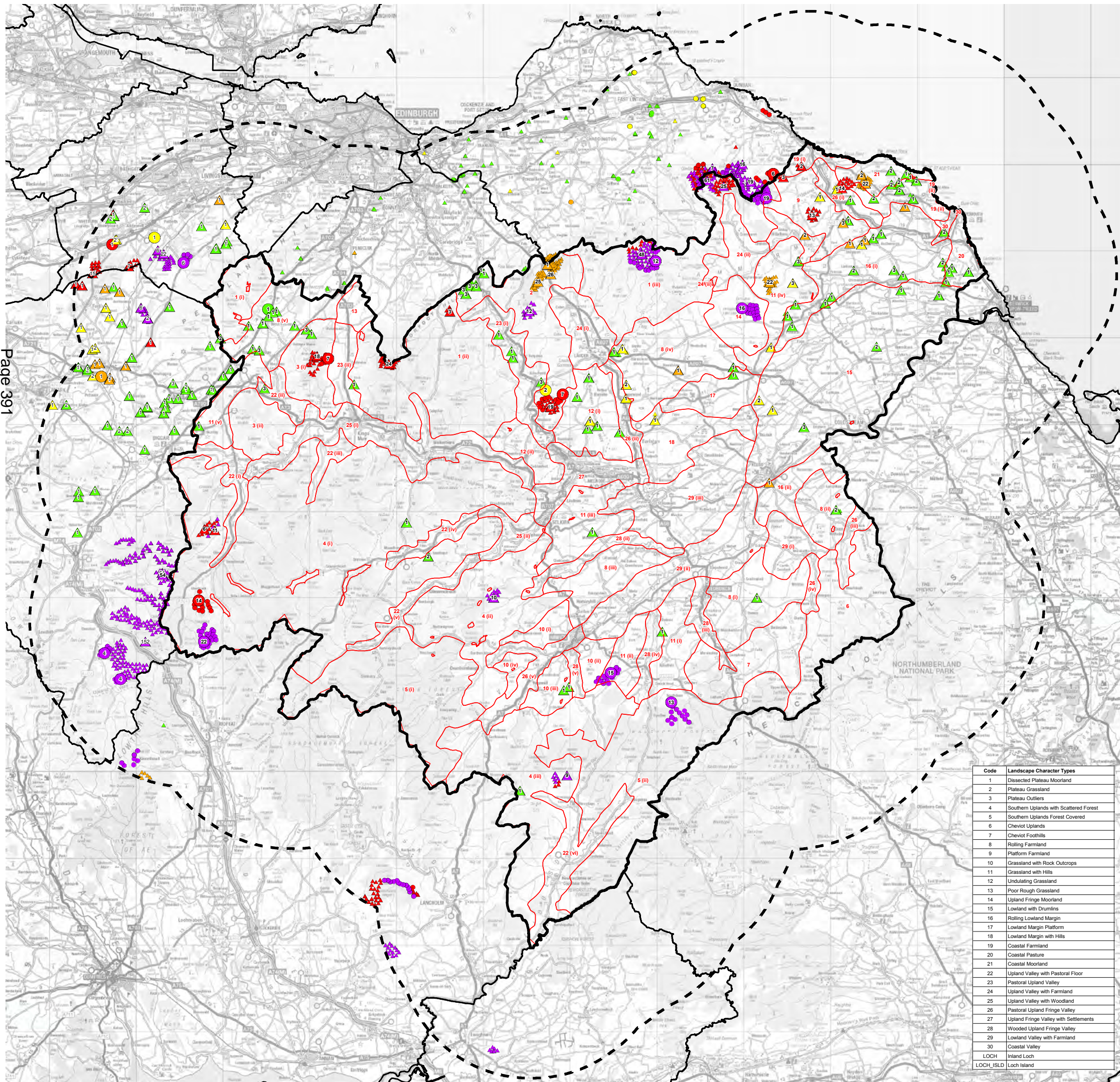
- Operational / Consented, Cat 1: 15 to <35m
- Operational / Consented, Cat 2: 35 to <50m
- Operational / Consented, Cat 3: 50 to <80m
- Operational / Consented, Cat 4: 80 to <120m
- Operational / Consented, Cat 5: 120m+
- Application, Cat 1: 15 to <35m
- Application, Cat 2: 35 to <50m
- Application, Cat 3: 50 to <80m
- Application, Cat 4: 80 to <120m
- Application, Cat 5: 120m+

| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
| 5 | Southern Uplands Forest Covered |
| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
| 14 | Upland Fringe Moorland |
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| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
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| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 5.1
Existing, Consented & Proposed Wind Turbines in Scottish Borders (as July 2016)



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Legend

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- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

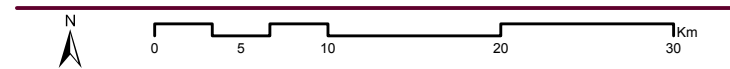
Windfarm: Status, Height Category

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| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 5.2

Existing, Consented & Proposed Wind Turbines in Study Area



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6.0 ASSESSMENT OF LANDSCAPE CAPACITY AND CUMULATIVE CHANGE

6.1 Assessment Purpose and Process

The purpose of the following assessment is to determine the capacity of the Scottish Borders landscape to accommodate wind turbine development and to determine what levels of cumulative development could be considered acceptable across Scottish Borders. The assessment also takes into account the level of cumulative development that already exists within and around Scottish Borders and is based on the premise that current renewable energy policies have and will lead to an inevitable level of landscape change within Scottish Borders. SPP highlights that cumulative impacts may present a limit to the extent of onshore wind development and that there is a need to consider cumulative impacts in the decision making process.

This capacity assessment resolves landscape capacity with levels of cumulative development and involves three stages:

- 1) Firstly, identifying the *underlying* capacity of the Scottish Borders landscape to accommodate wind turbine development;
- 2) Secondly, assessing the degree of cumulative change resulting from operating and consented wind turbines in the study area and in specific areas of Scottish Borders;
- 3) Thirdly, assessing the level of further development that could acceptably be accommodated within areas of Scottish Borders thereby identifying *remaining* capacity.

An assessment methodology is given in chapter 2.0 and further detailed in **Appendix 2**. The conclusion of the assessment is set out in **Table 6.1(i)-(vi)** and illustrated in **Figures 6.1 to 6.4**, which show landscape capacity, landscape typology and opportunities and constraints for wind energy development.

The assessment of landscape capacity and cumulative landscape change is based on the 30 Scottish Borders landscape character types (LCTs) in the *Borders Landscape Character Assessment*. These are divided into further landscape character areas (LCAs). The location and extent of each LCT and the component LCAs is illustrated in maps in the following pages.

Detailed assessment of the sensitivity and value of each landscape character type is shown in a tabulated form in **Appendix 6** and summarised in left hand columns of Tables 6.1(i)-(vi) which are interleaved with the relevant LCT maps. This information is used to determine the capacity for accepting different turbine sizes, detailed in Table 6.1(i)-(vi) and as maps in Figures 6.1a – e. The maps are indicative, showing geographical location of each LCT/LCA and *overall* rating of capacity for a particular turbine size based on the assessed sensitivities. Capacity will vary across each of the areas and reference should be made to the detailed assessment and guidance in Table 6.1

This assessment accounts for the great range of turbine sizes and variations between areas of the same landscape character type as well as the underlying and remaining capacities. This is discussed further in 6.2.4 below.

An assessment is then made of the current level of cumulative change based on the distribution of operational and consented onshore wind energy developments, as listed in Table 5.1 and illustrated in Figures 5.1 and 5.2. The landscape character types are shown indicatively in Figure 6.2 as a map of areas of current wind turbine landscape typologies (based on types detailed in Table 2.2 of this report).

The proposed acceptable landscape capacity for development is detailed in Table 6.1 and illustrated indicatively in Figure 6.3 as a map of areas of proposed wind turbine landscape typologies (incorporating the current typologies illustrated in Figure 6.2).

Guidance on wind turbine sizes, numbers and distribution is given in the right hand side of Table 6.1(i)-(vi) for managing development to the appropriate level within each landscape type. Analysis of landscape and comments on landscape capacity are detailed in the right hand column.

This assessment is carried out for each of the 30 LCTs in Scottish Borders. Many of the LCTs appear as LCAs more than once across the following six main regional landscape areas of Scottish Borders:

- i. Midland Valley;
- ii. Lammermuir and Moorfoot Hills;
- iii. Central Southern Uplands.
- iv. Cheviot Hills;
- v. Tweed Lowlands;
- vi. Coastal Zone;

The LCTs and component LCAs are grouped into each regional area in which they appear and each LCA is given a separate assessment. Table 6.1 is split into the six regional groupings. This is followed in 6.3 by overall assessments of capacity and cumulative effects for each regional landscape area.

The assessment concludes with a summary for the whole local authority area (refer to section 6.4). Spatial guidance regarding areas with residual capacity for further development (refer to section 6.5) are given at the end of this chapter and schematically illustrated in Figure 6.4.

6.2 Guidance

Table 6.1 also gives guidance on turbine sizes, cluster sizes and separation between groups of turbines for each landscape type that would limit cumulative development to the proposed acceptable level. This relates to turbines of 15m to blade tip and greater (refer to Table 5.2). Further detail, with location maps for individual landscape character areas, is provided within Table 6.1. As highlighted in section 2.7 guidance on small turbines, below 15m to blade tip, applies at a local level.

Appendix 4 of this report contains detailed discussion of how turbine size, group size and group separation affects perceptions of wind energy and landscape character. Further guidance is given in SNH's *Siting and Designing Windfarms* publication. The following briefly outlines the main considerations in developing the specific guidance for this assessment given in Table 6.1.

6.2.1 Turbine Size

The height of turbines which can be accommodated within a particular landscape is influenced by its scale and openness. Landscape scale varies with the presence or absence of detailed features such as buildings, trees, walls and hedgerows which can provide a visual reference point to compare turbines with. In general, the larger the scale of the landscape and the more open and simple the landscape, the greater the ability to relate to larger development typologies.

Smaller size turbines are generally more suitably located in smaller scale landscapes with more complex patterns and smaller scale reference features. They may also be accommodated in the lower edges of large scale landscape types, although their proximity to larger size turbines within these areas would need to be carefully controlled and large groups of such turbines would not be appropriate.

The largest scale upland landscapes in Scottish Borders are extensive and many already accommodate extensive developments with larger scale turbines.

6.2.2 Turbine Group Size

Turbine group sizes relate to scale and complexity of the landscape, particularly to landform and pattern. In general, larger scale more simple landscapes with gentle landforms and simpler patterns can accommodate larger groups of turbines, subject to having the physical capacity (i.e. available area). In the case of Scottish Borders, there are some extensive areas with large scale and simple landform and pattern, comparable to the large scale uplands found elsewhere in Scotland, which accommodate the largest windfarms. However, there are also smaller isolated areas of upland of restricted extent and diverse river valley and lowland landscapes of generally small and intimate scale with very limited capacity for development of only smaller turbines, or sometimes none at all.

6.2.3 Separation between Turbine Groups

Turbine size and group size can be generically related to landscape character when applied to a single turbine or windfarm, or across a number of windfarms. However, separation between groups of turbines is the single most important factor in controlling cumulative effects. This is because of the high prominence and extensive visibility of most turbines, leading to effects on landscape character well beyond the turbines and between individual schemes, as discussed in detail in Appendix 4.

The guidance in Table 6.1 therefore gives approximate separation distances that should be applied between turbine groupings (including single turbines) in order to achieve the planned wind turbine landscape types as described in Table 2.2. Existing and proposed distribution of landscape types are shown in Figure 6.3.

The main factors controlling the proposed separation distance relate to the proposed wind turbine landscape type, turbine size, turbine group size and the character of the host landscape:

- 1) Proposed Turbine Landscape Typology: each proposed typology detailed in Table 2.2 requires a different separation distance between turbines or schemes to achieve the landscape and visual criteria described.
- 2) Turbine Size: due to their lesser prominence and visibility, smaller turbines would require closer spacing than larger turbines to achieve the defined landscape typology.
- 3) Group Size: smaller groups of turbines would be less dominant and require closer spacing to achieve the same landscape typology than would larger groups of the same size of turbine.
- 4) Underlying landscape character type: this has an effect on all the above criteria. More open, flatter landscapes are more easily affected by intervisibility of turbines and are likely to require greater separation distances between groups. Landscapes with significant topography and woodland cover have the potential to reduce intervisibility. Scale and pattern can have a more subjective effect, but in general smaller scale landscapes are more likely to be affected by wind energy development compared with larger scale landscapes. The presence of other tall objects such as electricity pylons also affects the perception of turbine development.

The distances given in Table 6.1 are approximate, relating primarily to (1) and (2) above. Landscape character including topography is also important: where landforms are capable of visually separating turbine groups the distance between landforms is a consideration in setting distances. For example:

- in the *Rolling Farmland* which is a proposed *Landscape with Occasional Turbines*, the separation distances are designed to ensure a degree of screening: a distance of 3-5km is the separation required to ensure that a significant landform separates groups of mid-sized turbines and 5-10km is the distance that the nearest larger size turbines, if seen above landforms, will become a minor feature in the view.
- In contrast *Plateau Grassland*, which is a proposed *Landscape with Turbines*, has undulating plateau like landforms and larger turbines in larger groups are separated by 5-10km, such that they are likely to be partially inter-visible but nevertheless clearly separated but recognisable as a 'cluster' of developments in one area.

In the case of landscape character areas of limited extent, the separation distances for larger turbines in particular mean that, in theory, only one grouping would be comfortably accommodated within the area. The separation distance may then apply between a development in that area and a similar size development in an adjacent landscape character area.

In the case of extensions to, or repowering of existing windfarms it will be necessary to assess the potential change to wind turbine landscape type that could result from increased turbine size, increased numbers within a group and/or the reduced separation between turbine groups.

As the recommended distances are an approximate range it is emphasised that separation distances between specific proposals should be considered in more detail on a case by case basis.

6.2.4 Windfarm Extensions

In some cases, it is more appropriate to extend an existing windfarm than to create a new focus of development with a new set of separation distances. The acceptability of such extensions depends upon the extent to which the original approved site has occupied the space available and whether additional turbines will push on to visually sensitive areas or sensitive landscapes. Extensions should fit harmoniously to form a single coherent composition with the previously existing windfarm.

6.2.5 Re-powering of Existing Windfarms

Re-powering involves the replacement of existing turbines with more modern and generally much larger turbines located within the site of an existing windfarm. In practice, this will involve new turbine positions and different turbine separation distances set for the new parameters. Effectively, it involves the creation of a new windfarm on the site of an old one. In assessing the acceptability of such developments, it will be necessary to assess the potential change to wind turbine landscape type that could result from increased turbine size, as the scaling relationships of larger turbines and the associated Zones of Theoretical Visibility may be radically different and may exceed an established landscape capacity. The existing windfarm forms part of the visual baseline for assessment.

6.2.6 Other Factors which Influence Guidance

The generic capacity assessment for some landscape types does not cover the variation found between or even within individual geographical units of that type. This is usually because of one or two key landscape factors which override the characteristics including:

- All or part of the character area is much more prominent and visible than the bulk of the area covered by the landscape type;
- A particularly small area is covered by the character area compared with the main areas of the landscape type;
- Some or all of the character area lies in an area designated to protect a landscape (eg. National Scenic Area) or the setting and amenity of a settlement;
- Close proximity to other more sensitive neighbouring character areas which would be significantly affected by wind energy proposals otherwise suitable for the host character area.
- Close proximity to other landscape types, settlements or industry which reduces the sensitivity of a host landscape character area or part area compared with the bulk of the area covered by the landscape type.

A combination of any of these factors might limit the ability of a specific landscape character area or part of an area to accommodate a level of development otherwise acceptable to the type. The main areas are identified in Table 6.1 and Figures 6.1 to 6.4.

Nevertheless, any specific development should be considered in more detail and also assessed against local factors where appropriate.

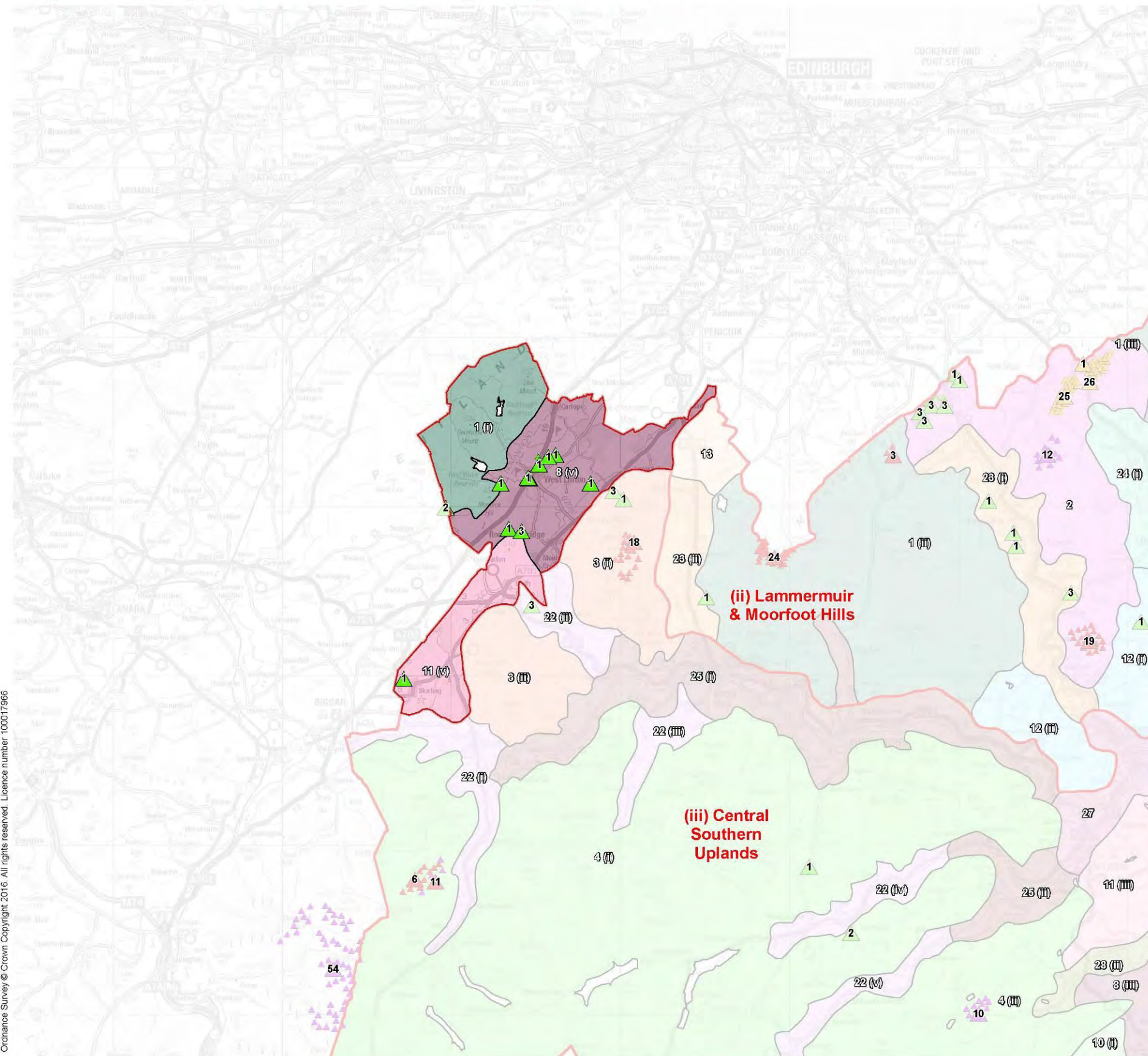
Finally, it is emphasised that this assessment is focused on landscape and visual issues. Areas which have been identified as suitable on this basis may be restricted by other unrelated factors such as protection of wildlife, effects on residential amenity, tourism and recreation, aviation restrictions, lack of grid connection or within the exclusion zone/ consultation zone of the seismological array at Eskdalemuir. Where particular significant non-landscape issues are known, which may conflict with the conclusions on landscape capacity, they are highlighted in the table. However, these issues are not comprehensively covered as they are not the subject of this assessment; but they are covered in the Council's Renewable Energy Supplementary Guidance.

Explanation of Table 6.1

| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|---|-------------------------------|-----------------------|----------|-----------|---|--|---|--|-----------------------|-----------------------|----------|--|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel't'd to turbine size) | | | | Analysis & Guidelines |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<30m | 30-<50m | 50-<80m | 80-<120m | |
| Landscape Character Area: <i>Name of Landscape Character Area/ Sub-Area</i> | | | | | | | | | | | | | | | | |
| Med/ High | Med/ High | Med/ High | Med/ High | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | | | Brief description of consented wind energy developments (at time of report), including numbers size range, distribution, with key developments named. | Wind Turbine Landscape Type(s) within the area resulting from current consented levels of development (refer to Table 2.1 for description of type and map in Figure 6.2 for distribution of types across study area) | Proposed limits to future Wind Energy development expressed as a Wind Turbine Landscape Type (refer to Table 2.1 for description of type and Figure 6.3 for proposed distribution of types across the study area) | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | | <p>Landscape Analysis: Brief description of key qualities and characteristics of the landscape character area/ sub-area affecting its capacity to accommodate different types of wind turbine development.</p> <p>Development Capacity: Brief comment on landscape capacity and on current developments and future proposals in relation to landscape capacity.</p> <p>Where relevant, the most significant non-landscape constraints are highlighted for areas. As the study is focussed on landscape matters, details of these constraints are for information only and do not constitute a comprehensive list.</p> |
| Assessment of landscape sensitivity and value of the landscape character area or sub-area (from detailed assessment in Appendix 5) | | | | Assessment of landscape capacity for different turbine sizes derived from the sensitivity and value assessment and mapped in Figures 6.1a-e . This represents the 'underlying' capacity of the landscape and does not take into account the cumulative effects of existing/ consented wind energy development. | | | | | Max. Numbers in Group Suggested range/ maximum number of turbines in groupings to ensure capacity is not exceeded | | 1-3 | 1-3 | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) Suggested separation distance between turbine groupings to ensure capacity is not exceeded | | 2-4 | 3-5 | | |

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Figure 6.1 (i) - Midland Valley Regional Area



Legend

- Regional Landscape Areas
- Landscape Character Areas
- Windfarm: Status, Height Category**
- ▲ Operational / Consented, Cat 1: 15 to <35m
- ▲ Operational / Consented, Cat 2: 35 to <50m
- ▲ Operational / Consented, Cat 3: 50 to <80m
- ▲ Operational / Consented, Cat 4: 80 to <120m
- ▲ Operational / Consented, Cat 5: 120m+

Landscape Character Areas:

- 1 - Dissected Plateau Moorland
- (i) Western Pentlands
- 8 - Rolling Farmland
- (v) West Linton Synclinal Belt
- 11 - Grassland with Hills
- (v) Skirling

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8558_GIS_202.mxd

Figure 6.1 (ii) - Lammermuir & Moorfoot Hills Regional Area

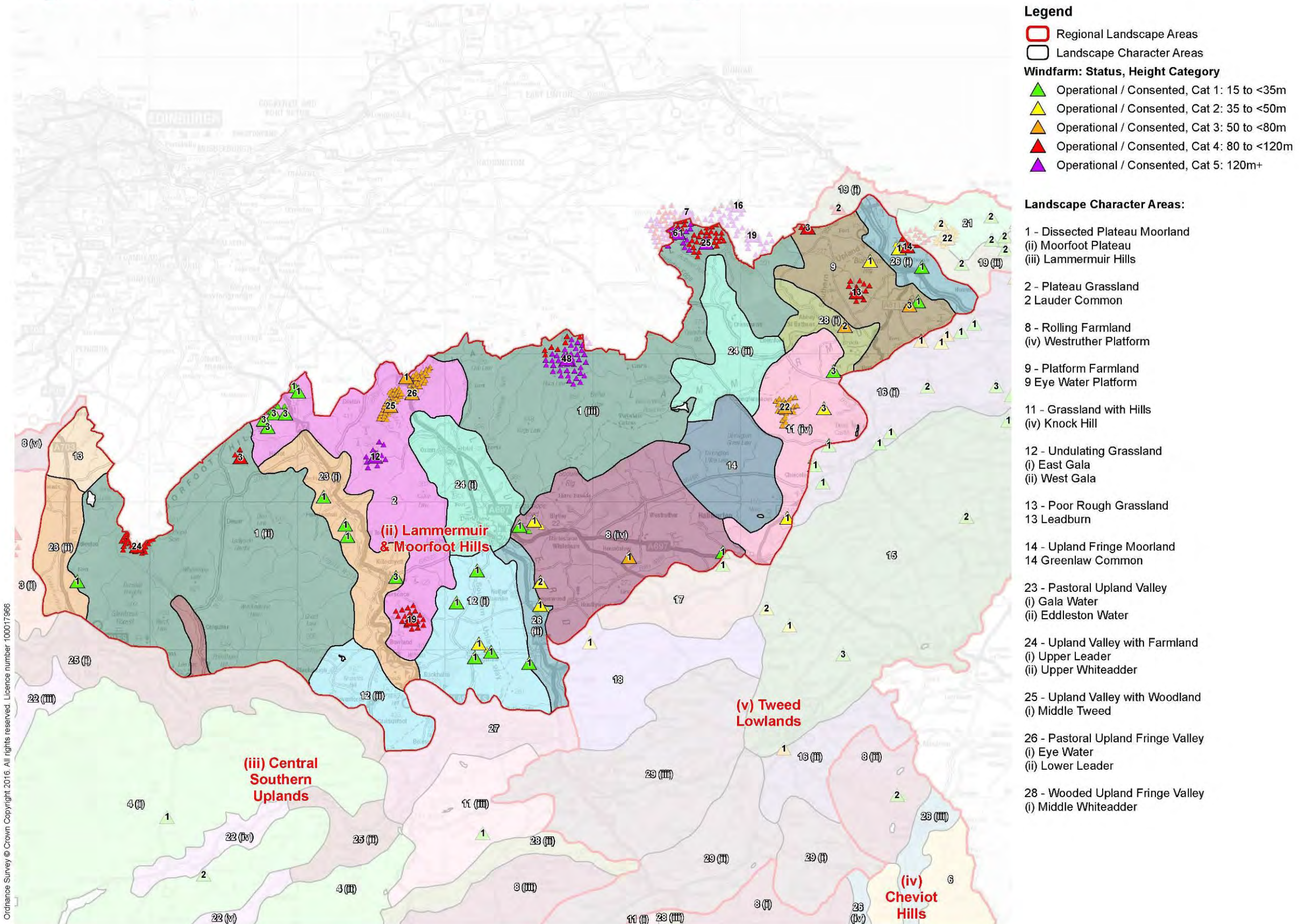


Table 6.1(ii). Summary of Landscape Capacity and Cumulative Effects and Guidance for Future Wind Energy Development – Lammermuir and Moorfoot Hills

| Key: ○ No Capacity ○ Low Capacity ○ Medium Capacity ● High Capacity | | | | | | | | | | | | | | | | | |
|--|--------------------|-----------------------|-----------------|--|-------------------------------|---------|----------|-----------|--|---|---|--|---------|---------|----------|-----------|---|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 1. Dissected Plateau Moorland: (ii) Moorfoot Plateau | | | | | | | | | | | | | | | | | |
| Low/Med | Med | Med | Med/High | ○ | ○ | ○ | ○ | ○ | The Moorfoot Plateau is relatively undeveloped, there are two windfarms: Bowbeat has 24x86m turbines and Carcant has 3x110m. There is also one consented turbine under 35m high. | <i>Upland with No Wind turbines/ Occ. Wind Turbines</i> | <i>Uplands with Wind Turbines/ with Occasional Wind Turbines</i> | ○ | ○ | ○ | ○ | ○ | Landscape Analysis: The Moorfoots are a range of large scale rolling and undulating moorland hills dissected by steep sided valleys. Largely unforested except to the south. They form a prominent escarpment and skyline above the Esk valley seen from Edinburgh and the Midlothian towns to the north and form the backdrop to the Tweed valley and its settlements to the south. The range is divided into western and eastern halves by a steep sided cleft containing the B709 road to Innerleithen. The southern edge of the Moorfoot Hills lie in the Tweed Valley SLA and the northern escarpment is locally designated in Midlothian. |
| | | | | | | | | | | | | 3 | 1 | 25 | 25 | 10 | Development Capacity: The LCA could accommodate further larger scale wind energy development. Turbines of 120m+ could be accommodated in smaller numbers where topography aids screening. Careful design consideration should be given to extensions/ repowering of existing developments. Turbine developments should not adversely encroach onto the visually prominent escarpment and skyline facing Edinburgh or the setting of the Tweed Valley to the south. There is capacity for smaller sized turbines in lower areas, best accommodated in association with farmsteads and dwellings and visually read as domestic/ farm scale generation. |
| | | | | | | | | | | | | 1-2 | 2-4 | 5-10 | 5-10 | 10 | Significant non Landscape Constraint: The large Moorfoot Hills SSSI and SAC in the eastern area, designated for birds, blanket peat and heath. |
| 1. Dissected Plateau Moorland: (iii) Lammermuir Plateau | | | | | | | | | | | | | | | | | |
| Low/Med | Med | Med | High | ○ | ○ | ○ | ○ | ○ | Extensive large scale windfarm development within and adjacent to this area. There is an extensive cluster of windfarms (Crystal Rig/ Aikengall) on the border of ELC and SBC in the east of the LCA with 127 turbines between 100 and 145m tall operating or consented. Fallago Rig windfarm has 48 turbines at 110/125m. Dun Law windfarm with 61 turbines of 67-75m and Pogbie and Keith Hill (11 turbines) are located | <i>Wind Turbine Landscape/ Uplands with Wind Turbines /Occasional Wind Turbines</i> | <i>Wind Turbine Landscape/ Uplands with Wind Turbines /Occasional Wind Turbines</i> | ○ | ○ | ○ | ○ | ○ | Landscape Analysis: The Lammermuir Hills is an extensive area of undulating heather moorland plateau with deeply-riven valleys straddling Scottish Borders and East Lothian between the A68 and the coastal fringes of the North Sea. The northern and eastern escarpments form a backdrop with wide undulating skylines to the surrounding lowland and coastal areas. The vast majority of this LCA is covered by local landscape designation in Scottish Borders and East Lothian. The long distance Southern Upland Way runs along the south of this LCA in Scottish Borders. Extensive large scale wind energy developments are located within and adjacent to the LCA: the northern part of the LCA on the boundary with East Lothian is reaching capacity and becoming a <i>Landscape with Wind Turbines</i> with areas of <i>Wind Turbine Landscape</i> around Crystal Rig/Aikengall and Fallago Rig. |
| | | | | | | | | | | | | 3 | 1 | 10 | 25 | 25 | Development Capacity: The Lammermuir Plateau has been subject to extensive windfarm development and much of its underlying capacity is occupied. There is capacity for limited additional development of larger turbines provided this is associated with existing windfarms. Extensions should maintain significant separation between the established wind energy clusters, taking advantage of areas with topographical containment and lower intervisibility to avoid increasing the overall prominence of existing windfarms beyond the LCA. There is capacity for smaller sized turbines in |
| | | | | | | | | | | | | 1-2 | 2-4 | 5-10 | 5-10 | 10 | |

| Key: No Capacity Low Capacity Medium Capacity High Capacity | | | | | | | | | | | | | | | | | |
|--|--------------------|-----------------------|-----------------|--|-------------------------------|---------|----------|-----------|--|---|---|--|---------|---------|----------|---|---|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| | | | | | | | | | immediately to the west and have some visual influence on the LCA. | | | | | | | peripheral areas or valleys where sited alongside farmsteads and dwellings, and read as domestic/agricultural generation, well separated from the larger developments in the highest areas. | |
| 2. Plateau Grassland: Lauder Common | | | | | | | | | | | | | | | | | |
| Med | Med | Med | Low/Med | | | | | | Currently 61 turbines of 67-75m at Dun Law in the north of the LCA and Pogbie and Keith Hill (11 turbines) are located immediately to the north in East Lothian. To the south/ south west of this there are 12x125m turbines at Toddleburn and in the south of this LCA Long Park has 19x110m turbines. There is also a cluster of approximately 14no turbines under 35m in the north west along the border with Midlothian. | Uplands with Wind Turbines/ Uplands with Occasional Wind Turbines. Wind Turbine Landscape in the north | Uplands with Wind Turbines/ Wind Turbine Landscape in the north. | | | | | | Landscape Analysis: This is the only area of <i>Plateau Grassland</i> in Scottish Borders. It forms a broad ridge of gently rolling hills separating the Gala and Leader Waters between the Lammermuir and Moorfoot Hills, and forming a prominent northern escarpment at Soutra Hill. This is a large scale landscape but is lower than the surrounding <i>Dissected Plateau Moorland</i> and of significantly lesser extent. There is limited heather moorland and a much greater proportion of grassland, much of which is enclosed and improved with surrounding coniferous shelterbelts and plantations. There are scattered farms around the edges. The area east of the A68 lies on the edge of the Lammermuir Hills SLA, otherwise there are no landscape designations. Development Capacity: This landscape could accommodate limited additional windfarm development. However, given existing developments, overall cumulative impact and potential 'saturation' of underlying capacity is a major consideration. Larger scale wind energy development should be well-separated from other clusters and located away from sensitive locations including around the B6362 Lauder-Stow road and the visually prominent outer slopes, taking advantage of the topographical containment in wider sections of the elevated plateau. Smaller turbines could also be accommodated, but in more limited group sizes more closely associated with farmsteads and enclosed fields. Cumulative considerations also apply and smaller turbines should be located away from areas with larger turbines. Repowering or further extension of the Dun Law cluster would need to take very careful account of existing turbine sizes and the visual sensitivity of the skyline in views from north or south. |
| | | | | | | | | | | | <i>Max. Numbers in Group</i> | 1-3 | 1-3 | 50 | 25 | 25 | |
| | | | | | | | | | | | <i>Min Group Separation Distances (km)</i> | 1-2 | 2-4 | 5-10 | 5-10 | 10 | |
| 8. Rolling Farmland: (iv) Westruther Platform | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | | | | | | There are several single/ paired turbines under 35m or 50m located mainly on the western fringes of this LCA, with one 67m turbine centrally located. | Upland Fringe with Occ./ no Wind Turbines | Upland Fringe with Occ. Wind Turbines | | | | | | Landscape Analysis: Medium scale rolling farmland and small settlements set between the Lammermuir Hills to the north and the Tweed Lowlands to the south. Some more prominent hills to the west and occasional small scale valleys. The northern edge rises to meet the <i>Dissected Plateau</i> of the Lammermuirs. Development Capacity: Due to the undulating upland fringe, settled farmland character of this landscape there is limited capacity only for turbines below 50m, with no capacity for larger turbines due to scale issues and the potential for wide visibility. Capacity is locally constrained by a number of landscape and visual sensitivities: |
| | | | | | | | | | | | <i>Max. Numbers in Group</i> | 3 | 2 | | | | <ul style="list-style-type: none"> the presence of numerous individual farmsteads and small settlements more prominent landforms such as Boon and Knock Hill and smaller scale valleys draining west in the west by the presence of important transport routes (A68 just outwith the LCA) and the SuW that increase visual sensitivity and recreational value. |
| | | | | | | | | | | | <i>Min Group Separation Distances (km)</i> | 1-2 | 2-4 | | | | |

| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|----------------------------------|-----------------------|-----------------------|-----------------------|---|---|--|--|----------------------------------|-----------------------|-----------------------|-----------------------|---|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| | | | | | | | | | | | | | | | | | Black Hill. If additional windfarms are added to this landscape it is at risk of becoming a <i>Landscape with Wind turbines</i> . Additional turbine development within this LCA should be sited to minimise cumulative effects on the Southern Upland Way and effects on the setting of Cockburn Law hillfort, Edin's Hall Broch and Abbey St Bathans. |
| 12. Undulating Grassland: (i) East Gala | | | | | | | | | | | | | | | | | |
| Med | High | Med/High | Med/High | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Currently there are 5no. 15-30m and one 30-50m turbine. The 19 turbines of Long Park windfarm lie within 1-3km in <i>Plateau Grassland</i> to the west. | <i>Upland Fringe with Occasional Wind Turbines</i> | <i>Upland Fringe with Occasional Wind Turbines</i> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Landscape Analysis: A medium to large scale landscape of undulating hills with steep sided valleys. Mainly comprising enclosed grazing land with drystone dykes, shelterbelts and small areas of forestry. Small settlements and farmsteads linked by minor roads. The eastern area forms the northern backdrop to Galashiels and the southern backdrop to Lauder. The southeastern corner overlaps with the Eildon Hills & Leaderfoot NSA and the Southern Upland Way passes north through the area. Development Capacity: There is no underlying capacity for larger turbines or commercial windfarms due to proximity to settlements and the area having a higher visual sensitivity. There is limited capacity for individual turbines below 50m tall within the more isolated or rural areas of the LCA, sited away from settlements and the Southern Upland Way and outside the NSA. |
| | | | | | | | | | | | <i>Max. Numbers in Group</i> | 3 | 1 | | | | |
| | | | | | | | | | | | <i>Min Group Separation Distances (km)</i> | 1-2 | 2-4 | | | | |
| 12. Undulating Grassland: (ii) West Gala | | | | | | | | | | | | | | | | | |
| Med | High | Med/High | Med/High | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are currently no wind turbines or windfarms within the West Gala LCA. The closest turbines are at Long Park, some 3km to the northeast. | <i>Upland Fringe with Occasional Wind Turbines</i> | <i>Upland Fringe with Occasional Wind Turbines</i> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Landscape Analysis: See above. The western area is smaller than the east and contains the village of Clovenfords. It forms the western backdrop to Galashiels. The southern and southeastern parts lie in the Tweed, Ettrick and Yarrow Confluence SLA and the Fairlie GDL. The SUW passes across the southeastern end. Development Capacity: Areas in the northwest and centre of West Gala have capacity for individual or small clusters of turbines below 50m tall, associated with farms and relating to agricultural landuse patterns. Care should be taken with the settings of Galashiels, Clovenfords, Fairlie and the Southern Upland Way. |
| | | | | | | | | | | | <i>Max. Numbers in Group</i> | 3 | 1 | | | | |
| | | | | | | | | | | | <i>Min Group Separation Distances (km)</i> | 1-2 | 2-4 | | | | |
| 13. Poor Rough Grasslands: Leadburn | | | | | | | | | | | | | | | | | |
| Med | Med/High | Med | Low/Med | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are currently no wind turbines or windfarms within or near this LCA. | <i>Upland Fringe with No Wind Turbines</i> | <i>Upland Fringe with Occasional Wind Turbines</i> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Landscape Analysis: Much of this area is a large scale simple upland fringe landscape. However it is constrained in area and has smaller scale landscape references in terms of tree belts, farms and smaller topographic features in the west. It lies between two visually sensitive hill ranges of the Pentlands and Moorfoots and close to settlements. Development Capacity: This landscape has the scale and landform to accommodate larger size turbines. However it is constrained by limited area and visual sensitivities. There is scope for smaller size turbines (up to 50m) but very limited capacity for larger turbines below the height of 80m without turbines beginning to dominate the area, as was determined by the dismissal of Mount Lothian windfarm appeal (9x102m turbines) in neighbouring Midlothian. |
| | | | | | | | | | | | <i>Max. Numbers in Group</i> | 5 | 5 | 1 | | | |
| | | | | | | | | | | | <i>Min Group Separation Distances (km)</i> | 1-2 | 2-4 | 3-5 | | | |

| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|----------------------------------|-----------------------|-----------------------|-----------------------|--|---|--|--|----------------------------------|-----------------------|-----------------------|-----------------------|--|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 14. Upland Fringe Moorland: Greenlaw Common | | | | | | | | | | | | | | | | | |
| Low/Med | Med/High | Med | Med/High | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are currently no wind turbines or windfarms within this LCA. Black Hill windfarm with 19x75m turbines lies within 1-3km to the northeast. | <i>Upland Fringe with No Wind Turbines</i> | <i>Upland Fringe with No/ Occasional Wind Turbines</i> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: A large scale simple moorland landscape, but limited in area. The landform is tilted to the south and visibility across it is widespread. Most of the area is part of the extensive Lammermuir Hills SLA and is characterised by the two distinctive and prominent Darrington Law hills.</p> <p>Development Capacity: This LCA could accommodate smaller sized turbines associated with farms close to roads and around the edges. Turbines should be sited close to individual farmsteads and properties to reflect the domestic scale. The area on and around the Darrington Laws has very limited capacity due to the distinctive smooth rounded profile of these prominent hills and their limited height.</p> <p>Significant Non Landscape Constraint. The large Greenlaw Moor SSSI south of the B6456, designated for geology, raised bog and birds.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 3 | 1 | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 1-2 | 3-5 | | | | |
| 23. Pastoral Upland Valley: (i) Gala Water | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | 3 turbines below 35m tall near Fountainhall and 3 near Stow. Toddleburn and Long Park windfarms in adjacent <i>Plateau Grassland</i> LCA are visible in parts of the valley. | <i>River Valley with Occasional/ No Wind Turbines</i> | <i>River Valley with Occasional Wind Turbines</i> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: A medium scale, flat bottomed, tightly meandering valley with rounded enclosing slopes. Well settled with villages and farms, enclosed farmland and many small woodlands and shelterbelts creating diverse framed views. The Gala Water LCA contains the A7 tourist route and the Borders Railway Line. The southernmost part of the LCA borders the town of Galashiels.</p> <p>Development Capacity: This LCA has limited capacity for smaller sized turbines as individuals or small groups of 3 or fewer. No capacity for larger commercial scale turbines or windfarms due to the modest scale of the landscape and its diverse character together with the sensitive A7 tourist route and Borders Railway. The steep valley sides can be highly prominent from the valley floor and turbines should be carefully and sparingly located.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 3 | 1 | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 1-2 | 3-5 | | | | |
| 23. Pastoral Upland Valley: (ii) Eddleston Water | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are currently no wind turbines or windfarms within this LCA. Bowbeat windfarm lies within 3km to the east but is only visible from higher areas. | <i>River Valley with No Wind Turbines</i> | <i>River Valley with Occasional Wind Turbines</i> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: A medium scale, flat bottomed valley with rounded enclosing slopes, steep on the eastern side and the south. Well settled with Eddleston village, large houses and farms, enclosed farmland and many small woodlands and shelterbelts. The Eddleston LCA contains the busy A703 and southernmost part lies within the Tweed Valley SLA close to the town of Peebles.</p> <p>Development Capacity: Limited capacity for smaller sized turbines as individual turbines or small groups of 3 or less turbines. There is no capacity for larger commercial scale turbines or windfarms due to the modest scale of the landscape and its diverse character together with the sensitive A7 tourist route and Borders Railway. The steep valley sides can be highly prominent from the valley floor and turbines should be carefully and sparingly located.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 3 | 1 | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 1-2 | 3-5 | | | | |

| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|-------------------------------|-----------------------|-----------------------|-----------------------|---|---|---|--|-----------------------|-----------------------|-----------------------|-----------------------|--|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 24. Upland Valley with Farmland: (i) Upper Leader | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are currently no wind turbines or windfarms within this LCA. Dun Law windfarm lies within 1km to the north and Toddleburn 1.5km to the west. These are visible from northern areas. | River Valley with No Wind Turbines | River Valley with Occasional Wind Turbines | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: A medium to large scale broad open valley with gently rounded enclosing slopes. Well settled with villages and farms and enclosed farmland with small woodlands and shelterbelts. The LCA contains the busy A68 and A697 roads. The eastern side lies within the edge of the Lammermuir Hills SLA and the southernmost part includes the town of Lauder and Thirlestane Castle. The southern area contains the Southern Upland Way</p> <p>Development Capacity: The central, wider less prominent areas of this valley LCA have capacity for individuals or groups of up to 3 smaller sized turbines. These will be better accommodated if the turbines are visually associated with agricultural patterns, farmsteads and individual properties or with existing settlement. Siting of turbines in the north should avoid the potential for cumulative effects with the neighbouring windfarms and care should be taken with the settings of Oxton and Lauder.</p> |
| | | | | | | | | | | Max. Numbers in Group | 3 | 1 | | | | | |
| | | | | | | | | | | Min Group Separation Distances (km) | 1-2 | 3-5 | | | | | |
| 24. Upland Valley with Farmland: (ii) Upper Whiteadder | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are currently no wind turbines or windfarms within this LCA. Crystal Rig windfarm lies within 1km to the north and turbines of this and Black Hill are visible from higher areas. | River Valley with No Wind Turbines | River Valley with Occasional Wind Turbines | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Two (Whiteadder and Dye) medium scale open valleys with rounded enclosing slopes. Settled with villages, farms and enclosed farmland with small woodlands and shelterbelts. The LCA contains B and minor roads. Almost all lies within the Lammermuir Hills SLA and the southernmost part includes the village of Longformacus. The southern area of this LCA contains the Southern Upland Way</p> <p>Development Capacity: These valleys are of a smaller scale and width than the Upper Leader and less busy. There is capacity for individuals or groups of up to 3 smaller sized turbines; best accommodated if visually associated with agricultural patterns, farmsteads or individual properties. Turbines in the north and south of the LCA should be sited to avoid the potential for cumulative effects with the neighbouring Crystal Rig and Black Hill windfarms and care should be taken with the setting of Longformacus.</p> |
| | | | | | | | | | | Max. Numbers in Group | 3 | 1 | | | | | |
| | | | | | | | | | | Min Group Separation Distances (km) | 1-2 | 3-5 | | | | | |
| 25. Upland Valley with Woodland: (i) Middle Tweed (Leithen Water) | | | | | | | | | | | | | | | | | |
| High | High | High | High | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are currently no wind turbines or windfarms within or near this part of the LCA. | River Valley with No Wind Turbines | River Valley with No/Occasional Wind Turbines | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: The Leithen Water is a side valley to the Tweed (see Figure 6.1(iii) and table below for main area). Small scale meandering valley set in <i>Dissected Plateau Moorland</i> hills with steep rounded enclosing slopes. Occasional farms and enclosed farmland with shelterbelts and plantations. The LCA contains B709 to Edinburgh. Southern end is within the River Tweed SLA</p> <p>Development Capacity: the intimate enclosed scale of the valley means capacity is restricted to individual turbines up to 20m tall, visually associated with agricultural patterns, farmsteads and individual properties.</p> |
| | | | | | | | | | | Max. Numbers in Group | 1 | | | | | | |
| | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | | | | | | |

| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|----------------------------------|-----------------------|-----------------------|-----------------------|--|---|--|--|----------------------------------|-----------------------|-----------------------|-----------------------|---|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel't'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 26. Pastoral Upland Fringe Valley: (ii) Lower Leader | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are currently one <35m and three 35-50m wind turbines within or near this LCA. | <i>River Valley with No/Occasional Wind Turbines</i> | <i>River Valley with No/Occasional Wind Turbines</i> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Medium scale well settled pastoral valley set between low grassland hills with shallow enclosing slopes. The Lower Leader LCA contains A68 to Edinburgh and the southern end lies within the Leader and Eildon Hills NSA. The settlement of Earlston lies just north of the NSA.</p> <p>Development Capacity: This LCA has limited capacity for individual smaller turbines only. There is no capacity for commercial scale developments. Capacity is reduced by the important transportation links between England and Scotland (A68) increasing visual sensitivity of this area. The southern area of the LCA has no capacity due to the NSA designation.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1 | 1 | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | 3-5 | | | | |
| 26. Pastoral Upland Fringe Valley: (i) Eye Water | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | One <35m and one 35-50m wind turbine within this LCA. Three 100m turbines of Penmanshiel windfarm lie within the northeastern edge and others have a visual influence. | <i>River Valley with No/Occasional Wind Turbines</i> | <i>River Valley with Occasional Wind Turbines</i> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Medium scale well settled pastoral valley with shallow enclosing slopes set between low grassland hills. The LCA contains the A1 trunk route and West Coast mainline to Edinburgh and the northern end lies within the Berwickshire Coast SLA and is crossed by the Southern Upland Way.</p> <p>Development Capacity: This LCA has limited capacity for individual or small groups of smaller turbines only. There is no capacity for commercial scale developments. Capacity is reduced by the important transportation links between England and Scotland, increasing visual sensitivity of this area and by the potential for cumulative effects with nearby Penmanshiel windfarm.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | | | | | |
| 28. Wooded Upland Fringe Valley: (i) Middle Whiteadder | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Two consented 54m wind turbines within upper edges of this LCA. Three 19.5m turbines lie just to the southwest. | <i>River Valley with No/Occasional Wind Turbines</i> | <i>River Valley with No/Occasional Wind Turbines</i> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Small scale narrow meandering valleys (Monynut Water and Middle Whiteadder) with steep densely wooded enclosing slopes. Set between the eastern slopes of the Lammermuir Hills and rounded farmland hills. Two small settlements at Abbey St Bathans and Ellemford. The LCA overlaps with the Lammermuir Hills SLA and is crossed by the Southern Upland Way. There are a number of hillforts and brochs in or adjacent to the area, including Edin's Hall and Cockburn Law.</p> <p>Development Capacity: This small scale intimate sheltered character of this LCA has limited capacity for individual smaller turbines only. Turbines should be located on the outer edges of the LCA to minimise effects on the valley floor. There is no capacity for commercial scale developments. The setting of the settlements hillforts/ brochs should be respected.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1 | | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | | | | | |

Figure 6.1 (iii) - Central Southern Uplands

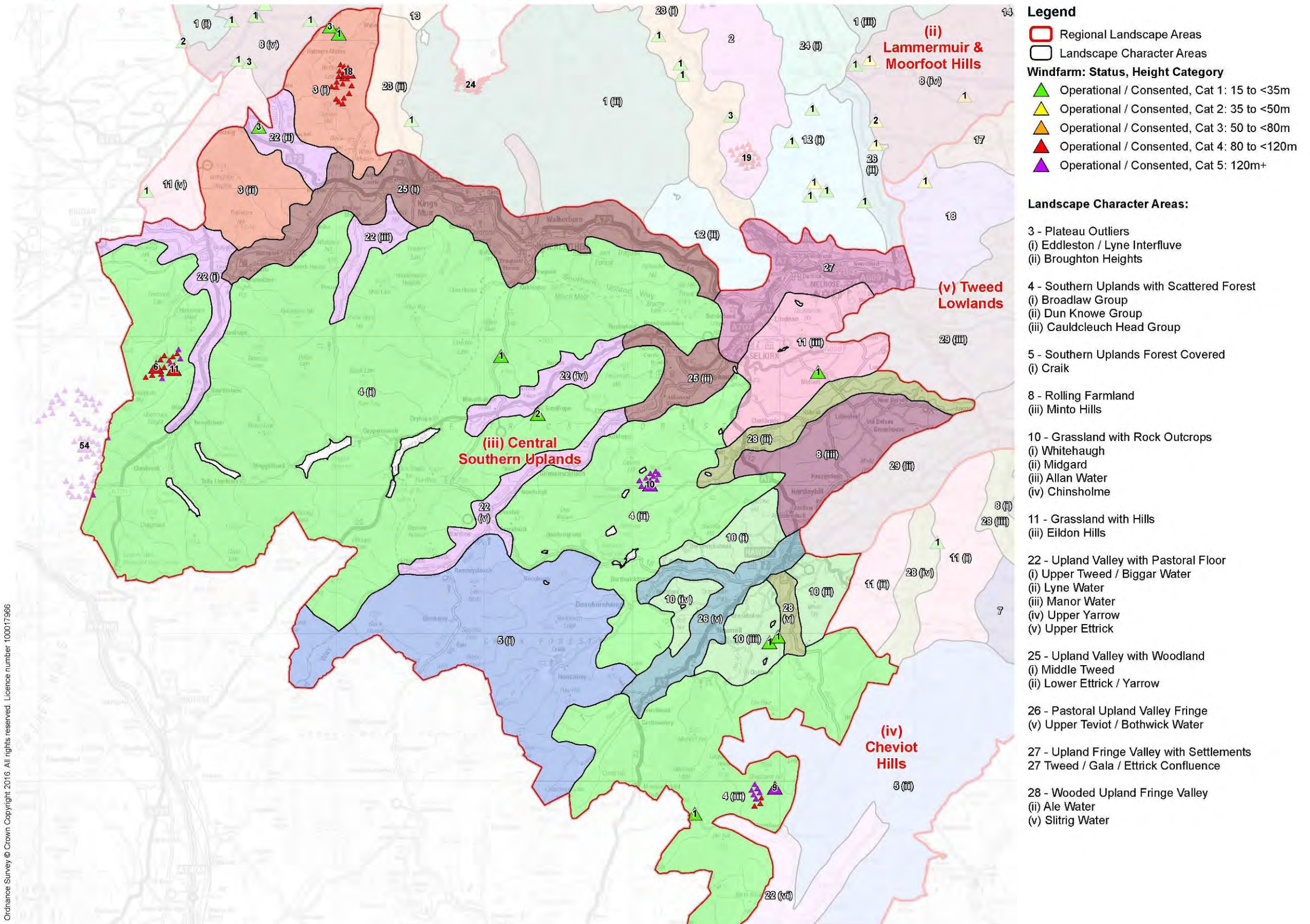


Table 6.1(iii). Summary of Landscape Capacity and Cumulative Effects and Guidance for Future Wind Energy Development – Central Southern Uplands

| Key: No Capacity Low Capacity Medium Capacity High Capacity | | | | | | | | | | | | | | | | | |
|--|--------------------|-----------------------|-----------------|--|-------------------------------|---------|----------|-----------|---|---|---|--|---------|---------|----------|-----------|--|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 3. Plateau Outliers: (i) Eddleston/ Lyne Interfluve | | | | | | | | | | | | | | | | | |
| Med | Med/High | Med/High | Med/High | | | | | | Cloich Forest (18x115m consented by appeal.4no. consented 15-35m turbines in the north eastern part of the LCA. | <i>Uplands with Wind Turbines/ No Wind Turbines</i> | <i>Uplands with Wind Turbines/ Occasional Wind Turbines</i> | | | | | | <p>Landscape Analysis: A compact range of large scale rolling hills separated from the main upland areas by steep sided river valleys. Settlement and enclosed land is located around the edges with internal areas open grazing or forestry. The southeastern corner is designated as an SLA and Upper Tweeddale NSA, providing the setting for Peebles and the Tweed Valley. All sides are surrounded by main roads and the northwestern edge is visible from the main roads between Edinburgh and the Clyde Valley.</p> <p>Development Capacity: Due to higher visual sensitivity and landscape value, the Eddleston/ Lyne Interfluve area has a low underlying capacity for turbines at the lower end of the 50-80m range in small groups within the central areas of the LCA. However, the consent of Cloich Forest windfarm has occupied all capacity for larger turbines; this being underlined by the simultaneous dismissal of nearby Hag Law windfarm. Turbines <50m should be sited around the edges, where they are well removed from the consented windfarm and can be visually associated with farmsteads, individual properties and small settlements or where they follow agricultural patterns in the landscape. No turbines in the southeastern corner due to landscape designations and distinctive fortified hills.</p> |
| | | | | | | | | | | Max. Numbers in Group | 1-3 | 1-3 | | | | | |
| | | | | | | | | | | Min Group Separation Distances (km) | 1-2 | 3-5 | | | | | |
| 3. Plateau Outliers: (ii) Broughton Heights | | | | | | | | | | | | | | | | | |
| Med | Med/High | Med/High | High | | | | | | There are no turbines or windfarms within the Broughton Heights LCA. | <i>Uplands with No Wind turbines</i> | <i>Uplands with Occasional Wind Turbines/ No Wind Turbines</i> | | | | | | <p>Landscape Analysis: Similar to Eddleston/ Lyne Interfluve but with higher hills and less forestry. All of the LCA is designated: as part of the Tweedsmuir Uplands SLA in the north and Upper Tweeddale NSA in the south. The John Buchan Way passes through the LCA. All sides are surrounded by main roads and the northwestern edge is visible from the main roads between Edinburgh and the Clyde Valley.</p> <p>Development Capacity: Due to higher visual sensitivity and high landscape value, Broughton Heights has no capacity for larger scale turbines and only low capacity for turbines under 50m, due the SLA and NSA designations and prominent outer slopes forming the skyline from lower elevations around the LCA. The outer slopes are prominent and visible from the valleys below, especially to the south and west of the LCA where they form the skyline of the NSA to the south and from the lower elevations to the west. These more prominent areas have no capacity for turbine development.</p> |
| | | | | | | | | | | Max. Numbers in Group | 1-3 | 1-3 | | | | | |
| | | | | | | | | | | Min Group Separation Distances (km) | 1-2 | 3-5 | | | | | |
| 4. Southern Uplands with Scattered Forest: (i) Broadlaw Group | | | | | | | | | | | | | | | | | |
| Med | Med/High | Med | High | | | | | | Currently Glenkerie windfarm (11x100/115m operational turbines and 6x125m consented) located within the | <i>Uplands with Occasional Wind Turbines and Uplands with no Wind Turbines (small</i> | <i>Mostly Uplands with No Wind Turbines. Small area in west Uplands with Wind Turbines and Wind</i> | | | | | | <p>Landscape Analysis: A large scale rolling hill landscape with steep sided valleys and scattered coniferous forest. Several lochs/ reservoirs. The north eastern area of this LCA contains part of a NSA, the vast majority is covered by the extensive Tweedsmuir Uplands SLA and there is the Talla-Hart Fell Wild Land Area. The Southern Upland Way passes through the central/ eastern area of the LCA.</p> |

| Key: No Capacity Low Capacity Medium Capacity High Capacity | | | | | | | | | | | | | | | | | |
|--|--------------------|-----------------------|-----------------|--|-------------------------------|---------|----------|-----------|---|--|---|--|---------|---------|----------|-----------|--|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| | | | | | | | | | western area of the LCA near the border with South Lanarkshire to the north of Tweedsmuir. Clyde and extension windfarm lies on the western boundary with 3 turbines lying within Scottish Borders. 3nr 15-35m turbines above the Yarrow Valley in the east. | western area of Landscape with Wind Turbines) | Turbine Landscape | | | | | | <p>Development Capacity: The western edge of this LCA is a <i>Landscape with Wind Turbines/ Wind Turbine Landscape</i> influenced by Clyde windfarm lying mainly outwith the SBC area. The majority of the internal area has topographical containment created by a large upland area and as a result has lower intervisibility. However, spur like landforms between river valleys increases prominence of eastern areas, with visual sensitivity increased by the presence of the Southern Upland Way. Extensive landscape designations, wild land qualities, prominent hilltops and recreational use reduces the capacity of this landscape for windfarm development, as demonstrated by the refusals on appeal of the Minch Moor and Broadmeadows proposals between the Tweed and Yarrow valleys. This large area with no windfarms or turbines should remain as a largely undeveloped gap between clusters of upland turbine development to the west and in the north and east of Scottish Borders. Capacity for the largest turbines only exists to the west of the A701 where these would be seen as an extension to the existing Clyde windfarm cluster within South Lanarkshire. The remaining area has very limited capacity for smaller size turbines as individuals or small groups associated with lower ground at farmsteads, individual properties and small groupings of properties.</p> <p>Significant Non Landscape Constraints:</p> <ul style="list-style-type: none"> • The southern tip of the LCA lies within the Eskdalemuir EKA Seismological Array 10km exclusion zone and the rest lies in the Statutory Safeguard Area • The large Tweedsmuir Hills SSSI lies east of the upper Tweed |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | 1-3 | 1-3 | 5-10 | 5-10 | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 1-2 | 3-5 | 3-5 | 5-10 | 5-10 | |
| 4. Southern Uplands with Scattered Forest: (ii) Dun Knowe Group | | | | | | | | | | | | | | | | | |
| Med | Low/Med | Med | Med | | | | | | Currently one medium sized windfarm consisting of 10x121m turbines to the west of Hawick (Langhope Rig). | Central area of Uplands with Occasional Wind Turbines surrounding area is Uplands with No Wind Turbines | Uplands with Wind Turbines/ Occasional Wind Turbines | | | | | | <p>Landscape Analysis: This LCA, while extensive open hill country, is considerably lower and less wild or dramatic than Broad Law LCA. Most of the forest is concentrated centrally and highest hills to the west. There are no designations or long distance footpaths and there is little human settlement within and nearby.</p> <p>Development Capacity: The Dun Knowe Group has limited existing turbine development and could accommodate additional development with larger size turbines. The surrounding topography provides a degree of topographical containment for the largest turbines and intervisibility within the area is generally fairly low. However significant separation from Langhope Rig and careful siting would be required to avoid the cumulative issues leading to the dismissal of the Barrel Law application. Forestry removal should be mitigated, preferably through compensatory planting. Smaller scale turbines can be accommodated as individual turbines or as small groups or 3 or less and should be located alongside farmsteads and residential properties and associated with farm/domestic generation.</p> <p>Significant Non Landscape Constraint: The LCA lies within the Eskdalemuir EKA Seismological Array Statutory Safeguard Area</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | 1-3 | 1-3 | 5-10 | 5-10 | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 1-2 | 3-5 | 3-5 | 5-10 | 5-10 | |

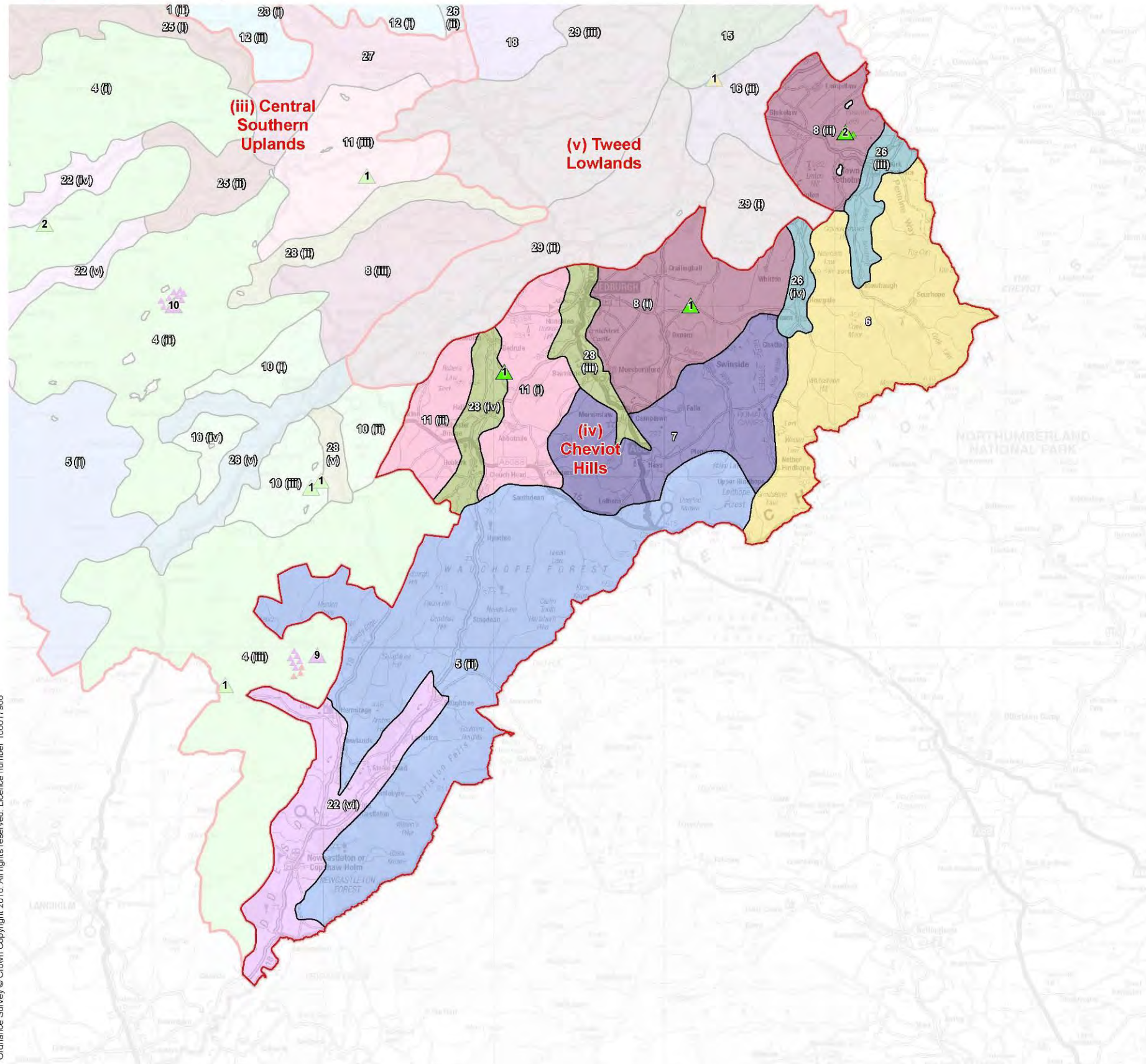
| Key: No Capacity Low Capacity Medium Capacity High Capacity | | | | | | | | | | | | | | | | | |
|--|--------------------|-----------------------|-----------------|--|-------------------------------|---------|----------|-----------|--|---|---|--|---------|---------|----------|-----------|---|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel't'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 4. Southern Uplands with Scattered Forest: (iii) Cauldcleuch Head Group | | | | | | | | | | | | | | | | | |
| Med | Low/Med | Med | Med | | | | | | Windy Edge windfarm (7x125m/ 2x110m) has been consented on appeal. | Uplands with Wind Turbines/ No Wind Turbines | Uplands with Occasional Wind Turbines, western area Uplands with Wind Turbines | | | | | | <p>Landscape Analysis: This LCA is extensive open hill country with rolling hill landform and steep sided valleys. The hills are more defined and taller than in Dun Knowe LCA, However, they are of a significantly lesser scale than Broad Law LCA. There is relatively little forestry, with extensive areas visible in neighbouring LCAs. There are no designations or long distance footpaths and there is little human settlement within or nearby. The area has a low intervisibility.</p> <p>Development Capacity: There is remaining capacity for larger turbines in the more elevated upland areas well separated from Windy Edge windfarm and where topographical containment reduces intervisibility. However, the steepness of landforms may restrict the potential for successfully accommodating larger groups and for turbines >120m. Particular consideration must also be given to the setting of Hermitage Castle. There is capacity for smaller scale turbines as individual turbines or small groups of 3no or less sited alongside farmsteads and individual properties in lower areas, to be seen as domestic or farm scale energy generation.</p> <p>Significant Non Landscape Constraints:</p> <ul style="list-style-type: none"> The area south of Hermitage contains a large SSSI/ SPA The southern tip of the LCA lies within the Eskdalemuir EKA Seismological Array 10km exclusion zone and the rest lies in the Statutory Safeguard Area |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| 5. Southern Uplands Forest Covered: (i) Craik | | | | | | | | | | | | | | | | | |
| Med | Low/Med | Low/Med | Med/High | | | | | | No wind turbines lie within or close to this area. | Uplands with No Wind Turbines | Uplands with Wind Turbines | | | | | | <p>Landscape Analysis: LCA is extensive area of rolling hill landform and steep sided valleys cloaked with commercial coniferous forestry. There are no designations or long distance footpaths and there is little human settlement, although the Southern Uplands Way passes along the northwestern edge. The area has a low internal intervisibility, although the edges are visible from surrounding hill areas.</p> <p>Development Capacity: This LCA contains no landscape designations, low internal intervisibility and is a sparsely populated area of the Scottish Borders. Due to these factors there is capacity for groups of larger turbines. Forestry removal should be mitigated, preferably through compensatory planting. Smaller sized turbines should be sited alongside individual farmsteads and properties and visually be read as domestic/ farm scale power generation. Larger turbines can be accommodated in the larger scale elevated upland areas and take advantage of the topographical containment created by the landscape and screening by trees. The presence of the Southern Upland Way reduces capacity in the western part of this LCA.</p> <p>Significant Non Landscape Constraint: The eastern half of the LCA lies within the Eskdalemuir EKA Seismological Array 10km exclusion zone and the rest lies in the Statutory Safeguard Area</p> |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |

| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|----------------------------------|-----------------------|-----------------------|-----------------------|--|---|--|--|----------------------------------|-----------------------|-----------------------|-----------------------|--|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 8. Rolling Farmland: (iii) Minto Hills | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | No wind turbines lie within or close to this area. | <i>Upland Fringe with No Wind Turbines</i> | <i>Upland Fringe with Occasional Wind Turbines</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Medium scale farmland with undulating topography and large rectilinear fields enclosed by walls or hedges. Boundary trees, shelterbelts and small woodlands. Distinctive Minto Hills on SE edge are part of the Teviot Valley SLA. Network of lanes, tracks and scattered farms and houses. The A7 tourist route passes through the western edge.</p> <p>Development Capacity: Due to the medium scale, open and relatively elevated lowland/ upland fringe character of this LCA there is no capacity for larger wind energy schemes. Occasional smaller turbines could be accommodated as individuals or small groups, especially when associated with a farmstead. There is no capacity for turbines in the vicinity of the distinctive Minto Hills</p> |
| | | | | | | | | | | | | | | | | | <p><i>Max. Numbers in Group</i></p> |
| | | | | | | | | | | | | | | | | | <p><i>Min Group Separation Distances (km)</i></p> |
| 10. Grassland with Rock Outcrops: (i) Whitehaugh | | | | | | | | | | | | | | | | | |
| Med | Med | Med | Med | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | No wind turbines lie within or close to this area. | <i>Upland Fringe with No Wind Turbines</i> | <i>Upland Fringe with Occasional Wind Turbines</i> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: These LCAs together with their separating valleys provide a setting for Hawick, lying between the town and larger scale upland areas. Medium scale farmland of diverse character with small scale enclosed areas between ridges and knolls. Landform has characteristic angular ridged and rocky undulations. Varied size fields of mainly improved pasture enclosed by stone dykes, fences and hedgerows. Field boundary trees, shelterbelts and small woodlands. Crossed by often winding lanes. Scattered farms and hamlets.</p> <p>The Whitehaugh LCA lies north and west of Hawick. It is more open and rocky than the other LCAs and has views south over Hawick and Teviotdale to the Southern Uplands and The Cheviot. The area is crossed by an electricity transmission line.</p> <p>Development Capacity: There is medium capacity for smaller turbines individually or as small groups. There is less capacity on the prominent and open south eastern slopes above Hawick and turbines should have a visual connection with a farmstead or dwelling. Avoid proximity of turbines to the transmission line. Due to high intervisibility within this LCA there is no capacity for larger turbines.</p> |
| | | | | | | | | | | | | | | | | | <p><i>Max. Numbers in Group</i></p> |
| | | | | | | | | | | | | | | | | | <p><i>Min Group Separation Distances (km)</i></p> |
| 10. Grassland with Rock Outcrops: (ii) Midgard | | | | | | | | | | | | | | | | | |
| Med | Med | Med | Med | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | No wind turbines lie within or close to this area. | <i>Upland Fringe with No Wind Turbines</i> | <i>Upland Fringe with Occasional Wind Turbines</i> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: See above for type description</p> <p>The Midgard LCA lies southeast of Hawick. It is more tree covered and has more pronounced rock outcrops and knolls than the other <i>Grassland with Rock Outcrop</i> LCAs. It has a high number of hillforts. Teviot Valley SLA designation overlaps the northern corner of the LCA.</p> <p>Development Capacity: There is medium capacity for smaller turbines in the central, eastern and southern area of this LCA in areas with less external visibility, away from</p> |
| | | | | | | | | | | | | | | | | | <p><i>Max. Numbers in Group</i></p> |

| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|-------------------------------|-----------------------|-----------------------|-----------------------|---|---|---|--|-----------------------|-----------------------|-----------------------|-----------------------|--|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | 3-5 | | | | open undulating areas of the LCA and the St Cuthberts Way through the Eildon Hills. An electricity transmission line passes through the middle of the LCA, close to the NSA. Development Capacity: There is no capacity for development on or around the NSA due to the designation. However, there is limited capacity for individual and small groups of smaller turbines across the rest of the area; particularly towards the south and west. Turbines will be better accommodated in this landscape if situated alongside farmsteads and individual properties and sited to reduce impacts. Avoid proximity of turbines to the transmission line or in the line of key views to the Eildon Hills. |
| 22. Upland Valley with Pastoral Floor: (i) Upper Tweed/ Biggar Water | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | High | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are no turbines within the valley, although the turbines of Glenkerie windfarm are visible less than 1km to the west of the Tweed valley. | River Valley with No Wind Turbines | River Valley with No Wind Turbines/ with Occasional Wind Turbines | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Landscape Analysis: Medium to small scale valleys strongly enclosed with steep sides of rough pasture grading into uplands; with flat floors of enclosed improved pasture. Well settled with farms, houses and occasional villages. Some are important transport corridors. The Upper Tweed/ Biggar Water is broader and more open than most of the type at the Biggar Water end but becomes narrower and more dramatically enclosed at the southern end of the Tweed. The central part, including the village of Broughton, lies in the Upper Tweeddale NSA and most of the rest within the Tweedsmuir Uplands SLA. Development Capacity: This area has very limited capacity for only the smallest scale of single turbine development below 20-25m due to the openness of the landscape, views from Tinto Hill and due to the scenic qualities as recognised by designation as part of a larger SLA and NSA. Turbines should be associated with farms or dwellings. |
| | | | | | | | | | | | Max. Numbers in Group | 1 | | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 3-4 | | | | | |
| 22. Upland Valley with Pastoral Floor: (ii) Lyne Water | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Three 15-35m turbines at western end of Scotstoun Bank. | River Valley with No Wind Turbines/ Occasional Wind Turbines in W. | River Valley with Occasional Wind Turbines/ southern section No Wind Turbines | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Landscape Analysis: see above for type description. The Lyne valley is broader than some others at the northern but becomes narrow and enclosed at the southern end, which lies in the Upper Tweeddale NSA. The slopes south of the A72 lie within the Tweedsmuir Uplands SLA. Development Capacity: This area has no capacity in the southern area for turbines due to the NSA designation. However the northern area has capacity for individual or small groups of smaller turbines where these are visually read as part of a farmstead development. |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | | | | | |
| 22. Upland Valley with Pastoral Floor: (iii) Manor Water | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | High | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | No turbines within this area. | River Valley with No Wind Turbines | River Valley No Wind Turbines | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Landscape Analysis: see above for type description. This valley is narrower and much more enclosed by the surrounding hills. It has only a |

| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|----------------------------------|-----------------------|-----------------------|-----------------------|---|---|---|--|----------------------------------|-----------------------|-----------------------|-----------------------|---|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 28. Wooded Upland Fringe Valley: (ii) Ale Water | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | No turbines lie within or close to this area. | <i>River Valley with No Wind Turbines</i> | <i>River Valley with Occasional Wind Turbines</i> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Small scale often narrow meandering valley with enclosing slopes increasingly shallow as the Ale Water drains from the Southern Uplands to the Tweed Lowlands. Valley floor is small to medium scale farmland with extensive tree cover on steeper slopes and by the river. Set between rounded grassland and farmland hills. Small settlements at Ashkirk, Lilliesleaf and Ancrum. The LCA has no landscape designations although there are a number of designed landscapes.</p> <p>Development Capacity: This small scale intimate sheltered character of this LCA has limited capacity for individual or small groups of smaller turbines only. Turbines should be located away from the smallest scale most intimate valley floor areas and away from the more prominent sideslopes. The area around and west of the A7 is of a particularly intimate scale and well settled. Turbines should not exceed 20-25m. There is no capacity for commercial scale developments. The setting of the settlements and designed landscapes should be respected.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | 1 | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | 3-5 | | | | |
| 28. Wooded Upland Fringe Valley: (v) Slitrig Water | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | No turbines lie within or close to this area, but 2nr 15-35m lie to the west. | <i>River Valley with No Wind Turbines</i> | <i>River Valley with Occasional Wind Turbines</i> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Small scale narrow meandering valley with particularly steep enclosing slopes to the east. Valley floor is small to medium scale farmland with extensive tree cover on steeper slopes and by the river. Set between rocky grassland hills. There are numerous individual farmsteads and properties and the landscape is tightly meandering with spurs and trees interrupting views. There are no settlements except for the southern end of Hawick at the lower end. The LCA has no landscape designations although there are a number of core paths and cycle routes, including an abandoned railway.</p> <p>Development Capacity: The small scale tightly enclosed character of this LCA has limited capacity for individual smaller turbines only. Turbines should be located away from the smallest scale most intimate valley floor areas and away from the more prominent sideslopes. There is no capacity for commercial scale developments. The setting of the settlements and designed landscapes should be respected.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | | | | | |

Figure 6.1 (iv) - Cheviot Hills



Legend

- Regional Landscape Areas
- Landscape Character Areas
- Windfarm: Status, Height Category**
- ▲ Operational / Consented, Cat 1: 15 to <35m
- ▲ Operational / Consented, Cat 2: 35 to <50m
- ▲ Operational / Consented, Cat 3: 50 to <80m
- ▲ Operational / Consented, Cat 4: 80 to <120m
- ▲ Operational / Consented, Cat 5: 120m+

Landscape Character Areas:

- 5 - Southern Uplands Forest Covered
- (ii) Wauchope / Newcastleton
- 6 - Cheviot Uplands
- 6 Cockslaw Group
- 7 - Cheviot Foothills
- 7 Falla Group
- 8 - Rolling Farmland
- (i) Oxnam
- (ii) Lempitlaw
- 11 - Grassland with Hills
- (i) Bonchester / Dunion
- (ii) Rubers Law
- 22 - Upland Valley with pastoral Floor
- (vi) Liddel Water
- 25 - Upland Valley with Woodland
- (i) Middle Tweed
- (ii) Lower Ettrick / Yarrow
- 26 - Pastoral Upland Fringe Valley
- (iii) Bowmont Water
- (iv) Kale Water
- 28 - Wooded Upland Fringe Valley
- (iii) Jed Water
- (iv) Rule Water

Table 6.1(iv). Summary of Landscape Capacity and Cumulative Effects and Guidance for Future Wind Energy Development – Cheviot Hills

| Key: No Capacity Low Capacity Medium Capacity High Capacity | | | | | | | | | | | | | | | | | |
|--|--------------------|-----------------------|-----------------|--|-------------------------------|---------|----------|-----------|--|---|--|--|---------|---------|----------|-----------|--|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel't'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 5. Southern Uplands Forest Covered: (ii) Wauchope/ Newcastleton | | | | | | | | | | | | | | | | | |
| Med | Low | Low/ Med | Med | | | | | | No wind turbines lie within or close to this area. | Uplands with No Wind Turbines | Uplands with Occasional Wind Turbines/ No Wind Turbines near Crater Bar | | | | | | <p>Landscape Analysis: An extensive area of large scale rolling or undulating hill landform and occasional small valleys cloaked with commercial coniferous forestry. Occasional prominent conical hill landforms. There is little human settlement and two or three minor roads together with the A68 in the east. Most of the area is not designated although the eastern end is part of the Cheviot Foothills SLA, the border crossing of Carter Bar and is adjacent to the Northumberland National Park. The area has a low internal intervisibility, although the edges are visible from surrounding hill areas.</p> <p>Development Capacity: Much of this LCA has the potential to accommodate occasional well-separated windfarms with larger turbines due to the upland topography creating containment, a sparse population and a lower degree of intervisibility from settlements, transport routes and viewpoints. There is also limited scope for siting individual or small groups of smaller sized turbines alongside individual farmsteads. This should not become a <i>Landscape with Wind Turbines</i>, therefore individual windfarms and turbines should be well separated. Care should be taken to avoid siting next to prominent hilltop landforms or viewpoints. The eastern part has a much more limited capacity due to its SLA designation and its location relatively close to the Northumberland National Park. The Carter Bar Border viewpoint has a much higher local sensitivity with no capacity in the area immediately in the vicinity of this iconic viewpoint or in the short to mid-range view looking north. In the south, there are tourism related sensitivities along the border near the Kielder area. Finally, significant windfarm development would require extensive felling of forestry, which would require compensatory planting.</p> <p>NB. The LCA lies within the Eskdalemuir EKA Seismological Array Statutory Safeguard Area</p> |
| | | | | | | | | | | | | 1-3 | 1-3 | 1-3 | 5-15 | 5-15 | |
| | | | | | | | | | | | | 1-3 | 1-3 | 3 | 5-10 | 5-10 | |
| 6. Cheviot Uplands: Cocklaw Group | | | | | | | | | | | | | | | | | |
| Low/ Med | Med/ High | Med/ High | High | | | | | | No wind turbines lie within or close to this area. | Uplands with No Wind Turbines | Uplands with Occasional Wind Turbines/ No Wind Turbines in higher or northern areas | | | | | | <p>Landscape Analysis: Large scale distinctive dome and cone shape hill ranges, often with rugged peaks and rocky sides, dissected by small steep sided valleys and drainage lines, rising to the English border. Land cover is mainly rough grassland with patches of bracken and scrub, with occasional blocks of woodland. There is scattered settlement and only minor dead end roads. The area falls entirely within the Cheviot Foothills SLA, is adjacent to Northumberland National Park and the regional high point of The Cheviot. The most northern section of the Pennine Way passes through the northern end.</p> <p>Development Capacity: There is no capacity within any part of this LCA for larger turbines or a windfarm. This is due to the distinctive nature of the landform, the</p> |
| | | | | | | | | | | | | 1 | 1 | | | | |

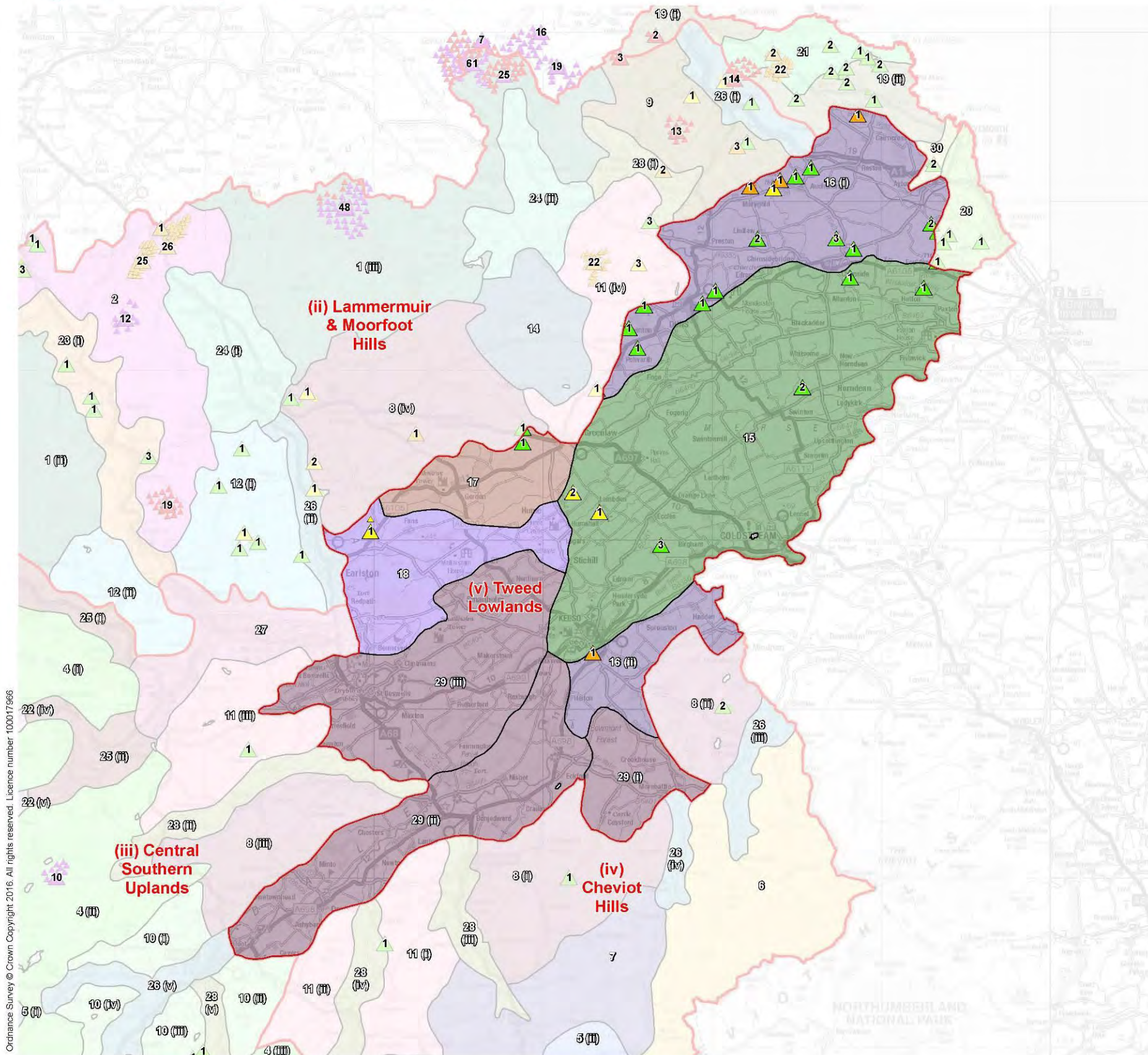
| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|----------------------------------|----------------------------------|-----------------------|-----------------------|--|---|--|--|----------------------------------|----------------------------------|-----------------------|-----------------------|---|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 3-5 | 3-5 | | | | proximity of Northumberland National Park and key visual receptors including the Pennine Way, The Cheviot Hill and the nearby Carter Bar viewpoint on the A68 England – Scotland border which provide popular panoramic viewpoints over this area. There is however limited capacity for smaller sized turbines. This capacity is very much restricted to the lower enclosed land where these would be associated with individual farmsteads and properties and read as small scale local energy generation. |
| 7. Cheviot Foothills: Falla Group | | | | | | | | | | | | | | | | | |
| Med/ High | Med/ High | Med/ High | Med/ High | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | No wind turbines lie within or close to this area. | Uplands with No Wind Turbines | Uplands with Occasional Wind Turbines | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Large scale undulating/ rolling landscape with occasional prominent dome shape hills and rocky outcrops. Land cover is mainly grassland with a mixture of enclosed improved pasture separating hills of open and rough pasture. There are also large blocks of forestry. There is scattered settlement and mainly minor roads, although the A68 passes through ascending to Carter Bar. The southeastern area falls within the Cheviot Foothills SLA and the western tip within the Teviot Valleys SLA. This relatively open landscape has high internal and external visibility. The Carter Bar viewpoint has an open panoramic view across the area.</p> <p>Development Capacity: There is only low capacity for smaller turbines, individually or in small groups. Turbines should be sited away from distinctive steeper landforms and sensitive visual receptors around the approach to Carter Bar. Turbines should be sited in areas with lower intervisibility and associated with individual farmsteads and dwellings where they can be read as small scale local energy generation.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | 1 | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | 3-5 | | | | |
| 8. Rolling Farmland: (i) Oxnam | | | | | | | | | | | | | | | | | |
| Med/ High | Med | Med/ High | Med/ High | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | One 15-35m wind turbine lies within this area. | Upland Fringe with No Wind Turbines | Upland Fringe with Occasional Wind Turbines | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Medium scale farmland with undulating/ rolling topography and large rectilinear fields of mixed agriculture enclosed by fences and/or hedges. Tree cover comprises conifer shelterbelts and plantations. Network of lanes, tracks and scattered farms, houses and hamlets. Eastern area is higher and more open with few houses, larger fields and poorer pasture. Limited internal visibility but the area is overlooked by higher ground to the south and the edges are seen from surrounding valleys. Largely undesignated although western edge overlaps the Teviot Valleys SLA, overlooking Jeburgh and the Jed Water valley.</p> <p>Development Capacity: Due to the medium scale, open and relatively elevated lowland/ upland fringe character of this LCA there is no capacity for larger wind energy schemes. Smaller turbines could be accommodated as individuals or small groups, especially when associated with a farmstead. Occasional larger turbines, below 80m height, could be accommodated in the higher, larger scale areas to the east. However, further to the refusal of the proposed Whitton windfarm (5x110m) there is no capacity for a commercial size scheme. There is very limited scope for siting anything more than the smallest turbines on the outer edges of this area where the landform is more complex and they could affect the setting of settlements.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | 1-3 | 1-3 | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 1-2 | 3-5 | 5-10 | | | |

| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|----------------------------------|-----------------------|-----------------------|-----------------------|--|---|---|--|-----------------------|-----------------------|-----------------------|-----------------------|--|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 8. Rolling Farmland: (ii) Lempitlaw | | | | | | | | | | | | | | | | | |
| Med/High | Med | Med/High | Med/High | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Two 15-35m wind turbines lie within this area. | Upland Fringe with No Wind Turbines | Upland Fringe with Occasional Wind Turbines | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Medium scale farmland with undulating/ rolling topography and large rectilinear fields of mixed agriculture enclosed by fences and/or hedges. Tree cover comprises conifer shelterbelts and deciduous boundary trees. Network of lanes, tracks and scattered farms, houses. Two natural waterbodies. Southeastern area towards Yetholm is higher and more distinctively rolling than the northwestern, with distinctive Yetholm Law. Limited internal visibility but the area is overlooked by higher ground to the south and the edges are seen from surrounding valleys. Largely undesignated although southern corner overlaps the Cheviot Foothills SLA and the Northumberland National Park lies 2km to the east.</p> <p>Development Capacity: This area has limited capacity for smaller sized turbines only as individual turbines or as small groups of turbines. There is no capacity for wind farms or for larger turbines. Capacity is reduced in the southeast due to the more distinctive landforms and proximity of settlements and landscape designations.</p> |
| | | | | | | | | | | Max. Numbers in Group | 1-3 | 1-3 | | | | | |
| | | | | | | | | | | Min Group Separation Distances (km) | 1-2 | 3-5 | | | | | |
| 11. Grassland with Hills: (i) Bonchester/ Dunion | | | | | | | | | | | | | | | | | |
| Med/High | High | Med/High | Med/High | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There is one 15-35m turbine lying on the western fringe. | Upland Fringe with No Wind Turbines | Upland Fringe with Occasional Wind Turbines/ No Wind Turbines | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: A diverse landscape type characterised by varied landforms from elongated ridges to occasional prominent round or conical hills. Dunion Hill provides part of the setting to Jedburgh and Bonchester Hill to Bonchester Bridge. Landuse is mainly pasture, varying from improved enclosed pasture on lower ground to open semi-improved on the highest hills and poorly drained areas. Occasional conifer plantations and shelterbelts. Settlement is mainly scattered houses and farms linked by small roads, although the A6088 and the hamlet of Chesters lie in the southern end. There is high visibility across and to this area. The majority of this area, excepting the southern end, is within the Teviot Valleys SLA.</p> <p>Development Capacity: Larger turbines and windfarms are not suitable to this landscape as they will be visible from Jedburgh, the Teviot and Rule Valleys. There is low capacity for individual or small groups of smaller turbines, visually associated with farmsteads and individual dwellings and sited sensitively away from prominent slopes and hilltops to reduce visual impacts.</p> |
| | | | | | | | | | | Max. Numbers in Group | 1-3 | 1-3 | | | | | |
| | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | 3-5 | | | | | |
| 11. Grassland with Hills: (ii) Rubers Law | | | | | | | | | | | | | | | | | |
| High | High | High | High | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are no wind turbines within or close to this area | Upland Fringe with No Wind Turbines | Upland Fringe with No Wind Turbines /Occasional Wind Turbines in fringes and south | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Simpler and less diverse than most of the type; comprising an undulating plateau to the south and the single, regionally prominent, conical hill of Rubers Law in the north. Landuse is mainly pasture, varying from large rectilinear fields of improved pasture on lower ground around Rubers Law to open unimproved areas on Rubers Law and poorly drained plateau to the south. Occasional conifer plantations</p> |

| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|-------------------------------|-----------------------|-----------------------|-----------------------|---|---|--|--|-----------------------|-----------------------|-----------------------|-----------------------|--|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 26. Pastoral Upland Fringe Valley: (iv) Kale Water | | | | | | | | | | | | | | | | | |
| Med/High | Med | Med/High | Med/High | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | No turbines lie within or close to this area. | River Valley with No Wind Turbines | River Valley with Occasional Wind Turbines | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Medium to small scale well settled pastoral valley set between grassy hills. Broad and open at the northern end, providing a setting for Morebattle; with increasingly steep enclosing slopes as it penetrates south into the Cheviot Uplands. The hamlet of Hownam lies at the southern end, enclosed by hills. A minor road passes through. The east side lies within the Cheviot Foothills SLA.</p> <p>Development Capacity: There is limited capacity for individual smaller sized wind turbines within the broader simpler areas of the valley landscape. There is no capacity for turbines on the more prominent steep side slopes or within the more enclosed areas. Turbines should be sited in the landscape so they are associated with a farmstead or individual property. Protect the setting of the two villages and sensitive visual receptors.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1 | | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | | | | | |
| 28. Wooded Upland Fringe Valley: (iii) Jed Water | | | | | | | | | | | | | | | | | |
| Med/High | High | Med/High | High | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | No turbines lie within or close to this area. | River Valley with No Wind Turbines | River Valley with Occasional Wind Turbines | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Small scale meandering valley with undulating enclosing slopes. Highly varied scenery: valley floor is small to intimate scale farmland with extensive tree cover on steeper slopes and by the river. Distinctive sandstone cliffs cut along the river Set between rounded grassland and farmland hills. Jedburgh dominates the northern end, with other small settlements/ farms/ houses throughout. All but the southern end lies within the Teviot Valleys SLA.</p> <p>Development Capacity: The small scale intimate sheltered character of this LCA includes the setting of the historic town of Jedburgh and distinctive riverside cliffs. Due to the scale and character and designations there is no capacity for wind turbines over 15m.</p> |
| | | | | | | | | | | | Max. Numbers in Group | | | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | | | | | | |
| 28. Wooded Upland Fringe Valley: (iv) Rule Water | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | One 15-35m turbine lies on the eastern edge of this area. | River Valley with No Wind Turbines | River Valley with Occasional Wind Turbines | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Small scale meandering valley with varied character; broader and more open in the middle. Set between rocky grassland hills. Enclosing slopes varied but typically not steep although overlooked by distinctive hills: Rubers Law west and Bonchester Hill to the east. There are numerous individual farmsteads and properties, with the small settlements of Bedrule and Bonchester Bridge. The area north of Bonchester Bridge lies within the Teviot Valley SLA and there are a number of non-inventory designed landscapes. The Borders Abbey Way passes through the north.</p> <p>Development Capacity: This LCA has a small scale intimate character. There is no capacity for wind turbines over 15m.</p> |
| | | | | | | | | | | | Max. Numbers in Group | | | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | | | | | | |

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Figure 6.1 (v) - Tweed Lowlands



Legend

- Regional Landscape Areas
- Landscape Character Areas
- Windfarm: Status, Height Category**
- ▲ Operational / Consented, Cat 1: 15 to <35m
- ▲ Operational / Consented, Cat 2: 35 to <50m
- ▲ Operational / Consented, Cat 3: 50 to <80m
- ▲ Operational / Consented, Cat 4: 80 to <120m
- ▲ Operational / Consented, Cat 5: 120m+

Landscape Character Areas:

- 15 - Lowland with Drumlins
15 Lower Merse
- 16 - Rolling Lowland Margin
(i) Eye Water Lowlands
(ii) Maxwellheugh
- 17 - Lowland Margin Plateau
17 Gordon Platform
- 18 - Lowland Margin with Hills
18 Black Hill / Hume Crags
- 29 - Lowland Valley with Farmland
(i) Lower Kale
(ii) Lower Teviot
(iii) Lower Tweed

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Table 6.1(v). Summary of Landscape Capacity and Cumulative Effects and Guidance for Future Wind Energy Development – Tweed Lowlands

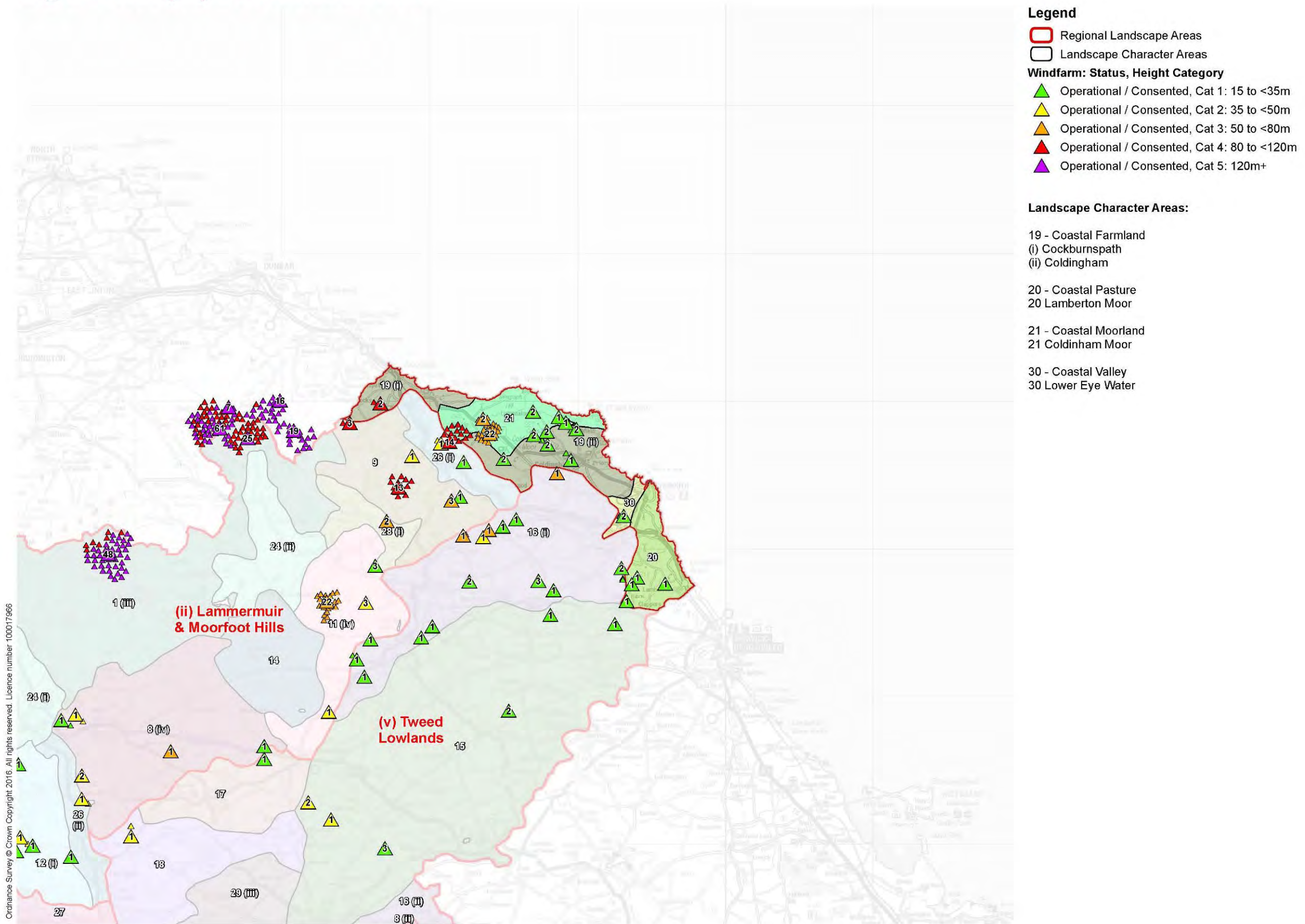
| Key: No Capacity Low Capacity Medium Capacity High Capacity | | | | | | | | | | | | | | | | | |
|--|--------------------|-----------------------|-----------------|--|-------------------------------|---------|----------|-----------|--|---|--|--|---------|---------|----------|-----------|---|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel't'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 15. Lowland with Drumlins: Lower Merse | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med/High | | | | | | Several existing/consented wind turbines varying in height from 15- to 80m lie within or close to this area. | Lowlands with Occasional Wind Turbines | Lowlands with Occasional Wind Turbines | | | | | | <p>Landscape Analysis: Extensive, mainly open lowland landscape of large horizontal and limited vertical scale. A strongly rectilinear pattern of arable fields separated by a grid-like network of roads and lanes imposed on a series of uniformly directional but gently undulating parallel ridges and hollows, broken up by the meandering more intimate scale courses of the Blackadder and Tweed. Shelterbelts and woodlands are infrequent and low, leaving wide open views across from the Lammermuir fringes in the north to the Cheviot in the south. Occasional small settlements and many scattered farms and houses, with a number of significant settlements on the margins. There are a number of inventory and other designed landscapes. The area is crossed by a number of overhead electricity lines.</p> <p>Development Capacity: Due to the openness and limited vertical scale of this undulating landscape there is capacity only for smaller turbines. These should be sensitively sited at separation distances sufficient to prevent the LCA becoming a <i>Landscape with Turbines</i>, taking advantage of subtle landform differences and tree belts to reduce visibility. Turbines would be best accommodated if visually associated with farmsteads and settlements. Siting should avoid adverse effects on settlements and designed landscapes in and around the edges of this large area and avoid cumulative effects with overhead lines.</p> |
| | | | | | | | | | | Max. Numbers in Group | 1-3 | 1-3 | | | | | |
| | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | 3-5 | | | | | |
| 16. Rolling Lowland Margin: (i) Eye Water Lowland | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med | | | | | | Approximately 20 wind turbines from 15m to 80m lie within or close to this area. | Lowlands with Occasional Wind Turbines/ with Wind Turbines | Lowlands with Occasional Wind Turbines/ with Wind Turbines | | | | | | <p>Landscape Analysis: A large scale, undulating, open landscape of mixed agriculture, with a northern escarpment rising gently to the upland fringes. Scattered shelterbelts and relatively few trees. Panoramic views to the south from higher areas. Scattered settlements including Duns, linked by a number of roads, including the busy A1 road to England. The East Coast railway also passes through this area.</p> <p>Development Capacity: This LCA has limited remaining capacity for smaller sized turbine development and currently risks exceeding capacity on the northern margin due to the established July 2016 baseline. Capacity is limited to the occasional well sited turbine as individual turbines or small groups, not exceeding 3no. The south western area of this LCA has more limited capacity due to the settlement of Duns and a higher degree of intervisibility. Care should also be taken when siting in areas close to the A1/ East Coast railway corridor in the north.</p> |
| | | | | | | | | | | Max. Numbers in Group | 1-3 | 1-3 | | | | | |
| | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | 3-5 | | | | | |
| 16. Rolling Lowland Margin: (ii) Maxwellheugh | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med | | | | | | One consented 50-80m wind turbine in Kelso lies close to this area. | Lowlands with Occasional Wind Turbines | Lowlands with Occasional Wind Turbines | | | | | | <p>Landscape Analysis: See above for description of type.</p> <p>A much smaller area, rising distinctly above the Tweed to the south of Kelso. Panoramic views N over the Merse to Lammermuir fringes. Settlements including the</p> |

| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|----------------------------------|-----------------------|-----------------------|---|--|---|--|--|----------------------------------|-----------------------|-----------------------|-----------------------|---|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel't'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | 1-3 | | | | edge of Kelso, is mainly along the edge of the Tweed floodplain. Elsewhere farms and houses are linked by a grid of lanes. The A688 road to England passes the western end. |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | 3-5 | | | | Development Capacity: Capacity for turbines in this LCA is limited due to the open exposed character and the topography allowing long distance views to and from the settlement of Kelso and the flat farmland to the north. Larger turbines can be sited to the southeastern edges of this area to avoid the prominent north facing escarpment above the Tweed. |
| 17. Lowland Margin Platform: Gordon Platform | | | | | | | | | | | | | | | | | |
| Med/High | Med/High | Med/High | Med | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | A few wind turbines between 15 and 50m lie in or close to this area. | Lowlands with no/Occasional Wind Turbines | Lowlands with Occasional Wind Turbines | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Landscape Analysis: Large scale undulating landscape of mixed agriculture with large fields divided by stone dykes and widely dispersed mixed woodland blocks and shelterbelts. Similar to surrounding areas of Rolling Farmland and Lowland Margin with Hills, but without distinctive hills. Mainly scattered farms and houses but centred on the village of Gordon and traversed by the A6105. Two overhead electricity lines traverse the southern part. |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | 1-3 | 1-3 | | | Development Capacity: Due to the openness and limited vertical scale of this undulating landscape there is capacity only for smaller turbines. These should be sensitively sited at separation distances sufficient to prevent the LCA becoming a Landscape with Turbines, taking advantage of subtle landform and tree belts to reduce visibility. Turbines would be best accommodated in association with farmsteads. Siting should avoid adverse effects on the settlement of Gordon and avoid cumulative effects with overhead lines |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | 3-5 | 5-10 | | | |
| 18. Lowland Margin with Hills: Black Law/ Hume Crags | | | | | | | | | | | | | | | | | |
| Med/High | High | Med/High | Med/High | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | One 35-50m wind turbine lies in this area and 2 just to the east | Lowlands with no/Occasional Wind Turbines | Lowlands with Occasional Wind Turbines/ no Wind Turbines | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Landscape Analysis: Large scale undulating landscape of mixed agriculture with large fields divided by stone dykes/ hedges and widely dispersed mixed woodland blocks and shelterbelts. Similar to surrounding areas of Rolling Farmland and Lowland Margin Platform but with distinctive rocky hills. Western edge above the Tweed lies in the Eildon and Leaderfoot NSA and the southwestern edge in Tweed Lowlands SLA. Extensive designed landscape of Mellerstain House occupies middle of the LCA. A number of the hills are characterised by hillforts, with Hume Castle prominent at the eastern end. An overhead electricity line crosses the northern edge of this area. |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | | | | | Development Capacity: Due to the undulating open landscape character there is limited capacity for individual or small groups of smaller turbines only. There is no capacity along the west edge of the LCA due to the NSA and capacity is also limited by the designed landscape designation. Turbines should not be placed close to the prominent but modest scale rock outcrops and distinctive hills. In particular, turbines should not adversely affect the setting of the key landscape feature of Hume Castle. |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | | | | | |

| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|----------------------------------|-----------------------|-----------------------|-----------------------|--|---|--|--|----------------------------------|-----------------------|-----------------------|-----------------------|--|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 29. Lowland Valley with Farmland: (i) Lower Kale | | | | | | | | | | | | | | | | | |
| High | Med/High | High | Med/High | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are no wind turbines within or close to this area. | Lowlands with no Wind Turbines | Lowlands with Occasional Wind Turbines | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Medium to large scale broad lowland valley landscapes, originating from between hills to converge and drain into the Merse. Undulating valley sides of mixed agriculture with large fields divided by hedges and occasional predominantly broadleaf tree belts and woodland blocks. Flat valley floor floodplain with meandering river. Overlooked by occasional prominent hills and bluffs. Well populated with small towns, villages and farms and traversed by a network of roads. Due to the open, lowland valley character of this landscape type it has no capacity for larger wind turbine or windfarm developments.</p> <p>The Kale LCA is the smallest of the areas; draining west from the Cheviot Uplands through a wide flat-floored basin into the Teviot. There are no landscape designations.</p> <p>Development Capacity: The Lower Kale, due to lack of designation and its open undulating nature has limited capacity for smaller size turbines, as smaller groups or single. These should be associated with farmsteads on the valley sides as the flat valley floor is often smaller scale with characteristic terrace formations.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | 1 | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | 3-5 | | | | |
| 29. Lowland Valley with Farmland: (ii) Lower Teviot | | | | | | | | | | | | | | | | | |
| High | High | High | High | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are no wind turbines within or close to this area. | Lowlands with no Wind Turbines | Lowlands with Occasional Wind Turbines/ no Wind Turbines | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: See above for description of type.</p> <p>The Lower Teviot LCA is the longest of the areas; draining northeast from the Southern Uplands and Hawick, through a wide straight valley to join the Tweed at Kelso. The lower section is overlooked by Rubers Law, the Minto Hills and the rocky bluff of Cleuchhead. It is traversed by the A698 and contains several settlements. Most of this LCA is designated under the Teviot Valleys SLA and there are several designed landscapes including the inventory listed Monteviot.</p> <p>Development Capacity: The Lower Teviot has limited capacity for smaller size turbines, as smaller groups or single. Capacity is more limited in the extensive designated areas and near characteristic prominent landforms. Turbines should be associated with farmsteads on the valley sides or business/ industrial areas on the edge of settlements, as the flat valley floor is often smaller scale.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | 1 | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | 3-5 | | | | |
| 29. Lowland Valley with Farmland: (iii) Lower Tweed | | | | | | | | | | | | | | | | | |
| High | High | High | High | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are no wind turbines within or close to this area. | Lowlands with no Wind Turbines | Lowlands with Occasional Wind Turbines/ no Wind Turbines | <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: See above for description of type.</p> <p>The Lower Tweed LCA drains east from the St Boswells, through a broad valley with wide undulating sides to join the Teviot at Kelso. The upper section is overlooked by the Eildon Hills and there are occasional prominent skyline features such as Smailholm Tower. It is traversed by the A699 and contains several settlements. The western end of this SLA lies within the Eildon Hills and Leaderfoot NSA and most of the rest of the area is designated under the Lower Tweed SLA. There are several designed</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | 1 | | | | |

| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|-------------------------------|---------|----------|---|--|---------------------------------------|--------------------------------------|--|---------|---------|----------|-----------|--|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | 3-5 | | | | landscapes including the inventory listed Bemeyerside, Dryburgh, Mertoun, Newton and Floors Castle. Development Capacity: The Lower Tweed has limited capacity for smaller size turbines, as smaller groups or single turbines. There is no capacity in the NSA and designed landscapes. Turbines should be associated with farmsteads on the valley sides or business/ industrial areas on the edge of settlements, as the flat valley floor tends to be a focal corridor for views. Care should be taken to ensure key views towards the Eildon Hills are not affected |

Figure 6.1 (vi) - Coastal Zone



Key: No Capacity Low Capacity Medium Capacity High Capacity

| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | CURRENT CONSENTED DEVELOPMENT | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | |
|--|--------------------|-----------------------|--|-------------------------------|--|---|--------------------------------------|--|---------|----------|--|
| Landscape Sensitivity to Wind Energy Development | | | Landscape Capacity (Related to turbine size) | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel't'd to turbine size) | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | | | | 35-<50m | 50-<80m | 80-<120m | |

20. Coastal Pasture *Lamberton Moor*

| | | | | | | | | | | | | | | | | | |
|----------|----------|----------|----------|----------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|--|--|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--|
| Med/High | Med/High | Med/High | Med/High | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are six 15-30m wind turbines within or close to this area. | <i>Coastal Zone with Occasional Wind Turbines / No Wind Turbines</i> | <i>Coastal Zone with Occasional Wind Turbines / No Wind Turbines</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Predominantly pastoral farmland landscape of diverse character; lowland on the west side but with a strong coastal influence on the east facing side. Characteristic hummocky landforms. Predominantly large scale but more intimate secluded areas. Shelterbelts and woodlands concentrated on the west side but the east side is more open with large fields or rough hilly pasture. A small flatter area of mainly arable land lies between the A1 and Eyemouth. Wide open views over surrounding lower ground or the sea. Occasional small settlements and scattered farms and houses. The A1 and west coast mainline pass across the north and east. The areas beyond this lie in the Berwickshire Coast SLA.</p> <p>Development Capacity: This LCA has underlying capacity for smaller scale wind turbine development, particularly in the higher rough pasture areas and possibly the arable area. Capacity is reduced elsewhere by the coastal views, designations and sensitive visual receptors including settlements and transport corridors. Turbines should be set well back from the coastal margin, respect the setting of the main settlements and avoid sensitive skylines. In higher areas existing subtle variations in landform and tree belts should be used to reduce visibility.</p> |
| | | | | | | | | | | Max. Numbers in Group | 1-3 | 1 | | | | | |
| | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | 3-5 | | | | | |

21. Coastal Moorland *Coldingham Moor*

| | | | | | | | | | | | | | | | | | |
|----------|----------|----------|----------|----------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|--|---|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|---|
| Med/High | Med/High | Med/High | Med/High | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | At the western end a number of larger turbines of Drone Hill and Penmanshiel windfarms are either within the LCA or adjacent. There are six further 15-30m wind turbines within or close to this area. | <i>Coastal Zone with Wind Turbines/ Occasional Wind Turbines / No Wind Turbines</i> | <i>Coastal Zone with Wind Turbines/ Occasional Wind Turbines / No Wind Turbines</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: An exposed coastal plateau landscape of diverse character; with a strong coastal influence on the north edge which is girt by tall cliffs. Undulating landform falling away around the northern edges towards coastal cliffs. Large scale pasture and grass ley fields and areas of unimproved moorland pasture. Low tree cover concentrated in plantation woodlands. Open views contained by landform inland but panoramic over the sea and to the northeast. Occasional small settlements and scattered farms and houses. Traversed by the A1107 but few roads especially towards the coast. Most of this area lies in the Berwickshire Coast SLA.</p> <p>Development Capacity: This LCA has underlying capacity for smaller scale wind turbine development below 80m tall, particularly in the undulating plateau area. Capacity is reduced elsewhere by the coastal cliffscape and views and sensitive visual receptors including the Berwickshire coastal path. Remaining capacity in the west is limited by the existing windfarms at Drone Hill and Penmanshiel. Turbines should be set well back from the coastal margin, avoid sensitive skylines and significant adverse cumulative effects with the existing windfarms. Existing subtle variations in landform should be used to reduce wider visibility.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1-3 | | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | | | | | |

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| Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------|-----------------|--|-------------------------------|-----------------------|-----------------------|-----------------------|--|---|---|--|-----------------------|-----------------------|-----------------------|-----------------------|---|
| UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development) | | | | | CURRENT CONSENTED DEVELOPMENT | | | | | PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development) | | | | | | | |
| Landscape Sensitivity to Wind Energy Development | | | | Landscape Capacity (Related to turbine size) | | | | | Existing/ Consented Developments (July 2016) | Current Wind Energy Landscape Type(s) | Future Wind Energy Landscape Type(s) | Remaining Landscape Capacity (Rel'd to turbine size) | | | | | Analysis & Guidelines (Refer to Detailed Guidance for Further Information on Siting and Design) |
| Landscape Character Sensitivity | Visual Sensitivity | Landscape Sensitivity | Landscape Value | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | | | | 15-<35m | 35-<50m | 50-<80m | 80-<120m | Over 120m | |
| 30. Coastal Valley Lower Eye Water | | | | | | | | | | | | | | | | | |
| High | Med | Med/High | High | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | There are two 15-30m wind turbines within this area. | <i>Coastal Zone with Occasional Wind Turbines / No Wind Turbines</i> | <i>Coastal Zone with Occasional Wind Turbines/ No Wind Turbines</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <p>Landscape Analysis: Small scale enclosed valley landscape of mixed farmland with high broadleaved tree cover. Rolling landform surrounding a meandering watercourse. Views in and out well contained. The A1 passes across the south. Well populated: the northern part is dominated by Eyemouth village and the south includes Ayton and Ayton Castle with designed landscape.</p> <p>Development Capacity: This LCA has very limited underlying capacity for wind energy due to its intimate scale. Only occasional smallest scale wind turbines, preferably under 20m height can be accommodated. Turbines should be set well back from the coastal margin, respect the setting of the two main settlements and the designed landscape. Subtle variations in landform and tree belts should be used to reduce visibility.</p> |
| | | | | | | | | | | | Max. Numbers in Group | 1-2 | | | | | |
| | | | | | | | | | | | Min Group Separation Distances (km) | 2-3 | | | | | |

6.3 Landscape Capacity and Cumulative Development

This section summarises capacity and cumulative effects for the main regional landscape areas of Scottish Borders shown in Figure 3.3. Refer to Figure 6.2 for a map of current cumulative wind turbine landscape types and Figure 6.3 for a map illustrating the proposed future limit to wind turbine landscape types, as described in Table 6.1 above and summarised in the sections below.

6.3.1 Landscape Character, Sensitivity and Capacity

The landscape of the Scottish Borders is highly varied and complex consisting of a wide range of landscape types; most but not all of which are found in other parts of Scotland. It is a complex blend of lowland, upland and coastal landscapes predominantly based around the drainage of peripheral upland areas in the west, north and south into the east flowing River Tweed. The main population centres within the Scottish Borders are concentrated throughout the more sheltered lowlands and main river valleys where key infrastructure routes pass and join. There are significant numbers of moderate or small sized settlements within the Tweed and other valleys as well as the central and eastern agricultural lowlands where these rivers join and flow towards the North Sea.

6.3.2 Midland Valley: Summary of Capacity and Cumulative Development

The Midland Valley regional landscape area in the northwest comprises three LCTs; one Upland and two Upland Fringe, falling into three LCAs. The area is peripheral to the main upland areas, but is the one part of the Pentland Hills that drains southeast into the Tweed. All three landscape character areas have only limited capacity for wind energy development. There are some highly sensitive areas where no development is recommended.



Rolling Farmland near West Linton. There is scope for smaller turbines, up to 50m tall in this LCA. Larger turbines or windfarms would overwhelm the landform and features

Within the upland landscape character area, *Dissected Plateau Moorlands* there is a limited area contained by topography with low capacity for smaller sized turbines below 50m. The north western edge of this LCA has no capacity due to skyline prominence seen

from Edinburgh and West Lothian and surrounding hilltops. The core areas also have a higher wildness value and recreational use. The Upland Fringe landscape types of *Rolling Farmland* and *Grassland with Hills* have a low to medium capacity for smaller turbine developments below 50m only. This is due to the medium scale, settled landscape character and visual sensitivity of settlements and roads.

In 2016 there was relatively little consented wind energy development in this area; comprising several 15-35m turbines mainly located in the upland fringe LCAs, a trend that continues south into South Lanarkshire. The landscape varies between a *Landscape with Occasional Wind Turbines* and *No Turbines*.

There is therefore remaining capacity for wind turbine development below 50m tall in the areas with underlying capacity in the *Rolling Farmland*, *Grassland with Hills* and the topographically contained areas of *Dissected Plateau Moorland*.

6.3.3 Lammermuir and Moorfoot Hills: Summary of Capacity and Cumulative Development

The Lammermuir and Moorfoot Hills regional area forms most of the northern border, overlooking the Lothians and mainly drains south into the Tweed. It comprises thirteen LCTs divided into eighteen LCAs.

The two most extensive upland areas; *Dissected Plateau Moorland* LCAs of the Lammermuir and Moorfoot Hills have a low underlying capacity for smaller turbines below 50m, a medium capacity for turbines of 50-120m and a low capacity for turbines of 120m+.

Areas with very limited capacity for any size of turbine are located on prominent hill crests and peripheral escarpments with high visibility from surrounding populated areas; including the Moorfoots escarpment overlooking Midlothian; areas overlooking the main valleys such as the Eddleston, Gala, Leader and Whiteadder Waters and the Tweed Valley. Other areas with more limited capacity include the southern part of the *Lammermuir Hills LCA*, due to the presence of the Southern Upland Way and greater visibility of south facing slopes from populated areas to the south.

The *Plateau Grassland LCA*, although an upland LCT, is less extensive and lower with more improved and enclosed farmland areas. Nevertheless, the larger scale more contained areas on this spine have capacity for larger scale wind energy development; with medium capacity for turbines of 50-120m and low capacity for turbines over 120m. There is capacity for smaller sized turbines as individuals or small groups associated with farmsteads on the periphery of this LCA. Hills at the southern end of this area have a high prominence and intervisibility and therefore no capacity for turbines.

The areas of capacity within each LCA decrease in size as the height of turbine increases, due to the greater impacts larger sized turbines will have and the reduction in ability for topographical containment. Capacity for turbines over 120m is greatest in core areas of these LCAs, with simple large scale landscape character, minimal population, and lower intervisibility due to topographical containment. The majority of the *Moorfoot Plateau LCA* has a non – landscape designation (SSSI) that could potentially limit turbine development.

The Upland Fringe LCAs; *Poor Rough Grasslands (Leadburn)*, *Undulating Grassland (East Gala and West Gala)*, *Rolling Farmland (Westruther Platform)*, *Upland Fringe Moorland (Greenlaw Common)* and *Grassland with Hills (Knock Hill)* all have low to medium landscape capacity for turbines below 50m, although the Middle Tweed (Leithen Water) only has capacity for turbines of below 35m.

There is limited capacity for turbines under 80m in the less prominent eastern areas of the *Rolling Farmland LCA (Westruther Platform)*, northern area of the *Grassland with Hills (Knock Hill)* and the eastern area of *Poor Rough Grasslands (Leadburn)*. The western area of the *Platform Farmland (Eye Water Platform)* potentially has low capacity for turbines below 120m. Capacity within these LCAs extends to the larger turbine type for reasons including the scale and pattern of the landscape, lower visual sensitivity and/or value.



67m turbine at Bassendeanhill in the Westruther Platform LCA. This location was considered unsuitable by SBC, but subsequently granted on appeal

Areas of no capacity within upland fringe LCAs have greater intervisibility and prominence. Some specific areas have greater recreational use (e.g. Southern Upland Way), form prominent skylines and will be visible from more populated less elevated areas (e.g. Eildon Hills or Rubers Law).

The River Valley LCAs *Pastoral Upland Valley (Gala Water and Eddleston Water)*, *Upland Valley with Farmland (Upper Leader)*, *Pastoral Upland Fringe Valley (Lower Leader and Eye Water)* and *Wooded Upland Fringe Valley (Middle Whiteadder)* are all smaller scale more enclosed settled landscapes, with more complex landforms and landscape patterns and often with a concentration of sensitive receptors. There is no capacity for larger scale wind energy development. However, some have areas of low capacity for small groups or single smaller turbines below 50m or 35m. These LCA also have areas of no capacity for turbine development due to designations and/or areas with greater scenic and recreational value and greater visual sensitivity.

The majority of wind energy development in Scottish Borders at July 2016 is located in this regional landscape area. This includes the following principal developments as well as approximately 50 other turbines between 15 and 80m height in developments of 3 or fewer:

- In the Lammermuirs: the windfarm at Crystal Rig in the eastern Lammermuirs (46 turbines from 99m to 125m), which is in a larger regional cluster extending into the East Lothian side of the Lammermuir Plateau and Fallago Rig (48x110/125m) in the centre of the LCA;
- In the Plateau Grassland just west of the Lammermuirs, Dun Law (26x67.5m and 35x75m), Toddleburn (12x125m) and in the south Long Park (19x100m), with Dun Law adjacent to two much smaller windfarms (Pogbie and Keith Hill) located on the East Lothian side of the Lammermuirs
- In the Moorfoot Hills Carcant (3x107m) and Bowbeat (24x80m);
- In the *Platform Farmland* Quixwood (13x100/115m) and Hoprigshiels (3x115m); and
- In the *Grassland with Hills*, Black Hill (22x78m)

This has created extensive areas of *Landscape with Wind Turbines* across the Lammermuirs and extending both east into the Coastal Zone and west into the *Plateau Grassland*. The largest clusters at Crystal Rig/ Aikengall and Dun Law/ Toddleburn are in effect Wind Turbine Landscapes.



Crystal Rig (above) and Fallago Rig (below) in the Lammermuir Hills LCA: windfarms seen in opposite directions are largely contained within topographic bowls but seen together contribute to a *Landscape with Wind Turbines* across the Lammermuirs



The Lammermuirs area is now close to capacity as any further separate development between the three main windfarm clusters at Crystal Rig, Fallago Rig and Dun Law (each with separation gaps of ca. 7-8km) would be likely to create extensive areas of *Wind Turbine Landscape* in which the character of the plateaus would be dominated by wind turbines. A similar scenario exists in the *Plateau Grasslands* between the Gala and Leader Waters, where any significant development between Toddleburn and Long Park (separated by ca. 9km) may create a *Wind Turbine Landscape* unless carefully sited.

There is also the potential for a *Wind Turbine Landscape* to extend east from the Lammermuirs across the *Platform Farmland* and *Coastal Farmland* due to consents for windfarms or small turbine clusters at Aikengall II, Quixwood, Hoprigsheils, Fernylea and Neuk Farm.



Eye Water Platform and Lammermuirs LCAs: Quixwood windfarm (under construction) in the foreground with Aikengall 2 and Crystal Rig in the background and Hoprigsheils just visible to the far right

In contrast the Moorfoot Hills and surroundings are a *Landscape with Occasional Wind Turbines* or *No Wind Turbines* and there is the potential for a further significant development to be located in the eastern part of these hills, if carefully sited and designed to take advantage of topographic screening to contain visibility and visual coalescence.

In contrast to most of the Upland areas, much of the underlying capacity in the Upland Fringe LCAs remains unused, although this is much more limited than in the Uplands. The exceptions to this are the *Platform Farmland* and *Grassland with Hills* where current operational and consented developments, within and adjacent to the LCAs, limit the potential for siting further significant wind energy schemes.

There is remaining capacity in some of the river valley LCAs, but this is limited to turbines below 50m or 35m in height.

6.3.4 Central Southern Uplands Summary of Capacity and Cumulative Development.

The Central Southern Uplands is the most extensive of the regional landscape areas, covering much of the western boundary with South Lanarkshire and Dumfries & Galloway and extending eastwards into the heart of the Borders. It comprises eleven LCTs divided into twenty-two LCAs, which include the highest upland areas and the upper and mid sections of the main river systems draining eastwards.

The main Upland LCAs of *Southern Uplands with Scattered Forest* and *Southern Uplands Forest Covered* have underlying capacity for larger scales of turbine including 120m+ due to the large scale of landscape, simple landform/ pattern and extensive area. However, this is limited in the extensive *Broad Law Group* LCA for a variety of reasons, including scenic quality, as underlined by national and local landscape designations, wildness (including part of a Wild Land Area) and recreational use (including the Southern Upland Way and the highest summits in the Borders). In this LCA capacity for larger turbines is limited to the western edge, adjacent to South Lanarkshire and the extensive Clyde Windfarm, where additional turbines would appear as an extension to the existing development.

Landscape capacity for larger turbines is less constrained in the other areas including *Dun Knowe Group*, *Caldcleuch Head Group* and *Craick* LCAs, where there are fewer designations, lower wildness and in the latter two LCAs, greater commercial forest cover. These areas have medium capacity for turbines of 50-<120m and low capacity for turbines of 120m+.

All the Southern Upland LCAs have low or very low underlying capacity for smaller developments with turbines below 50m or 35m in lower valley areas around their fringes. Here there are smaller scale landscape references, and small turbine groupings can be associated with built development and upland edge agriculture.

The two Upland LCAs in the north of the Central Southern Uplands: *Plateau Outliers (Eddleston/ Lyne Interfluve and Broughton Heights)*, are both limited in area and have a smaller scale than the main upland areas to the south. They are also very visible from surrounding transport routes and settlements and especially in the case of Broughton heights, parts are covered by SLA and NSA designations. Underlying capacity is limited to low for turbines below 50m, with potential for a small group of 50-<80m turbines in the centre of the *Eddleston/ Lyne Interfluve*. Sensitive designated areas have no capacity for wind energy.

Upland Fringe LCAs have varied underlying capacity for wind turbines, with a height of less than 80m. *Grassland with Hills (Eildon Hills)* and *Rolling Farmland (Minto Hills)* both have low capacity for smaller sized turbines below 50m and areas of no capacity for medium sized turbines. Areas with no capacity are due to landscape sensitivities including the distinctive landmark Eildon and Minto Hills, and the NSA.

The *Grassland with Rock Outcrops* LCAs surrounding Hawick have varied capacity between and within areas. *Midgard*, *Allan Water* have medium capacity for turbines below 50m and low capacity for turbines below 80m with *Allan Water* potentially able to accommodate a windfarm of up to 5 turbines. *Whitehaugh* and *Chisholme* LCAs are more restricted in capacity due to their greater visual sensitivity and landscape characteristics. *Chisholm* is the smallest of the areas and has low capacity for turbines below 35m only. All of these areas have restricted capacity on slopes overlooking Hawick, the Teviot and other river valleys.

River Valley LCAs in the Central Southern Uplands mainly have low or no capacity for turbines and no capacity for turbines of greater than 50m. This is due to their smaller scale, more varied, settled landscapes; and in most cases landscape designations.

Much of the Central Southern Uplands has no wind energy development located within it. There are currently two operational windfarms: Langhope Rig (10x100m) in the *Dun Knowe Group* LCA and Glenkerie and extension (11x105/120m; 6x100m) in the west of the *Broad Law Group*. The latter is located close to the extensive Clyde windfarm and extension in South Lanarkshire; some turbines of which are located within Scottish Borders. Two further windfarms have recently been consented following appeals: Cloich (18x115m) in the *Eddleston/ Lyne Interfluv* LCA and Windy Edge (9x125/110m) in the *Caldcleugh Head Group* LCA. The former in particular exceeds the guidance in Table 6.1. Other wind energy development is limited to 15-35m turbines located on lower ground in the north and east.



Langhope Rig windfarm in Dun Knowe LCA: Further to the Barrel Law decision, another windfarm development in this area would require significant separation by distance and topography to avoid creating an area of *Wind Turbine Landscape*

Remaining capacity for larger wind energy development lies within the southern and eastern parts of the Central Southern Uplands, as the *Broad Law Group* has limited underlying capacity which has largely been occupied by Glenkerie and Clyde. There is capacity for wind turbines up to and over 120m in height in most of the *Dun Knowe Group* LCA the southeastern part of *Craik* LCA and parts of the *Caldcleugh Head* LCA. Within these general areas there are localised sensitive receptors which limit capacity for larger turbines: including the Southern Upland Way, the A7 Tourist Route, the setting of Hermitage Castle and prominent hills.

Most of the underlying capacity for turbines under 50m remains. The main constraints being the NSA, the Wild Land Area and the scale and height of many hills and ridges in the centre of these areas being more appropriate to the larger scale of turbine.

6.3.5 Cheviot Hills: Summary of Capacity and Cumulative Development

The Cheviot Hills, contiguous with the Southern Uplands in the west and rising to the south of the Tweed Lowlands forms the upland border with England. It comprises eight LCTs divided into twelve LCAs.

The largest upland area, *Wauchope/ Newcastleton* LCA, has much the greatest capacity for larger scale wind energy development due to its large scale, gently rolling landform with extensive areas of uniform forest cover and lack of settlement. The central area has

capacity for all sizes of turbine and well separated windfarms of up to 15 turbines in some locations. Capacity is restricted by some sensitivities including the Carter Bar border crossing and viewpoint in the northeast, the setting of the Scotland-England border and the Liddel Water valley and Hermitage Castle in the southwest.



Wauchope/ Newcastleton LCA from the northeast. The forested hills have potential capacity to accommodate significant wind energy development if it is suitably designed and located

The *Cheviot Uplands (Cocklaw Group)* LCA has a very different landscape character, with much steeper distinctive hills and ridges dissected by steep sided valleys. This area lies almost entirely within the Cheviot Foothills SLA, borders the Northumberland National Park and hosts the final section of the Pennine Way. These sensitivities restrict the area to a low underlying capacity for turbines below 50m. The *Cheviot Foothills (Falla Group)* LCA has a similarly low capacity due partly to prominent landforms and landscape designations; but also due to its visual sensitivity, being overlooked by the Carter Bar viewpoint and surrounding uplands.

The Upland Fringe LCAs *Rolling Farmland (Oxnam and Lempitlaw)* and *Grasslands with Hills (Bonchester/ Dunion)* have low underlying capacity for turbines below 50m and *Oxnam* has low capacity for 50-80m turbines as small groups in areas of larger scale simpler landform. However, capacity is constrained in some parts of the Upland Fringe LCAs for reasons which include prominent landforms (e.g. Rubers Law and Bonchester Hill) and skylines and slopes overlooking sensitive visual receptors in surrounding valleys (e.g. Bonchester Bridge and Jedburgh).

Some River Valley LCAs in the Cheviot Hills have low underlying capacity for wind energy schemes; being restricted to turbines below 35m height. This is due to smaller scale and complexity in these landscapes as well as a greater concentration of visual receptors with a number of small to medium size settlements and key transport routes. *Jed Water* and *Rule Water* LCAs have no underlying capacity for turbines over 15m height.

There is at July 2016 minimal wind energy development in the Cheviot Hills area, there being a total of four 15-35m turbines. Remaining capacity is therefore similar to underlying capacity.



Liddel Water LCA, Hermitage Castle: This is one of the more sensitive parts of the LCA. The setting of this area was one of the issues highlighted in the Windy Edge windfarm appeal, and the consented windfarm is screened from the main views of the castle

6.3.6 Tweed Lowlands: Summary of Capacity and Cumulative Development

The Tweed Lowlands regional landscape area spans the Scottish Borders from the centre to the northeast and forms the lowland boundary of the English Border. It comprises six LCTs divided into eight LCAs. All are of lowland character, focused around the River Tweed and its tributaries.

All of the LCAs have underlying capacity for turbines of less than 50m and the *Gordon Platform* for turbines of 50-80m. None of the areas has capacity for larger turbines or windfarm developments as they are settled lowland landscapes with lower height landforms, trees and many domestic scale features, as well as a higher density of visual receptors. In most cases the underlying capacity for any size of turbine is low. However, the extensive *Lowland with Drumlins (Lower Merse)* LCA has medium capacity for turbines under 35m height and low capacity for 35-50m as the area is extensive and the rhythm of drumlin landform and occasional tree belts can in places successfully screen smaller turbines.

There are areas within all the LCAs that are unsuitable for turbine development. This includes prominent landforms and the western edges of *Black Law/Hume Crags* and *Lower Tweed* LCAs which lie in the Eildon Hills and Leaderfoot NSA.

There is fairly extensive small scale turbine development in the Tweed Lowlands, north of Kelso. The northern margin of the *Eye Water Lowlands* has several turbines of varying size between 15 and <80m, with several other 15-35m turbines scattered across other parts of the LCA. Other turbines are scattered across the *Lower Merse*, *Black Law/Hume Crags* and *Gordon Platform* LCAs, but not in the extensive *Lowland Valley with Farmland* LCAs

Remaining capacity in the *Eye Water Lowlands* is limited by existing wind energy development. In particular, it will be important to avoid creation of a *Wind Turbine Landscape* on the northern escarpment area. In other areas remaining capacity is much the same as underlying capacity.

6.3.7 Coastal Zone: Summary of Capacity and Cumulative Development

The Coastal Zone is the smallest regional landscape area, and occupies the relatively limited coastal margin in the northeast of Scottish Borders. It is a varied and often spectacular landscape comprising four LCTs divided into five LCAs.

All LCAs have underlying capacity for turbines under 50m height, except the small and intimately scaled *Coastal Valley* of the *Lower Eye Water* LCA which is limited to turbines below 20m. Higher parts of the *Coastal Moorland (Coldingham Moor)* and *Coastal Farmland (Coldingham)* LCA have underlying capacity for small groups of 50-80m turbines. There is no capacity for larger scales of wind energy development. In all cases the coastal edge of clifftops and beaches has no capacity for any size of turbine due to scenic value and sensitive receptors on the Berwickshire Coastal Path.

There is in July 2016 extensive operational and consented wind energy development of all scales within this area; the main focus of development being the *Coastal Moorland* and *Farmland* areas in which two windfarms are located: Drone Hill (22x76m) and Penmanshiel (14x100m). In addition, the *Cockburnspath* LCA has two 110m turbines at Neuk Farm and is bordered by the three 115m Hoprigshiels and two 76m Fernylea turbines and is influenced by the 19x145m Aikengall II turbines on the Monymut Edge 2km to the southwest.



Hoprigshiels and Fernylea (above) to the west, and Penmanshiel/ Drone Hill (below) to the east, seen from the same location above Ecclaw. Aikengall 1 and 2 is also visible behind Hoprigshiels in clearer conditions



Existing development has curtailed underlying capacity in most of the LCAs, particularly *Cockburnspath* and *Coldingham Moor*. However, there is still capacity for smaller turbines, either below 35m or 50m in parts of all areas.

6.4 Overall Assessment of Capacity and Cumulative Development

6.4.1 Scottish Borders Summary: Landscape Character, Sensitivity and Capacity

The regional summaries above describe a landscape that has highly varied capacity to accommodate wind energy development; from extensive windfarms to single small turbines, as well as areas which have no capacity to accommodate wind turbines without affecting key characteristics, receptors and/or designations to an undue extent.

The LCTs with the greatest underlying capacity for development are the upland areas in the northern, western and southern edges of Scottish Borders; principally the *Dissected Plateau Moorland*, *Plateau Grassland*, *Southern Uplands with Scattered Forest* and *Southern Uplands Forest Covered*. These landscapes are of a larger scale and have a simple form and landcover, with fewer reference features of human scale such as houses and groups of trees. There are fewer visual receptors and some areas have a lower visibility due to intervening topography. The uplands also comprise the most extensive regional landscape type in Scottish Borders. The uplands are generally suited to larger scale turbines and windfarm developments.

Differences in capacity within upland areas are dependent on differences in topography, visual sensitivity and landscape value. Some areas have a more defined hill topography, unsuited to the largest scale of blanket windfarm development, such as seen at Crystal Rig/ Aikengall. Other areas have a high landscape value due to designations, scenic qualities, higher wildness values or their popularity for recreation. Upland areas with more limited capacity include the *Plateau Outliers* and *Dissected Plateau Moorland (Western Pentlands)* LCA in the northwest which are of limited extent; *Southern Uplands with Scattered Forest (Broadlaw Group)* LCA in the west and centre and the *Cheviot Uplands and Cheviot Foothills* LCTs in the southeast which have distinctive character and high landscape value.

As described in 6.3 above, the upland landscape types have been extensively developed or are consented for development, and their capacity for further development is thus limited.

The Upland Fringe LCTs have a more limited capacity for development than Upland LCTs for various reasons. This includes a transitional character between upland, lowland and river valley landscapes; more settled nature; visibility to population centres and transport routes and generally more limited extent. Some larger scale upland fringe areas may accommodate turbines below 80m height in small groups. However, some types, such as *Grassland with Hills* and *Upland Fringe Moorland*, include landmark hills unsuited for wind energy development, such as the Eildon Hills, Rubers Law and Dirlinton Laws.

The extensive River Valley LCTs are generally only suited to smaller scale wind energy development of turbines below 50m height at most, and some have no underlying capacity.

This is due to their often smaller scale and more complex landscape patterns; extensive settlement and transport routes leading to potential visual sensitivities. Some river valleys are also subject to extensive landscape designations including two National Scenic Areas along the Tweed and many inventory listed designed landscapes.

The lowland landscapes around the Tweed in the north east are generally of a large scale. However, they have a lower capacity than the uplands due to their limited vertical scale, more varied and patterned landscape and presence of human scale references such as buildings, hedges and tree belts. They are also more visually sensitive, having settlements and main transport routes. They are better suited to smaller scale developments and smaller turbines below 50m, although limited areas may accommodate turbines of 50- <80m singly or in small groups.

The coastal landscapes are in some ways a microcosm of the rest of the Borders landscapes of uplands, lowlands and valleys, but much less extensive and with a strong coastal influence. This limits their capacity to small groups of turbines below 50m height in most areas, but with some areas able to accommodate small groups of turbines of 50- <80m.

The following sections summarise the underlying landscape capacity for wind energy development throughout Scottish Borders and cumulative issues associated with current (**July 2016**) levels of development. Four categories of area are discussed, with analysis of landscape resource and current capacity:

- 1) **Areas with Highest Underlying Landscape Capacity:** landscapes whose characteristics would most easily accommodate extensive, large scale wind energy development without unduly adverse effects.
- 2) **Areas with Limited Underlying Landscape Capacity:** landscapes whose characteristics would accommodate a more modest and less extensive scale of wind energy development without incurring unduly adverse effects.
- 3) **Areas with Little or No Underlying Landscape Capacity:** landscapes which, due to their sensitive characteristics and value, can accommodate only the smallest scale of wind energy development, or none at all.
- 4) **Areas of Significant Cumulative Development:** areas overlapping all of the above categories in which there is a significant level of operational or consented development relative to capacity, which limits future capacity for development

Reference should be made to the summary diagram in Figure 6.4 in which the four types of area are shown. Detailed analysis of LCTs and LCAs within these areas and guidance for proposed developments is given in Table 6.1 above.

6.4.1 Areas with Highest Underlying Capacity.

Areas in Scottish Borders with the highest underlying capacity for wind energy development are potentially able to accommodate windfarms with larger turbine sizes. This may vary from relatively small windfarms with 5-10 turbines below 80m, to extensive windfarms with scores of turbines over 120m in height. Proposals in these strategic areas

will need to respond to the landscape's pattern and scale, take account of screening and visibility and areas of higher complexity and landscape pattern. The main strategic areas are:

- Areas of *Dissected Plateau Moorland* within the Lammermuir Hills where there is a large scale undulating landform, a simple landscape pattern and topographic screening and lower visibility within and beyond the LCA. This area is designated as an SLA and is limited to the south by the Southern Upland Way long distance route.
- The core of the *Plateau Grassland* of Lauder Common, lying between the Gala and Leader Waters, using topography to help screening from the two valleys and the Lothians to the north and avoiding effects on the publicly accessed area around the B6362 between Lauder and Stow.
- An area of *Dissected Plateau Moorland* within the central Moorfoot Hills with lower intervisibility from receptors, sited away from settlements and areas of local landscape designations. Screened and topographically contained by the upland landscape, this area could be capable of accommodating a mid to large size windfarm with turbines under 120m or a smaller number of turbines over 120m. (NB. Although not a landscape designation a large area of the Moorfoot Hills has been designated as SSSI and SAC that could restrict turbine development).
- The western edge of the *Southern Uplands with Scattered Forest (Broadlaw Group)* adjacent to Clyde Windfarm in South Lanarkshire. The windfarm area could extend into this part of the Scottish Borders which has extensive forest cover, accommodating turbines of more than 120m height. Limitations include the environs of the prominent Culter Fell to the north and more sensitive parts of the Central Southern Uplands to the east where there is a Wild Land Area and several of the highest and most popular hill summits. The A701 and Upper Tweed Valley should act as a natural boundary to eastward turbine development.
- Within the southeastern area of the Central Southern Uplands there are strategic areas. The area west of the A7 extends from the Dumfries and Galloway border north and lies mainly within two LCAs: *Southern Uplands Forest Covered: (Craik)* and *Southern Uplands with Scattered Forest (Dun Knowe)*. The area east of the A7 lies mainly within the *Southern Uplands with Scattered Forest (Caldcleuch Head Group)*. These strategic areas have lower intervisibility, limited human settlement, no landscape designations and are simpler landscapes with relatively little diversity and would be capable of accommodating turbines of over 120m height in smaller or mid-sized windfarms. (NB. Although not a landscape designation these areas are partly within the Eskdalemuir EKA Seismological Array exclusion and statutory safeguard zones, that are likely to have an impact on potential for wind energy developments).
- Within the Cheviot Hills there is a strategic area in the *Southern Uplands Forest Covered (Wauchope/Newcastleton) LCA*. This area has large scale gently rolling landform, uniform forest cover and a low population. Areas benefit from topographic screening and would be capable of accommodating turbines of over 120m height in smaller or mid-sized windfarms. Limitations include views from more sensitive

locations on and around the Scotland-England Border and some more prominent landforms.

6.4.2 Areas with Limited Underlying Capacity

Areas with limited underlying capacity could accommodate small groupings of carefully located turbines under 80m or, in some cases, under 50m height. In some locations this may amount to a small scale windfarm, but in others only single or lower height turbines could be accommodated. The larger developments would best be accommodated in the largest scale areas of Upland Fringe or Lowland areas with simple landform and lower population. The smaller developments would in most cases be better accommodated in enclosed farmland, industrial/ business areas or other built development and in many cases be limited to turbines under 50m height. Areas with limited underlying capacity include:

- Areas of the Midland Valley Upland and Upland Fringe landscape character types. Development should respond positively to the existing scale, settlement patterns and complexities found within the landscape.
- The lower elevations of the *Middle Tweed Valley* landscape but only within the less sensitive areas with lower intervisibility, avoiding prominent spurs.
- The less prominent, but not peripheral, southern slopes of the Moorfoot Hills and peripheral areas of Lauder Common and the Lammermuir Hills. Siting should avoid the most exposed peripheral areas and escarpments due their prominence and the visual or landscape sensitivity of their surroundings.
- The transitional area between the Upland Fringe of the Lammermuir Hills and the Tweed Lowlands. This area has limited capacity in undesignated undulating farmland landscapes with sparsely distributed smaller settlements, individual farmsteads and a lower intervisibility.
- The undulating landscape of the Merse area also has capacity for smaller turbines in locations with lower intervisibility.
- Areas within the Cheviot Hills, Upland Fringe and River Valleys: within the more contained areas screened from the Northumberland National Park and key viewpoints and within less complex open areas with fewer settlements and lower intervisibility.
- The outlying areas, but not the more prominent slopes of the Southern Uplands; Uplands, Upland Fringe and River Valley landscapes. There is some capacity here due to the lower intervisibility and larger scale less complex landscapes/ landforms and simpler patterns in the landscape.
- River Valley landscapes of the Gala Water, Leader Water and Eye Water. The limited capacity within these landscapes is due to the smaller scale landscape character, settlement and transport patterns and the more complex landscape patterns and processes within them.

When assessing the acceptability of large and very large turbine proposals in neighbouring landscape character areas, proximity to these sensitive areas should be taken into account.



Gala Water LCA. There is limited scope for appropriately sited turbines up to 50m tall in this upland valley

6.4.3 Areas with Very Limited or No Underlying Capacity

Significant areas of Scottish Borders have a high sensitivity and/or value and thus very limited or no capacity for wind turbine developments. These areas can only exceptionally accommodate well separated single turbines below 50m or 35m. Some areas are not suitable for wind energy development. These areas are:

- The upland areas of the Pentland Hills in the Midland Valley area. The skyline and escarpment of these hills is highly prominent to a large population to the north and the area has a high recreational value.
- A large area of the *Upper Tweed Valley* and prominent escarpment slopes of the Central Southern Uplands, *Broughton Heights* and *Moorfoot Hills* due to national and local landscape designations, settlement pattern and a higher degree of visibility from sensitive receptors.
- The core of the Central Southern Uplands in the *Broadlaw Group LCA*, which has the highest summits, most dramatic scenery and highest wildness value within Scottish Borders and is consequently a scenic and recreational asset.
- River valleys within the Southern Uplands due to settlement patterns, smaller scale landscapes, local and national landscape designations. Intervisibility from the valleys to the upland areas would also be higher.
- Areas within the Cheviot Hills. This is due to various landscape character, visual and landscape value reasons. This includes a steep and complex landform, proximity to the Northumberland National Park and the summit of the Cheviot, the Pennine Way, local landscape designations and important recreational usage including tourism and the setting of the panoramic Carter Bar viewpoint on the England – Scotland border.

- A large central area of the *Middle and Lower Tweed Valley*, including upland fringe and Tweed Lowland landscapes. This is due to local and national landscape designations, a substantial population and settlement pattern within the lowlands and river valleys as well as prominence, smaller scale landscapes with more complex patterns and processes and a higher degree of intervisibility within this area of the Scottish Borders.
- The southern fringes of the Lammermuir Hills consisting of Upland, River Valley and Upland Fringe landscapes. This is due to local landscape designations, long distance recreational routes and a higher degree of intervisibility.
- A number of prominent landmark hills in Upland and Upland Fringe areas including the Eildon Hills, the Dirrington Laws, Rubers Law, the Minto Hills and Maiden Paps. These characteristic and widely visible landforms fall mostly within designated landscapes and cannot accommodate wind turbines on their slopes or immediate surroundings without undue effects.
- The coastal edge of the Coastal Zone also has no capacity for turbine development due to scenic value, visual sensitivity and local landscape designations.

It is recommended that these landscape areas remain sparsely developed or undeveloped to protect their character and to provide gaps between clusters of development.



Rubers Law is one of the most prominent landforms in the Borders and is not suitable for wind turbine development

6.4.3 Areas of Significant Cumulative Development

SPP recommends that planning authorities are clear about likely cumulative impacts arising from the considerations set out at paragraph 169, which may limit the capacity for further development. One of the development management considerations at paragraph 169 is cumulative landscape and visual impacts.

Figure 6.4 identifies areas where, in **July 2016**, there is significant cumulative operational and consented wind turbine development. The cumulative areas overlap with landscapes

of varied underlying capacity for development, and simply reflect that there is significant cumulative development relative to this underlying capacity. Four *Areas of Significant Cumulative Development* are identified. These areas do not in themselves specify capacity or a limit to development; however, a broader area of potential constraint is indicated by wider *Areas Where Cumulative Impacts Limit Development* encompassing the cumulative areas and their surroundings.

Table 6.2 below describes the areas in more detail and key criteria for locating further development and assessing cumulative effects. Capacity and guidance is also detailed for the coincident LCTs and LCAs in Table 6.1. This should be taken into consideration when assessing residual capacity for further wind energy development within the areas shown, or in adjacent landscapes.

The boundaries shown in Figure 6.4 are indicative. Development proposals require to address detailed criteria in Table 6.2 to ensure that landscape capacity within, or adjacent to, these areas is not exceeded as a result of adding further to existing and consented cumulative development.

The *Areas of Significant Cumulative Development* detailed in Figure 6.4 and Table 6.2 are based on the most up to date information on operational and consented schemes available at a time prior to its completion (i.e. July 2016). However, the database has changed in the intervening period between July and this November publication, with the addition of newly consented schemes including small scale and single turbine proposals as well as larger wind farms. The baseline will continue to change in future. Cumulative effects are therefore likely to extend, or occur outwith the areas shown in the report, as new developments come forward. It is therefore possible that in future other areas not currently detailed in Figure 6.4 and Table 6.2 could meet the definition of *Areas of Significant Cumulative Development*.

The capacity study therefore represents a ‘snapshot’ in time at July 2016. As is the case with all cumulative assessments, proposed schemes will require to be assessed on the basis of available up-to-date information on consented and operational schemes at the time of application.

Elsewhere there are much more limited extents of development and the guidance in Table 6.2 is intended to steer future development to an acceptable level.

Table 6.2: Description and Guidance for Areas of Significant Cumulative Development: (see Figure 6.4 for locations)

| 1. Coastal Zone, Lammermuir Hills and Lauder Common | |
|--|--|
| <p>Description</p> <p>This area lies in the Lammermuir & Moorfoot Hills regional landscape area, on the northern boundary of Scottish Borders extending into East Lothian and Midlothian. It includes the following LCAs and operational/ consented wind energy developments:</p> <ul style="list-style-type: none"> • The Coastal Zone area of <i>Coastal Farmland (Cockburnspath)</i> southwest of Cockburnspath and the northern edge of the <i>Platform Farmland (Eye Water Platform)</i>; within or close to which lies the small schemes of Neuk Farm, Hoprigshiels, and Fernylea; • The Upland landscape of <i>Dissected Plateau Moorlands (Lammermuir Hills)</i> extending across the border into East Lothian and including the extensive developments at Aikengall/ Crystal Rig and Fallago Rig. • The northern edges of the River Valley Landscapes of <i>Wooded Upland Fringe Valley (Middle Whiteadder)</i> and <i>Upland Valley with Farmland (Upper Whiteadder)</i>. • The northern end of the Upland Landscape of <i>Plateau Grassland (Lauder Common)</i> extending across the boundary into East Lothian and including the extensive Dun Law/ Toddleburn cluster. | <p>Development Situation and Key Objectives</p> <p>In July 2016 there are three main wind energy clusters and a number of smaller developments of 2-3 turbines. This has created a <i>Landscape with Windfarms</i> over the area as a whole, with Windfarm Landscape around each of the largest three clusters. The key objectives governing the area are:</p> <ul style="list-style-type: none"> • Retaining sufficient spacing between individual windfarms and turbines so as not to exceed a <i>Landscape with Wind Turbines</i> typology outside the main <i>Wind Turbine Landscape</i> clusters of Crystal Rig/ Aikengall, Fallago Rig and Dun Law/Toddleburn; • To prevent visual coalescence with cumulative areas 2 and 3; • To prevent a proliferation of turbines visible from the A1 and East Coast Mainline Railway corridor; • To prevent the overdevelopment of the Upland landscape, <i>Plateau Grassland (Lauder Common)</i> LCA and to avoid this landscape from developing into a <i>Wind Turbine Landscape</i>; • To prevent the close proximity of larger turbines to settlements and individual dwellings in the surrounding Upland Fringe, Coastal Zone and River Valley areas; • To support an organised pattern of development within the Upland areas, promoting development in concentrated clusters whilst maintaining sufficient spacing between neighbouring clusters of developments; • To minimise visibility to sensitive receptors in surrounding areas; including to the north the more visually prominent areas of the northern escarpment of the Lammermuirs visible from population centres of Edinburgh and the Lothians and to the south from the Southern Upland Way. |
| 2. Coldingham Moor | |
| <p>Description</p> | <p>Development Situation and Key Objectives</p> |

| | |
|---|---|
| <p>This area lies largely within the Coastal Zone regional area. It includes the following LCAs and operational/ consented wind energy developments:</p> <ul style="list-style-type: none"> • A small section of the A1 and East Coast Mainline Railway corridor, River Valley landscape <i>Pastoral Upland Fringe Valley (Eye Water)</i>; • The Coastal Zone area of <i>Coastal Moorland (Coldingham Moor)</i> and <i>Coastal Farmland (Coldingham)</i> between the settlements of Cockburnspath and Coldingham; <p>This area accommodates two adjacent windfarms; Drone Hill and Penmanshiel, as well as three other turbines adjacent to this cluster.</p> | <p>In July 2016 there is one wind energy cluster comprising two windfarms and closely associated smaller developments of 1 and 2 turbines. This has created a <i>Landscape with Windfarms</i> within a wider area of <i>Landscape with Wind Turbines</i>. The key objectives governing the area are:</p> <ul style="list-style-type: none"> • Retaining sufficient spacing between individual windfarms and turbines to avoid significantly expanding the areas of <i>Wind Turbine Landscape</i> and maintain the <i>Landscape with Occasional Wind Turbines</i> typology over the wider area • To minimise visibility of turbines from the scenic coastline edge of the Berwickshire Coast SLA • To prevent visual coalescence with cumulative areas 1 and 3 • To prevent a proliferation of turbines visible from the A1 and East Coast Mainline Railway corridor • To prevent the unacceptable proximity of larger turbines to settlements and individual dwellings including Coldingham and Cockburnspath • To minimise visibility from sensitive receptors including the Southern Upland Way and Berwickshire Coastal Path |
| <p>3. Eye Water Platform</p> | |
| <p>Description</p> <p>This area lies largely within the Upland Fringe of the Lammermuir & Moorfoot Hills regional landscape area. It includes the following LCAs and operational/ consented wind energy developments:</p> <ul style="list-style-type: none"> • The Upland Fringe landscapes of the <i>Platform Farmland (Eye Water Platform)</i> • The southwestern edge of the A1 and East Coast Mainline Railway corridor, River Valley landscape <i>Pastoral Upland Fringe Valley (Eye Water)</i> • The northern edge of the River Valley Landscape of the <i>Wooded Upland Fringe Valley (Middle Whiteadder)</i> • The northwestern edge of the Lowland Landscape of <i>Rolling Lowland Margin (Eye Water Lowlands)</i>. | <p>In July 2016 there is one windfarm and several smaller wind energy schemes within a <i>Landscape with Windfarms</i>. The key objectives governing the area are:</p> <ul style="list-style-type: none"> • Retaining sufficient spacing between individual windfarms and turbines to maintain the <i>Landscape with Wind Turbines</i> and <i>Landscape with Occasional Wind Turbine</i> typology and avoid creating areas of <i>Wind Turbine Landscape</i>; • To prevent visual coalescence with cumulative areas 1 and 2 • To prevent a proliferation of turbines visible from the A1 and East Coast Mainline Railway corridor • To prevent the unacceptable proximity of larger turbines to settlements and individual dwellings • Retaining sufficient spacing between windfarm developments and the Southern Upland Way. |
| <p>4. Western Central Southern Uplands</p> | |
| <p>Description</p> <p>This area lies within the Central Southern Uplands, on the western boundary of Scottish Borders, extending well into South Lanarkshire.</p> <p>It includes the following LCAs and operational/ consented wind energy developments:</p> <ul style="list-style-type: none"> • The <i>Southern Uplands with Scattered Forest (Broadlaw Group)</i> LCA west of the Upland Valley with Pastoral Floor (Upper Tweed Valley) and the A701 and South of Culter Fell, extending well into the Southern Uplands of South Lanarkshire • The area to the west is dominated by the more than 200 turbines of Clyde windfarm and extension, which is primarily in South Lanarkshire; with Glenkerie and extension 5km to the northeast within Scottish Borders | <p>Development Situation and Key Objectives</p> <p>At July 2016 the western part of this area is a <i>Wind Turbine Landscape</i>, with a <i>Landscape with Wind Turbines</i> extending northeastwards. It is surrounded by an extensive area of <i>Landscape with No Wind Turbines</i> extending across the <i>Broadlaw Group</i> and <i>Upper and Middle Tweed Valley</i> LCAs. The key objectives governing the area are:</p> <ul style="list-style-type: none"> • Promote the contained development of a wind farm cluster, using the strong landscape feature of the Tweed Valley and A701 as a barrier to limit development spreading east across the Southern Uplands • To maintain the Broadlaw Group LCA to the east of the Tweed Valley as a <i>Landscape with No Wind Turbines</i>, creating a gap between wind energy clusters • To prevent visual coalescence of any other wind energy schemes with Clyde windfarm • To prevent unacceptable proximity of larger turbines to visually sensitive locations including the Southern Upland Way, the Devil's Beeftub viewpoint and popular hill summits including Culter Fell, Hart Fell and Broad Law • To prevent adverse effects on the Talla-Hart Fell Wild Land Area |

6.5 Capacity for Further Development

This assessment has demonstrated that the landscape of Scottish Borders has the underlying capacity to accommodate a significant amount of wind energy development; of appropriate types and extents according to the varied characteristics of the landscapes and the visual sensitivities across the region.

At current levels of development there is remaining capacity for further appropriate wind energy development in much of the Scottish Borders. However, cumulative development limits this in some areas.

The following section highlights the areas with remaining capacity. However, Tables 6.1 and 6.2 should be consulted for detailed guidance.

6.5.1 Areas with Most Remaining Capacity

The greatest scope for further development lies within Upland LCTs in the north, west and south that have been identified firstly as having underlying capacity for larger turbines and windfarms and secondly cover significant areas:

- The core of the *Moorfoot Hills* has the landscape capacity to accommodate a windfarm with turbines of 80-120m or a smaller number of turbines at 120m+.
- Areas of *Craik, Dun Knowe, Caldcleuch Head and Wauchope/ Newcastleton* could accommodate windfarms with larger turbines including 120m+

6.5.2 Areas with Limited Remaining Capacity

Areas with limited remaining capacity include areas with underlying capacity for larger turbines that are limited by cumulative development and windfarms, and areas with underlying capacity for smaller windfarms and/or smaller types of turbine development that remain undeveloped:

- The *Lammermuir Hills* could accommodate additional larger turbines but only as extensions to existing windfarms
- *Lauder Common* could accommodate additional larger turbines as a carefully sited additional development or possibly by extending an existing windfarm
- The *Broadlaw Group* west of the A701 could accommodate further carefully designed and sited extension to Clyde windfarm
- Some of the Upland Fringe LCTs and smaller Upland LCTs have areas of the scale and simplicity of landscape pattern to accommodate turbines below 80m and most 80m, although some in the northeast are close to cumulative capacity.
- Some of the larger scale River Valley LCTs can accommodate turbines of below 50m and none of these has reached capacity

- Most of the Lowland LCTs are of a large enough scale and simple pattern to accommodate turbines below 50m, or in some cases 80m, although some areas in the northeast are close to cumulative capacity.
- Limited areas of the Coastal LCTs have remaining capacity for turbines below 50m or 35m.

There may be limited scope for extension of larger operational windfarms in Upland LCTs as an alternative to locating new smaller windfarms in lowland or upland fringe areas. However, the siting of additional turbines must avoid physical or visual coalescence with windfarms and concentrations of turbines in neighbouring landscapes, or the crossing of boundaries blurring the distinction between landscape types.

6.5.3 Other Landscape Areas and Urban Areas

Within many of the remaining LCAs of Scottish Borders there is very limited remaining capacity for small wind energy development below 35m or occasionally 50m. Many parts of these areas have effectively no capacity, for reasons including landscape character, visual sensitivity and/or landscape value. These areas include:

- The two nationally designated landscapes
- Areas with a high scenic quality and/or wildness value that are also popular with visitors including much of the *Broad Law* LCA
- Distinctive landforms and their settings such as the Eildon Hills, Rubers Law or the Dirlington Laws
- The highest hilltop viewpoints such as Broad Law, Culter Fell and Hart Fell
- Inventory listed designed landscapes
- Narrow, steep, small scale river valleys
- Locations critical to the setting of settlements

Whilst it is recognised that some parts of urban areas may be able to accommodate wind turbines, and indeed do, this study does not assess the capacity of urban areas. Consequently urban areas have not been included in the maps in 6.1 - 6.4 and the guidance in Table 6.1. Factors specific to townscape and urban planning are likely to guide location; however the effects of larger turbines on adjacent rural LCTs and cumulative areas should be taken into account.

6.6 Existing Developments: Extensions and Repowering

SPP para 170 states that 'Areas identified for wind farms should be suitable for use in perpetuity' and refers in paras 161 and 174 to repowering of existing sites and extensions to existing windfarms. Implicit in this is the need to ensure at the outset that sites are

suitable for development and that windfarms are sited and designed to minimise impacts and to protect amenity. Para 161 states:

‘Development plans should also set out the criteria that will be considered in deciding all applications for wind farms of different scales – including extensions and re-powering – taking account of the considerations set out at paragraph 169’.

The study has taken into consideration the likelihood that existing schemes in Scottish Borders may in future be extended, or in the longer term repowered (see 6.2.4 and 5 above and remarks in relation to specific schemes made in Table 6.1).

The guidance addresses the landscape, visual and cumulative criteria listed in para 169 of SPP. It should be applied as equally to extensions to, and repowering of, existing windfarms as it is to newly proposed wind energy developments. However, some specific considerations relating to the nature of extensions or repowering will apply:

- The design of extensions and repowering schemes should take into account the scale and context of existing wind energy development in the surrounding area that will be added to, replaced and/or operational during the lifetime of the proposed extension/repowering scheme.
- In the case of extensions, the location and design of extensions relative to the original scheme is critical. This should take account of turbine size and layout, remaining capacity for extension without unduly extending effects, and the remaining lifespan of the original scheme.
- Particularly in the case of repowering, opportunities for mitigating adverse effects of earlier, less well designed, schemes should be grasped. This may include more harmonious turbine arrangements or reducing the developed area as more energy can now be delivered by fewer, larger turbines.

The nature of future proposals will be affected by the wider changes to onshore wind energy driven by advances to technology and changing economic circumstances. Currently the main anticipated change is the greater size of, and spacing between, modern commercial turbines. In essence, applications for repowering should be considered *de novo*.

6.7 Guidance for Single/Small Turbine Developments

This cumulative assessment and capacity study has detailed the current distribution of all sizes of wind turbines of 15m or above when determining capacity for further development. This is because the smallest turbines (less than 15m), being of a similar height to built structures and trees found commonly throughout the landscape, do not have the same eye-catching prominence and extensive visibility of larger turbines. They do not therefore have the same issues of wide scale cumulative effects across extensive landscape areas.

The issues relating to design and siting of small turbines concern mainly their localised effects on the area in which they are sited rather than wider cumulative effects on

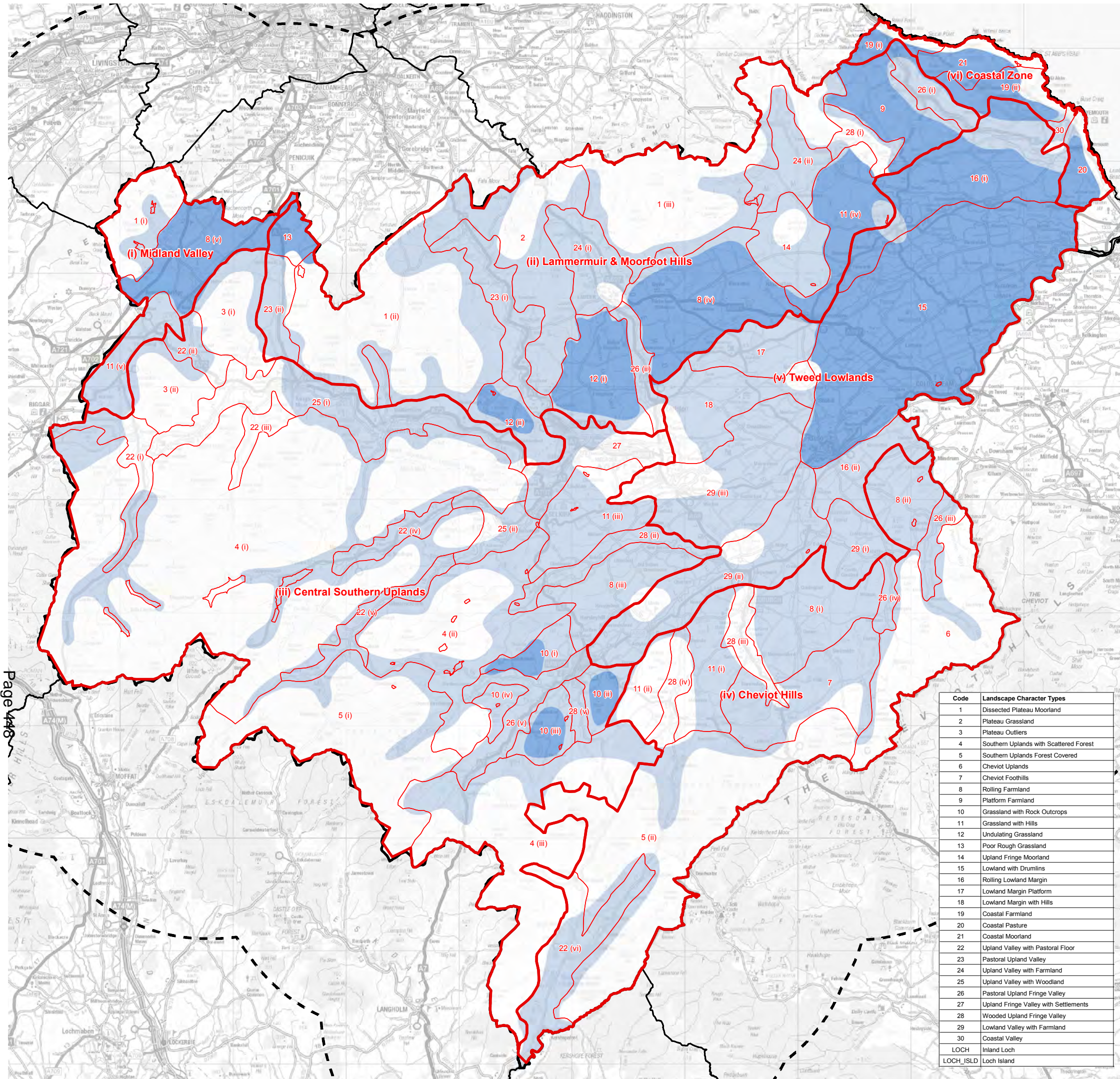
landscape character. Small wind turbines should be judged on their own merits, assessed against the criteria that apply to most other domestic or farm scale built structures. Landscape and visual considerations may include the following:

- Effects on designations including landscape quality designations, Scheduled Ancient Monuments, listed buildings, conservation areas;
- Location in relation to scenic viewpoints;
- Relationship to skylines and seascapes;
- Relationship to other structures and buildings;
- Location in relation to approaches to and setting of settlements;
- Proximity to residential properties;
- Localised cumulative effects including potential for visual confusion or cluttering areas with significant numbers of small turbines and/or close proximity to other similar larger structures including taller wind turbines and electricity pylons.

Larger wind turbines are more often than not seen against the sky. The approach to colouring has been to adopt a neutral light grey colour relating to the sky colour most likely to be encountered as a backdrop. Small wind turbines are often fully or partially backclothed against landforms and/or trees, giving a closer relationship to the ground than the larger structures. It may therefore be appropriate to consider colouring small wind turbines a darker grey, green or brown to reduce their visibility when seen against backdrops, or close to buildings.

Further guidance on the siting of smaller wind turbines is given by SNH¹³.

¹³ SNH (March 2012) *Siting and Design of Small Scale Wind Turbines of between 15 and 50 metres in height*



Legend

- Regional Landscape Areas
- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

Landscape Capacity (15 to <35m)

- High
- Medium
- Low
- None

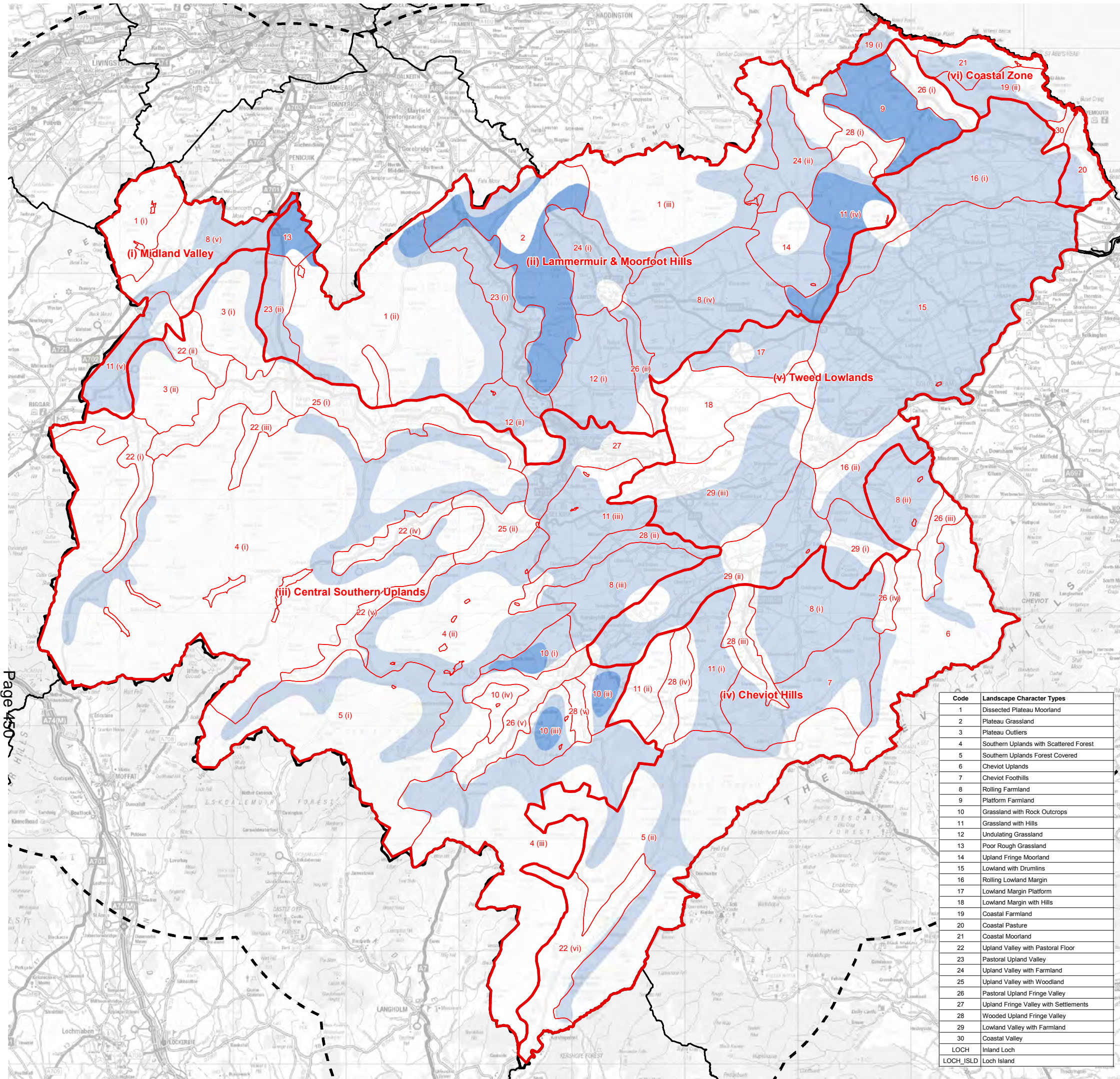
Note:

The shaded areas show an indicative level of capacity and its extent within and across different landscape character areas. These areas should not be interpreted as a hard boundary and reference should be made to the detailed capacity assessment and locational guidance given in Table 6.1.

| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
| 5 | Southern Uplands Forest Covered |
| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
| 14 | Upland Fringe Moorland |
| 15 | Lowland with Drumlins |
| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
| 18 | Lowland Margin with Hills |
| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 6.1a
15 - <35m Turbines
Underlying Landscape Capacity





Legend

- Regional Landscape Areas
- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

Landscape Capacity (35 to <50m)

- High
- Medium
- Low
- None

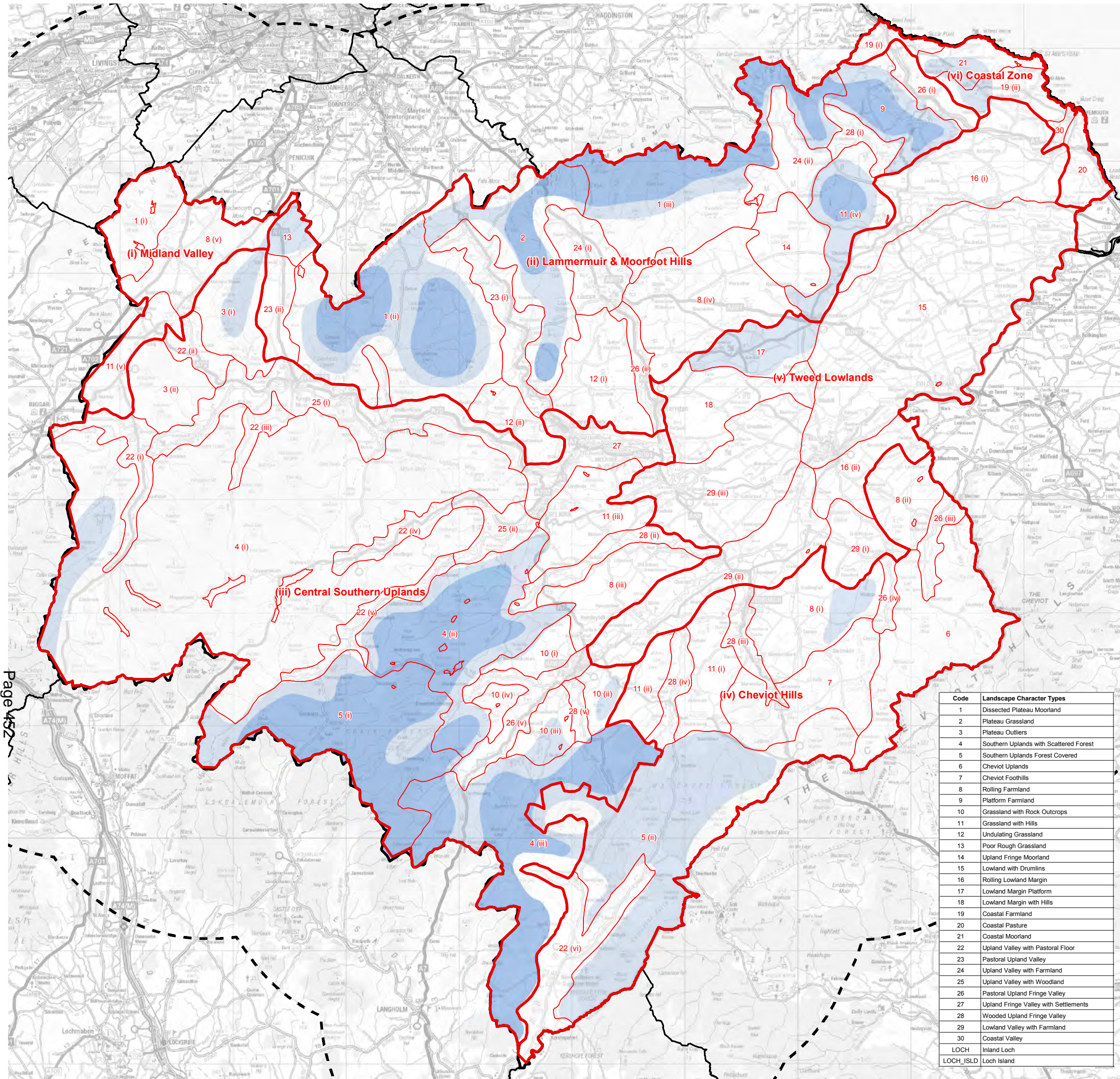
Note:

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| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
| 14 | Upland Fringe Moorland |
| 15 | Lowland with Drumlins |
| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
| 18 | Lowland Margin with Hills |
| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 6.1b
35 - <50m Turbines
Underlying Landscape Capacity





Legend

- Regional Landscape Areas
- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

Underlying Landscape Capacity (50 to <80m)

- High
- Medium
- Low
- None

Note:

The shaded areas show an indicative level of capacity and its extent within and across different landscape character areas. These areas should not be interpreted as a hard boundary and reference should be made to the detailed capacity assessment and locational guidance given in Table 6.1.

| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
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| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
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| 15 | Lowland with Drumlins |
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| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 6.1c
50 - <80m Turbines
Underlying Landscape Capacity



Legend

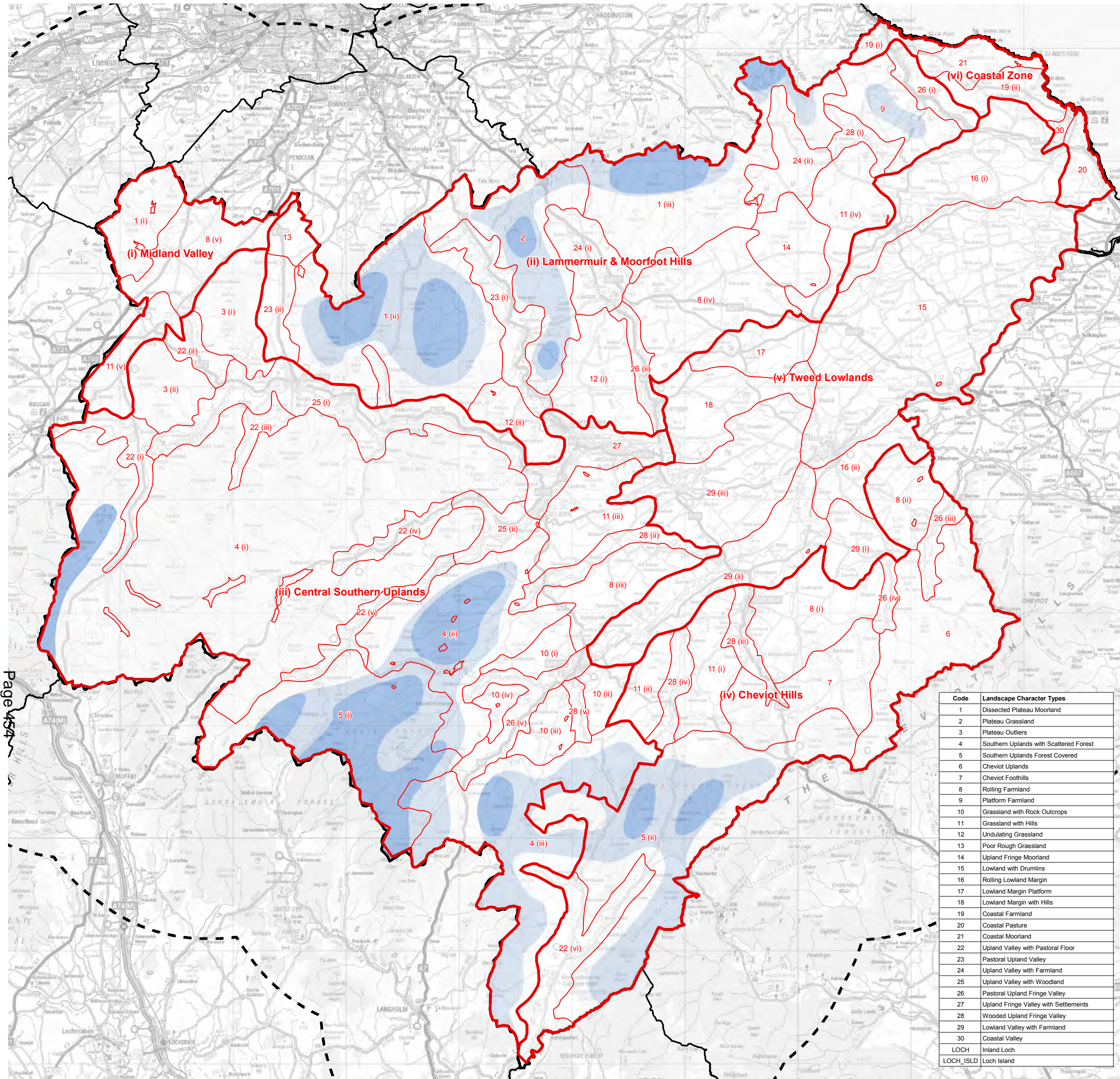
- Regional Landscape Areas
- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

Underlying Landscape Capacity (80 to <120m)

- High
- Medium
- Low
- None

Note:

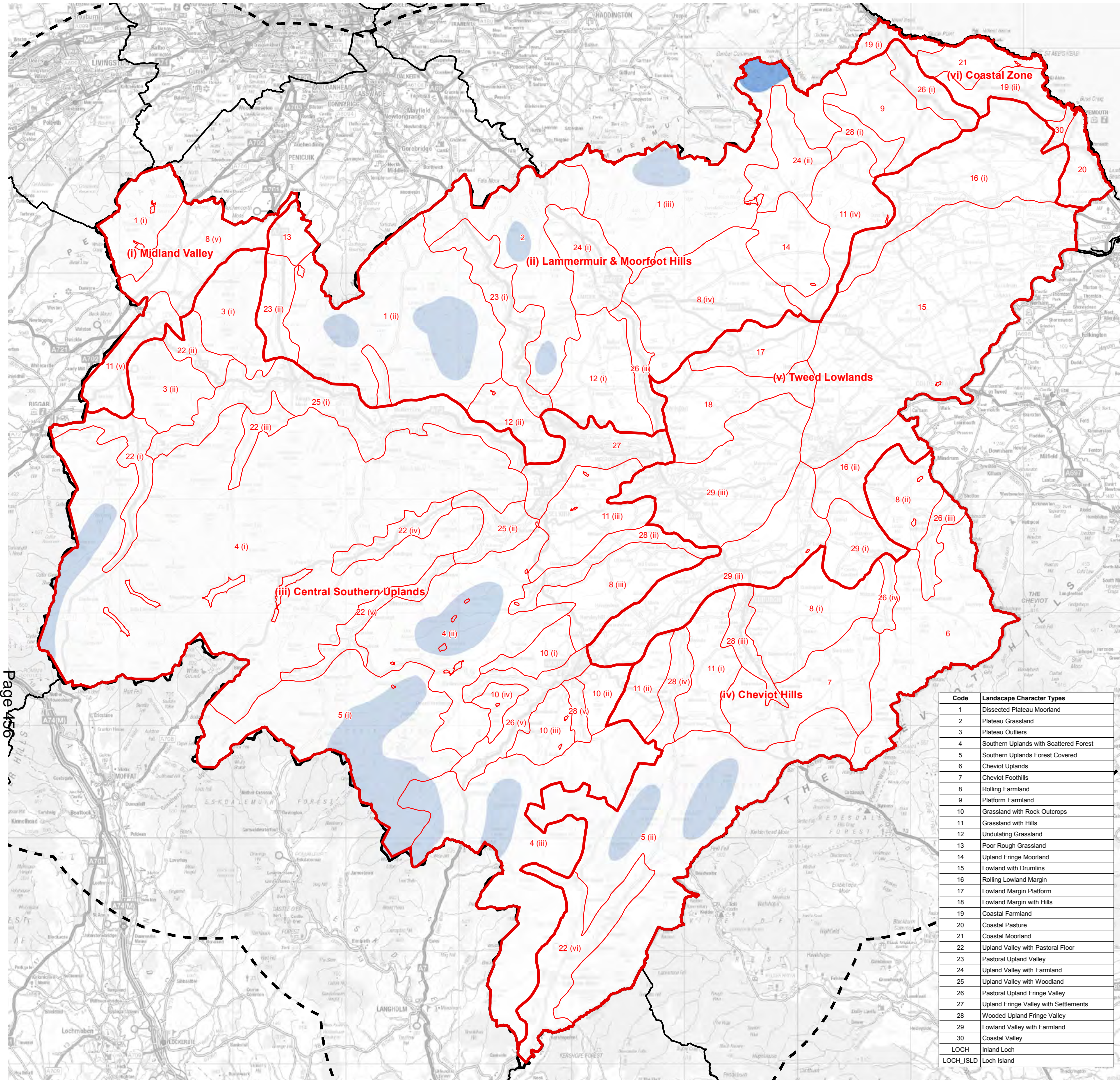
The shaded areas show an indicative level of capacity and its extent within and across different landscape character areas. These areas should not be interpreted as a hard boundary and reference should be made to the detailed capacity assessment and locational guidance given in Table 6.1.



| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
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| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
| 14 | Upland Fringe Moorland |
| 15 | Lowland with Drumlins |
| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
| 18 | Lowland Margin with Hills |
| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 6.1d
80 - <120m Turbines
Underlying Landscape Capacity





Legend

- Regional Landscape Areas
- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

Underlying Landscape Capacity (120m+)

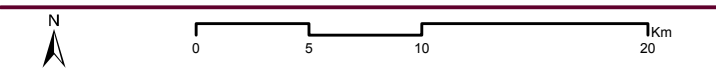
- High
- Medium
- Low
- None

Note:

The shaded areas show an indicative level of capacity and its extent within and across different landscape character areas. These areas should not be interpreted as a hard boundary and reference should be made to the detailed capacity assessment and locational guidance given in Table 6.1.

| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
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| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
| 14 | Upland Fringe Moorland |
| 15 | Lowland with Drumlins |
| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
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| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 6.1e
120m+ Turbines
Underlying Landscape Capacity



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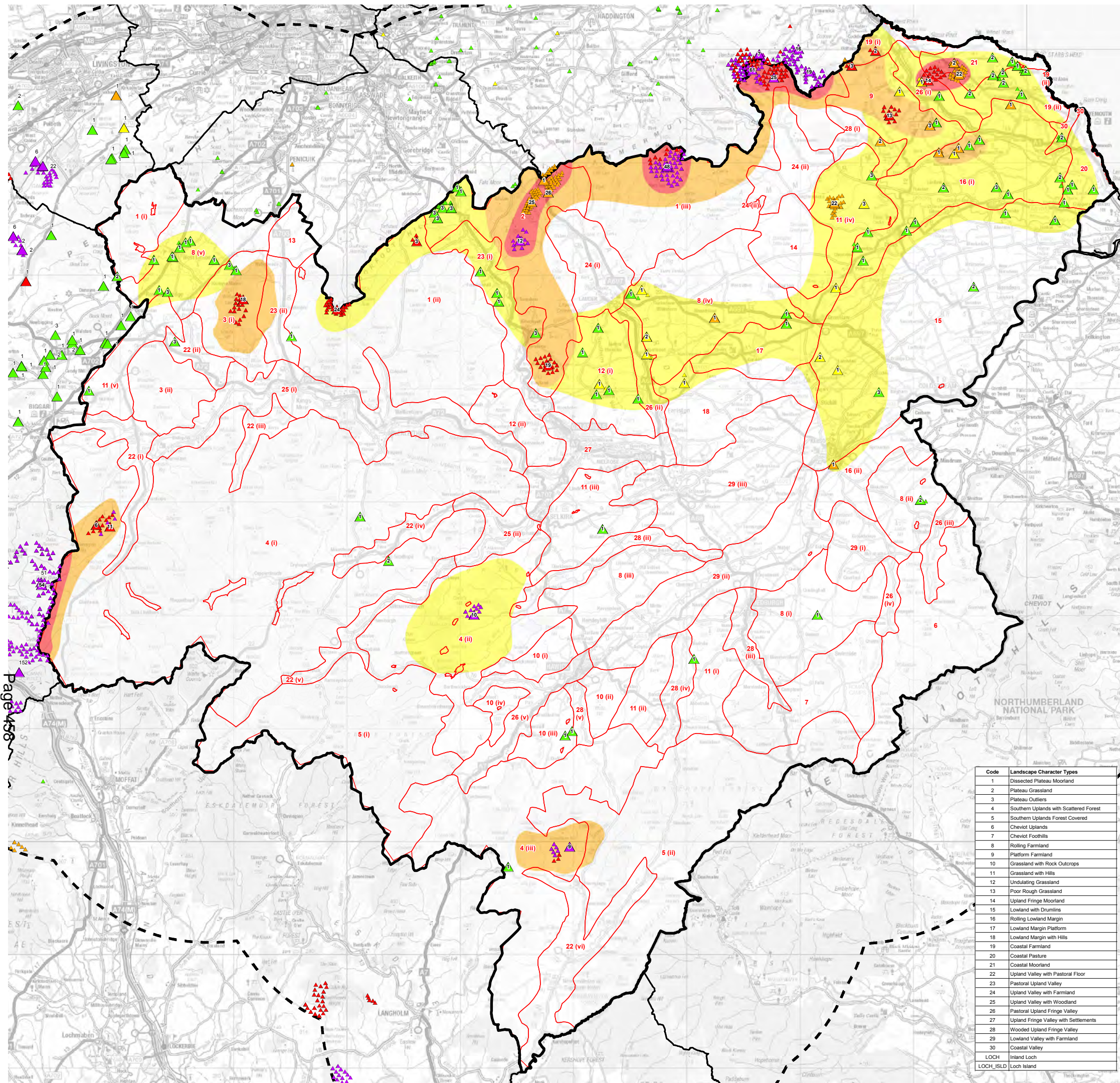
Windfarm: Status, Height Category

- ▲ Operational / Consented, Cat 1: 15 to <35m
- ▲ Operational / Consented, Cat 2: 35 to <50m
- ▲ Operational / Consented, Cat 3: 50 to <80m
- ▲ Operational / Consented, Cat 4: 80 to <120m
- ▲ Operational / Consented, Cat 5: 120m+

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- SNH Landscape Character Areas

Typology

- Wind Turbine Landscape
- Landscape with Wind Turbines
- Landscape with Occasional Wind Turbines
- Landscape with No Wind Turbines



| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
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| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
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| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 6.2
Current Wind Turbine Landscape Typology: Operational & Consented Windfarms



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Legend

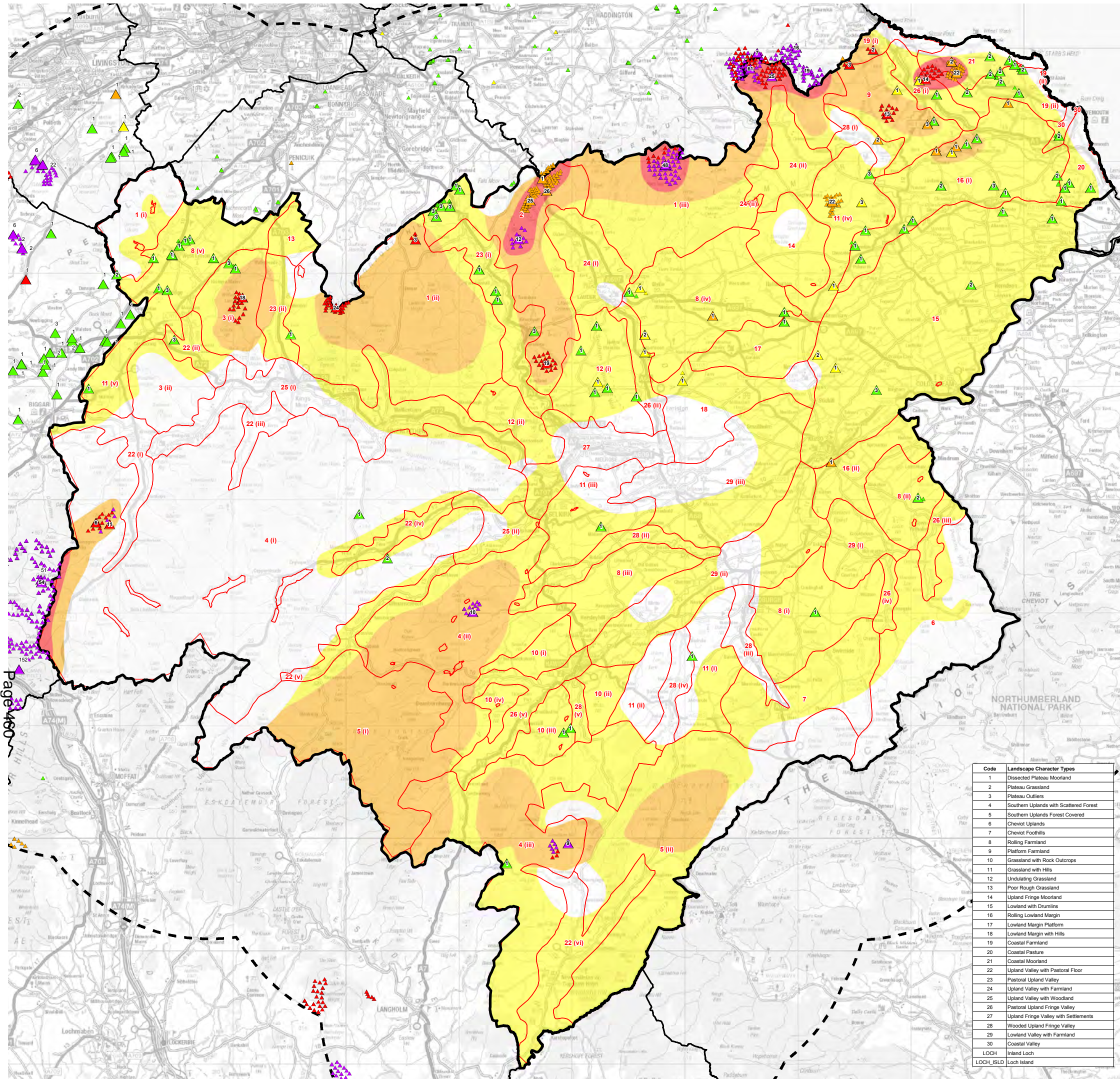
Windfarm: Status, Height Category

- Operational / Consented, Cat 1: 15 to <35m
- Operational / Consented, Cat 2: 35 to <50m
- Operational / Consented, Cat 3: 50 to <80m
- Operational / Consented, Cat 4: 80 to <120m
- Operational / Consented, Cat 5: 120m+

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- SNH Landscape Character Areas

Typology

- Wind Turbine Landscape
- Landscape with Wind Turbines
- Landscape with Occasional Wind Turbines
- Landscape with No Wind Turbines

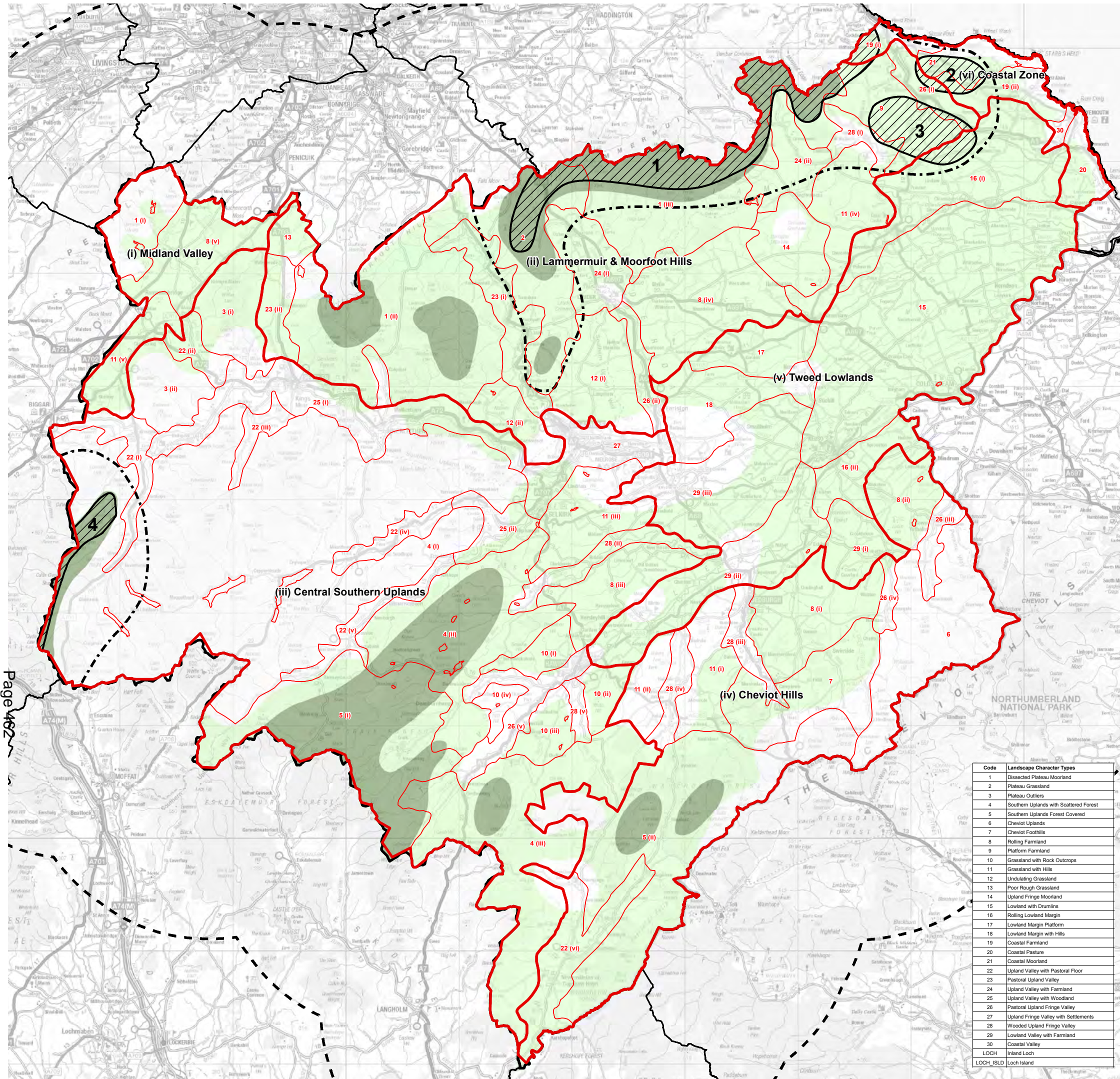


| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
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| 14 | Upland Fringe Moorland |
| 15 | Lowland with Drumlins |
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| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 6.3
Wind Turbine Landscape Typology:
Proposed Maximum
Development Capacity



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Legend

- Regional Landscape Areas
- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Areas of Significant Cumulative Development:**
 1. Coastal Zone, Lammermuir Hills and Lauder Common
 2. Coldingham Moor
 3. Eye Water Platform
 4. Western Central Southern Uplands (see Table 6.2 for further details)
- Landscape Character Areas
- Areas Where Cumulative Impacts Limit Development

Capacity

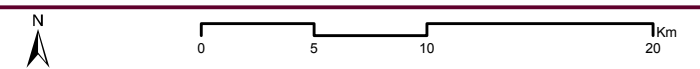
- Areas with Highest Capacity
- Areas with Limited Capacity
- Areas with Very Limited Capacity or No Capacity

Note:

Areas shown are indicative and reference should be made to the detailed guidance in Table 6.1 and discussion in Section 6.4.

| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
| 5 | Southern Uplands Forest Covered |
| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
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| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 6.4
Wind Turbine Development Opportunities and Constraints



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APPENDICES

APPENDIX 1: CURRENT POLICY AND GUIDANCE FOR ONSHORE WIND ENERGY

1.1 National Policy and Guidance

National policy in relation to renewable energy development is expressed in SPP 2014 and NPF3, with related web-based guidance. This reflects the Scottish Government's commitment to greatly increasing the amount of energy produced by renewable sources. Inevitably it focuses on wind power as, at least in the short term, the most available resource suitable for expansion.

SPP 2014 is thus very positively disposed to renewable energy production and directs all councils to create development plan policies that encourage renewable energy generation capacity, including onshore wind power.

SPP 2014 recognises that wind energy developments are likely to have significant impacts on the environment, including the landscape. It therefore underlines the need to ensure that developments have due regard for environmental, community and cumulative impact considerations. In this respect Government describes the need for development plans to set out a Spatial Framework for windfarms, which identifies areas where windfarms will not be acceptable (National Parks and National Scenic Areas) and areas of significant protection (areas defined by a number of national designations such as SPAs, SSSIs or Wild Land Areas). All other areas are likely to have capacity for windfarm development, subject to detailed consideration against specific policy criteria, including matters relating to landscape and visual impacts and cumulative effects. Scottish Government web based guidance also lists the criteria that should be considered in the location of windfarms.

Scottish Natural Heritage provides comprehensive guidance on most aspects of onshore wind energy development and the landscape:

- Assessment of landscape and visual impacts and visual representation of wind turbines;
- Siting and design guidance;
- Assessment of cumulative impacts.

The extensive range of guidance is available on SNH's website:

<http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/>

1.2 Development Plan Policies

Strategic Development Plan (SDP)

Scottish Borders SDP is covered by the plan for south east Scotland, produced by SESplan. The current plan was approved in June 2013 and covers the period to 2032. The consultation for SDP2 Main Issues Report was completed in 2015.

Policy 10 reflects SPP 2014 commitment to renewable energy targets.

POLICY 10 SUSTAINABLE ENERGY TECHNOLOGIES

The Strategic Development Plan seeks to promote sustainable energy sources. Local Development Plans will:

- a. Support the future development and associated infrastructure requirements of Longannet and Cockerzie power stations in relation to their role as non-nuclear baseload capacity generators and the reuse of waste heat from these developments. Support Energy Park Fife at Methil and developments connected with offshore renewable energy at Leith and Rosyth; and
- b. Set a framework for the encouragement of renewable energy proposals that aims to contribute towards achieving national targets for electricity and heat, taking into account relevant economic, social, environmental and transport considerations, to facilitate more decentralised patterns of energy generation and supply and to take account of the potential for developing heat networks.

Scottish Borders adopted Local Development Plan 2016

Renewable energy is a wide ranging subject and many LDP policies need to be considered during the application processing period. However, the most relevant is policy ED9 – Renewable Energy Developments.

Policy ED9 in essence is supportive of a wide range of renewable energy types provided that there are no unacceptable significant adverse impacts which cannot be mitigated. If there are, then development will only be approved if the Council is satisfied that the wider economic, environmental and other benefits of the proposal outweigh the potential damage arising from it. The adopted LDP can be viewed on the following link:

https://www.scotborders.gov.uk/info/20051/plans_and_guidance/121/local_development_plan.

Policy ED9 can viewed on pages 55 - 59 within Volume 1- Policies. "

Scottish Borders SPG

Scottish Borders Council produced Supplementary Planning Guidance Wind Energy (SPG) in 2011.

The SPG clarifies the spatial framework, identifies broad areas of search, identifies criteria for areas of significant constraint and also provides guidance for on-shore wind development. The May 2016 Adopted Local Plan commits to updating this to reflect SPP 2014, within one year of its adoption.

https://www.scotborders.gov.uk/directory_record/7454/wind_energy/category/28/approved_planning_guidance

Guidance for Wind Energy in Berwickshire

Scottish Borders Council provides guidance for small groups of turbines (single, 2 or 3) within Berwickshire, which was updated in January 2015. Guidance for LCAs within this part of Scottish Borders has been taken into account in the current study:

https://www.scotborders.gov.uk/directory_record/29067/landscape_and_visual_guidance_for_single_and_groups_of_2_or_3_wind_turbines_in_berwickshire/category/28/approved_planning_guidance

APPENDIX 2: CUMULATIVE IMPACT AND LANDSCAPE CAPACITY ASSESSMENT METHODOLOGIES

1.0 Background

Cumulative environmental impact is the impact that results from incremental changes caused by past, present or reasonably foreseeable actions. Scottish Government Guidance on wind energy states:

'Assessing the cumulative impact of a number of wind turbines or a number of wind farms involves considering the combined effects of siting proposals in proximity to each other'.

Cumulative impact is a critical consideration in the case of landscape and visual impacts of onshore wind turbines and windfarms in Scotland due to the current number of existing and consented developments in the landscape, proposed developments in the planning system and the long term implications of national policy that encourages the development of onshore wind energy generation.

The characteristics of wind turbines that lead to cumulative impacts include:

- The large scale and striking visual appearance of wind turbines and windfarms in most landscapes;
- The great extent of their visibility and the potential for intervisibility between wind turbine developments and as seen by receptors;

The larger modern turbines are prominent, large scale, man-made features and there are few other precedents in terms of scale, height and appearance in most landscapes. Topography aside, they are much taller than any natural features such as trees or most buildings and other structures. Of similar built structures in rural landscapes, electricity pylons are significantly smaller than the largest turbines and although broadcasting masts are often taller they are usually singular and infrequent, whereas wind turbines are built in multiples, often in great numbers. Furthermore, most landscape features are static whereas wind turbines rotate. Smaller turbines may also present issues of scale and appearance in more localised contexts, as well as visual confusion when seen together with larger turbines.

This study on behalf of Scottish Borders Council requires the assessment of cumulative development and landscape capacity. However it is recognised in guidance that the determination of landscape capacity and cumulative impacts is not a straightforward exercise. The background and considerations involved in this process are detailed in this Appendix.

Definitions of the term 'capacity' applied to landscape generally refer to the ability to accept a development without a 'significant' or 'unacceptable' level of change to a landscape. This implies that criteria must be identified and thresholds must be determined to give meaning to the words 'significant' and 'unacceptable'.

Guidance on the assessment of cumulative impacts and landscape capacity is available from a number of sources, most particularly Scottish Natural Heritage *Assessing the cumulative impact of onshore wind energy developments (March 2012)* but also in UK guidance (eg. *Landscape Character Assessment Guidance for England and Scotland Topic paper 6: Techniques and Criteria for Judging Capacity and Sensitivity. SNH and The Countryside Agency, 2002*) and will be referred to in the following sections.

The determination of 'cumulative impacts' and 'capacity' is subject to debate. No clear guidance is given in the published information beyond the need for the individual impact assessor or Development Plans to determine what the assessment criteria and significance thresholds are. Reasoned argument applicable to the specific circumstances applies, rather than the establishment of an absolute or universal definition. Inevitably this approach is subject to differences of opinion, with thresholds of significance and views on acceptability often differing depending on the background or vested interests of those involved in the debate.

In the absence of any clearly stated or agreed criteria or thresholds and to progress this study some form of threshold or thresholds need to be defined. In order to do this a number of terms and concepts need to be clarified, defining exactly what is being assessed and how. The purpose of the following section is to focus the subsequent assessment and to provide guidance and a basis for decisions to be made by the appropriate authorities.

2.0 Defining Terms: Sensitivity, Significance, Capacity and Acceptability of Change

Topic Paper 6 of Landscape Character Assessment: Guidance for England and Scotland (2002) refers to the fact that the terms 'sensitivity' and 'capacity' have often been used in an interchangeable manner in landscape character assessment, essentially referring to the ability of a landscape to absorb change without a significant effect on its character. A landscape of high sensitivity is often considered to have a low capacity for change, and vice-versa. Furthermore sensitivity is used as a key criterion in determining both significance of impact and landscape capacity. In fact there are subtle but important differences between sensitivity and capacity. This section discusses the differences and interrelationships between sensitivity, capacity and significance in landscape character assessment and how the acceptability of change may be determined.

2.1 Landscape Sensitivity

The sensitivity of a landscape is a measure of its inherent vulnerability to potential changes and their effects on fabric and character. Vulnerability to change can be considered in two ways:

- 1) As an inherent part of the landscape's characteristics, regardless of possible types or scales of change that may occur; or
- 2) In relation to a specific proposed type and scale of change.

In the former case the assessment of sensitivity would be applied in landscape character assessment where no particular change is being contemplated or assessed, and the landscape is being considered in a resource planning context. In the latter case the assessment of sensitivity would typically be applied in an environmental impact assessment where specific changes are envisaged. In the EIA case the sensitivity of the receiving landscape would be assessed against the magnitude of change in order to determine impact significance.

2.2 Landscape Capacity

Landscape capacity is variously described as the ability of a landscape to accommodate (or absorb) change without a significant (or unacceptable) change in fabric or character. This is usually taken to mean whether or not one or more of the key defining characteristics of the landscape is changed such that the overall fabric or character of the landscape is changed, ie. a 'capacity threshold' is crossed. In the case of windfarms it is primarily landscape character that is being considered, particularly in cumulative assessments.

The determination of landscape capacity is closely related to landscape sensitivity and the determination of significance of impact. However assessment of capacity is a not necessarily based around the assessment of known development proposals, but rather the hypothetical ability to accommodate particular types of development, such as windfarms before a threshold or series of increasing thresholds are crossed.

According to *Topic Paper 6*, in determining capacity not only the sensitivity of the landscape to the particular type of development is considered but also the *landscape value* of the area concerned. Value may be determined in a number of ways, including by landscape designations (national, regional or local); cultural and historic associations and in terms of how it is valued by those who live in it or use it in some way.

The determination of capacity is primarily a planning tool rather than a reactive or assessment tool. Nevertheless the determination of capacity thresholds can also be used to assess existing levels of development or potential development scenarios such as is the case with windfarm developments in Scottish Borders.

2.3 Determination of Impact Significance

The principles involved in determining impact significance are the same whether a single or multiple developments are being considered. This involves assessing:

- 1) The sensitivity of the receptor to the type of change proposed; and
- 2) The magnitude of change that would result from the proposals.

Sensitivity and magnitude are considered in combination, leading to an overall assessment of impact. This informs a determination of whether the impact is significant in terms of the EIA regulations. In doing this the considerations about what exactly is being assessed should be taken into account and clearly delineated including baseline, types of impacts and specific developments.

The threshold at which significance is determined in relation to the EIA regulations should also be defined prior to assessment. However, this threshold is particularly open to debate and often subject to the perceptions of different groups of stakeholders.

2.4 The Nature of Impacts

The issue of whether impacts are positive, beneficial or neutral is also an important consideration when making decisions on the acceptability of impacts, regardless of their significance. If an impact were considered positive or neutral in nature it is likely that its level of significance would be considered less critical than were it considered negative. Most windfarm developers equivocate this issue by reference to public opinion polls indicating support for renewable energy and the division of public opinion that is apparent over most windfarm developments. This masks the underlying landscape issue that should be considered independently of a windfarm's primary function or other effects.

The purpose of a windfarm is to provide renewable energy involving low levels atmospheric carbon pollution. This accords with current policy and is considered positive and beneficial. Conversely, wind turbines are objects that are unprecedented in scale and appearance in most landscapes, especially the rural areas in which they are mainly located. Many published landscape character assessments of rural areas do not specifically mention wind turbines and windfarms, although increasingly there are guidelines relating to placing them within particular character types. Furthermore, whilst government policy and advice (eg. SPP, web based guidance, SNH guidance) and local authority policy (Development Plans) support their development, it is always with a precautionary note relating to balancing benefits and impacts.

The tone of most guidance is that of achieving a balance of impacts against the positive returns of renewable energy. For example SPP states in paragraph 187:

'Planning authorities should support the development of wind farms in locations where the technology can operate efficiently and environmental and cumulative impacts can be satisfactorily addressed.'

and;

'The design and location of any wind farm development should reflect the scale and character of the landscape. The location of turbines should be considered carefully to ensure that the landscape and visual impact is minimised.'

Web based guidance for onshore wind states:

'Wind turbines can impact upon the landscape by virtue of their number, size or layout, how they impact on the skyline, their design and colour, any land form change, access tracks and ancillary components anemometers, substations and power lines. The ability of the landscape to absorb development often depends largely on features of landscape character such as landform, ridges, hills, valleys, and vegetation.'

and:

'As more areas of search are taken up and as more sites are proposed within or near sensitive landscapes, landscape protection and designing appropriate mitigation through conditions and/or legal agreements, will become a more routine consideration alongside maximising the potential of wind energy. In relation to landscape impact, a cautious approach is necessary in relation to particular landscapes which are rare or valued, such as National Scenic Areas and National Parks'.

Wind turbines are placed in the landscape for a specific purpose other than landscape change. Given this fact and the nature of Government advice, a precautionary approach should be taken in the assessment of impacts by concluding that in most cases the impacts are to some degree negative. The degree of negative impact and level of significance will of course depend on the characteristics of the landscape in which the windfarm is located. It is conceivable that in some degraded or industrial landscapes the construction of a windfarm could be considered a neutral or positive change.

In terms of visual impacts the issue of public opinion is more relevant, but a precautionary note applies in this case as well. Particularly the issue of positive responses to the provision of clean energy needs to be separated from the consideration of visual impact of turbines in the landscape.

2.5 Acceptability of Change

As discussed above there is published guidance on methods of assessment of cumulative landscape and visual impacts of windfarms (eg. SNH, 2012) and separate guidance on the factors that determine impact significance (eg. LI & IEMA, 2002). However, there is currently no generic guidance that defines how to determine the *acceptability* of impacts. Indeed, generic guidance on acceptability may be inappropriate as any judgement on this is contextual and often a case of weighing perceived impacts against perceived benefits. The impacts and benefits will often be different in type and the balance of judgement is to an extent subjective. The acceptability of change in any particular landscape will depend on the nature of the landscape, the significance of the impacts and the purpose of the change. The final judgement is often informed by and weighed against specific development plan policies and material considerations.

The determination of significant change should theoretically be a clearly defined stage in this process, similar to an impact assessment. Nevertheless, as previously discussed, significance in landscape and visual impact assessment is not universally defined and is open to debate. If the significance of change is open to interpretation, then 'acceptability' of change is a still less definable term that is often based on opinion and is open to debate.

What is acceptable to one individual or organisation may not be acceptable to another. What may be seen as unacceptable change in a narrow context (eg. landscape and visual impacts) may be seen as acceptable when considering the overall balance of positive and negative impacts (eg. provision of carbon-neutral energy). In a study of windfarms in the Western Isles (SNH, 2004) the idea of a predetermined 'carrying capacity' is questioned and the concept of *Limits of Acceptable Change* (LAC) is discussed:

'LAC is first and foremost a process through which decisions are made on the conditions which are acceptable and then prescriptions are made for the actions needed to protect or achieve those conditions. So the objective of the LAC process is not to prevent change but rather to control it and to decide on the actions required to maintain or achieve the desired conditions. Other key features of LAC are the use of indicators and a monitoring programme. As a process, LAC is always participatory and multi-disciplinary, and may or may not involve a wide range of stakeholders. Whilst the term capacity may still be used in LAC, (recreational) carrying capacity is not a simple, single, absolute value. It is the amount, kind and distribution of use that can occur without causing unacceptable impacts on either natural resources or the perceptions and experiences of the users'.

This concept requires qualitative judgements about what is important in a landscape or to people using that landscape and what level of change is acceptable (ie. what types and levels of change can take place before the landscape is considered to be critically or significantly changed). In the context of this study, acceptability of change will be related to cumulative landscape and visual impacts judged against landscape capacity as determined by structured a process of judgement; the provisions of criteria-based landscape policies; other material considerations and the wider Scottish picture of windfarm development. No account will be taken of the other potential impacts or benefits of windfarms. The resulting judgements of this study will need to be balanced against the other benefits or disadvantages of the proposals.

2.6 National and Local Policy

The acceptability of proposed windfarms and cumulative landscape and visual impacts of multiple windfarm development has to be considered in the light of national and development plan policy. National policies and Scottish Borders structure and local plan policies are described in Appendix 1 above.

2.7 Developing a Cumulative Impact Assessment Methodology

2.7.1 Cumulative Impacts

For the purposes of this study, cumulative impacts are taken to be those arising from more than one development of the same type, rather than the accumulation of changes making up one development. In the case of windfarms, cumulative studies concentrate on other windfarms. In practice, other features in the landscape or views (eg. communications masts or electricity pylons) should also be taken into account. Nevertheless, given the singular appearance of windfarms and their generally isolated rural locations, the potential for overlap of cumulative impacts with other developments is more limited.

2.7.2 Baseline

The baseline for a cumulative, or indeed any, assessment is usually taken to include the existing landscape and visual receptors in the study area at the time of assessment. The baseline should include all operating windfarms and, arguably, all consented windfarms as this is effectively the 'permitted landscape'. The assessment of change and significance of

impact should be carried out relative to this baseline whether carrying out a standard or cumulative assessment.

Nevertheless, a landscape capacity study leading to the determination of an 'acceptable' level of windfarm development requires consideration of a full picture of all the windfarms in the landscape: operating, consented and proposed, in order to determine the extent and acceptability of change. The fact that there are operating or consented windfarms in an area is not necessarily an indication that the landscape is less sensitive to further development and that capacity is available. Indeed, depending on the landscape type, degree of development and objectives of policy in relation to landscape character, it may mean that most or all of the capacity is already occupied. Therefore, despite the existing baseline, the development must also in effect be considered relative to the underlying landscape.

2.7.3 Types of Cumulative Impact

Landscape

The assessment of cumulative landscape impacts involves an assessment of change in the fabric and character of the landscape as a result of the combined changes of more than one development. The changes are assessed in relation to defined areas of landscape such as a project study area, landscape character area or designated landscape. As previously discussed, it is effects on landscape character that are the primary focus in relation to windfarms from which all other assessments are derived.

Visual

The assessment of cumulative visual impacts involves an assessment of the change in views and visual amenity as a result of combined changes of more than one development, as experienced by people at their homes and during recreation, travel or work. There are three types of cumulative impact in relation to visual receptors:

- 1) Combined: more than one development is seen from a single static viewpoint in one arc of view (ie. within the span of one view, without the receptor turning around). This would include particular directional viewpoints or the view from the principal aspect of a residential property.
- 2) Successive: more than one development is seen from a single static viewpoint by a receptor turning around to encompass more than one arc of view, up to 360°. This includes high and open viewpoints, or views from all aspects of a residential property.
- 3) Sequential: more than one development is seen by a receptor visiting a series of viewpoints. This may involve travelling along a linear route or through an area in which views of the developments may be continuous or intermittent and different developments may be seen at different locations. This includes roads, railways, paths and other defined routes or could involve an area such as a designated landscape.

In practice most assessment will include all of these types of impact in order to gain a full picture of how cumulative impacts will be experienced by receptors.

2.7.4 Effect of Pattern of Development on Perception of Impact

Cumulative studies tend to focus on the number of windfarms, turbines or output capacities within a particular area as an indication of level of cumulative impact. Nevertheless, there is not necessarily a simple relationship between numbers, areas and cumulative impact. The pattern of windfarm and wind turbine development, in terms of size, layout and proximity may also affect the perception of cumulative impacts.

The effect of proximity of different windfarms and turbines to one another has a bearing on impacts. Whilst close proximity of two or more windfarms may reduce the total area visually affected, the level of perceived cumulative impact may be increased by juxtaposition of windfarms or turbines of significantly different appearance (due for example to differing turbine sizes or site layouts) leading to a jarring visual clash or an untidy, disorganised appearance.

Furthermore, studies and planning decisions have indicated that there is less resistance to expansion of existing windfarms than to creation of separate new windfarms. In particular, respondents to a survey on impacts of windfarms on tourism in Scotland (Glasgow Caledonian University and others, March 2008) showed little concern about views being affected by one windfarm compared with more than one windfarm being visible in the same view.

"A significant proportion of respondents (44%) agreed that they don't like to see several Wind farms in the same view. These results suggest that those respondents who have indicated having a neutral or even positive perspective on individual wind farm sites are less likely to have a similar opinion on a landscape that has several developments in view.

This clear result compares with analysis in the previous section where there was a small increase in the negative response as the visual impact increased for an individual wind farm development. This suggests that people see one large scale development in an area as preferable to several smaller scale developments dotted on the landscape.

On the other hand, both sets of results also confirm that a definite tipping point exists where wind farm development becomes untenable for a significant number of visitors".

Current guidance and recent planning decisions are tending towards the concept of concentration of wind turbines into large clusters in certain areas. This is on the basis that this reduces the potential for a widespread dispersal of effects over a larger area and allows areas more sensitive to windfarm development to remain free of windfarm development. SNH guidance now highlights this issue and supports this type of approach where appropriate (SNH, 2009).

The policy may also offer advantages in terms of economies of scale for site servicing and electricity transmission. The disadvantages are likely to be that areas chosen for concentration of the turbines are likely to be significantly and adversely affected by development – this being effectively a 'sacrificial' landscape policy. Furthermore, this concept does not necessarily sit well with recent encouragement for smaller scale wind

energy development promoted by the Feed in Tariff where turbines are likely to relate to individual properties scattered across the landscape.

2.7.5 Setting Assessment Objectives

What exactly is being assessed depends on the purpose of the cumulative assessment. In the case of an EIA for a single development it is primarily the impacts of the proposal and its contribution to cumulative impacts that is being assessed. Such a study would therefore typically concentrate on areas in which the impact of the windfarm under consideration is significant and give only slight consideration to areas in which it is not, even if there were significant cumulative impacts from other windfarms.

In the case of a more broad-based cumulative study such as this, it is the overall impact of windfarm developments on a defined study area that is being assessed. Nevertheless this study requires a consideration of the both the full cumulative impact *and* the contribution that specific developments (proposed or operating) make to that impact, in order to inform decisions.

2.7.6 Defining Thresholds of Cumulative Development

The discussion above has defined the terminology and our approach to cumulative assessment. It has isolated the central issues that inform the assessment of acceptability of levels of change. The key requirement is to develop a methodology for defining thresholds of significance and acceptability that are clear and robust enough to be accepted by all sides of the debate. This study as a stage in the debate about acceptable levels of change in the landscape of Scottish Borders. Whilst we can describe and define what those levels of change might be it is difficult to enforce a universal view as to what levels of change are significant or acceptable.

Scottish Government Guidance underlines the landscape and visual issues associated with increasing levels of cumulative wind turbine development:

‘In areas approaching their carrying capacity the assessment of cumulative effects is likely to become more pertinent in considering new wind turbines, either as stand alone groups or extensions to existing wind farms. In other cases, where proposals are being considered in more remote places, the thresholds of cumulative impact are likely to be lower, although there may be other planning considerations.

In assessing cumulative landscape and visual impacts, the scale and pattern of the turbines plus the tracks, power lines and ancillary development will be relevant considerations. It will also be necessary to consider the significance of the landscape and the views, proximity and inter-visibility and the sensitivity of visual receptors.’

SNH guidance Siting and Designing Windfarms in the Landscape (SNH, Dec 2009) lists the factors that affect the perception of cumulative impact of windfarm development:

‘The cumulative impact of windfarm development on landscape and visual amenity is a product of:

- *the distance between individual windfarms (or turbines),*
- *the distance over which they are visible,*
- *the overall character of the landscape and its sensitivity to windfarms,*

- *the siting and design of the windfarms themselves, and*
- *the way in which the landscape is experienced.*

The combination of single turbines and small clusters of turbines can raise the same issues’.

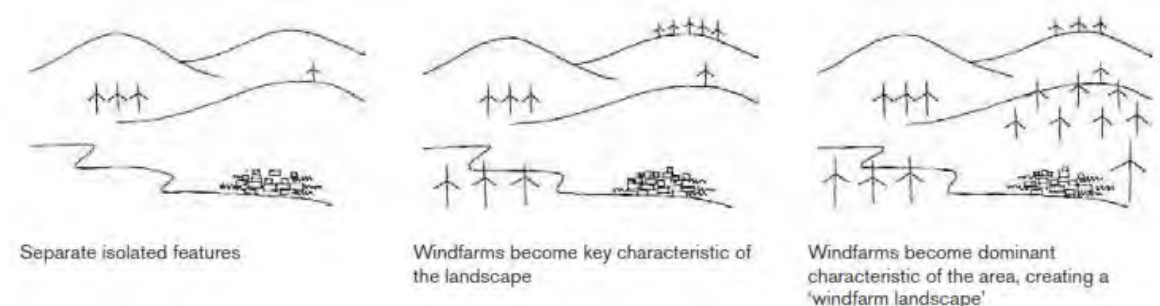
To this list might be added turbine height and windfarm size. In determining an acceptable level of development, it is necessary to clearly define what differing levels of development actually entail.

The SNH guidance identifies three broad levels of cumulative change in the landscape that may be set by local authorities depending on landscape sensitivity and value and local policy objectives:

- **Landscape Protection:** Maintain existing landscape character.
- **Landscape Accommodation:** Accept a degree of change providing this is not detrimental to key landscape characteristics and key visual resources.
- **Landscape Change:** Accept large amounts of change that may have detrimental effects on key landscape characteristics and visual resources.

In determining an acceptable level of development, it is necessary to clearly define what differing levels of development actually entail. The methodology therefore sets out defined levels of change to the landscape and visual environment that might occur or be experienced depending on the size, number and location of turbines to be built within an area.

The descriptions in Table 2.1 below set out a graduated landscape typology that defines the terms of reference for increasing levels of cumulative landscape and visual impact of turbines. It does this by describing their effect on landscape character and the experience of those living in or travelling through the landscape. Further generic illustration of this concept is provided in Part 1 section 5 of the SNH guidance:



The purpose of this approach is to address the gap between results of cumulative impact assessment and judgements on acceptability of change. It does not set thresholds of significance or acceptability but it does present a framework that describes levels of change in landscape character and the experience of visual receptors in the landscape. This can then be used to inform and shape the debate concerning the degree of change in a landscape and the acceptability of cumulative impacts and the *Limits of Acceptable Change*.

Table 1: Description of Levels of Cumulative Wind Turbine Development

| Landscape Type | Landscape Character | Visual Experience |
|--|---|---|
| Landscape with no Wind Turbines | A landscape type or area in which no or very few wind turbines are present, and none are clearly visible from neighbouring areas. | There would be no discernible effects on visual receptors. |
| Landscape with Occasional Wind Turbines | A landscape type or area in which windfarms or wind turbines are located and/or are close to and visible. However they are not of such a size, number, extent or contrast in character that they become one of the defining characteristics of the landscape's character. | Visual receptors would experience occasional close-quarters views of a windfarm or turbine and more frequent background views of windfarms or turbines. Some of the turbines would not be perceived as being located in the landscape character type or area. No overall perception of wind turbines being a defining feature of the landscape. |
| Landscape with Wind Turbines | A landscape type or area in which a windfarm, windfarms or wind turbines are located and/or visible to such an extent that they become <i>one</i> of the defining characteristics of the landscape character. However, they are clearly separated and not the single most dominant characteristic of the landscape. | Visual receptors would experience frequent views of windfarms or wind turbines as foreground, mid-ground or background features, affecting their perception of the landscape character. However there would be sufficient separation between windfarms and turbines and sufficient areas from which wind turbines are not visible such that they would not be seen as dominating the landscape over all other landscape features. |
| Wind Turbine Landscape | A landscape type or area in which windfarms or wind turbines are extensive, frequent and nearly always visible. They become the dominant, defining characteristic of the landscape. Nevertheless there is a clearly defined separation between developed areas. | Visual receptors would experience views of windfarms as foreground, mid-ground and background features, to the extent that they are seen to dominate landscape character. Few areas would be free of views of wind turbines. |
| Windfarm | Landscape fully developed as a windfarm with no clear separation between groups of turbines. Few if any areas where turbines not visible. | Visual receptors would always be close to and nearly always in full view of wind turbines. |

The above descriptions of levels of turbine development within a landscape are necessarily simple, factual and generic. They can be applied to any chosen scale of study area, from a region to a landscape type or a single landscape character area. They do not apply to any specific baseline landscape type or types: indeed the character of the landscape is likely to affect judgements on the assignment to a particular level of development. For instance, a large scale landscape may be less dominated and affected than a smaller scale landscape; or a more complex topography, or a densely wooded landscape may reduce the visibility of wind turbines within an area and hence affect the perception by visual receptors. A large landscape character area will require a greater extent and frequency of development than a smaller area to become affected by wind turbines. Furthermore, as

discussed in Chapter 5 of this report, there are a number of design and siting factors that affect the perception of cumulative impacts. This includes not only size and number of turbines and windfarms in an area but also the juxtaposition of different layouts including turbine size, positioning and distribution.

The descriptions assume conditions of good visibility covering the 30-35km range that visibility studies and visual impact assessments of larger windfarms adopt as best practice. Clearly this exceeds the requirements for assessments of smaller turbines.

The descriptions are intended to be neutral in that they are purely descriptions of levels of development and the frequency or proximity at which wind turbines and windfarms may be seen. They do not attempt to define the levels of development as being good, bad, acceptable or unacceptable. This is a judgement that would be made when considering specific cases against the landscape type, its capacity for windfarm development, the development policy framework and other material considerations. In this case it is the determination of areas in which cumulative impact has reached the capacity of the landscape.

2.8 Capacity Assessment Method

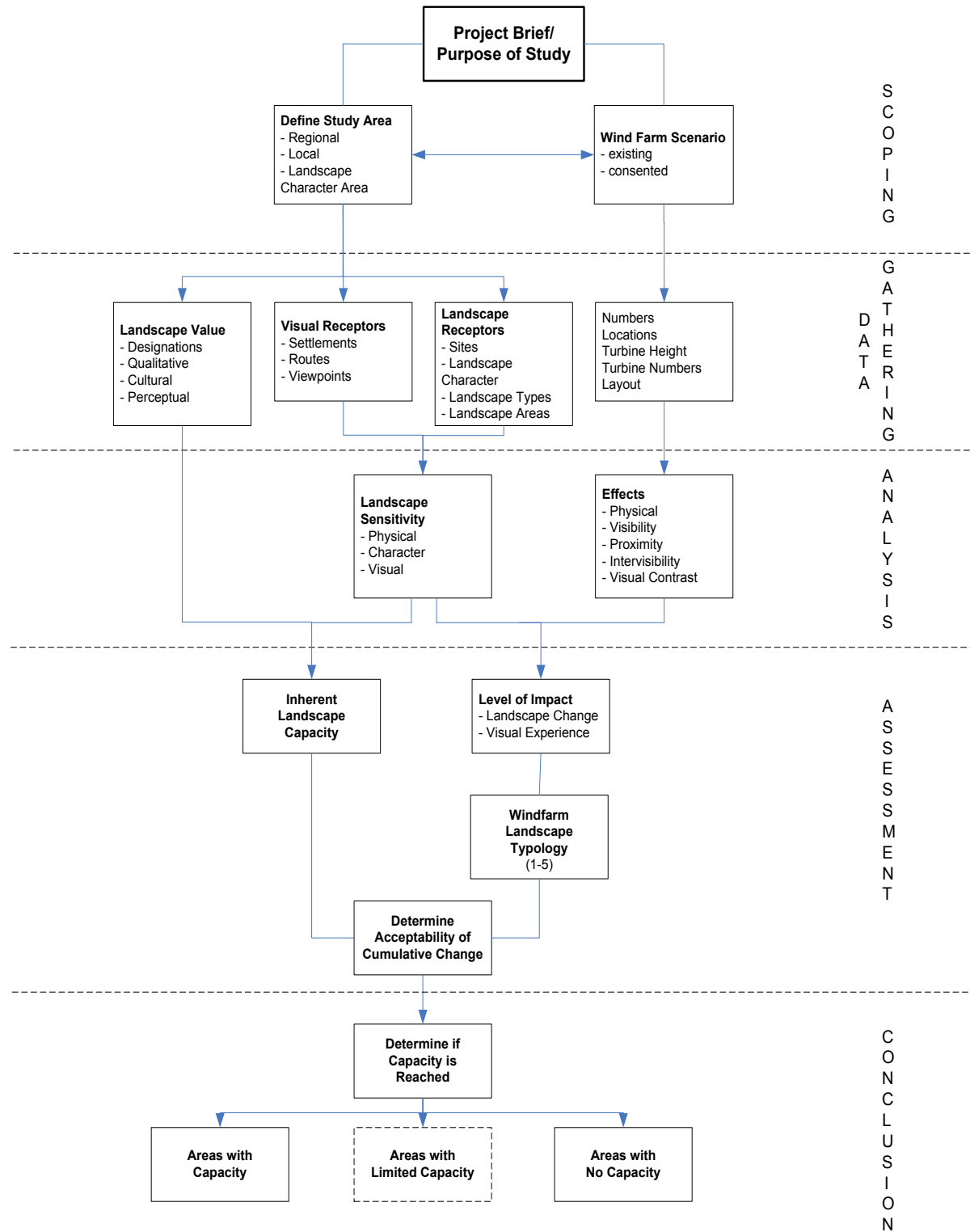
2.8.1 Assessment Process

The considerations discussed above have been taken into account in the staged methodology. This is illustrated by the flow diagram in Figure 1 overleaf. There are 5 stages in the process as shown in Table 2 below:

Table 2: Stages in Landscape Capacity Assessment

| | |
|------------------------|---|
| Scoping: | Define the purpose of the study, the study area and the wind energy development scenario that is to be assessed. |
| Data Gathering: | Gather information on receptors (visual and/or landscape); landscape designations and potential constraints; windfarms/ turbines (existing, proposed etc). |
| Analysis: | Determine landscape character sensitivity, visual sensitivity and landscape value. Determine visibility, direct and indirect landscape effects of the consented windfarms and turbines. |
| Assessment: | Determine landscape capacity from landscape sensitivity and value. Determine level of cumulative change caused by consented wind turbines, leading to a wind turbine landscape/ visual typology. |
| Conclusions: | Determine significance and/ or acceptability of existing and future potential cumulative change to the landscape and visual environment. |

Figure 1: Cumulative Impact and Landscape Capacity Methodology Flowchart



This is a flexible framework which can be adapted to include the whole study area or focus on subdivisions of landscape, windfarm groupings or development scenarios as required. In this case local landscape character types have been considered, then building up to a picture of the whole of Scottish Borders.

The assessment for Scottish Borders includes:

- 1) Assessment of landscape capacity, cumulative change and acceptable limits of cumulative development in:
 - landscape character types and areas in Scottish Borders;
 - broad regional landscape character areas of Scottish Borders;
 - Scottish Borders as a whole.

The cumulative development in each case is expressed via the wind turbine landscape/visual typologies described in Table 2.1.

The cumulative and capacity assessment for onshore wind energy in Scottish Borders considers:

- 1) Current wind turbine landscape typology resulting from operating and consented wind turbines, where there is a high degree of certainty in the cumulative assessment scenario.
- 2) The limits of acceptable cumulative change expressed in terms of the wind turbine landscape typologies (eg. acceptable level of development in an area might be judged as no more than a *Landscape with Occasional Windfarms*). This is based on a judgement considering landscape capacity but also including policy considerations, emerging guidance on wind turbine development and strategic landscape considerations in Scottish Borders.
- 3) The effects of consented wind turbines together with wind turbines currently under planning application – where there is a level of uncertainty regarding the potential cumulative scenario.

Further comment is made on the extent to which the current and proposed type and pattern of development (eg. turbine size, windfarm size and separation between developments) affects the cumulative impacts and, if appropriate, how the area should be developed in order to keep within an acceptable cumulative change.

This information is used to determine where existing development has reached or come close to reaching landscape capacity and further development should be limited. On a more strategic level it identifies areas where development should be limited to provide separation between concentrations of wind turbine development. It also allows the identification of areas where further development may be possible and, in these cases, what level of development would be acceptable.

The assessment is carried out on the basis of the structured methodology in line with SPP and Scottish Government web based guidance in combination with professional judgement, on the basis of a desk analysis of available information on the landscape, on wind turbine developments and through site visits.

The following sections detail the stages in determining landscape capacity.

2.8.2 Determining Landscape Character Sensitivity

The determination of landscape character sensitivity for a landscape character type involves a breakdown of the physical and perceptual characteristics that contribute to landscape character. Each criterion described below is evaluated in terms of **high**, **medium** or **low** for sensitivity to wind energy development. An overall assessment is derived from a composite of all the criteria. Whilst scale is often important, there is no consistent relative weighting for each criterion, as in each landscape type different criteria may be critical to the ability to accommodate wind energy development.

Table 3. Determination of Landscape Character Sensitivity

| Landscape Character Criteria | Factors affecting level of sensitivity |
|--|--|
| Scale (primarily in character but also in geographical size of area) | Consideration of horizontal and vertical scale. Larger scale landscapes are generally considered more able to accommodate commercial wind turbines, although a smaller size of turbine may reduce impacts. A larger physical area would be able to accommodate more development depending on other aspects determining capacity. |
| Landform | The relationship between wind turbines and landform is complex and also dependent on scale. Generally simple landforms: flat, undulating or gently rolling, are considered less sensitive and complex landforms more sensitive, especially if smaller scale. Landforms of sufficient scale may provide opportunities for screening or backgrounding turbines, reducing their visual sensitivity. |
| Pattern | The pattern of landcover (woodland, field boundaries, crops, roads, settlements etc). Degree of strength, regularity, fragmentation. Minimal or simple landscape patterns are considered less sensitive to wind turbine development. Again the relationship to scale is important. |
| Development | The degree of built or infrastructure development will affect suitability. In general a greater level of development is more suitable, particularly large scale industrial and extractive industries, or potentially large scale agriculture. Areas with small scale residential development would potentially be more sensitive. Undeveloped areas with remote or wilderness characteristics would also be more sensitive. |
| Quality | This is a measure of the condition and integrity of the landscape fabric and character. A landscape in good condition with a high degree of integrity is more likely to be sensitive to development. A landscape of poor quality may represent an opportunity to compensate for impacts. |
| Elements and Features | The elements that make up a landscape, such as woodlands, fields, hedges, buildings and landforms create its pattern but add to its distinctive composition and character. Prominent or distinctive focal features such as steep hills, towers, lochs add further distinctiveness. The relationship of wind turbines to these affects overall sensitivity. |
| Context | The characteristics of surrounding landscape areas provide a context that affects perception of a landscape and may affect how wind turbine developments are perceived. Landscapes acting as a backdrop or foreground to other areas are particularly sensitive. |
| OVERALL RATING | High/ Medium/ Low |

The following definitions apply to the thresholds of low, medium and high landscape character sensitivity:

Low Sensitivity: A landscape type or area with key characteristics that would be capable of successfully accommodating or co-existing with wind energy development of all or most scales.

Medium Sensitivity: A landscape type or area with some key characteristics that would be capable of successfully accommodating or co-existing with wind energy development but also some characteristics that would be adversely affected and where scale of development may be a limiting factor.

High Sensitivity: A landscape type or area in which most or all key characteristics would be adversely affected by wind energy development and is not capable of successfully accommodating this type of change.

2.8.3 Determining Visual Sensitivity

The visual sensitivity of a landscape area is determined by who is likely to see it, (types and numbers of receptors) and how visible in general the area is. The assessment is made in relation to the visibility of tall structures.

2.8.4 Visibility Analysis

A systematic analysis of the relative visibility of areas of Scottish Borders has been undertaken. Three sets of visual receptors were determined as follows, and these are identified in Section 4:

- Settlements;
- Routes;
- Viewpoints

Each of the receptor types and locations is representative of locations frequented by people in Scottish Borders. The visibility analysis included each set of receptors, and generated visibility diagrams of different scenarios for different heights of objects in the landscape.

The analysis was carried out using a computer based technique in which the intervisibility between receptors and landforms, or objects of specific heights on the landforms, is determined. The more intervisibility, the greater the visual sensitivity is likely to be. In the case of area receptors (settlements) or linear receptors (routes) these are broken up into units of the same area or length such that this represents different population sizes or length exposed to view. No value judgement has been made as to relative sensitivity of receptors.

The extent of the visibility assessment was limited to a 15km radius from the receptors. In our experience, this is the distance within which the great majority of significant impacts from wind farms are likely to occur. Whilst it is recognised that impacts occur beyond this distance, up to 35km and beyond, as recognised by EIA best practice, this is not an EIA assessment and the results are considered to adequately distinguish between locations of potentially greater or lesser sensitivity.

Each receptor type was assessed at six different heights above ground level in order to distinguish between the potential visibility of windfarm infrastructure and turbines of differing height:

A receptor height of 2m was assumed.

- 0m representing objects at or near existing ground levels such as tracks and small buildings;
- 25m representing maximum height of small domestic and farm scale turbines;
- 50m representing blade tip height of typical farm scale turbines;
- 100m representing blade tip height of many commercial windfarm turbines and some single Feed in Tariff turbines.
- 150m representing blade tip height of the tallest commercial turbines currently in use

A receptor height of 2m was assumed.

Results of the visibility analysis are illustrated in Figures 4.2a-e to 4.4a-e. The colours show the differences in visual sensitivity across Scottish Borders. Red colours indicate areas that are most visible from the greatest numbers of receptors, grading through orange, yellow and green to blue areas that are seen by fewest receptors and uncoloured areas where objects of that height would not be seen at all from receptors.

The three key criteria which determine visual sensitivity are listed in Table 4 below. Each is rated in terms of high, medium or low and a composite rating derived based on professional judgement. The following definitions apply to the thresholds of low, medium and high visual sensitivity:

Low Visual Sensitivity: A landscape type or area which due to its location and characteristics has limited internal and/or external visibility and where wind energy developments would not be visible to many sensitive receptors.

Medium Visual Sensitivity: A landscape type or area which due to its location and characteristics has a moderate degree of internal and/or external visibility and where wind energy developments would be potentially visible to a wide range of receptors, some of which are sensitive.

High Visual Sensitivity: A landscape type or area which due to its location and characteristics has extensive internal and external visibility and where wind energy developments would be potentially visible to a wide range and number of sensitive receptors.

Table 4. Determination of Visual Sensitivity

| Visual Sensitivity Criteria | Factors affecting level of sensitivity |
|-----------------------------|--|
| Receptors | A greater number of potential receptors including higher population densities, visitor attractions or the presence of busy transport routes will lead to a higher visual sensitivity. The sensitivity and expectations of the receptors is also a contributory factor. |
| Internal Visibility | Views within a landscape area may be open or restricted by landform, vegetation or buildings. The greater the degree of openness and intervisibility the greater the sensitivity. |
| External Visibility | A landscape area that is visible from surrounding areas by virtue of its prominence or being overlooked is more visually sensitive than an area that is seldom seen. |
| OVERALL RATING | High/ Medium/ Low |

The combination of landscape character and visual sensitivities leads to an overall assessment of landscape sensitivity for an area. Whilst landscape character is likely carry more weight in determining sensitivity, no consistent weighting is given to either factor as it is likely that different landscapes will express them to varying extents depending on their unique characteristics. Professional judgement is used in the case of each landscape type.

2.8.5 Determining Landscape Value

Landscape value reflects the value that society and individuals put on a landscape. This can be officially recognised by some form of local or national designation, or simply by its value to a 'community of interest' (this could be for example a local population, recreational users or conservation interest).

Other characteristics affecting value of a landscape include its historic and cultural associations, particularly if expressed by surviving features and patterns in the landscape. Finally there are more intangible characteristics generally valued by society, such as tranquillity remoteness and wilderness.

The key criteria which determine value are listed in Table 5 below. Each is rated in terms of high, medium or low and a composite rating derived based on professional judgement. The following definitions apply to the thresholds of low, medium and high landscape value:

Low Landscape Value: A landscape type or area which has no landscape designation; little apparent value to communities; no or few

cultural heritage designations or associations and has no distinctive or unusual perceptual values.

Medium Landscape Value: A landscape type or area which has at least in part local landscape or landscape related designations; value to local communities; some cultural heritage designations or associations and has some distinctive perceptual values.

High Landscape Value: A landscape type or area, all or much of which is covered by national landscape or landscape related designations; has value to local and wider communities; widely recognised cultural heritage designations or associations and has clearly distinctive and/or unusual perceptual values.

Table 5. Determination of Landscape Value

| Landscape Value Criteria | Factors contributing to value |
|--------------------------|--|
| Designations | International, national, regional or local designations relating to landscape in particular, although ecological designations also contribute to the landscape value of an area. |
| Community value | An undesignated area may be particularly valued by a community of interest: local, or activity-based. |
| Cultural value | Valued landscapes will have historic associations, be rich in historic features and buildings and/or have literary or artistic associations. |
| Perceptual | Tranquillity, remoteness or wilderness are valued characteristics, whereas landscapes that are highly modified, developed and populated would have low value in this respect. Landscapes regarded as particularly scenic would also be more sensitive. |
| OVERALL RATING | High/ Medium/ Low |

2.8.6 Determining Landscape Capacity

The final assessment of capacity combines sensitivity and value. The following definitions broadly define the relationship between landscape sensitivity/ value and capacity, as the main thresholds on a continuum between no capacity and high capacity:

Low Capacity: A landscape that is both sensitive to wind turbine development and has a high value, and where only a slight level of change can be accommodated without significantly affecting any of the key defining criteria.

Medium Capacity: A landscape that has some sensitivity to wind turbine development and has some aspects of value, and where a moderate level of change can be accommodated which may significantly affect some of the defining criteria

High Capacity: A landscape that has low sensitivity to wind turbine development and has low value, and can accommodate substantial change that significantly affects many of the key defining criteria

Broadly speaking there is an inverse relationship between capacity and landscape sensitivity and value. Nevertheless it is not a simple relationship and we have not employed the use of a matrix in this study: a balance of judgement is made in each case as landscape value may be a more important factor than sensitivity in some cases; and vice versa in others.

It should be noted that in landscapes where there is existing wind turbine development the capacity for turbines may be reduced. This is because the landscape would be approaching the maximum level of change that it can acceptably accommodate.

2.9 Determining Acceptability of Change

The final stage involves bringing together the cumulative impact assessment and the landscape capacity assessment in a reasoned judgement of the effects of windfarm development on the Scottish Borders landscape. As explained above, the likely acceptability of a proposed level of development may be determined by considering against the inherent capacity of the landscape. This should also be considered against policy criteria and objectives.

2.10 Scope of Assessment

The scope of the assessment can be varied according to the extent of the study area and the purpose of the study. It can also vary according to the depth and detail required to assess impacts within the defined study area. In the case of a detailed study the method should build up to the wider study area from smaller units.

The current study focuses primarily on the local authority area of Scottish Borders, although areas beyond the boundary are being considered in terms of the visual influence of nearby windfarms and neighbouring contiguous landscape types. Nevertheless the results of the study will be discussed in terms of Scottish Borders and its landscapes.

Wind Energy Development Types

The study considers all sizes of turbines and developments operating, consented or proposed, as well as potential future scenarios where appropriate. However the capacity assessment and guidance for smaller turbines (under 15m to blade tip) is limited to localised generic siting and design considerations. The smallest turbines are not considered to have the same qualities of scale, prominence and widespread visibility that lead to the wider cumulative impacts that characterise larger turbines.

APPENDIX 3: VISIBILITY ANALYSIS

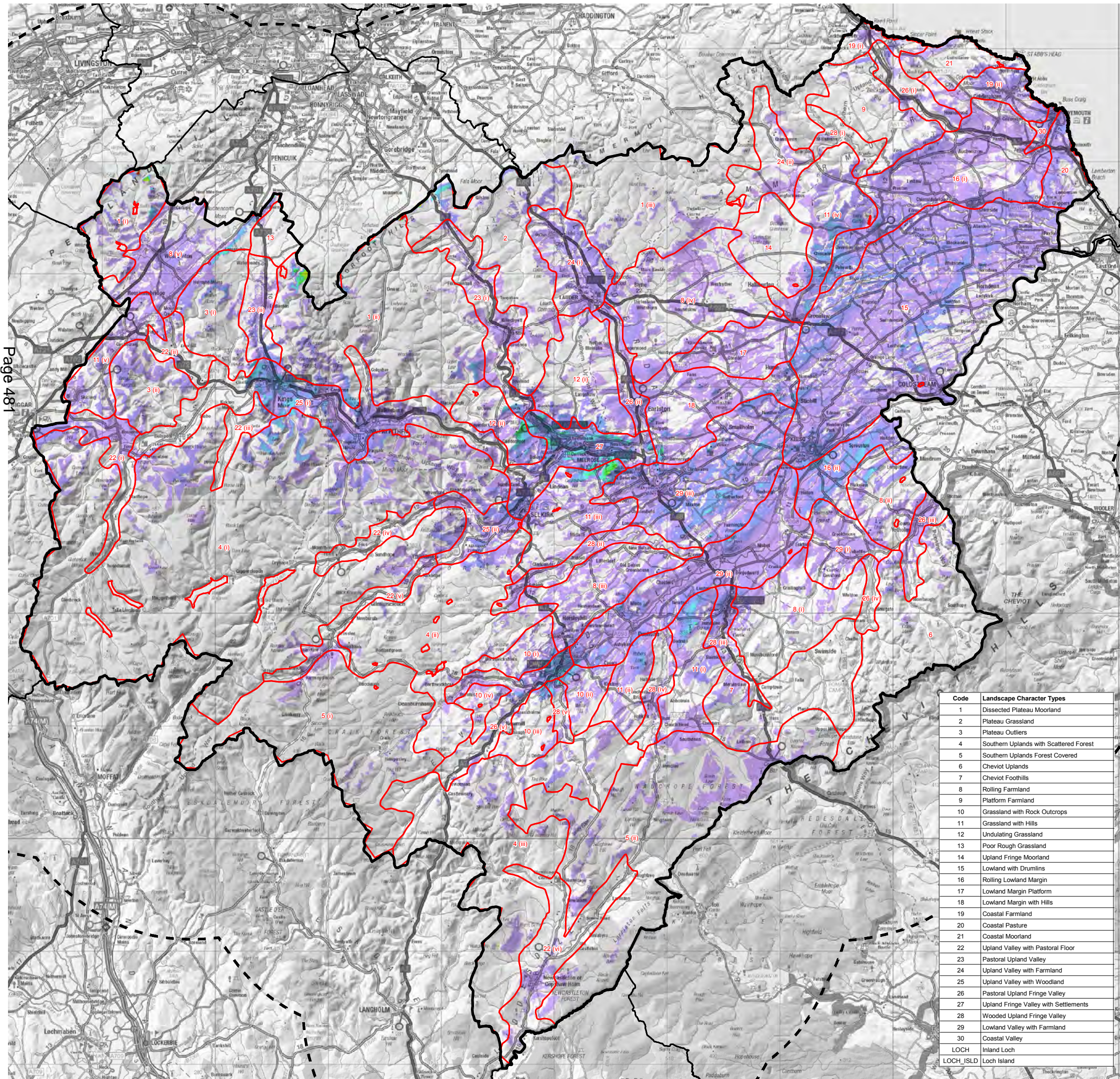
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- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

ZTV:



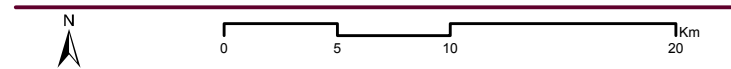
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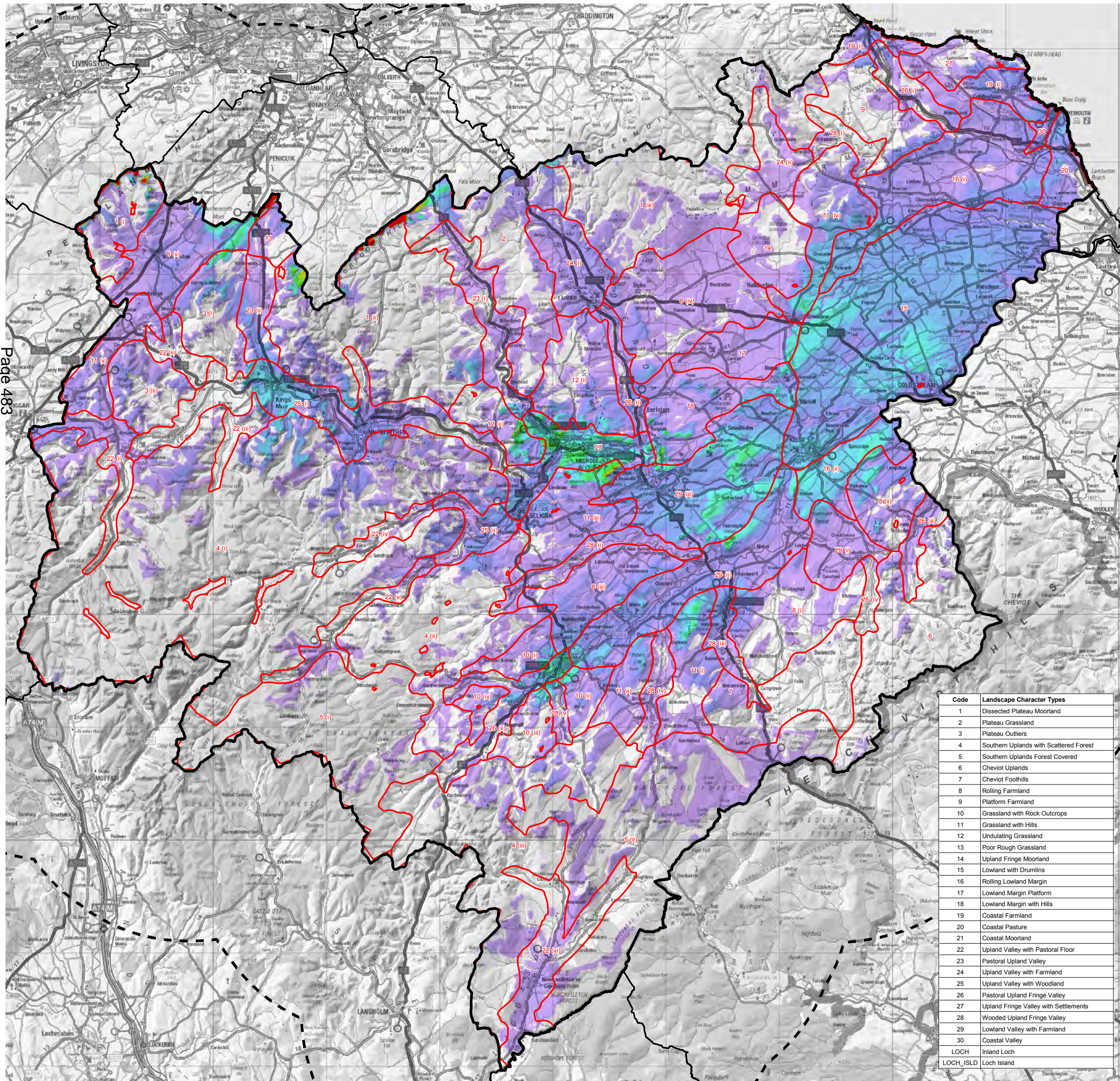
| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
| 5 | Southern Uplands Forest Covered |
| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
| 14 | Upland Fringe Moorland |
| 15 | Lowland with Drumlins |
| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
| 18 | Lowland Margin with Hills |
| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.3a

Visibility from Settlements (0m high object)



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Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

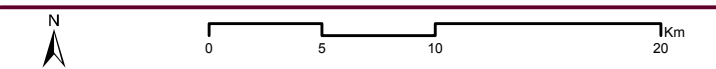
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| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
| 5 | Southern Uplands Forest Covered |
| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
| 14 | Upland Fringe Moorland |
| 15 | Lowland with Drumlins |
| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
| 18 | Lowland Margin with Hills |
| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.3b

Visibility from Settlements (25m high object)



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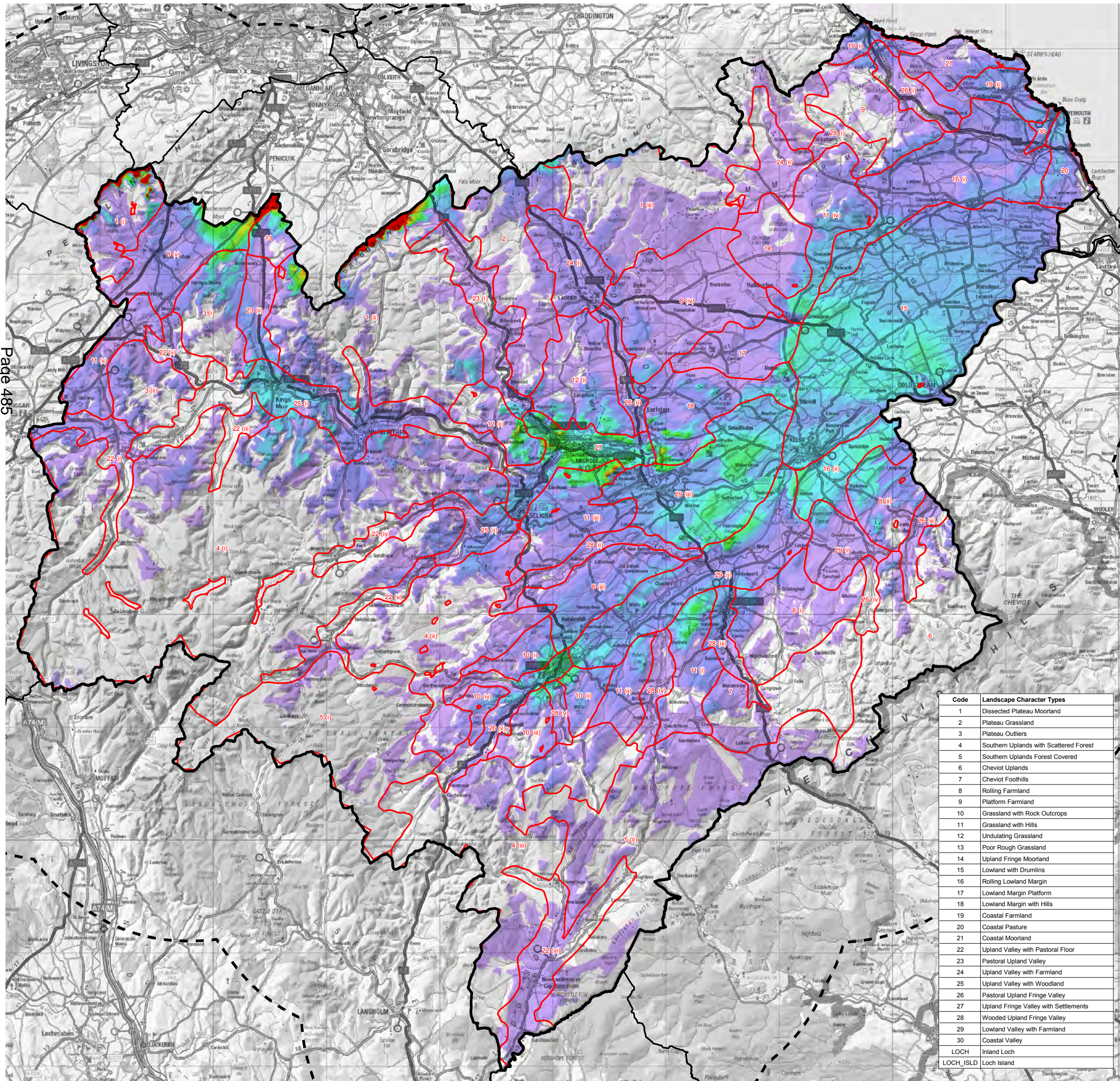
Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

ZTV:

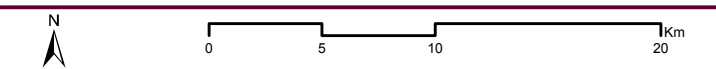


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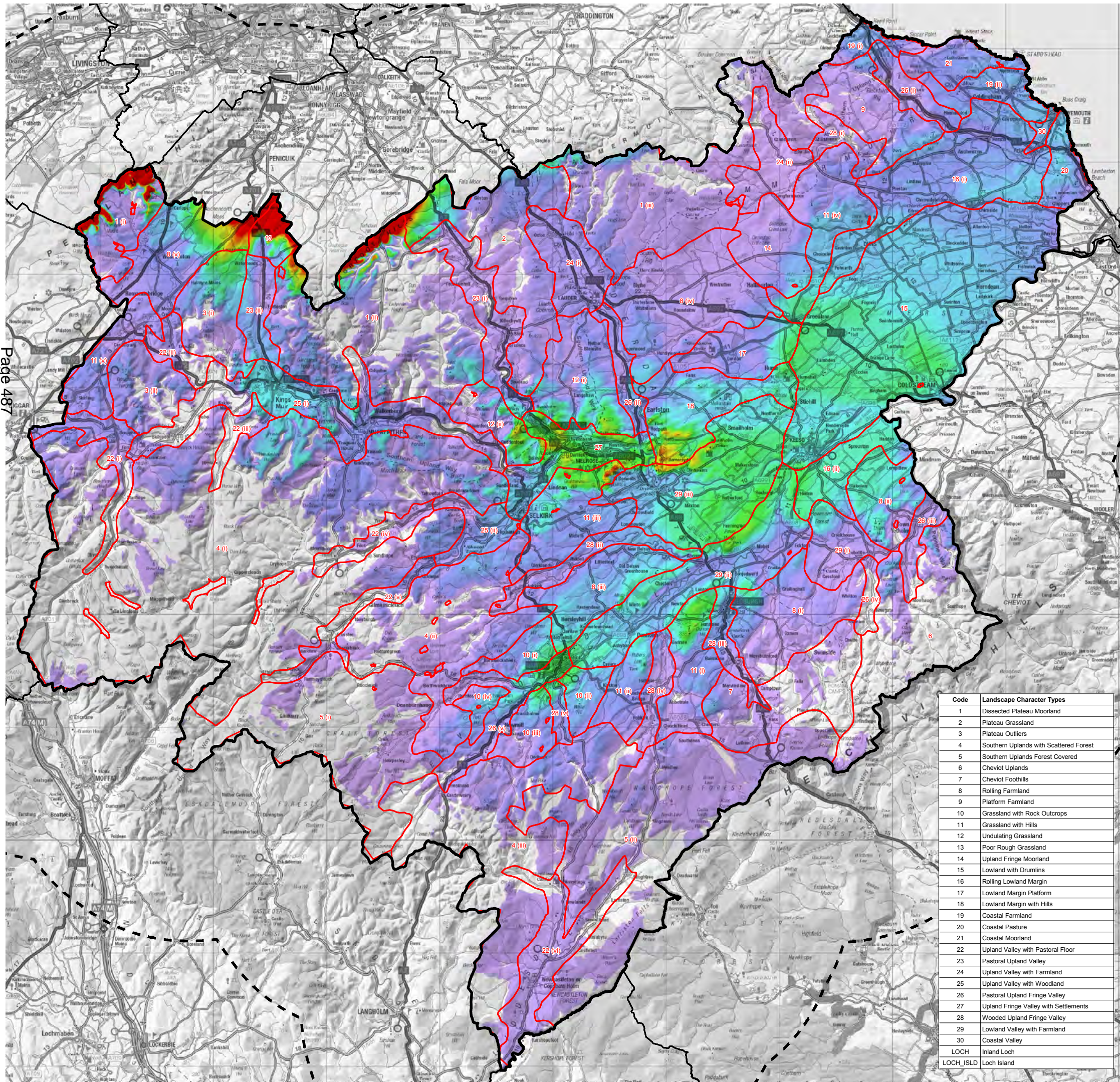


| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
| 5 | Southern Uplands Forest Covered |
| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
| 14 | Upland Fringe Moorland |
| 15 | Lowland with Drumlins |
| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
| 18 | Lowland Margin with Hills |
| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.3c
Visibility from Settlements
(50m high object)



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Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

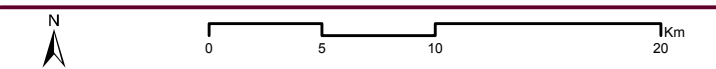
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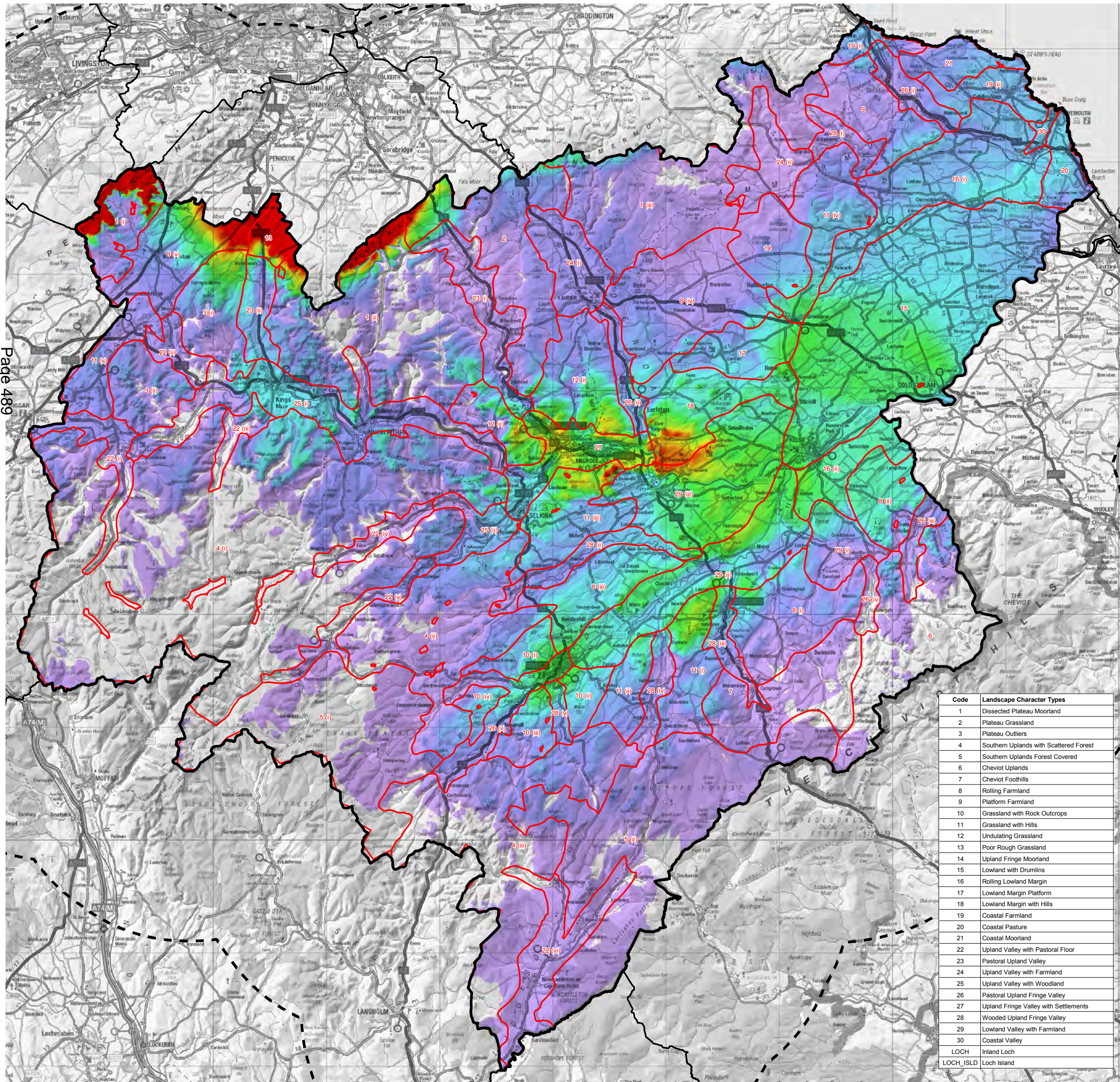
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| 3 | Plateau Outliers |
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| 5 | Southern Uplands Forest Covered |
| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
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| 12 | Undulating Grassland |
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| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
| 18 | Lowland Margin with Hills |
| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
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| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.3d

Visibility from Settlements (100m high object)



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Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

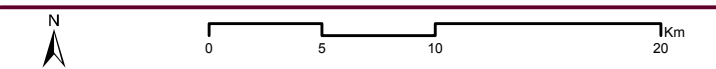
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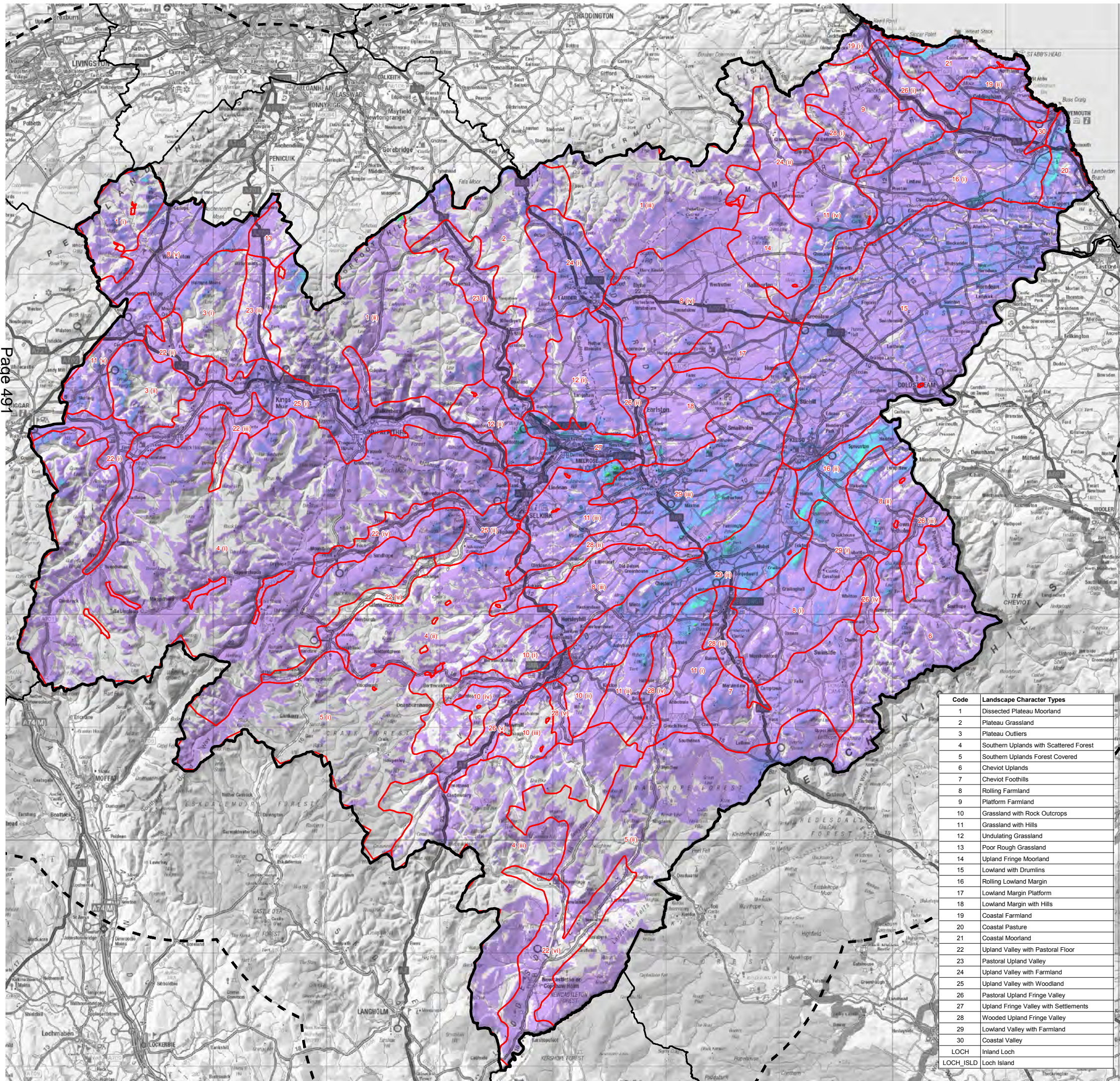
| Code | Landscape Character Types |
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| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
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| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.3e

Visibility from Settlements (150m high object)



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Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

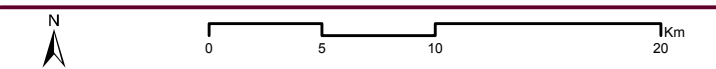
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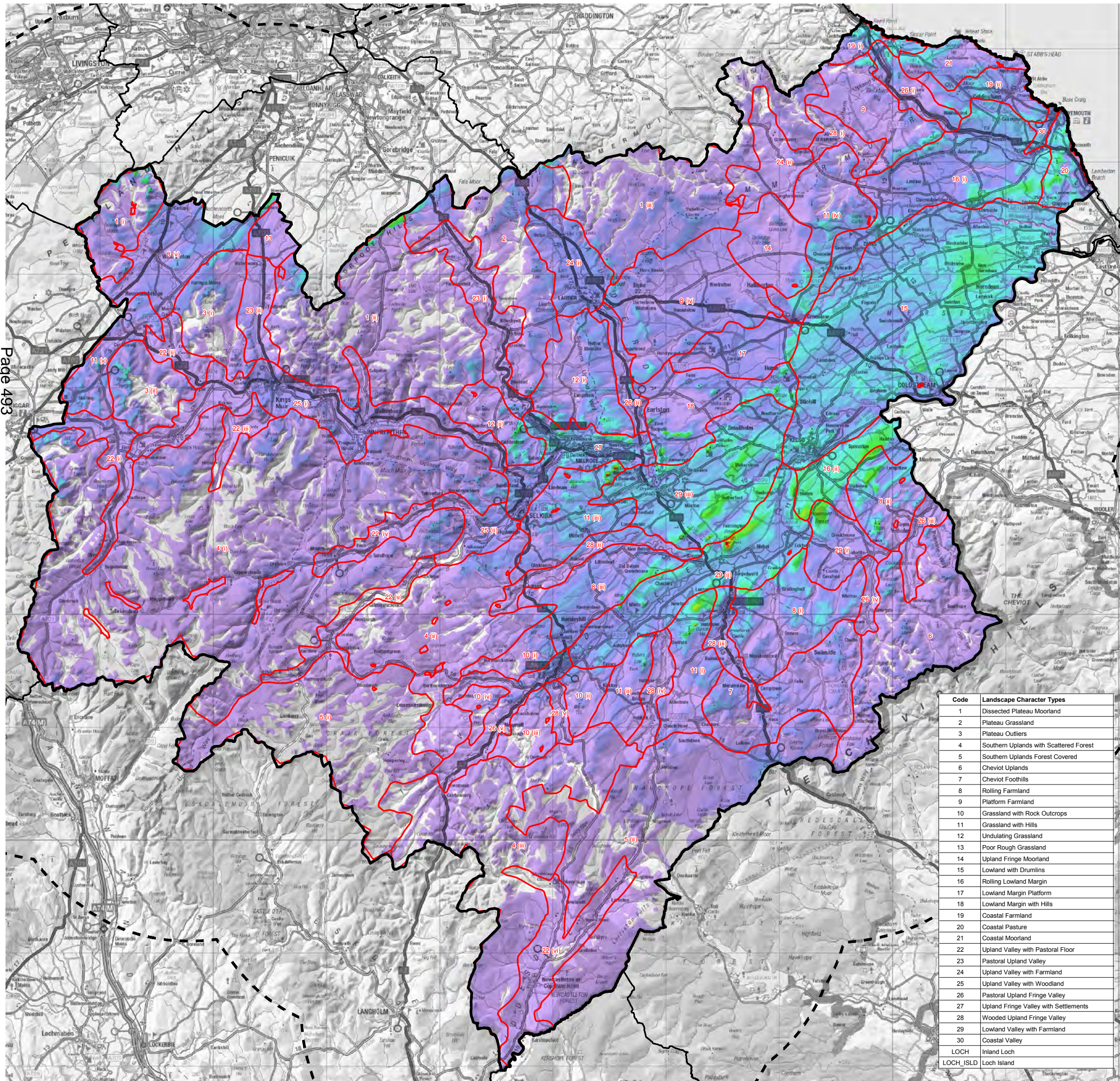
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| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
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| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.4a

Visibility from Transport Routes (0m high object)



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Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

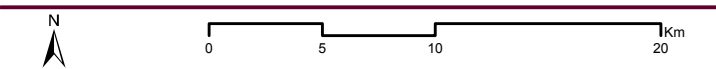
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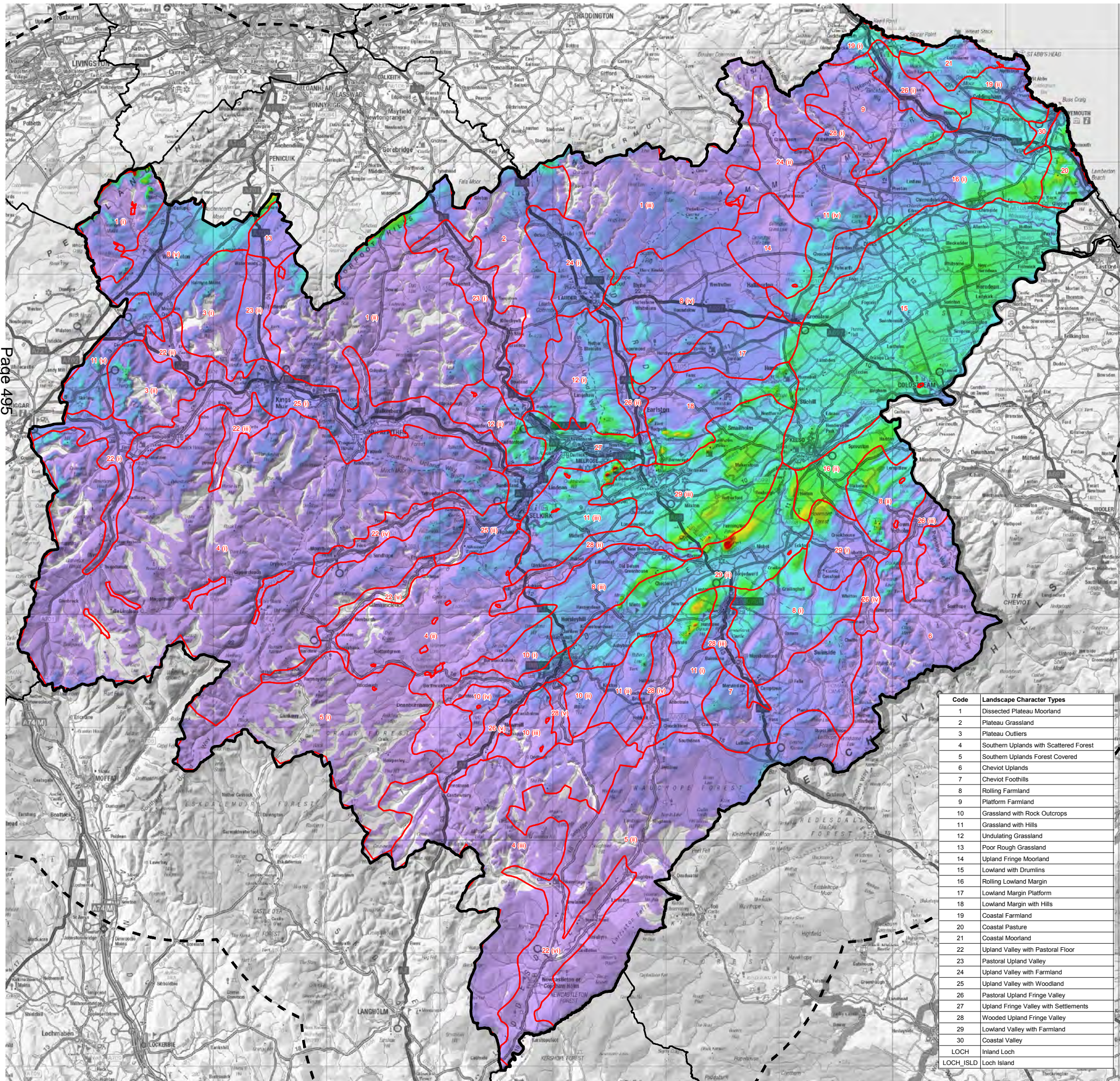
| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
| 5 | Southern Uplands Forest Covered |
| 6 | Cheviot Uplands |
| 7 | Cheviot Foothills |
| 8 | Rolling Farmland |
| 9 | Platform Farmland |
| 10 | Grassland with Rock Outcrops |
| 11 | Grassland with Hills |
| 12 | Undulating Grassland |
| 13 | Poor Rough Grassland |
| 14 | Upland Fringe Moorland |
| 15 | Lowland with Drumlins |
| 16 | Rolling Lowland Margin |
| 17 | Lowland Margin Platform |
| 18 | Lowland Margin with Hills |
| 19 | Coastal Farmland |
| 20 | Coastal Pasture |
| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.4b

Visibility from Transport Routes (25m high object)



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Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

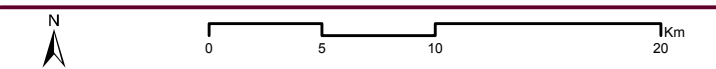
ZTV:



| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
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| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.4c

Visibility from Transport Routes (50m high object)



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Scottish Borders Updated Wind Energy Capacity Study

May 2016

8558_GIS_119

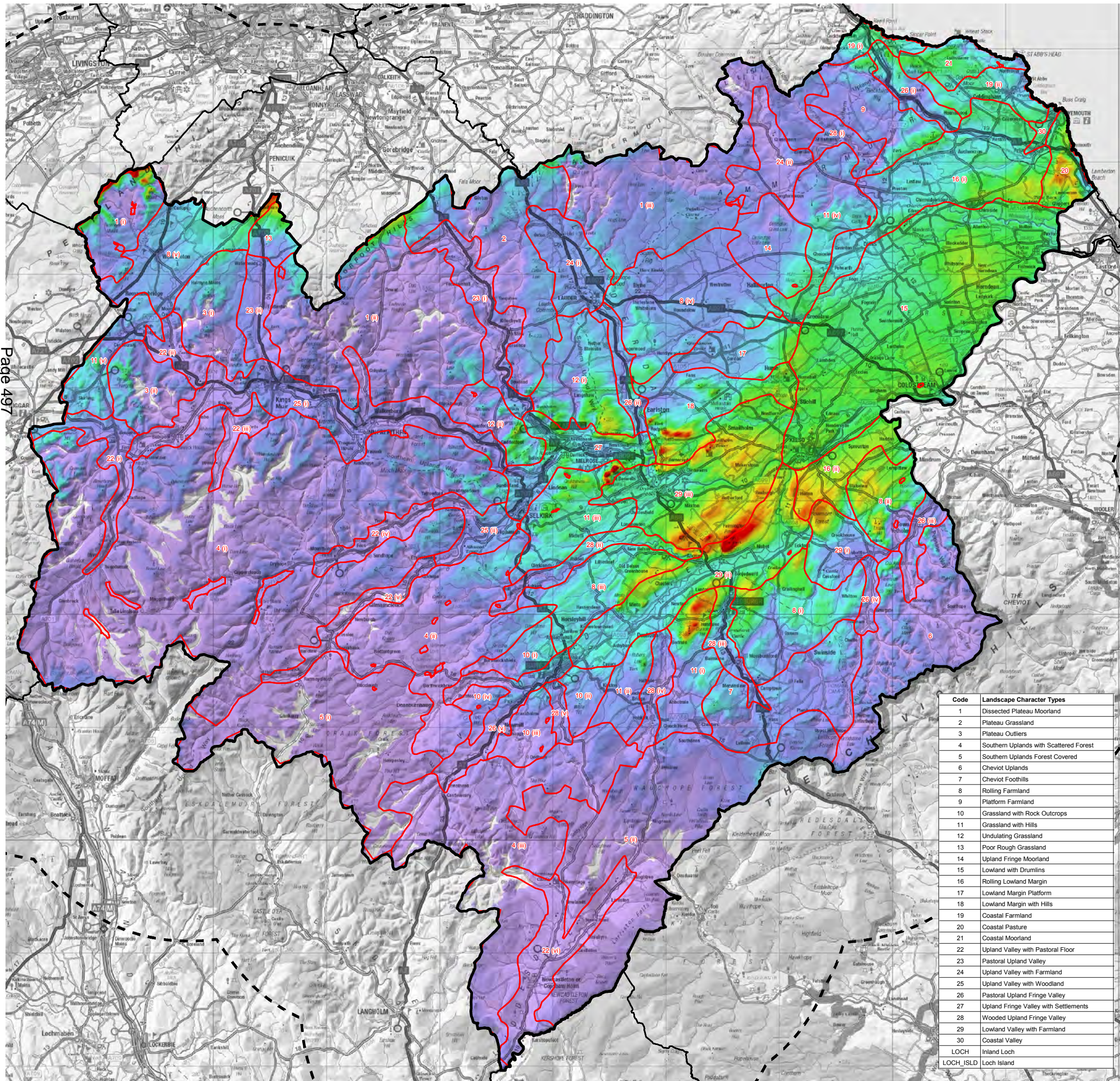
Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

ZTV:



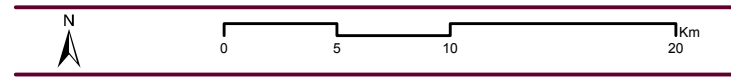
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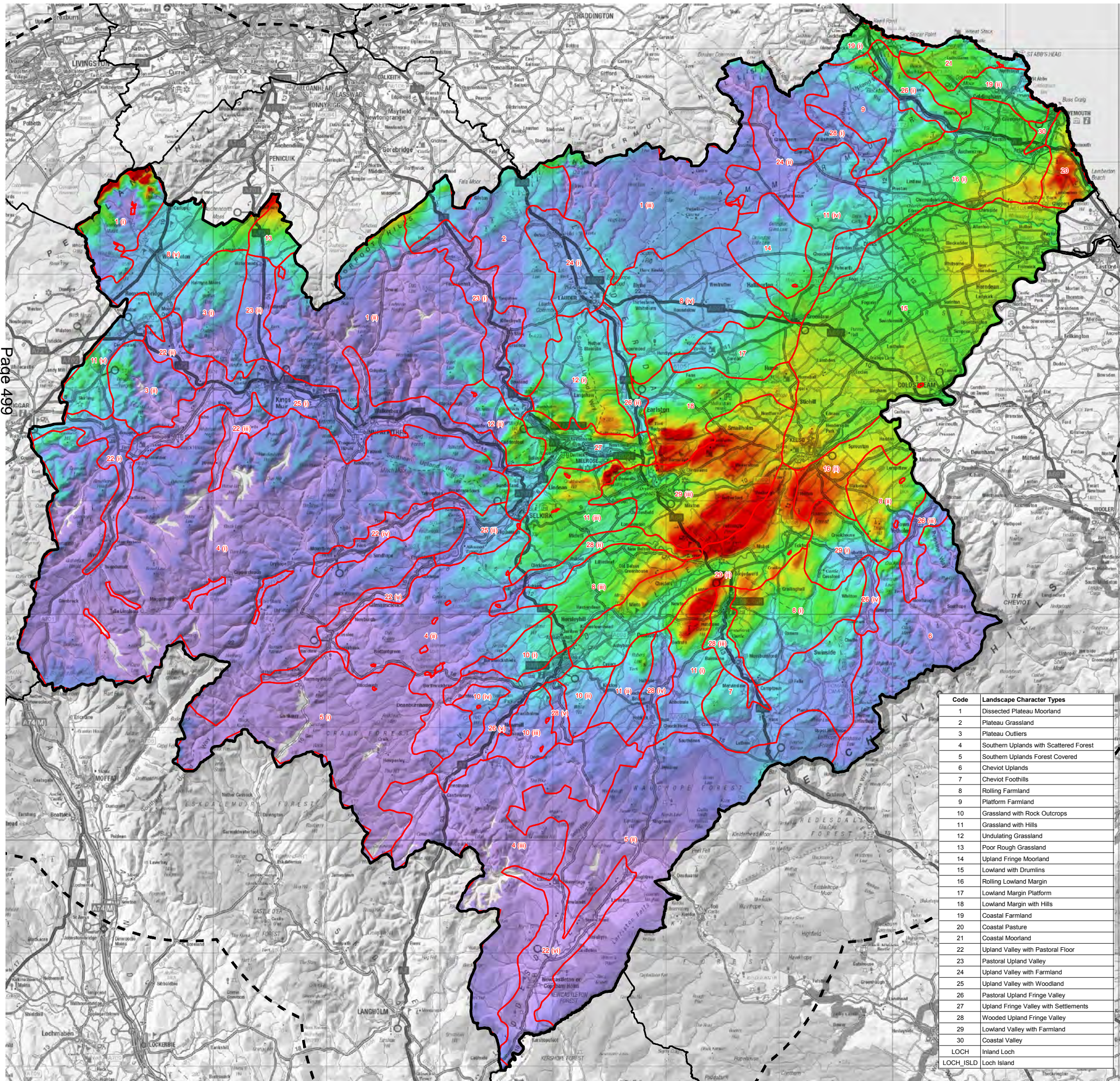
| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
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| 21 | Coastal Moorland |
| 22 | Upland Valley with Pastoral Floor |
| 23 | Pastoral Upland Valley |
| 24 | Upland Valley with Farmland |
| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.4d

Visibility from Transport Routes (100m high object)



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Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

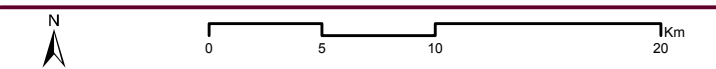
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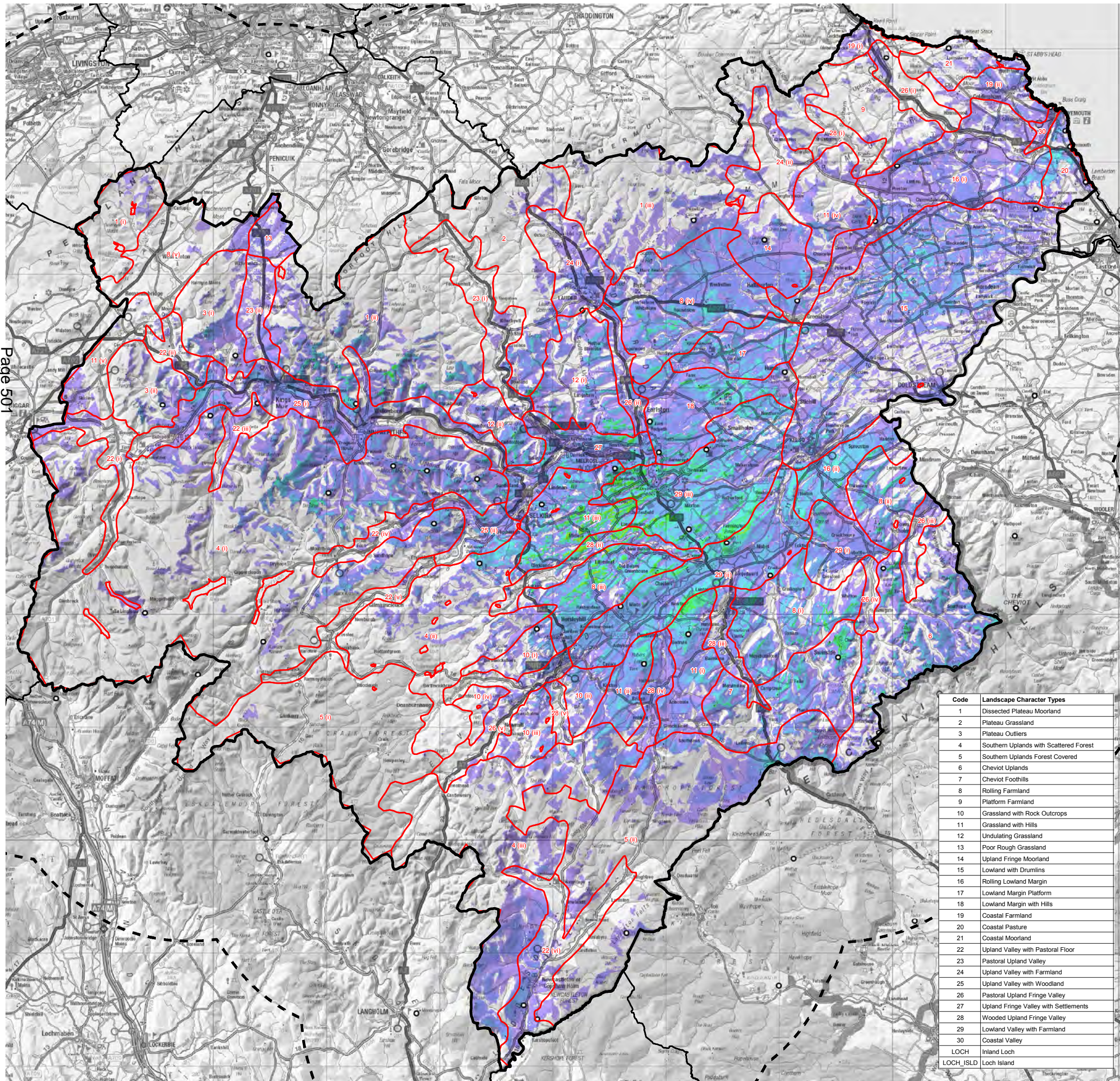
| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
| 4 | Southern Uplands with Scattered Forest |
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| 25 | Upland Valley with Woodland |
| 26 | Pastoral Upland Fringe Valley |
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| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.4e

Visibility from Transport Routes (150m high object)



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Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

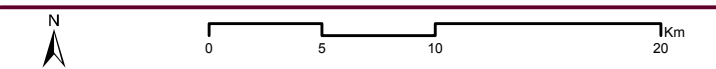
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| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
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| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.5a

Visibility from Viewpoints (0m high object)



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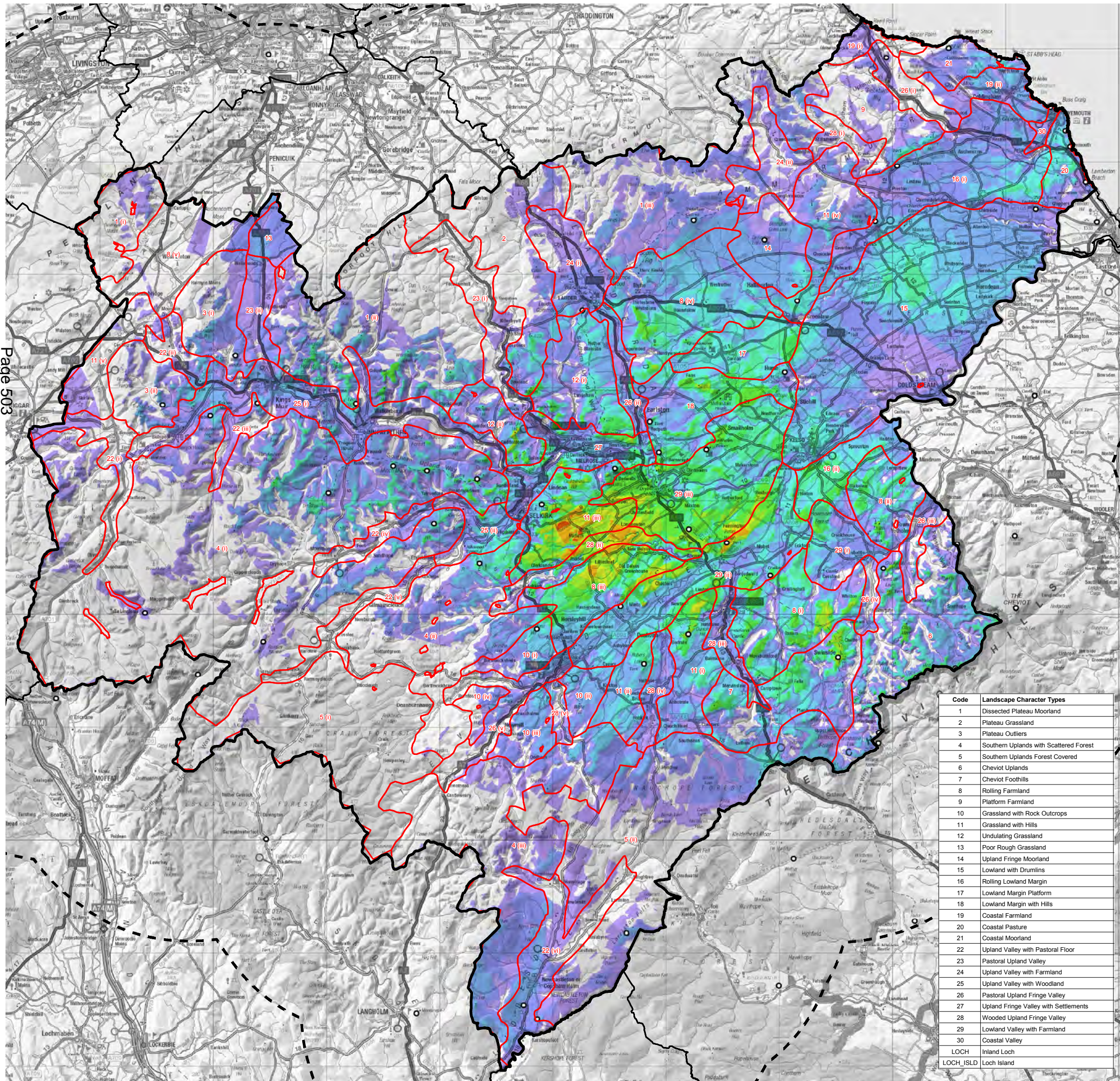
Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

ZTV:



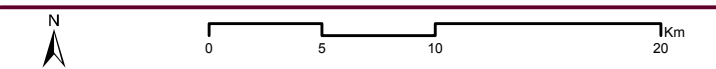
Page 503



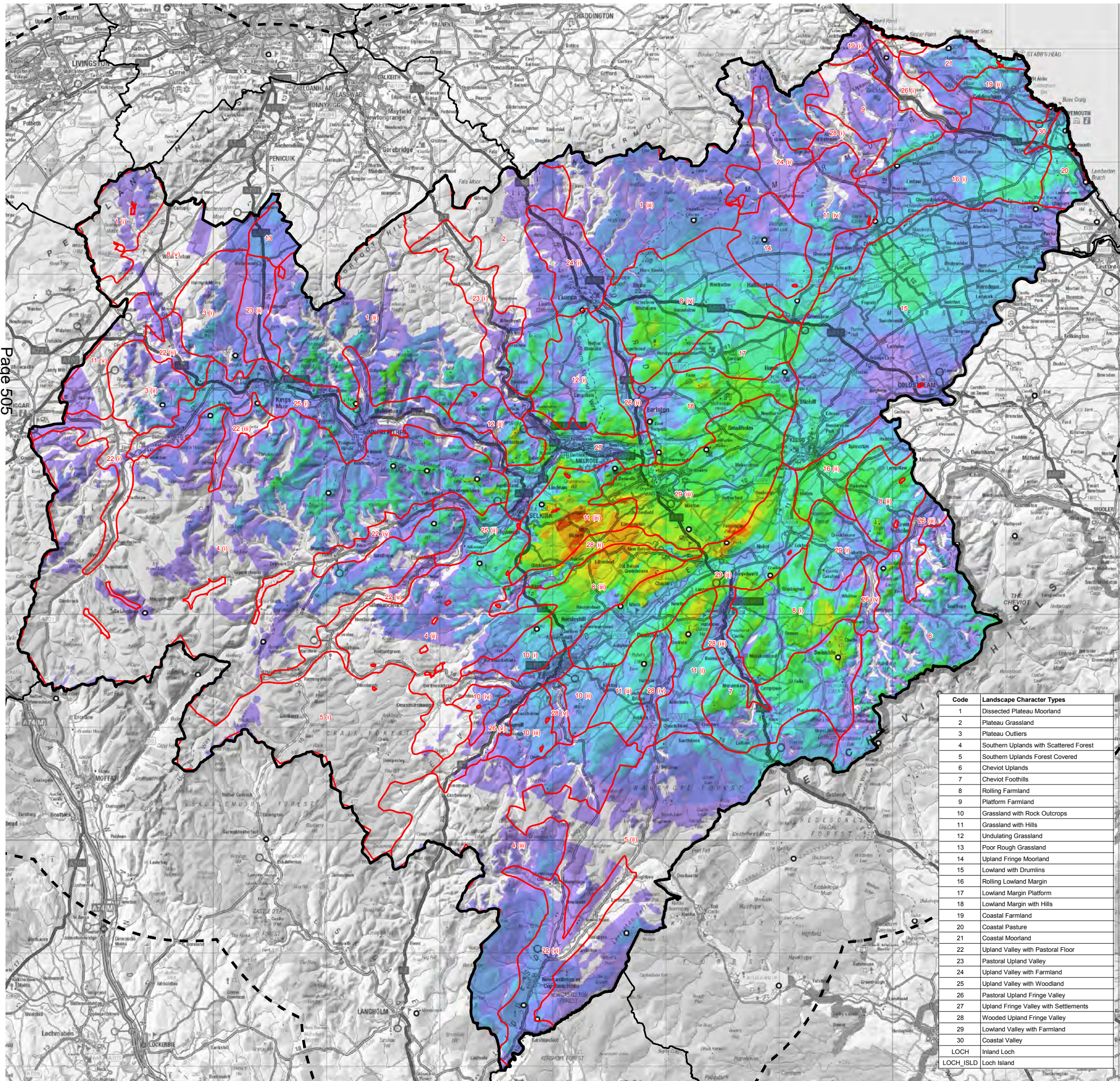
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| 1 | Dissected Plateau Moorland |
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| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.5b

Visibility from Viewpoints (25m high object)



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Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

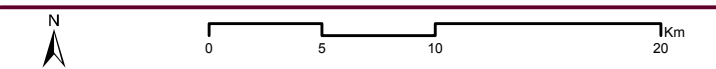
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| Code | Landscape Character Types |
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| 1 | Dissected Plateau Moorland |
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| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.5c

Visibility from Viewpoints (50m high object)



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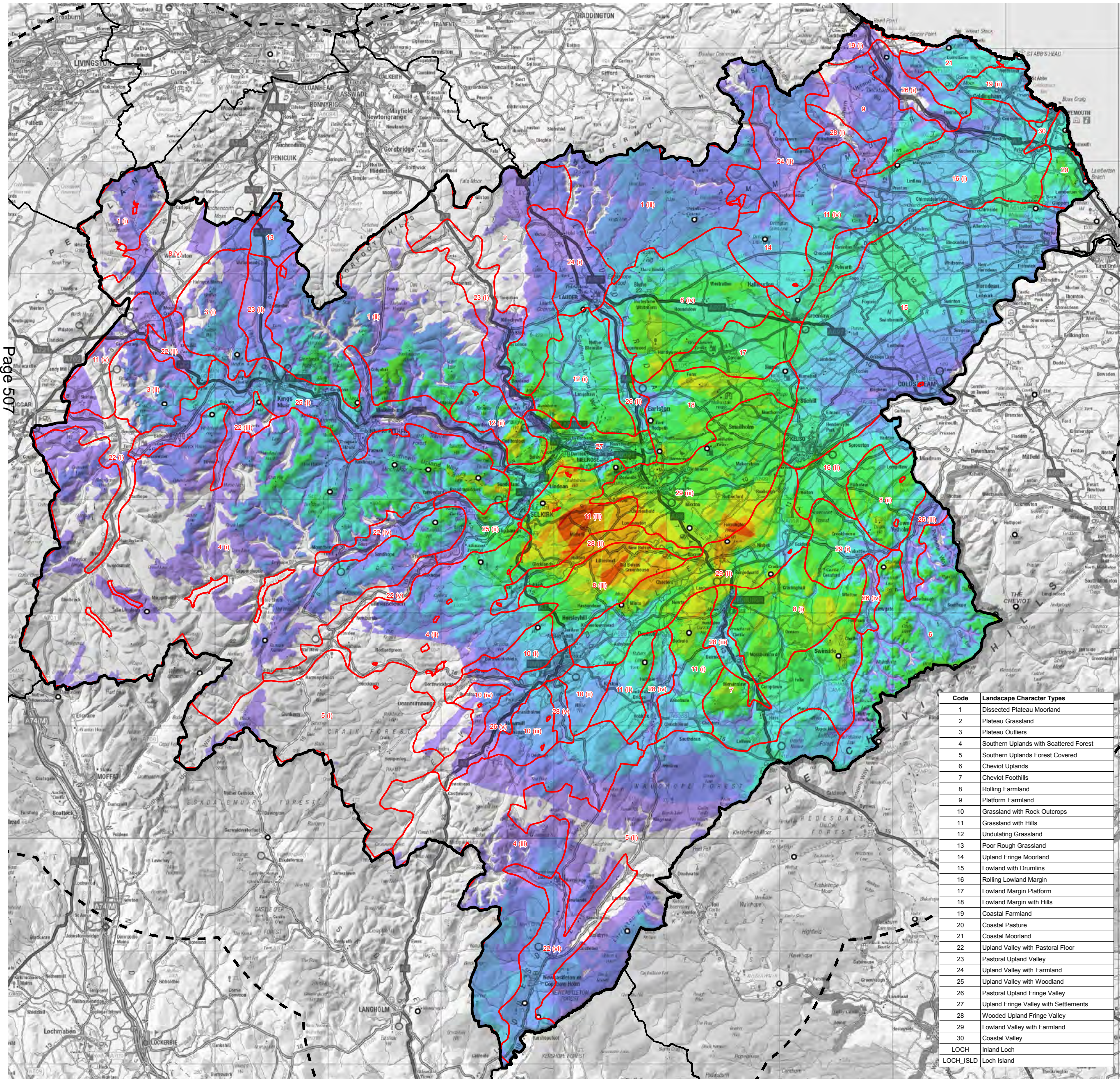
Legend

- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

ZTV:



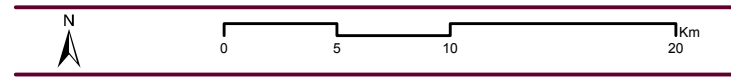
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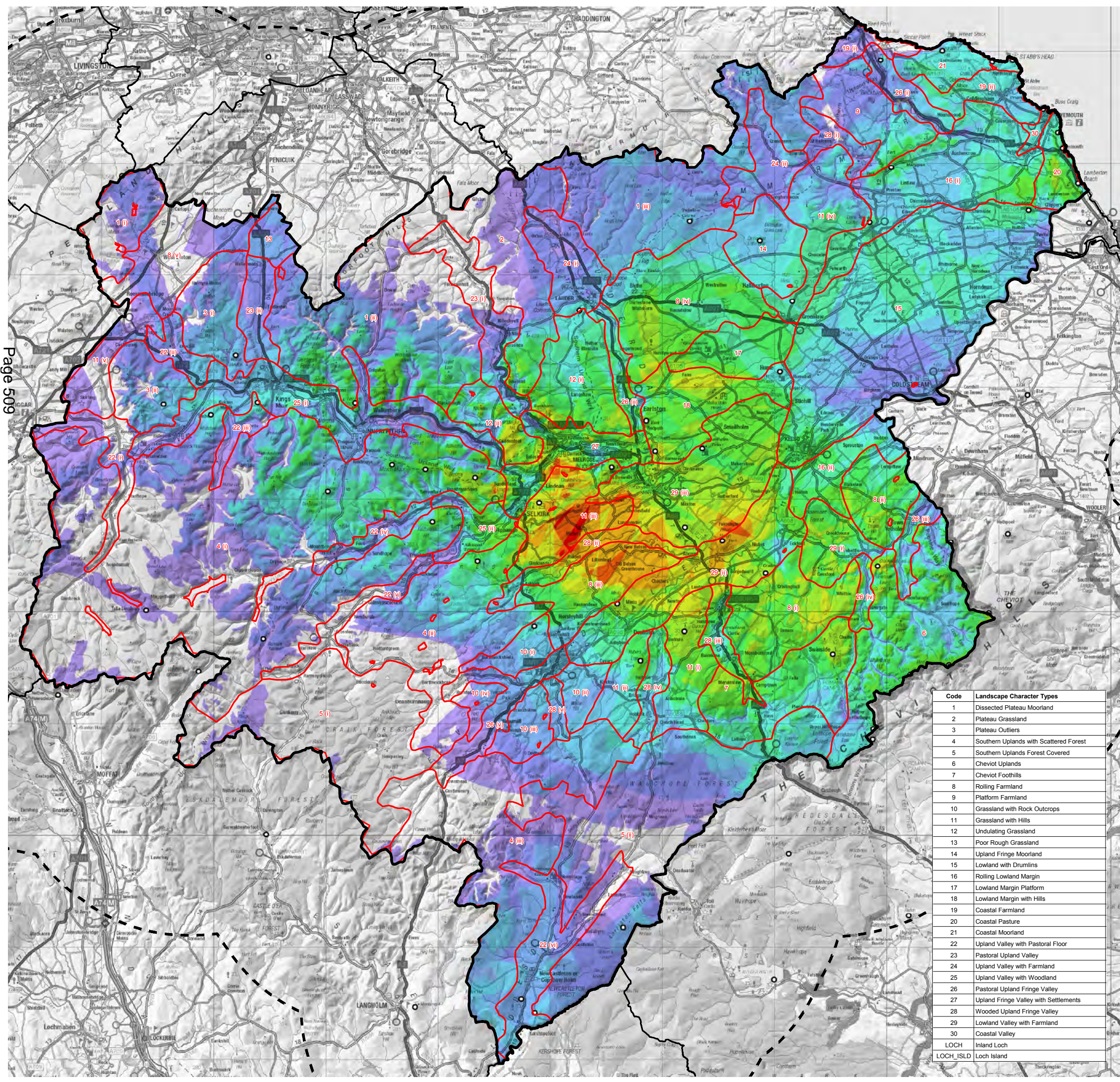
| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
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| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.5d

Visibility from Viewpoints (100m high object)



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Legend

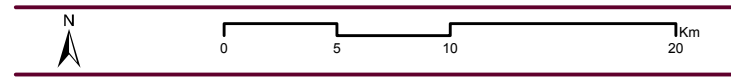
- SBC Local Authority Boundary
- Local Authority Boundary 15km Buffer
- Other Local Authority Boundaries
- Landscape Character Areas

ZTV:



| Code | Landscape Character Types |
|-----------|--|
| 1 | Dissected Plateau Moorland |
| 2 | Plateau Grassland |
| 3 | Plateau Outliers |
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| 27 | Upland Fringe Valley with Settlements |
| 28 | Wooded Upland Fringe Valley |
| 29 | Lowland Valley with Farmland |
| 30 | Coastal Valley |
| LOCH | Inland Loch |
| LOCH_ISLD | Loch Island |

Figure 4.5e
Visibility from Viewpoints
(150m high object)



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APPENDIX 4: FACTORS AFFECTING LANDSCAPE AND VISUAL EFFECTS OF WIND TURBINES

4.1 Introduction

There are a number of overlapping and interacting factors which affect the potential landscape and visual effects of wind turbines. The three main turbine factors are:

- Size of turbine (also type/ design/ colour)
- Numbers of turbines (within groups and/ or single turbines spread across an area)
- Distribution of turbine groupings (spacing between groups and/or single turbines)

The effects of these factors will in turn differ depending on the character of the landscape in which the turbines are located.

4.2 Turbine Size

Turbine size is the first factor to consider in assessing the impacts of wind turbines. In particular, smaller turbines are considered to be more appropriate in lowland landscapes, which are usually smaller scale, more complex and varied than uplands, and where there are generally smaller scale features such as trees and buildings that provide a 'scale reference' against a turbine. Conversely, upland landscapes are generally simpler in character, larger in scale and there are fewer human scale reference features, meaning that larger turbines are more easily accommodated (refer to SNH guidance, *Siting and Designing Windfarms in the Landscape*, 2014).

Turbine size for installed or consented commercial onshore windfarms in Scotland varies from ca. 55m to blade tip at the original Hagshaw Hill to a current maximum of 147m at Calder Water (both in South Lanarkshire). Considerably smaller turbines are commonly installed for the non-commercial scale proposals typical of recent FiT schemes. In this study we have mapped five size categories which would have differing relationships with the scale and character of the landscape and with one another. These are listed in Table 5.2 below.

There is a significant range of available commercial turbines sizes. However even the smaller commercial turbines are very much larger than any other common vertical object in the landscape, such as a house or trees, with only electricity pylons (typically 25-50m tall) coming close in size. Even the mid size of turbine falls within this height bracket and is therefore much larger than most trees and buildings. Furthermore, by being kinetic structures, the visual prominence of turbines is increased relative to existing static features

The small domestic scale turbines (<15m) are however closer to the heights of common visual references such as houses and trees and their landscape and visual impacts tend to be much more localised due to localised screening and backclothing by landforms and trees.

Table 4.1. Turbine Size Categories

| Blade Tip Height | Typical Use |
|------------------|--|
| 15m to <30m | Typically used for domestic and farm FiT schemes |
| 30m to <50m | Typically used for farm and industrial FiT schemes |
| 50m to <80m | Single turbine FiT schemes and smaller turbines used in commercial schemes |
| 80m to <120m | Most commercial windfarms and some single turbines |
| 120m and greater | Current commercial windfarms |

SNH considers that smaller turbines can be used to mitigate landscape impacts in a lowland situation with a smaller scale landscape pattern and scale indicators. As it has to be balanced against losses in output, size reduction should be used in specific cases where a clearly identified benefit can be achieved. The following are criteria by which this may be judged:

- mitigating significant landscape or visual impacts on a valued or sensitive receptor;
- avoiding an adverse scale relationship with a landform or other key landscape element or feature;
- allowing an intervening landform and/or forest to screen views of turbines from certain receptors; or
- achieving a significant reduction in overall visibility by virtue of relationship to surrounding landform and trees.

Where reduction in impact would be a matter of degree rather than a clear quantitative change the benefits are less clear cut.

SNH guidance (*Siting and Designing windfarms in the Landscape*, 2014) also recommends that where two or more developments are in close proximity to one another, turbines of a similar size and type should be used. The use of significantly different turbine sizes within a single windfarm or between two windfarms in close proximity can otherwise lead to adverse visual and scale effects which increase the appearance of clutter, or create odd perspectives when seen from certain viewpoints.

4.3 Turbine Design

Variations in size aside, the design of wind turbines can vary considerably. This is particularly the case with smaller turbines under ca. 50m in height. The main variations affecting appearance of wind turbines are:

- two or three bladed
- solid or lattice tower
- shape/ size of nacelle
- proportion of blade length to tower height
- hub faces into or away from the wind direction
- colour

Other factors such as tower and blade shape tend to be more subtle but in combination can lead to a significant difference in appearance, as the difference between the two turbines below demonstrates:



Enercon and Siemens turbines have different nacelles, blades and towers leading to significant differences in appearance

Colour is an issue that is a more important variable in smaller turbines. Colour choice for larger commercial turbines has settled on a neutral light grey with slight variations in lighter or darker shade between developments. It is generally agreed that this colour range is most likely to reduce the prominence of turbines when seen under the most prevalent atmospheric conditions.

In the case of smaller turbines there is more variation in colour and more likelihood of being seen against land rather than sky. In particular many small turbines are white, which increases their prominence when seen from a distance, particularly seen against land.

Choices of turbine design, including colour, are of potential significance when considering the effects of individual turbines or wider cumulative effects on the landscape.



A 47m high turbine seen from several kilometres distance reflects the evening light, contrasting with the dark backdrop of trees and grassland

4.4 Windfarm Size

There is no current ‘accepted’ classification of commercial windfarm sizes in Scotland. Existing and proposed onshore wind energy developments vary in turbine numbers and turbine sizes; from single small turbines to over 200 large turbines. Individual turbines vary in size from below 15m to more than 150m, with maximum outputs from a few kW to greater than 3MW.

Wind energy development in Scottish Borders covers the whole range of turbine sizes and development size range. The largest operational windfarm within the study area is Clyde Windfarm within South Lanarkshire with 152no. x 125m high turbines at 350MW installed capacity. This windfarm is within South Lanarkshire, however the visual impacts of this windfarm extend far into Scottish Borders. This very large windfarm has consent for an extension of 57no. x 142m high turbines, 7no. of which will be within or on the border with Scottish Borders. There are also some developments with only one or two turbines with height to blade tip ranging from 15m to over 100m.

4.5 Turbine Numbers and Landscape Impacts

Wind turbines considered out of their landscape context are usually simple, aerodynamic and functional structures that many consider to have a clear aesthetic of ‘form following function’ in their design. Landscape and visual impact issues relate primarily to their scale and potential incongruity in a landscape rather than to the aesthetics of the turbine design. In this case, the number of turbines in a wind energy development has a bearing on the

visual image of the development that extends well beyond the proportion of a landscape area that is covered:

- Small clusters of turbines still express the aesthetics of the individual turbines and the blade movement of each turbine is discernible. The cluster is seen as a discrete item within a landscape, becoming a significant feature but generally not dominating or changing the character of a large area.
- In large groupings of turbines there is area coverage of the landscape, rather than a discrete grouping. The individual turbines usually become lost in a mass, blade movements are perceived across the whole area and there is a more 'cluttered' appearance.
- As turbine numbers increase it is increasingly difficult to design a wind energy development such that overlap and clustered alignments are avoided when seen from surrounding viewpoints. Design mitigation can become a matter of avoiding excessive clutter, skylining and proximity to sensitive receptors rather than creating aesthetically balanced groupings of individual turbines. However the windfarm can be broken up into groups, each relating to their surroundings and appearing overall as more than one windfarm, as is the case with Clyde windfarm.

It is recognised that these qualities grade into one another depending on the exact size of development (eg. 3, 6, 12, 20, 50, 100+ turbines) and on how the turbines are grouped (eg. in mass groupings or in lines along ridges). Nevertheless, to the extent that they are more easily contained and definable, smaller windfarms would have a disproportionately lesser influence on the landscape than large windfarms and are less likely to dominate areas and blur boundaries between landscape types.

In small groupings, odd numbers of turbines (ie 1, 3 or 5) usually present a more balanced composition than even numbers, unless there is a strong regular pattern or line in the landscape to which the turbines can be related.

The study area of the Scottish Borders can be described as a central lowlands and major valleys surrounded by Uplands. There are Upland, Upland Fringe, River Valley, Lowland and Coastal landscape types, medium to large scale developments of larger turbines has to date been restricted to the Upland Landscapes, however planning applications containing larger turbines are increasingly being submitted for Upland Fringe areas, especially within the eastern area of Scottish Borders near the North Sea Coast.

4.6 Turbine Layout

Another factor to be considered is the layout of turbines within a windfarm. Whilst the optimum layout, including turbine separation distances and position in relation to the prevailing wind will relate to maximising output, there will be other practicalities. Thus turbine layout may vary according to turbine numbers, the availability of land, topography, access and numerous environmental constraints. Once these factors have been taken into consideration the overall aesthetic of the windfarm can be considered.

Layouts will relate to landforms and patterns in the landscape as well as the need to present a coherent image from the surrounding viewpoints. Thus in lowland landscapes with a strong geometric pattern the turbines may be organised in lines of a grid, whereas in the case of a distinct landform such as a ridge or coastline they may be arranged in a curved line following the landform. In upland landscapes turbines may be arranged in a more organic pattern, following ridgelines or clustered around rounded hilltops. Attention should be paid to the relationship of outer turbines in large groups ensuring that there are no 'outliers' creating an untidy or disorganised appearance.

When two or more developments are in close proximity or a windfarm is being expanded there can be cumulative issues relating to site layout if these are clearly contrasting (eg. a geometric layout adjacent to an organic layout). Such developments should be designed to achieve a harmonious layout and relationship.

4.7 Windfarm and Turbine Distribution

4.7.1 Pattern of Development

When considering cumulative impacts of turbines and windfarms it is not just the number of turbines in the landscape that affects impacts but also the pattern of development. This has an effect on the ability of the landscape to absorb change and on visual receptors. The dispersal of the turbines in small groups or defined areas has some advantages in that each grouping is less dominant within the landscape and presents a less cluttered visual image. There is also less likelihood of 'swamping' landscapes and blurring the boundaries between different landscape types and features if there are distinct gaps between clusters of wind turbines. However, the increased number of windfarms or turbine clusters also means that there is an increased likelihood of seeing a windfarm or turbine, and at closer proximity than if the turbines were concentrated into fewer locations.

The trend in Scotland has been for the concentration of wind turbines into fewer, larger, windfarms. This arises initially via large windfarm proposals and then through the later extension of many existing windfarms or new proposals following precedent. The pattern may also play out on a wider regional scale or 'clusters and spaces' where groups of windfarms lie within large areas separated by significant areas without turbines.

However, the cluster and space pattern described above has become diluted by the recent proliferation of smaller FiT schemes including single turbines which relate more to the location of small scale consumers than to regional landscape patterns.

The predominant pattern of existing and proposed development in Scottish Borders reflects the trend for larger windfarms and clusters with large areas free of turbines or windfarms. This is illustrated within Scottish Borders by the cluster of developments in the Upland areas of the Lammermuir and Moorfoot Hills and Lauder Common in contrast with the relatively undeveloped Southern Uplands. However, the pattern in some parts now reflects both trends: larger windfarms and clusters located in upland areas and scattered small groups or single turbines in upland fringe/ lowland areas. Particularly the Coastal area and some of the river valleys.

4.7.2 Separation Distances between Turbines and Windfarms

Separation distance between turbines and windfarms has a bearing on how they are perceived together and within the landscape, particularly in relation to defining the limits of cumulative development. Whilst a clear visual separation between two or more windfarms may be achieved by a certain physical distance, this distance would depend on the size and number of the turbines or windfarms, the type of landscape(s) in which they are located and the degree to which they affect the character of the landscape.

Considering this in simple terms, turbines have both a direct effect on the landscape in which they lie and an indirect effect on the surrounding area. Therefore, although two turbines or windfarms may be separated by some distance and seen as clearly separate, the landscape in which they lie may be considered to be characterised by turbines. Only when separated beyond a certain distance would the intervening landscape be considered to retain its original character, separating the two landscapes areas affected by turbines.

Table 2.1 in Chapter 2 of this report develops this concept further by considering the effects of multiple wind energy developments and describes cumulative development thresholds. Further to a capacity assessment, an acceptable level of development within a landscape area may be agreed (eg. *Landscape with Occasional Wind Turbines* or *Wind Turbine Landscape*). The capacity for development would then be utilised by a developing the accepted landscape type through a combination of turbine sizes, windfarm sizes and separation distances between groupings, relating to the scale and character of the landscape and of course the physical area which it occupies. As examples:

- A large scale upland plateau landscape accommodating a number of windfarms would be considered a *Wind Turbine Landscape* if the windfarms are large, the topography is subordinate in scale to the turbines and the windfarms are separated by distances less than their typical extents.
- If the topography has a relief that is clearly greater than the turbine heights, and/or the windfarms are smaller and the separation between the windfarms is clearly greater than their extents, the landscape may be considered a *Landscape with Wind Turbines*.
- A lowland landscape, smaller in scale with many small scale reference features, may easily be dominated by wind turbines. In this case the objective may be to limit development to a *Landscape with Occasional Wind Turbines* by allowing only small clusters of smaller turbines separated by substantial distances and with cumulative visibility reduced by localised tree or landform screening.

In each case different scales and patterns of landscape and development would require different turbine sizes, groupings and separation distances to lead to a particular windfarm landscape type. Such an approach has been adopted in this study and sizes and separation distances are recommended and explained in chapter 6.

4.7.3 Distribution in Relation to Landscape Type

As discussed above, some landscape types have less capacity for wind energy development than others. In this case it would be appropriate to consider the relative merits of guiding development to the areas most capable of accommodating development,

or to directing different types and scales of development to the areas most suited to each. Subject to the specific impacts of any particular proposal, this would reduce the potential for the most significant and adverse landscape impacts. It would also restrict the wind turbine landscape typologies to a more narrowly defined range of landscapes, thereby reducing the perception of unplanned proliferation of wind farms throughout a local authority area.

In Scottish Borders operational and consented developments consisting of large and very large turbines have largely been located in Plateau Moorland areas and are mainly of a large to medium scale. Whilst large areas are free from turbine or windfarm development, there are significant proposals located within the Plateau Moorland areas. These proposed developments are encroaching into the Southern Uplands and Cheviot Hills within the southern, eastern and western areas of the Scottish Borders and proliferating within the north eastern area of the Scottish Borders near the coastal landscape character area.

The central lowland area to the east of Galashiels and Melrose also has a number of existing individual turbine/ small windfarm developments, however these are predominantly small or medium sized turbines in groups not exceeding 3no. turbines. This development pattern is continued within the turbine proposals currently at planning application stage.

The Coastal area has seen extensive development, with two closely spaced windfarms and other smaller developments with larger turbines in relatively close proximity to windfarms in Upland and Upland Fringe landscapes.

A large area of the Southern Uplands and Cheviot Hills to the south of the River Tweed, west of Galashiels and Kelso is free from or has very limited turbine or windfarm development. Currently this is in part due to the Eskdalemuir seismological array exclusion zone, not a landscape designation but impacting on turbine development and distribution within this area of the Southern uplands. The Northumberland National Park in northern England has also restricted the turbine and windfarm development within the Cheviot Foothills area of the Scottish Borders.

The landscape effects of the consented wind turbine developments in the Scottish Borders are further detailed in chapter 6 of this report. The distribution of windfarm landscape typologies (as described in Table 2.1) is shown in Figure 6.2.

In strategic terms the established and evolving pattern of development should be taken into consideration as it reflects a clear rationale driven partly by landscape, visual and amenity issues (sensitive or valuable landscapes, proximity to settlements and recreational areas) and partly by technical issues (available land, available grid capacity, wind speed and seismology array). The number, size and distribution of further development should be considered very carefully in order to maintain differences in character between the uplands, upland fringe, the river valleys, the lowlands and the coastal zone.

Also, in accordance with SNH guidance *Spatial Planning for Wind Turbines – Natural Heritage Considerations* (SNH, 2016), consideration should be given to identifying areas between development clusters in which no development is yet located or consented.

These can provide significant gaps between clusters of wind turbines in which their visual influence is minimal. This again will reinforce distinctiveness between landscapes.

APPENDIX 5: WIND TURBINES IN SCOTTISH BORDERS

Wind Turbine Database for turbines of 50m and taller at July 2016 showing turbine height bands (purple=>120m; red=80-<120m; orange=50-<80m) and host landscape character types (see Figs. 5.1 and 5.2 for locations)

Consented and Operational Turbine Developments in the Scottish Borders

| Turbine Name | Number of Turbines | Tip Height | Landscape Character Type |
|--------------------------------|--------------------|------------|--|
| Bassendeanhill Farm | 1 | 67.00 | Rolling Farmland |
| Black Hill | 22 | 78.00 | Grassland with Hills |
| Blackhouse Farm | 1 | 74.00 | Rolling Lowland Margin |
| Brockholes | 3 | 79.00 | Platform Farmland |
| Coldingham Moor (Drone Hill) | 4 | 76.00 | Coastal Farmland |
| Coldingham Moor (Drone Hill) | 18 | 76.00 | Coastal Moorland |
| Dun Law Phase 1 | 26 | 67.50 | Plateau Grassland |
| Dun Law Phase 2 | 35 | 75.00 | Plateau Grassland |
| Greenburn Farm | 1 | 54.00 | Rolling Lowland Margin |
| Huntershall | 1 | 75.00 | Plateau Grassland |
| Pinnaclehill Industrial Estate | 1 | 70.00 | Rolling Lowland Margin |
| Pressmains Farm | 1 | 60.98 | Rolling Lowland Margin |
| Shepherd's House | 2 | 77.90 | Coastal Moorland |
| Weirburn House | 4 | 54.00 | Wooded Upland Fringe Valley |
| Bowbeat | 24 | 80.00 | Dissected Plateau Moorland |
| Carcant | 3 | 107.00 | Dissected Plateau Moorland |
| Cloch Forest | 18 | 115.00 | Plateau Outliers |
| Crystal Rig 1&1A | 25 | 100.00 | Dissected Plateau Moorland |
| Crystal Rig 2&2A | 8 | 110.00 | Dissected Plateau Moorland |
| Fallago Rig Mark II | 7 | 110.00 | Dissected Plateau Moorland |
| Glenkerie | 6 | 105.00 | Southern Uplands with Scattered Forest |
| Glenkerie Extension | 6 | 100.00 | Southern Uplands with Scattered Forest |
| Hoprigshiels | 1 | 115.00 | Coastal Farmland |
| Hoprigshiels | 2 | 115.00 | Platform Farmland |
| Longpark | 19 | 100.00 | Plateau Grassland |
| Neuk | 2 | 110.00 | Coastal Farmland |
| Penmanshiel | 11 | 100.00 | Coastal Moorland |
| Penmanshiel | 3 | 100.00 | Pastoral Upland Fringe Valley |
| Quixwood Farm | 3 | 100.00 | Platform Farmland |
| Quixwood Farm | 10 | 115.00 | Platform Farmland |
| Clyde Extension (Addendum) | 1 | 142.00 | Southern Uplands |
| Clyde Extension (Addendum) | 2 | 125.00 | Southern Uplands with Scattered Forest |
| Crystal Rig 2&2A | 13 | 125.00 | Dissected Plateau Moorland |
| Fallago Rig Mark II | 38 | 125.00 | Dissected Plateau Moorland |

| | | | |
|---------------------|----|--------|--|
| Fallago Rig Mark II | 1 | 125.00 | Uplands |
| Glenkerie | 5 | 120.00 | Southern Uplands with Scattered Forest |
| Langhope Rig | 10 | 121.20 | Southern Uplands with Scattered Forest |
| Toddleburn | 12 | 125.00 | Plateau Grassland |

Proposed Turbine Developments in the Scottish Borders

| Turbine Name | Number of Turbines | Tip Height | Landscape Character Type |
|-----------------------|--------------------|------------|--|
| Kilrubie | 7 | 115.00 | Plateau Outliers |
| Longpark Extension | 10 | 100.00 | Plateau Grassland |
| Muircleugh | 6 | 110.00 | Plateau Grassland |
| Muircleugh | 1 | 110.00 | Undulating Grassland |
| Whitelaw Brae | 14 | 113.50 | Southern Uplands with Scattered Forest |
| Aikengall 2A | 14 | 145.00 | Dissected Plateau Moorland |
| Birneyknowe | 12 | 132.00 | Grassland with Hills |
| Birneyknowe | 2 | 132.00 | Grassland with Rock Outcrops |
| Birneyknowe | 1 | 132.00 | Southern Uplands with Scattered Forest |
| Cummings Hill | 7 | 126.50 | Cheviot Foothills |
| Earlshaugh | 22 | 125.00 | Southern Uplands with Scattered Forest |
| Fallago Rig Extension | 12 | 126.40 | Dissected Plateau Moorland |
| Highlee Hill | 13 | 176.00 | Southern Uplands Forest Covered |
| Inch Moor | 16 | 126.50 | Upland Fringe Moorland |

APPENDIX 6: ASSESSMENT OF LANDSCAPE CAPACITY FOR LANDSCAPE CHARACTER TYPES

1. Dissected Plateau Moorlands

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Large scale plateau like landscape with some more defined hills in the Western Pentlands area. Low |
| Landform | Gently undulating plateau landscape formed by the summits of level topped ridges and hills separated by steep sided valleys creating topographical containment within the central areas. Hills and steep valleys are more prominent in the West Pentlands area. Low (West Pentlands area. Medium) |
| Pattern | Simple landscape pattern with matrix of heather moorland and acid grassland with blanket bog on some higher elevations. Pockets of substantial woodland planting can also be found within this landscape character area creating woodland blocks within the landscape. Low/ Medium West Pentlands contains a number of farmsteads, reservoirs and agricultural farmlands. Medium |
| Development | Current settlement pattern is predominantly sparsely settled with individual farmsteads and dwellings. Low . West Pentlands area has slightly more development within it. Medium |
| Quality | Many areas are unaffected by development creating a wilderness exposed quality. High |
| Elements and Features | Distinctive and prominent rounded hills, the edges of which create a distinctive skyline within the vicinity when viewed from lower elevations. The Western Pentlands area also contains 2no. reservoirs. Medium/ High |
| Context | Surrounding landscapes are lowland agricultural valley landscapes with greater human habitation the outer slopes of these areas will be more visible than the interior. Medium |
| OVERALL RATING | Low/ Medium West Pentlands area Medium |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | Low number residential receptors within the Moorfoot Hills LCA, some minor roads cross this area. Low/ Medium The Southern Upland Way passes through the southern area of the Lammermuir LCA. The West Pentlands LCA is more accessible as a wilderness landscape to a larger number of receptors with local walking routes found within this LCA. High/ Medium . |
| Internal Visibility | Open unobstructed internal visibility from the high points of the plateau, internal visibility will decrease within valleys cutting into the plateau, outer slopes will have views looking down into the valleys. Medium |
| External Visibility | Peripheries will be widely visible from surroundings and potentially from a distance, internal areas will be less visible or not visible when viewed from outwith the LCA due to topographical containment created by the upland plateau landscape. Medium (West Pentlands area has a much greater external visibility due to it's proximity to Edinburgh and settlements within Midlothian and East Lothian. High) |
| OVERALL RATING | Medium Western Pentlands and Lammermuir Hills LCA has a Medium/ High rating |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | The Western Pentlands Character area is influenced by the Pentlands Regional Park, which is located to the north and north west of the LCA. The Lammermuir and Moorfoot Hills contain Scheduled Ancient Monuments, SLA and the non-landscape designation of a SSSI. High |
| Community value | Areas within the Lammermuir Hills, Midland Valley and Moorfoot Hills will all be used by the local population and by visitors as a recreational area. The Lammermuir Hills area includes the Southern Upland Way, the Moorfoot Hills area includes the NCN Route 1 and to the north east and north west lie's the Western Pentlands LCA lies the Pentlands Regional Park. Western Pentlands and Lammermuir Hills LCAs Medium/ High Moorfoot Hills LCA Medium |
| Cultural value | No designated viewpoints but views will be afforded from informal paths and the Southern Upland Way (Lammermuir Hills LCA), some locations of interest, Hillforts and Cairns. Medium Lammermuir Hills LCA will be Medium/ High due to the Southern Upland Way |
| Perceptual | Tranquil, windswept with a wilderness character. High |
| OVERALL RATING | Moorfoot Hills LCA Medium/ High Western Pentlands LCA has a High Rating due to the greater prominence and recreational value. The Lammermuir Hills LCA will also have a High rating in the southern area influenced by the Southern Upland Way. |

2. Plateau Grassland

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Large scale landscape with areas of farmland grasslands reminiscent of platform farmlands. Low/ Medium |
| Landform | Gently undulating/ rolling large relatively low dome shaped hills. Low/ Medium |
| Pattern | Simple land pattern with areas of heather moorlands on more elevated locations and blocks of conifer plantation woodlands. Outer less elevated slopes have rough pasture fields enclosed by simple dry stane walls. Low/ Medium |
| Development | Sparsely developed with individual farmsteads and dwellings located on outer slopes. Low/ Medium |
| Quality | Open agricultural areas on outer slopes and open heather moorlands creating a strong rural character. High |
| Elements and Features | Landscape has convex outer slopes that contrast with the gentler undulating land around this character type. Pylons, forestry, minor roads and access tracks, A roads, historic cairns and cultivation terraces and more recent windfarm development are all present within this landscape. Medium |
| Context | Either side of this character area are busy A roads and small to medium sized settlements that will have a view onto the outer slopes and high points of this character area, views into the character area will be limited to the outer slopes from the settlements and busy roads. Medium/ Low |
| OVERALL RATING | Medium |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | Within the site there are a low number of potential receptors with individual farmsteads and dwellings present. The busy A roads and settlements outwith the site will potentially have a limited view of any development within the character area. The northern slopes have a view over Edinburgh, Lothians, East Lothian and Fife (distant and only on a clear day). Low/ Medium |
| Internal Visibility | The gently rolling/ undulating broad hill landscape frames views across wide valleys as well as screening views from lower elevations looking into the LCA. Medium |
| External Visibility | There will be clear views looking from the lower valleys to the east and west of turbine development on the edges of this character area and partial views of turbine development within the central areas of this LCA from the settled valleys either side of this upland spur. There are wide panoramic views over Edinburgh (and on a clear day Fife) as well as the Lothians from the northern slopes of this LCA. The Southern Upland Way is located to the south east of this LCA, developments in the southern section of this LCA will be visible from this long distance path. There is currently a number of windfarm developments within this LCA resulting in cumulative impacts associated with multiple developments. Medium/ High |
| OVERALL RATING | Medium |

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | There are no national or local landscape designations within this character area, there are however a few scheduled ancient monuments and on the outer slopes SBC designated Landscapes. Low/ Medium |
| Community value | There may be informal paths used by local residents within this area, there are no long distance paths or national cycle routes. Low |
| Cultural value | There are a few SAM's present in this area: Cairns, Hill forts and historic cultivation terraces present. Low/ Medium |
| Perceptual | This landscape has an open rural agricultural undulating character with areas that have more of a wilderness character. Medium/ High |
| OVERALL RATING | Low |

3. Plateau Outliers

| Landscape Character Sensitivity | Criteria /Thresholds |
|---------------------------------|---|
| Scale | Large scale with more intimate localised areas within incised river valleys. Low/ Medium |
| Landform | Large undulating hills forming high ridgelines divided by deep valleys and glens. Medium |
| Pattern | Simple, field enclosures on lower slopes and rough grassland grazing on higher slopes with heather moorland. There are two large plantation woodlands within the character areas creating dense conifer plantation blocks. Low/ Medium |
| Development | There is little development within the character areas, a few individual farmsteads and dwellings are present on the lower sheltered slopes. Low |
| Quality | The area has a rural, undeveloped, exposed quality. High |
| Elements and Features | There are walking routes within this LCA, some lead to viewpoints, there are deep incised valleys and glens with small to medium sized burns, historical forts, settlements and cairns are present. High |
| Context | There are busy A and B roads around these character areas with small settlements and an increase in farmsteads within the more sheltered valleys around the character areas that will have a view of the outer slopes only. Medium |
| OVERALL RATING | Medium |

| Visual Sensitivity | Criteria |
|-----------------------|--|
| Receptors | The recreational walkers will have views of the interior of this character area. Owners of the sparsely distributed farmsteads and dwellings around the character areas along with road users will have views to the peripheral slopes of these character areas. Medium/ High |
| Internal Visibility | There are open long distance views from the hill tops and enclosed views within the valleys, both will be over undeveloped rural grazing and moorland with a wilderness character. Medium |
| External Visibility | There will be views to and from the high points onto the surrounding glens and valleys as well as views from the surrounding roads and small settlements onto the prominent peripheral slopes forming a skyline feature. Medium/ High |
| OVERALL RATING | Medium/ High |

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | This Broughton Heights LCA is predominantly covered by a SLA with the southern area designated as part of a larger NSA, the south eastern tip of the Eddleston/ Lyne Interfluvium LCA is part of a SLA and NSA. Both areas contain SAMs and Listed Buildings. High |
| Community value | There are a number of footpaths within the character area and high viewpoints over the surrounding countryside. High |
| Cultural value | The character area contains a number of historic settlements, forts and cairn sites. Medium |
| Perceptual | The character area has no roads within it and only the occasional farmstead or dwelling on the lower more sheltered slopes of the hills, the open undulating hills and glens create a wilderness quality. High |
| OVERALL RATING | High/ Medium Broughton Heights LCA will have a High rating due to the NSA and SLA designation |

4. Southern Uplands with Scattered Forest

| Landscape Character Sensitivity | Criteria /Thresholds |
|---------------------------------|---|
| Scale | Large scale upland character. Undulating plateau creates enclosure in broad valleys that contrast with the more elevated undeveloped remote hill tops, elevated areas and ridgelines within this LCA. Medium/ Low |
| Landform | Large plateau like landscape of upland undulating dome shaped hills separated by incised river valleys. Relatively simple landform with rough grasslands, moorlands and conifer plantation woodlands. Medium/ Low |
| Pattern | Simple landscape pattern of open rough grazing, open heather moorland with conifer plantation woodlands with reservoirs. More sheltered valley areas creating strong blocks of dense conifer woodland and provide communication routes through the Plateau. Medium |
| Development | Sparsely populated with the occasional farmstead in lower sheltered areas, valleys contain some important 'A' road connections to neighbouring Dumfries and Galloway and England. Low/ Medium |
| Quality | Open, rural, exposed windswept area with a wilderness character. High |
| Elements and Features | Few features, the occasional road with an upland character or reservoir/ Loch are present. The plateau landscape is drained by numerous small burns that feed into larger burns and rivers (River Tweed and its tributaries). Medium |
| Context | There are no settlements and the occasional farmstead/ dwelling that may have a view into the character area, the high points of the plateau are sometimes prominent from the valleys and flatter areas below. Low/ Medium |
| OVERALL RATING | Medium |

| Visual Sensitivity | Criteria/ Thresholds |
|-----------------------|---|
| Receptors | There are very few individual farmsteads or dwellings, the occasional road within the character areas will increase receptors locally as will local footpaths. Low Broadlaw Group LCA contains the Southern Upland Way. High/ Medium |
| Internal Visibility | Long distance open views from the high points. Within the LCA views will generally be limited by the interlocking spurs of the plateau. Medium The Southern Upland Way within the Broadlaw Group will extend visibility within the upland areas. High/ Medium |
| External Visibility | There may be limited views from the nearest settlements and roads within the valleys and lower elevations. Due to the topographical containment created by these broad areas of plateau. Low/ Medium The eastern area of the Broadlaw Group LCA will have increased external visibility as settled valleys cut into this LCA. Medium |
| OVERALL RATING | Medium/ Low Broadlaw Group has a High/ Medium overall rating due to the Southern Upland Way and the settled valleys cutting into this LCA that increase receptors, recreational use and internal/ external visibility. |

| Landscape Value | Criteria/ Thresholds |
|-----------------------|---|
| Designations | The whole of the Broadlaw Group LCA is fully within an SLA and the northern part is part of a larger NSA, it also contains a large SSSI. Although not a landscape designation, the southern tip of Broadlaw Group area is within the Eskdalemuir seismological Array exclusion zone. The Dun Knowe Group and the Cauldcleuch Head group are not part of a SLA or NSA. Low Broadlaw Group has a High rating due to the SLA and NSA designation. |
| Community value | The Southern Upland Way is within the Broadlaw Group LCA. Local footpaths, fishing Lochs, picnic areas and car parking areas facilitating community use are within all of the LCA. High/ Medium Broadlaw Group has a High rating due to the Southern Upland Way. |
| Cultural value | There are historic settlement and fort sites on the lower slopes of the plateau, the open exposed rural character will be a highly valued quality by the local and regional population and a draw for tourists. The Broadlaw Group LCA contains the Southern Upland Way increasing its cultural value. High |
| Perceptual | This is an upland landscape with a matrix of woodland and moorland creating a wilderness character that will be highly valued by the local population and visitors to the Scottish Borders who will potentially use this area recreationally. High |
| OVERALL RATING | High |

5. Southern Uplands Forest Covered

| Landscape Character Sensitivity | Criteria /Threshold |
|---------------------------------|---|
| Scale | Large simple Upland Character interrupted by isolated peaks above the large and open areas of moorland/ forestry. Low/ Medium |
| Landform | Simple landform of gently undulating rounded hills with enclosed valleys between high points. Medium/ Low The Wauchope/ Newcastleton area has a more open simple landform. Low |
| Pattern | Large commercial forestry plantations cover much of this character area, This can be divided into separate forestry areas; some felled, some mature and areas of younger trees all of which create strong localised boundaries within this LCA where edges are viewed. Areas of open moorland and rough grazing are found in this character area. Medium |
| Development | There is sparse development in this character area with few farmsteads and the occasional upland rural road passing through this landscape. Low |
| Quality | This landscape has a rural upland character, the plantation woodlands add to this quality, however recently felled areas of forestry could locally lower this quality. Medium/ High |
| Elements and Features | There are a few viewpoints along the upland rural roads that cross the character areas. A few cycle routes pass through this area and there are a few core paths as well as cultural heritage sites, cairn's stone circles and sites of settlements can all be found. Medium sized rivers flow within gently undulating valleys which generally contain the road network. Medium |
| Context | Strong edges and boundaries to intact areas of woodland create a backdrop when seen from surrounding character areas as well as from roads within the site. Medium |
| OVERALL RATING | Medium |

| Visual Sensitivity | Criteria |
|-----------------------|--|
| Receptors | Few residential dwellings within this character area, there are occasional roads within the character areas where views will be afforded over valleys to wooded hills and there are a few footpaths within the area. Low Receptors increase significantly around the Carter Bar A68 viewpoint area of the Wauchope/ Newcastleton LCA. Medium/ High |
| Internal Visibility | Hills and woodland within the area limits internal visibility. Within the Craik LCA there is a picnic area and tourist facilities. Low/ Medium |
| External Visibility | There are rural roads that will provide a degree of external visibility, however the wooded character and gently undulating hilly context will limit this. The Upland landscape and topography creates containment and there is lower intervisibility from settlements, transport routes and viewpoints. Low At the Carter Bar area on the A68/ border viewpoint with England there is a panoramic sensitive viewpoint over the borders region creating localised High sensitivity. |
| OVERALL RATING | Low Localised area with a High rating at the Carter Bar A68 border viewpoint with the Wauchope/ Newcastleton LCA . |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | Within the Wauchope Forest area there is a SSSI located in a small area in the north east and a few listed buildings, both areas have a number of SAMs. The southern and western areas of the Craik area is within the Eskdalemuir Seismological array 10km exclusion area. Medium/ High Wauchope/ Newcastleton area Medium . |
| Community value | Limited recreational value, few core paths, Southern Upland Way enters a small area in the western section of the Craik Forest area. Low/ localised pockets within each area of Medium |
| Cultural value | Forested upland areas could be perceived as having a modern cultural value as a 'wilderness', however to the trained eye this is planned development. There are a few historical cairns, settlements and stone circles present. Medium The Carter Bar A68 viewpoint/ England Border has a High cultural value. |
| Perceptual | The forested nature of this landscape could be perceived as wild, despite its planned nature. Medium/ High |
| OVERALL RATING | Medium/ High Wauchope/ Newcastleton area has an overall rating of Medium , however the Carter Bar viewpoint/ A68 England Border area has a High rating. |

6. Cheviot Uplands

| Landscape Character Sensitivity | Criteria /Thresholds |
|---------------------------------|---|
| Scale | Relatively simple upland undulating landscape of steeply sided hills with incised river valleys. Low/ Medium |
| Landform | Undulating upland landscape with steeply sided valleys, hills create ridgelines and spurs. Medium |
| Pattern | Predominantly rough grassland with some areas of heather moorland, the lower elevations within the sheltered valleys contain simple enclosed grazing fields with the occasional shelterbelt of mature deciduous tree planting. Medium |
| Development | There is the occasional farmstead located within the sheltered valleys along minor single track roads. The Pennine Way enters this LCA. Medium/ Low |
| Quality | This is an undulating valley and hill landscape, sparsely populated, higher ground has a rural open exposed semi wild character. Medium |
| Elements and Features | The interlocking hills create strong ridge lines and spurs between which are strong valley landscapes with burns and small rivers. High |
| Context | The high points within this landscape will be more visible from the surrounding context, which is a National Park to the south and east, the Pennine Way enters the LCA and loosely follows the English Border with Scottish Borders Council. However, this LCA is a sparsely inhabited landscape and contains a few minor rural roads. Medium/ High |
| OVERALL RATING | Medium/ High |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | There are few farmsteads and dwellings, the Pennine Way loosely follows the English Border and enters the site and the Northumberland National Park is located immediately to the east and south of this LCA. Medium/ High |
| Internal Visibility | Interlocking hills creating spurs and ridgelines will reduce internal views, the presence of the Pennine Way will increase receptors and allows for views over this landscape. Medium |
| External Visibility | There will be views from the minor roads around this character area and the Pennine Way that follows the English Boundary as well as from promoted regional viewpoints in the Northumberland National Park (Cheviot Hill). This LCA generally has a lower intervisibility created by topographical containment. Medium/ High |
| OVERALL RATING | Medium/ High |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | The whole of the character area is part of a SLA that adjoins and is continuous with the Northumberland National Park in England, relatively high concentration of SAMs. High |
| Community value | There are a number of local footpaths along ridgelines, the Pennine Way loosely follows the English Border and enters the character area. High |
| Cultural value | There is a high concentration of historic fort, settlement and cairn sites within the character area, the Pennine Way follows the border with England and the Northumberland National Park in England borders this LCA. High |
| Perceptual | This character area has a strong upland rural character with a strong landform character of ridges and valleys with views from promoted regional viewpoints in Northumberland National Park and the Pennine Way follows the Border with England. High |
| OVERALL RATING | High |

7. Cheviot Foothills

| Landscape Character Sensitivity | Criteria /Thresholds |
|---------------------------------|--|
| Scale | Medium/Large scale landscape. Medium/Low |
| Landform | Undulating upland landform with broad sloping areas and broad flat platform areas enclosed by hills and plateau edges. High/ Medium |
| Pattern | Simple enclosed grazing fields with more open rough grassland areas there are areas of commercial plantation forestry creating blocks of dense woodland. Medium |
| Development | There are a greater number of individual farmsteads and small settlements/ groups of individual dwellings and a greater number of minor roads. However this is still a relatively sparsely populated landscape. Medium |
| Quality | This landscape has an open rural upland character and is broadly enclosed by the higher hills of character areas to the south and east. This forms the middle distance view from Carter Bar/ A68 English Border viewpoint forming a high quality view and first impressions of Scottish Borders. Medium/ High. |
| Elements and Features | There are simple enclosed grazing fields, some with shelterbelts and larger areas of commercial conifer plantations. There are a number of medium sized hills drained by burns and small rivers. There is also a larger number of historic sites with forts, settlements, Cairns and roman camp sites within the character area. Dere Street was a roman road, today this is a long distance footpath. High |
| Context | There is locally large sized settlement to the north west (Jedburgh) that may have a view of the high points within the character area. High points to the east and south will look over this landscape. The majority of this area is sparsely populated. There will be views from the popular Carter Bar/ A68 English Border viewpoint over this landscape. High |
| OVERALL RATING | Medium/ High |

| Visual Sensitivity | Criteria |
|---------------------|--|
| Receptors | There are sparsely distributed individual farmsteads and dwellings with the occasional larger grouping of dwellings and a number of minor and more important A roads that will be receptors within this landscape. There is the Dere Street historical route, now a footpath, within this LCA and the popular Carter Bar/ A68 English Border viewpoint overlooking this landscape. This provides an important first impression of the Scottish Borders and Scotland from England. Medium/High |
| Internal Visibility | There are medium distance views within this landscape across the broadly sloping areas framed by the more rolling or gently undulating areas. The broad undulating landscape creates pockets of containment. Medium/ High |
| External Visibility | There will be views to and from the high points to the east and south that will overlook the character area, the town of Jedburgh to the north west may have limited views of the high points within the character area. There will be views over this landscape from the Carter Bar/ A68 England/ Scotland viewpoint. High |

| | |
|-----------------------|--------------------|
| OVERALL RATING | Medium/High |
|-----------------------|--------------------|

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | The eastern area of the character area is within a larger SLA, the character area contains a number of SAMs and listed buildings. Medium/ High |
| Community value | The character area contains a number of cycle routes and core paths, this includes the Dere Street historical route. Medium |
| Cultural value | There are a number of historic sites, including a roman fort and sites of historic settlements, forts and cairns. The Carter Bar viewpoint on the England/ Scotland Border will provide views over this landscape and provide a first impression of Scotland to visitors. High |
| Perceptual | The landscape has an upland farmland character, perceived as rural and is part of the first impression of Scotland to visitors from the Carter Bar viewpoint on the English Border. Medium/High |
| OVERALL RATING | High/ Medium |

8. Rolling Farmland

| Landscape Character Sensitivity | Criteria /Thresholds |
|---------------------------------|---|
| Scale | Gently rolling medium scale transitional mid lowland/ upland landscapes. Medium |
| Landform | Gently rolling, undulating and enclosed at locations forming low gently sloping hills and isolated almost incised valleys. Occasionally more prominent and distinctive landforms such as the Minto Hills area and Lempitlaw around Kirk Yetholm. Medium |
| Pattern | There is a strong rural farmland pattern of enclosed arable and grazing fields with established hedgerows shelterbelts and small areas of broadleaved woodland. Upland more elevated areas have rough exposed grazing grassland with small areas of conifer plantation woodland. Medium/ High |
| Development | There is a greater concentration of farmsteads, individual dwellings and small settlements within this character area than higher more exposed areas. A number of busy A roads pass through these areas. Medium/ High |
| Quality | The landscape is intact as an agricultural landscape with a strong sense of field enclosure. Medium/ High |
| Elements and Features | There are numerous established hedges and established broadleaved shelterbelts as well as some commercial plantation woodlands, locally prominent high points and gentle valleys containing small burns and rivers. The Westruther Platform contains the Southern Upland Way in the north western area of the LCA. Medium/ High |
| Context | These character areas are generally located under areas of higher ground and will be fairly prominent from these higher locations. The Oxnam area contains the eastern area of Jedburgh and therefore the localised area to the east of this settlement will be more visible from this medium sized settlement, outside this area the sensitivity will be medium. Medium |
| OVERALL RATING | Medium/ High |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | There are a number of individual farmsteads and dwellings present in these character areas, larger settlements are found within the lower elevations of the main river valleys. There are a number of busy roads and minor roads within these character areas as well as local and core footpaths and cycleways. Medium/ High The Westruther Platform LCA contains the Southern Upland Way which will slightly increase sensitivity. The Oxnam area has fewer receptors, sparsely distributed farmsteads and dwellings east of Jedburgh. The majority of this area will have a Medium sensitivity with a small area of High sensitivity in the immediate vicinity of Jedburgh and the A68. Lempitlaw also has fewer potential receptors |
| Internal Visibility | The gently rolling and broad gentle sloping landform will provide mid to long range views across the landscape, in places these are restricted by established shelterbelts and woodlands as well as intervening high points of local prominence, from which long distance views are afforded.. Medium/ High |
| External Visibility | Each individual area within this character area has an adjoining character area of higher ground from which there will be views into the character area. The flatter broadly sloping areas will also be more visible. Medium/ High |
| OVERALL RATING | Medium/ High Lempitlaw and Oxnam. Medium |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | The West Linton Synclinal Belt (Midland Valley) section is partly within a SLA, this area also contains a SSSI and ancient woodland as well as listed buildings. The Lempitlaw area contains Listed Buildings, the Oxnam area contains listed buildings and a small area of a larger SLA and the Minto Hills area contains a small section of a larger SLA and listed buildings. The Westruther Platform LCA contains a number of SBC designated landscapes (however not on the inventory of Gardens and Designed Landscapes do provide an indication of landscape quality). High/ Medium |
| Community value | All areas contain local path networks and cycle routes. The Westruther Platform contains the Southern Upland Way in the western area of the LCA. Medium/ High |
| Cultural value | There are ancient woodlands present as well as sites of historic forts, settlements and Cairns. Medium/ High |
| Perceptual | Perceived rural farmland character that is relatively accessible to a large number of people who live or travel through these character areas. Medium/ High |
| OVERALL RATING | Medium/ High |

9. Platform Farmland

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Medium to large scale, broad gently rolling landscape. Medium |
| Landform | Broad, gently undulating with fairly small variations in height, small incised river valleys. Medium |
| Pattern | A relatively simple pattern of open grazing and arable fields with simple field boundaries of post and wire fences and some hedgerows. There are a few areas of established woodland. Medium |
| Development | There is little development within the character area with distributed farmsteads and individual dwellings. There are other developments including overhead pylon development. Medium |
| Quality | The integrity of this landscape is fairly intact as a unit of elevated agricultural farmland. Medium/ High |
| Elements and Features | There are fairly simple features within this landscape of open agricultural fields, simple field boundaries and established shelterbelts and one line of overhead electricity pylons in the north western section of this area. The Southern Upland Way long distance path passes through this LCA. Medium/ High |
| Context | The north eastern outer slopes of the character area will be highly visible from the busy A1 and east coast main line along the coast. Internally within the character area visibility will reduce. The Southern Upland Way passes through this LCA. Medium/ High |
| OVERALL RATING | Medium |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | There are individual farmsteads and dwellings within this character area and nationally important infrastructure routes just outside the area along the north eastern boundary. The Southern Upland Way passes through this area. High/ Medium |
| Internal Visibility | There are medium length views within this character area across the broad gently undulating landform, intervening established woodlands and shelterbelts partially screen some views, large areas of the LCA will be visible from the Southern Upland Way and outer eastern slopes visible from coastal and lowland areas. High/Medium |
| External Visibility | The north eastern slopes and high points will be visible from the coastal infrastructure routes and the area is visible from nearby surrounding high ground. High/Medium |
| OVERALL RATING | High/ Medium |

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | The eastern area of this LCA contains a small area of a SLA. There are two listed buildings and the Southern Upland Way passes through this area. Medium/ Low |
| Community value | The Southern Upland Way cuts across this character area and there are a number of local core and informal paths as well as cycle routes. Medium/ High |
| Cultural value | There are a few cultural or historical sites within this character area as well as the Southern Upland Way. Medium/ High |
| Perceptual | Gently rolling broad landscape with views to and from the coast from the John Muir Way and busy east coast mainline (railway) and A1 links to England. There will be views to and from the LCA, including from the Southern Upland Way. Medium |
| OVERALL RATING | Medium |

10. Grassland with Rock Outcrops

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Rolling or undulating landscapes, medium in scale. Medium |
| Landform | Undulating landform with low to medium height differences creating some broad plateau bowl-like landscapes, rural semi upland character above a large regional settlement (Hawick). Some areas with distinctive ridges, knolls and outcrops. Medium |
| Pattern | Simple Landscape pattern of large open undulating grazing fields enclosed by post and wire fences, there are a few established commercial forested areas and shelterbelts. Medium |
| Development | Sparsely developed with the occasional farmstead and dwelling present there are a few minor single track roads present. Medium |
| Quality | Intact comprehensive landscape reading as a semi upland farming landscapes elevated above Hawick. Medium |
| Elements and Features | The most prominent feature of this landscape is the landform itself, the undulations create locally distinctive ridgelines elongated hill tops towards the peripheries in a north east to south west direction. Internally the landform creates upland plateau like landscape with broad enclosed areas. Medium/ Low |
| Context | The outer slopes facing Hawick are prominent features visible and provide a rural setting to the settlement. High Internal areas are less visible from lower elevations or settlements. Low |
| OVERALL RATING | Medium Outer slopes facing Hawick have a High/ Medium sensitivity. |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | Farmsteads and minor roads are within the character areas, outer slopes are fully visible from Hawick and the receptors within the valleys dividing up this group of LCA. Medium |
| Internal Visibility | Mid range views, partially obscured by undulating topography. Medium/ Low |
| External Visibility | Views afforded to and from Hawick from the outer slopes, Whitehaugh, Midgard and Chisholme are more visible from Hawick and valleys that divide this group of LCAs. High The larger internal area within the Allan Water is less visible from Hawick. Medium/Low |
| OVERALL RATING | Medium Allan Water (iii) has a Medium/ Low sensitivity due to the large internal areas being less visible Chisholme is smaller with slopes above 2 settled valleys and the A7. Medium/High |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | The Midgard LCA contains a small area of a SLA. The Midguard, Whitehaugh and Chisholme LCA contain SSSI's and within the southernmost Allan Water LCA there are a number of SAMs. Medium/ Low |
| Community value | A fairly high number of local core path walks originate from Hawick as well as the long distance Borders Abbeys Way passes through Whitehaugh LCA. High/ Medium |
| Cultural value | A number of heritage sites near by including historic forts, settlements, Cairns and enclosures. Medium |
| Perceptual | Outer slopes provide a setting to Hawick, internal areas could be perceived as semi upland farmland areas. Medium |
| OVERALL RATING | Medium |

11. Grassland with Hills

| Landscape Character | Criteria /Thresholds |
|-----------------------|--|
| Scale | Varied, large to medium scale landscape. Medium/ Low |
| Landform | Fairly broad gently sloping areas of grassland with locally prominent hills, accentuated by the steeper slopes. Landscape has an open character. Medium Rubers Law area feels like a large spur jutting into the lowlands areas. High sensitivity Eildon Hills LCA has three conical regionally dominant landmark hills. High |
| Pattern | Simple landscape pattern of open agricultural grazing fields with post and wire fences, some with sections of broken hedgerows. There are shelterbelts within this character area that create a strong but simple visual pattern. Medium Rubers Law and Eildon Hills have a High sensitivity due to the large regionally dominant landmark hills. |
| Development | There are individual farmstead developments and the occasional collection of individual dwellings within this character area. Medium/ High Eildon Hills and Skirling LCA have more development internally or alongside and thus have a higher sensitivity. High |
| Quality | Open, rural landscape with regional landmark conical hills in the Eildon and Rubers Law LCA. Medium/ High Other LCAs contain less prominent hills that are not regional landmarks. Medium |
| Elements and Features | There are prominent high points and elongated ridges, on the lower slopes of the hills there are shelterbelts and established mixed woodlands. Small Burns and Rivers are present and an overhead electricity line with pylons. Medium Ruber's law and Eildon Hills LCA have a High sensitivity as the conical hills are regionally recognisable landmarks. |
| Context | Each area has elevated sections that are more prominent than the flatter areas affording long distance views to and from these high points within each area. High points outwith the character areas overlook some of the space. Eildon Hills and Rubers Law LCAs are locally and regionally prominent landmarks. The Settlements of Galashiels and Melrose are visible to and from the Eildon hills LCA. Tinto Hill and Broughton Heights are visible and prominent skyline features from the Skirling LCA. High/ Medium |
| OVERALL RATING | Medium/ High Rubers Law and Eildon Hills LCAs have a High sensitivity |

| Visual Sensitivity | Criteria |
|-----------------------|--|
| Receptors | Knock Hill LCA has a section of the Southern Upland Way within it increasing the number of receptors in this LCA. All LCAs have Individual farmsteads and groupings of individual dwellings and small settlements within them. The Eildon Hills LCA and Rubers Law contain popular viewpoints and walks that will look over these LCA and the flatter lowlands. The Bonchester Dunion LCA will be visible from Jedburgh and the smaller settlements around this LCA as well as important transport routes. High |
| Internal Visibility | There are occasional long distance views from areas within the character areas, these are mainly towards high points within or just outwith the areas. Within the majority of areas views are contained by undulating landform. Longer distance views will be afforded over the LCAs and wider agricultural lowland landscapes with larger settlements from the Eildon Hills and Rubers Law LCAs. High |
| External Visibility | The higher areas will have greater prominence and visibility in this landscape. The Skirling LCA area is visible from the Tinto Hill regionally prominent viewpoint in South Lanarkshire. High |
| OVERALL RATING | High |

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | All LCAs contain Listed Buildings, Eildon Hills, Knock Hill and Skirling LCA's contain SSSI's, and SAMs. The Eildon Hills area is part of a larger NSA. All LCAs have small or large areas that are part of larger SLAs. Medium/ High Eildon Hills has a higher sensitivity due to the NSA. High |
| Community value | Knock Hill contains a section of the Southern Upland Way as well as cycle routes and local footpaths, the Eildons and Rubers Law contain local walks and viewpoints, cycle paths can be found in Rubers Law and Bonchester/ Dunion LCAs. Medium/ High |
| Cultural value | Historic settlement, cairns, fort sites. Medium |
| Perceptual | This landscape is more accessible to a local population with locally and regionally prominent hills accessible, visually and physically. From within the character area there are views to and from high points. Medium. Rubers Law and the Eildon Hills have a High sensitivity |
| OVERALL RATING | Knock Hill, Skirling and Bonchester/ Dunion LCAs have a Medium/ High value. Eildon Hills and Rubers Law have a High value |

12. Undulating Grassland

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Large to medium scale landscape. Medium |
| Landform | Undulating hills with steeply sided valleys. Medium |
| Pattern | Consistent landscape pattern of open rolling grazing fields divided by simple dry stane dykes, rougher grasslands are found on more exposed hill tops. Mixed woodland is associated with river valleys, field boundaries with some larger conifer forestry areas. Medium |
| Development | There are small settlements, individual farmsteads and a few roads that cross the character areas. Medium/ High |
| Quality | The landscape has an undulating semi upland rural character, high quality. High/ Medium |
| Elements and Features | There are local high points of the undulating hills divided into simple fairly regularly shaped fields by dry stane dykes. There are a few larger rivers with established mature trees. Overhead electricity lines and pylons are located within East Gala, to the north of Galashiels. Medium |
| Context | These areas are above the regionally important and sizable settlement of Galashiels, the outer more prominent slopes of these LCA's will be visible from this settlement will be visible. There are a few small settlements within the character areas. Medium |
| OVERALL RATING | Medium |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | There are a number of individual farmsteads and dwellings as well as smaller settlements within the character area and a number of roads that will have receptors. The Southern Upland Way passes through this LCA, increasing the number of sensitive receptors. High/ Medium |
| Internal Visibility | The rolling landscape will reduce internal visibility, reducing views to short/ mid range, there will be views onto this landscape from the Southern Upland Way. High |
| External Visibility | Views of the outer more prominent slopes from Galashiels and routes along the River Tweed, the internal areas will be less visible from external areas. There will be views onto this LCA from the higher ground to the north, east and west. High |
| OVERALL RATING | High |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | SSSI's, SAMs, the West Gala area contains part of a larger SLA to the south western area. The East Gala LCA contains a small part of the NSA in the south east of the LCA. The prominent outer slopes facing Galashiels are designated as 'Countryside around Towns' to preserve the character and setting of the settlements within the Valley. Medium/ High |
| Community value | There are a number of local and core paths as well as the Southern Upland Way. Medium/ High |
| Cultural value | Currently this is an intact area of open grazing farmland with little or no development creating fragmentation or an interruption to the landscape. There are historic fort, settlement and cairn sites within the character areas. High/ Medium |
| Perceptual | These area could be perceived as a rural semi upland intact farmland landscape with little fragmentation or landuse. High/ Medium |
| OVERALL RATING | High/ Medium |

13. Poor Rough Grassland

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Medium to large scale but limited in area. Medium |
| Landform | Gently undulating and gently sloping landform with areas that are more enclosed and intimate in character. Medium |
| Pattern | Simple landscape of rough grassland and conifer plantation woodland. Low/ Medium |
| Development | There are a few individual farmstead developments in the western and southern areas. The busy A703 passes through this area. Medium |
| Quality | Intact area of open rough grassland with conifer plantation areas. Low/Medium |
| Elements and Features | There are small burns draining the area, these are within gently sloping valleys that are not prominent elements in the landscape. Regular blocks of conifer plantation. Occasional farms and small roads. Large Millennium Farm shed complex west of A703 in the west of area. Medium |
| Context | The busy A703 passes through this area, individual farmsteads and the Moorfoot Hills are visible to the southeast. Medium |
| OVERALL RATING | Medium |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | There are individual farmsteads within the area and a busy A road as well as minor rural roads and tracks within this relatively small area. Medium/ High |
| Internal Visibility | There are some longer distance internal open views afforded from some more elevated areas of the LCA. Northern area is highly visible to and from Edinburgh and Mid Lothian. High |
| External Visibility | Long distance views will be afforded from the Moorfoot Hills to the south and east, the Pentlands to the north west and south west and the Southern Uplands to the south. Medium/ High |
| OVERALL RATING | High/ Medium |

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | A small southern most area is part of a Scottish Borders Council designated Landscape (not inventory Garden and Designed Landscape). Low |
| Community value | No footpaths, no immediate public access provisions. Low |
| Cultural value | No historical sites of cultural interest. Low |
| Perceptual | The majority of receptors will be drivers of vehicles passing through this open, exposed environment. Medium |
| OVERALL RATING | Low/ Medium |

14. Upland Fringe Moorland

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Isolated relatively small area with a large scale character. Medium |
| Landform | Upland gently undulating with two locally prominent and distinctive hills. Medium |
| Pattern | Simple landscape pattern of rough grassland and Heather moorland, especially around the Darrington Hills, there are a few established mixed specie shelter belts. Medium |
| Development | There is little development, just a few individual farmsteads. Low |
| Quality | Barren, exposed, remote upland character with little existing development, landscape intact with few features. Medium/ High |
| Elements and Features | Contrast of rough grazing land and heather moorland divided by a dry stane wall. Two locally prominent hills overlook this space and a number of small burns drain the area in a radial fashion. One road passes through the space. Local Kaims features, possible glacial in origin. Medium |
| Context | The Lammermuir Hills are located to the north and north west, from which the LCA may be visible. The minor rural road to the north east of the area may allow views of the site. Low |
| OVERALL RATING | Low/ Medium |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | There are few farmstead developments in the character area and one rural upland road that passes over the character area. The Southern Upland Way passes close to North and western areas of LCA. Medium |
| Internal Visibility | There will be long distance views from the high point of the two Darrington Hills and medium distance views. Internally over the simple rough grassland/ Heather. Medium/ High |
| External Visibility | Views from rural road to the north eastern boundary, views maybe afforded from the Lammermuir Hills to the north and north west. there will be views from the Southern Upland Way to the LCA. Medium |
| OVERALL RATING | Medium/ High |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | The southern area of this LCA contains a SSSI, a RAMSAR Site, a SPA and SACs and the northern area of this LCA is part of a larger SLA. The area also contains a number of SAMs. High |
| Community value | There are no core paths or local paths present, a cycle route skirts the north eastern boundary. Low |
| Cultural value | Character Area contains The Kaims (possible glacial in origin) and Heriot's Dyke as well as a number of Cairns and standing stones. Medium/ High |
| Perceptual | This area could be perceived as a barren and upland wilderness. Medium/ High |
| OVERALL RATING | Medium/ High |

15. Lowland with Drumlins

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Large scale landscape. Low/ Medium |
| Landform | Generally flat to gently sloping with drumlins identified as low elongated hills, generally aligned north east to south west. Medium |
| Pattern | There is a relatively simple landscape pattern of large arable and some grazing fields divided by hedgerows, some with trees, there are a few shelterbelts also dividing fields. The field pattern is broken by the occasional designed landscape/ policy landscape and small mixed woodland group. Medium |
| Development | There are numerous individual farmstead developments and small settlements within this character area. There is greater human influence and development within this area. Medium/ High |
| Quality | This landscape is intact with little fragmentation as an intensive farming landscape. Medium/ High |
| Elements and Features | There are regular shaped fields with established hedgerows, some with trees and shelterbelts. The drumlins create localised features. Medium/ High |
| Context | The Character area is overlooked by the Lammermuir Hills to the north and the Southern Uplands or Cheviot Hills to the south and west. There are numerous small and medium sized towns within this landscape that will have localised views within this relatively flat landscape. High/ Medium |
| OVERALL RATING | Medium/ High |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | There are numerous individual farmstead developments dotted throughout this landscape as well as small and medium sized settlements within and outwith the character area that will be receptors. There are also a number of busy A roads connecting Scotland to England and numerous single track minor roads. High |
| Internal Visibility | There are long to medium range views within this relatively flat landscape, views are shortened by undulating Drumlins and shelterbelts or established woodland. Medium/ High |
| External Visibility | There are views from more elevated areas within the Lammermuir Hills and the Southern Uplands/ Cheviot Hills as well as more local views from busy A roads and quieter rural roads The southern areas (north east of Kelso) have a higher intervisibility. Medium/ High |
| OVERALL RATING | Medium/ High |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | The whole area is within prime agricultural land, there are numerous listed buildings spread throughout this area and a Historic Garden and Designed landscape. Medium/ High |
| Community value | Hirsel country park, picnic areas, core paths, cycle routes and a viewpoint. This area is accessible to a large number of people who live within the area or nearby. High |
| Cultural value | There are a number of historic sites within this area, including defensive sites. The farmland landscape also has a cultural value itself. Medium |
| Perceptual | This landscape is accessible to a larger population who live within it, it contains one of the main east coast routes between Scotland and England. The farming landscape can be perceived as an intact whole with a high quality. High/ Medium |
| OVERALL RATING | High/ Medium |

16. Rolling Lowland Margins

| Landscape Character | Criteria /Thresholds |
|-----------------------|--|
| Scale | Medium scale landscape with some more intimate areas. Medium/Low |
| Landform | Gently undulating with flat areas. Medium |
| Pattern | Large scale arable fields divided by hedgerows, some shelterbelts divide the area further. Landscape is intact as an agricultural landscape. Medium |
| Development | There are small to medium scale settlements and numerous individual farmsteads or dwellings dotted throughout the landscape. High/ Medium |
| Quality | The landscape has a managed character associated with intensive arable land uses. Medium/ High |
| Elements and Features | There are a few medium sized rivers that drain the higher ground of the Scottish Borders. Other elements include hedgerows, large regular shaped fields, shelterbelts and the occasional area of mixed woodland. Medium/ High |
| Context | The busy A1 and east coast mainline railway passes through the Eye Water Lowland LCA, this is an important connection between England and Scotland and provides a first impression of Scotland to people visiting from England. There will be long distance views from the higher areas within the Lammermuir Hills. Medium/ High |
| OVERALL RATING | Medium/ High |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | There are numerous individual dwellings and farmsteads throughout the area, busy roads connecting England and Scotland and more regional and local roads. High/ Medium |
| Internal Visibility | There are long distance views afforded by the gently undulating landscape. High/ Medium |
| External Visibility | There are views from character areas to the north over the Lowland with Drumlins landscape and longer distance views from the Lammermuir Hills. The Maxwellheugh area has a higher intervisibility. High/ Medium |
| OVERALL RATING | High/ Medium |

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | Listed buildings and SAMs can be found within both LCAs. The Maxwellheugh LCA contains a small SSSI. Medium |
| Community value | Numerous core paths from small or medium sized settlements, core paths. Maxwellheugh LCA provides a setting to Kelso. Medium/ High |
| Cultural value | Historic fort sites, Culturally this landscape is associated with the more fertile landscapes of the east coast and Borders area. Medium |
| Perceptual | This landscape is also more accessible to people who live in the towns and other developments within it, the A1 and east coast main line (railway) pass through this area and it can be perceived as an intact unit of agricultural land. Medium |
| OVERALL RATING | Medium |

17. Lowland Margin Platform

| Landscape Character | Criteria /Thresholds |
|-----------------------|--|
| Scale | Large scale open agricultural landscape. Medium/ High |
| Landform | Very gently rolling landscape. High/ Medium |
| Pattern | An open landscape of large arable and grazing fields divided by dry stane dykes and hedges, some trees and shelterbelts are present as well as larger areas of woodland. Medium/ High |
| Development | There are individual farmsteads within this landscape and a few smaller settlements, there are two lines of overhead electricity pylons passing through this area. High/ Medium |
| Quality | This landscape has an intact semi lowland strongly rural and exposed agricultural character. High/ Medium |
| Elements and Features | There is the occasional medium sized river and burn present. The grid of dry stane dykes is a strong element of this landscape which is strengthened by the linear roads, these strong linear elements are occasionally broken by areas of woodland. Medium/ High |
| Context | This semi lowland landscape has views over the lowlands to the east. Medium/ High |
| OVERALL RATING | High/ Medium |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | There are a number of individual farmsteads and medium sized settlements within the character area as well as the receptors that will travel along the rural A roads that pass over the area. High/ Medium |
| Internal Visibility | There are medium to long distance views afforded by the gently rolling landscape. At places these are partially screened by vegetation. High/ Medium |
| External Visibility | There are a few small hills that will overlook this area from the north, east, south and west. Medium/ High |
| OVERALL RATING | High/ Medium |

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | This area contains prime agricultural land, a SSSI and a few listed buildings. Medium |
| Community value | Short distance core paths are found around the two largest settlements. There is a sizable community living within this landscape who could view this landscape as an open relatively undeveloped rural agricultural landscape. Medium/ High |
| Cultural value | The remains of the Greenknowe Tower to the west of Gordon. Low |
| Perceptual | This open exposed semi upland landscape could be seen as having low recreational value but a higher visual scenic value as you travel through the rural agricultural landscape. Medium |
| OVERALL RATING | Medium |

18. Lowland Margins with Hills

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Medium scale landscape with undulating, sometimes steeply sided and locally prominent hills. Medium/ High |
| Landform | Open rolling rural agricultural landscape with some more intimate feeling areas resulting from landform. Medium/ High |
| Pattern | There is a pattern of open rolling farmland divided into fields by hedgerows and the occasional dry stane dyke, the occasional shelterbelt woodland and the occasional larger woodland area. There are a number of policy landscapes with a greater coverage of woodland. Medium/ High |
| Development | There is sparse development in this area with the occasional farmstead and dwelling as well as a few small settlements. Medium/ High. |
| Quality | The landscape can be read as an intact managed landscape of agricultural use with policy landscapes. The high regionally prominent peak of Black Hill increases this quality locally. Medium/ High |
| Elements and Features | The predominant element of this landscape is one of larger fields divided by established hedgerows and dry stane dykes with the occasional shelterbelt woodland and policy landscape. The numerous prominent rounded hills within this landscape dominate the character. Medium/ High |
| Context | There are views from this character area onto the lowlands to the east and the high points within the Eildon Hills are visible from most areas within this area. High/ Medium |
| OVERALL RATING | Medium/ High |

| Visual Sensitivity | Criteria |
|-----------------------|--|
| Receptors | There are farmsteads scattered throughout this landscape and a few small to medium sized settlements within the landscape, there are two policy landscapes within the area and a few medium sized settlements located just outside the character area. The high prominent regional hills of Black Hill and the nearby Eildon Hills will have a view over this landscape. High |
| Internal Visibility | Internal visibility is reduced by the undulating landscape and hills. There will be a panoramic views over this landscape from Black Hill, a regionally prominent hill and popular walking route. High |
| External Visibility | There will be views to and from the agricultural lowlands to the east and to and from the Eildon Hills to the west, there will be views of the western areas from the busy transport routes and settlements such as Earlston. High |
| OVERALL RATING | High |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | The area contains a Historic Garden and Designed Landscape, SSSI's, SAM's, Conservation Area, Listed Buildings and a small area of Ancient Woodland. The south and south western area is also part of a larger NSA & SLA. High/ Medium. |
| Community value | The area contains core paths, cycle routes and a viewpoint, Black Hill is a popular walk. Medium |
| Cultural value | There is a viewpoint overlooking the River Tweed that has associations to Sir Walter Scott, the area also contains a few historic hill forts and policy landscapes. Medium/ High |
| Perceptual | This area could be perceived as a semi upland environment with a rural agricultural character. Medium/ High |
| OVERALL RATING | Medium/ High |

19. Coastal Farmland

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Medium to large scale landscape. Medium/ Low |
| Landform | The landform is undulating with steeply incised valleys with woodland. Medium |
| Pattern | Large arable fields divided by hedgerows, there is the occasional hedgerow tree, the occasional woodland and forested area. Transport infrastructure tends to generally follow the coast within these LCA. Medium |
| Development | There are a few medium sized settlements as well as individual farmsteads, dwellings and tourism infrastructure developments such as the caravan park at Pease Bay. High/ Medium |
| Quality | Generally intact farmland landscape with some minor detractors such as quarries, transport routes and holiday parks. The coastline has a rugged windswept character; in places a relatively wild landscape, a character reflected by the tourism infrastructure along the coast. Cockburnspath. High/ Medium Coldingham. High |
| Elements and Features | The rolling agricultural landscape is interrupted by deeply incised river valleys that create strong landscape elements within this landscape. The coastal area is distinctive. High/ Medium |
| Context | This coastal area is prominent from the sea and is visible from the higher ground to the south west. High/ Medium |
| OVERALL RATING | High/ Medium |

| Visual Sensitivity | Criteria |
|-----------------------|--|
| Receptors | There are isolated farmsteads and dwellings as well as medium sized settlements, the main east coast railway line travels through the area as does the busy A1, both providing important connections to England. High/ Medium |
| Internal Visibility | Internal visibility is reduced locally by the undulating and deeply incised river valleys and inland by shelterbelts. Medium |
| External Visibility | The area will be visible from the sea, and the coastal area is highly prominent. Internal areas of this designation are less prominent but will be visible from higher elevations to the south west including the Southern Upland Way. High/ Medium |
| OVERALL RATING | High/ Medium |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | The coastal area is part of a larger SLA and the two areas contain listed buildings. High/ Medium |
| Community value | The Southern Upland Way begins/ ends within the Cockburnspath LCA and joins onto the Berwickshire Coastal Path, both areas contain core paths and cycle routes. Holiday parks in both areas. High |
| Cultural value | The coastal landscape is valued culturally and is visually prominent. High |
| Perceptual | This coastal landscape and settlements can be perceived as a valued landscape for residents and tourists. High/ Medium |
| OVERALL RATING | High/ Medium |

20. Coastal Pasture

| Landscape Character | Criteria /Thresholds |
|-----------------------|--|
| Scale | Medium/ large scale landscape with enclosed intimate valleys. Medium/ High |
| Landform | Gently undulating landscape with steeply incised valleys leading to the North Sea. Medium/ High |
| Pattern | Large arable and grazing fields divided by dry stane dykes, incised river valleys contain mixed woodland. There are planted shelterbelts within this landscape that with the hedgerows provide structure to the landscape. Medium/ High |
| Development | There are a few coastal harbour towns and smaller settlements inland as well as farmsteads. High/ Medium |
| Quality | The coastal landscape is highly regarded for its scenic qualities, reflected in the amount of tourism infrastructure located along the coast and designation as a SLA. High/ Medium |
| Elements and Features | The dry stane dykes and incised river valleys are prominent features of this landscape. The established shelterbelts and hedgerows provide structure and are the dominant features of the landscape. High/ Medium |
| Context | The undulating landscape will inhibit most long distance views, however there will be views over the lowlands with Drumlins from the southern part of the area. Medium/ High |
| OVERALL RATING | High/ Medium |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | There are coastal towns and individual farmsteads and small groupings of dwellings further inland. There is also the busy A1 and east coast mainline that are important connections between England and Scotland. There is a high degree of intervisibility from Transport routes and viewpoints. High |
| Internal Visibility | The undulating landscape reduces views across the landscape. Medium/ High |
| External Visibility | There are some long distance views to and from the Lowlands to the south west. There will also be long distance and dramatic views along the coast. There will be views from the A1 transport route when approaching from England to the south and when passing through this landscape. High/ Medium |
| OVERALL RATING | High/ Medium |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | The coastline is part of a SLA. Although not a landscape designation just off the coast is a SAC. The area also contains listed buildings and a number of SAMs (sites of historic hill forts). High/ Medium |
| Community value | Several settlements within or nearby. There are numerous core paths that connect within the Berwickshire Coastal Path and cycle routes. High |
| Cultural value | There are a few historic fort sites. The coastal landscape could have a high cultural value to the community. Medium/ High |
| Perceptual | The coastline has an open exposed rural character, the coastal landscapes have more of a wild character. Medium/ High |
| OVERALL RATING | High/ Medium |

21. Coastal Moorland

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Open large scale landscape with areas of smaller scale reference features. Medium/ Low |
| Landform | Broadly undulating plateau like landscape. Low/ Medium |
| Pattern | Large, open grazing fields divided by dry stane dykes. There are areas of open moorland and scrubby vegetation, dominated by gorse and areas of woodland planting. Medium |
| Development | There are individual farmstead developments and individual dwellings present within this area. The central area of this LCA is dominated visually by the Drone Hill windfarm. Medium |
| Quality | The landscape has an intact agricultural grazing quality with a windswept rugged and often dramatic coastal zone of relatively wild character. Medium (High along the coastal zone) |
| Elements and Features | A key element and feature of this character area is the dramatic coastal area. The Drone Hill windfarm dominates the central area of this LCA, the windfarm follows the strong linear agricultural features of the local landscape. Medium/ High |
| Context | The coastline is largely hidden, but slopes to the north west and east will be prominent when viewed from adjoining areas. The western edge escarpment will be visible from the busy A1 road and from LCAs to the south and west of this LCA. Medium/ High |
| OVERALL RATING | Medium/ High High along the coast. |

| Visual Sensitivity | Criteria |
|-----------------------|--|
| Receptors | There are individual farmsteads and dwellings within this area. Receptors will increase along the coast due to the presence of the Berwickshire Coastal Path and St Abbs Headland destination and viewpoint allowing views up and down the coastal zone. Medium/ High |
| Internal Visibility | Views are reduced by Topography, however along the coastal zone these views become much more open and extensive. Medium/ High High along the coastal zone |
| External Visibility | There are long distance views to and from this area along the coastal zone and from the outer slopes to the north west. Medium |
| OVERALL RATING | Medium/ High |

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | Most of this LCA is part of a larger SLA. Although not a landscape designation a SPA and SAC are located along the coastline. Medium/ High |
| Community value | The Berwickshire coastal path is located along the coast as is a promoted viewpoint at St Abbs Head promoting a view along this dramatic coastline. There is a cycle route along the A1107. Medium/ High |
| Cultural value | The coastal area has a greater concentration of cultural heritage features with historic hill forts and settlements along the coastal zone. Fast Castle and St Abb's Head lighthouse Medium/ High |
| Perceptual | This landscape has an open windswept rugged character, especially along the coastal zone. This character is semi wilderness on the plateau area and increases in wildness along the coastal zone. Medium/ High |
| OVERALL RATING | Medium / High High along the coastal zone |

22. Upland Valley with Pastoral Floor

| Landscape Character | Criteria /Thresholds |
|-----------------------|--|
| Scale | Narrow to broad valleys with more intimate areas at the narrower areas of the valleys, enclosed by hills of higher elevations before entering more lowland broad valley types. High |
| Landform | Small to Medium scales, narrow to broad valleys with enclosed intimate sections at higher elevations. High |
| Pattern | Open undulating grazing fields with the occasional arable field enclosed by dry stane walls with sections of woodlands and trees along the river course. Hedgerows are predominantly alongside roads that can be found within the valleys. High |
| Development | There are individual dwellings and medium sized settlements within the more sheltered valley settings, roads are located at a slight elevation just above the flat floodplains to reduce the occurrence of flooding. Medium/High |
| Quality | The landscape on the valley floor affords scenic vistas up and down the valleys and to the hills that enclose the landscape. The landscape can be read as an attractive intact rural farmland landscape with little to no industrialisation framed by the steep slopes of large Hills. High |
| Elements and Features | There are more areas of broadleaf woodlands and established broadleaf trees along river courses, roads and field boundaries, the dry stane dykes are a feature of this landscape. High/ Medium |
| Context | The lower elevations within the valley floor are overlooked by the higher elevations, hills and ridges that enclose the valleys. High/ Medium |
| OVERALL RATING | High/ Medium |

| Visual Sensitivity | Criteria |
|-----------------------|--|
| Receptors | There are residential dwellings and farmsteads within the valleys, there are a number of scenic drives and tourist routes along these roads. High |
| Internal Visibility | There are views up and down the valleys and to the hills and higher elevations that create containment for the valleys. Medium |
| External Visibility | There will be views from walks and viewpoints in the higher elevations that will look down onto these valleys. Medium |
| OVERALL RATING | High/ Medium |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | Lyne Water – Partly in NSA and SLA. Hillforts Liddel Water - Listed Buildings, Conservation Village, Ancient Woodlands. Upper Ettrick - Listed Buildings, SAMs, Historic gardens and Designed landscape, Historic Battlefields, Ancient Woodland. Upper Yarrow – north western area part of a SLA, Listed Buildings, eastern areas have Ancient Woodland. Manor Water – within a NSA, SLA, contains listed buildings. Upper Tweed / Biggar Water – within SLA, central area contains part of the NSA. Overall: Medium/High but Upper Tweed/Biggar and Manor Water High |
| Community value | Most of these valleys contain important infrastructure routes through the Borders region, as well as cycle routes, long distance footpaths and core paths. Medium/High Tweed/Biggar, Lyne and Yarrow with A roads High . |
| Cultural value | These valleys include a number of historic hill fort sites and settlements. Liddel Water hosts Hermitage Castle and Newcastleton. The valleys through the upland elevated hills will be valued by the local community as well as tourists and visitors. High |
| Perceptual | The valleys will be perceived as part of the more rural hilly/ mountainous areas of the Borders and represent a transitional landscape from the more elevated uplands to the broad settled middle and lower valleys. Medium/High |
| OVERALL RATING | Upper Tweed/Biggar and Manor Water. High Yarrow, Ettrick, Lyne and Liddel. Medium/ High |

23. Pastoral Upland Valley

| Landscape Character | Criteria /Thresholds |
|-----------------------|--|
| Scale | Medium to smaller intimate scale, gently sloping valley topography with steeper more elevated side slopes up to the Moorfoot Plateau and Lauder Common. Medium/ High |
| Landform | Valley landscapes with gently sloping sides, increasing in gradient as the slope reaches the base of the Moorfoot Plateau landscape. High/ Medium |
| Pattern | A strong pattern of grazing pasture on the flat valley floors with rough grazing on valley slopes and woodland plantation breaking up the valley embankments. High/ Medium |
| Development | The valley floors form important infrastructure routes into the Borders area, along these routes there are small settlements and individual farmsteads. High/ Medium |
| Quality | The landscape can be read as an intact river valley unit connecting the uplands with the lowlands. The valleys are a visually attractive rural landscape quality with broadleaved and conifer woodlands and shelterbelts and grazing farmland. High/ Medium |
| Elements and Features | The gently sloping valley sides contrasting with the flat bottomed valley is a strong element of this landscape. High/ Medium |
| Context | These landscapes provide important infrastructure routes through more upland environments. Vehicle and pedestrian routes from higher elevations will provide views down onto the valley floor. Medium/ High |
| OVERALL RATING | High/ Medium |

| Visual Sensitivity | Criteria |
|-----------------------|--|
| Receptors | There are numerous individual dwellings dotted along the busy road routes and a few small settlements. High/ Medium |
| Internal Visibility | There are long distance views afforded along sections of the valley. Medium/ High |
| External Visibility | External visibility is limited by the upland slopes of the Moorfoot Plateau. However there will be views up and down the valley. Medium |
| OVERALL RATING | High/ Medium |

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | Listed buildings can be found in both areas. The southern area of the Gala Water LCA contains a small area of countryside around towns, protecting the northern area and setting of Galashiels. The southern tip of Eddleston Water LCA contains a SLA designation, historic garden and Designed Landscape. Medium/ High |
| Community value | There are cycle routes within the areas, the local communities will value the landscapes' visual qualities. Medium |
| Cultural value | Historic sites of Forts and Settlements can be found within these areas. The Valley landscapes cutting through the more rugged upland characters will be valued by the local community. High/ Medium |
| Perceptual | The broad valley landscapes could be perceived as part of the uplands environment, dominated by the high points of the overlooking hills. High |
| OVERALL RATING | High/ Medium |

24. Upland Valley with Farmland

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Broad gently sloping valley, medium large landscape. High/ Medium |
| Landform | Gently sloping broad valley landscape, Upper Whiteadder is more enclosed with incised burn valleys and enclosed intimate areas that contrast with the broad open valley landscape of Upper Leader. High Medium |
| Pattern | There is a strong agricultural pattern of enclosed grazing and arable fields with post and wire fences, hedgerows and a high number of wooded shelterbelt boundaries that create a strong pattern on the valley floor. High/ Medium |
| Development | There are individual farmsteads and small to medium sized settlements within the area, a number of busy A roads pass through this area. High/ Medium |
| Quality | The areas have an intact rural agricultural landscape quality within an attractive broad valley landscape with incised burns on valley sides overlooked by Heather moorland and coarse grassland. Medium/ High |
| Elements and Features | The large fields are divided by post and wire fences, hedgerows and woodland shelterbelts, the shelterbelts create a strong visual element to this landscape. The main features also include rivers, burns, roads, tracks and residential developments. High/ Medium |
| Context | These valleys are visible from the surrounding high ground that will overlook them. Medium |
| OVERALL RATING | High/ Medium |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | Receptors will include hill walkers as well as residents who live in the settlements and individual dwellings/ farmsteads and people travelling through this landscape in vehicles, the A697 is an important connection between England and Scotland. High/ Medium |
| Internal Visibility | There are long distance views from elevated areas within the character areas whilst the smaller incised valleys of the burns that feed into the main rivers are of a smaller scale and enclosed. High/ Medium |
| External Visibility | There will be views from high points from the areas around these Character areas. Medium/ High |
| OVERALL RATING | High/ Medium |

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | The Upper Whiteadder character area is part of a larger SLA, the Upper Leader is partly within a SLA along its north eastern boundary. Both areas contain listed buildings and the Upper Leader area also contains a Historic garden and Designed Landscape area. High/ Medium |
| Community value | Core Paths and sections of long distance paths and cycle routes can be found in these areas. Medium/ High |
| Cultural value | Historic hill forts and settlement sites can be found in these character areas. Medium. |
| Perceptual | This area can be perceived as a strongly rural landscape that is visually and physically accessible to the local population as well as a large volume of people travelling through these areas. High/ Medium |
| OVERALL RATING | Medium/ High |

25. Upland Valley with Woodland

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Small to medium sized valley enclosed by outer slopes, broad in places, intimate in others. High/ Medium |
| Landform | Valley framed by high hills, valley floor broad in places, some areas have steep slopes and spurs punctuating the valley. High/ Medium |
| Pattern | More complex patterns in the landscape with hedgerows and stone walls enclosing grazing fields with broadleaved shelter belts and broadleaved woodland areas and more complex policy landscapes. Plantation conifer woodlands are also located within this character area. Major A and B roads are located within the valley bottom. High |
| Development | Roads tend to follow the flatter lands of the valley but above the floodplain, there are numerous individual farmsteads and dwellings as well as small to medium sized settlements and the larger settlement of Peebles located within the more sheltered valleys. High |
| Quality | This character area has a rural settled upland valley character. High |
| Elements and Features | This character area contains numerous tourism facilities and attractions including a Botanical Garden (Dawyck) as well as important roads, settlements and rivers with small burns and rivers feeding into them. The Southern Upland Way also follows the glen with numerous viewpoints along its route, the glen is also a starting point for more local footpaths and recreational routes and the entrance into Glentress mountain biking area and Go-ape. The River Tweed forms an important and strong natural element of this landscape with an international reputation for Salmon fishing. High |
| Context | Settlements, roads and infrastructure are generally located in the more sheltered location of the glen. The glen will be visible from higher elevations looking down onto this landscape. High |
| OVERALL RATING | High |

| Visual Sensitivity | Criteria |
|-----------------------|--|
| Receptors | There are settlements and numerous individual farmsteads and dwellings as well as important roads, Long and short distance footpaths and transport infrastructure. High |
| Internal Visibility | There are long distance views up and down the valleys and from the high points of the hills and mountains that frame the valleys. Medium/High |
| External Visibility | There will be views from the High points of the hills and mountains that frame the valleys. Medium/ High |
| OVERALL RATING | High |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | There is a high concentration of listed buildings within the valleys, the Middle Tweed and Lower Ettrick/ Yarrow LCAs are part of a larger SLA. The western section of the Middle Tweed LCA is also within a NSA. Throughout the character area there are areas of ancient woodland, Historic gardens and Designed Landscapes and Historic battlefields. High Ettrick and Yarrow Medium/ High |
| Community value | There are lots of local as well as a long distance footpath within the valleys and up to the hills and mountains. The river Tweed is an internationally renowned Salmon fishing river and recreational scenic location for the community and tourists. High |
| Cultural value | There are numerous historic forts, standing stones and settlement sites as well as more recent interventions such as viewpoints, Glentress mountain biking area and Botanical Gardens in Tweed. High Ettrick and Yarrow Medium/High |
| Perceptual | The valleys have an important regional role. Historically it is an important infrastructure route within the region reflected in the busy roads and larger settlements found here today. The valleys are also important for tourism as routes and destinations with open views onto upland hills and mountains. High |
| OVERALL RATING | High (Tweed) Medium/ High (Ettrick/Yarrow) |

26. Pastoral Upland Fringe Valley

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Medium scale landscape with more enclosed small scale areas. Medium/ High |
| Landform | Broad to more enclosed valley landscapes enclosed by gently rounded hills. Medium/ High Bowmont Water LCA enclosed by steeper hills. High |
| Pattern | Large arable and grazing fields are located within the valley floors defined by post and wire fences and mixed shelterbelts. There are areas of broadleaved woodland present within these areas providing a strong contrast to the slopes of the surrounding hills enclosing the valleys. High |
| Development | There are individual farmsteads and small settlements within the valleys. Medium to larger settlements (Hawick) can be found within the broader areas of the valleys. The River Teviot flows through the Upper Teviot area, busy and minor roads are located within the valleys. High/ Medium |
| Quality | These landscapes have an intact settled rural agricultural landscape quality with sections of mixed woodland that contrasts with the more upland character of the hills that enclose the valleys. High/ Medium |
| Elements and Features | There are established hedgerows, woodlands and agricultural fields within this character area. Roads, settlements and rivers also provide strong elements and features of this landscape. High |
| Context | These valleys contain busy as well as rural single lane roads and tracks, as the valleys enter wider broader areas there is the occasional medium sized settlement. Some valleys are major communication routes. Medium/ High |
| OVERALL RATING | High/ Medium |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | Within the valleys there are individual farmsteads and dwellings, busy roads and minor rural roads. Medium sized settlements are located at the transitional areas where these character areas join larger broader character areas. The Eye Water LCA contains the busy A1 and East Coast Mainline railway providing key transportation routes between England and Scotland. High Kale Water has low population and is a dead end road. Medium |
| Internal Visibility | There are views up and down the valleys, these are obscured in places by vegetation. High/ Medium |
| External Visibility | There will be views from the high points on the hills that overlook these character areas. Medium |
| OVERALL RATING | High/ Medium Kale Water has a Medium visual sensitivity. |

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | Upper Teviot and Borthwick Water, Listed buildings and designated designed landscapes in the north east area of the LCA. Kale Water and Bowmont Water contain SSSI's and are part of a large SLA. Lower Leader contains a number of SBC designated designed landscapes, listed buildings and the southern tip is part of a NSA. Eye Water, contains listed buildings, prime agricultural land and ancient woodland, the northern tip is part of a larger SLA. Medium/ High |
| Community value | Core paths and Cycle ways, the Eye Water area contains the start/ end of the Southern Upland Way. Pennine Way ends in Bowmont water valley. Medium/ High |
| Cultural value | There is varied cultural heritage interest. Most contain settlements.. The River Tweed is an important internationally renowned Salmon fishing river. Medium Several Designed Landscapes in the Leader. High/ Medium |
| Perceptual | These areas could be perceived as scenic, intact rural areas with that currently provide access into upland plateau/ hill landscapes. Medium/ High |
| OVERALL RATING | Medium/ High |

27. Upland Fringe Valley with Settlements

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Small/ Medium scale due to development and valley landscape creating small intimate areas. Outwith the more developed areas the scale of the landscape becomes larger (Medium/ Large scale) and more open. High/ Medium |
| Landform | Broad valley with gently sloping to steeper sides enclosing this landscape. The valley bottom is broad and wide with very gentle undulations at slightly higher elevations. High |
| Pattern | There is a regionally large and visually continuous settlement development along the valley floor and main A road corridor (Galashiels – Melrose). Arable and grazing fields occupy undeveloped land within the flat valley floor, the busy roads outwith the larger settlements are enclosed by dense woodland planting strips. Within the more sheltered valley bottoms the fields are divided by established hedgerows and shelterbelts, the steeper elevations are characterised by post and wire fences and the occasional shelterbelt or areas of woodland. High |
| Development | This is a highly developed landscape with a number of large regional settlements along the valley floor following the busy A road corridors, settlements have visual and, in places physical coalescence. Outside the main settlement development there are individual farmstead developments. High |
| Quality | This landscape has more of a developed character with extensive residential developments, busy A roads, retail areas with industrial and business estates. Outwith the settlements the quality of this landscape is higher and more rural in character with single track roads, hedges, woodlands and individual farmsteads. High/ Medium |
| Elements and Features | This is one of the more busy character areas with larger settlements with perceived coalescence along the busy A road corridors within the valley floors, arable and grazing fields are located on undeveloped valley floors and higher elevations around settlements, there is the occasional farmstead and smaller settlements. The River Tweed is a dominating feature of this landscape and the disused borders railway has a significant presence that will increase as this line is reopened. This area also contains larger and more established woodland areas. High |
| Context | Development on the valley slopes have views down into the valley, intervisibility is high through the valley where development allows views. The area is overlooked by the Eildon Hills. High |
| OVERALL RATING | High |

| Visual Sensitivity | Criteria |
|-----------------------|--|
| Receptors | There is a high concentration of residential receptors, receptors travelling through this landscape on the busy A roads, receptors working in these settlements and recreational receptors who will be using the long distance footpaths (Southern Upland Way) and the shorter distance core paths and cycle routes within this landscape. High |
| Internal Visibility | There are long range internal views along the valley where development and vegetation allows. Medium/ High |
| External Visibility | There are long range views to and from the Eildon Hills above this character area. There are popular walking routes and viewpoints. Medium/ High |
| OVERALL RATING | Medium/ High |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | NSA, SLA as well as listed buildings and Historic Gardens and Designed Landscapes can all be found in this character area. High |
| Community value | There are a number of long distance and short distance footpaths, core paths, cycle routes, viewpoints and picnic areas within this character area. High/ Medium |
| Cultural value | This character area contains sites of historic Cairns and Forts and the remains of Melrose Abbey. The River Tweed is an important fishing river of regional and national importance. High |
| Perceptual | This character area can be perceived as containing gateway settlements into upland areas of the Borders area at the transitional area between upland and lowland areas. High |
| OVERALL RATING | High |

28. Woodland Upland Fringe Valley

| Landscape Character | Criteria /Thresholds |
|-----------------------|--|
| Scale | Semi broad valley landscapes enclosed by steeper slopes. Generally small scale landscape with more intimate areas. Medium/ High |
| Landform | Relatively flat to gently sloping/ undulating valley bottoms with slightly steeper sides rising to steeper more elevated slopes. Medium/ High |
| Pattern | A diverse, visually complex matrix of pasture and arable fields with established hedgerows, shelterbelts and mixed or broadleaved woodlands. High/ Medium |
| Development | There are a number of large to medium sized settlements as well as individual farmstead developments, busy A roads and minor single track roads. Medium/ High |
| Quality | Rural attractive valley landscapes with intact areas of woodland. These areas would be valued for their enclosed quality. High |
| Elements and Features | The landscapes have an undulating or gently sloping character to the central rivers within each area. Large open fields have established hedgerows, mixed and broadleaved shelterbelts and areas of broadleaved or mixed woodlands. The valley landscapes create natural routes for roads and communication routes through the landscape. There are areas of mixed woodland however these areas are dominated by large arable and grazing fields divided by hedgerows with mature trees. High/ Medium |
| Context | The topography of the valley landscapes affords medium distance views along the river corridors, in places these are screened by woodlands, shelterbelts and hedgerows. The higher hills surrounding each valley will have views looking down into them. Medium/ High |
| OVERALL RATING | High/ Medium |

| Visual Sensitivity | Criteria |
|-----------------------|---|
| Receptors | There are medium to small settlements within each character area and road corridors that range from busy A roads leading to England to minor single track rural roads and tracks. Medium/ High Jed Water with A68 and Jedburgh. High |
| Internal Visibility | Views are afforded up and down valley landscapes, these are reduced by trees, hedgerows and woodlands within the valleys. At places landform will further reduce views. Medium |
| External Visibility | The higher land around each valley will have views down onto the valley floor. Medium |
| OVERALL RATING | High/ Medium Jed Water. High |

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | Rule Water and Jed Water character areas are part of a larger SLA, the Middle Whiteadder near the North Sea Coast is also part of a larger SLA. Each area contains listed buildings and SBC designated landscapes. High/ Medium |
| Community value | Cycle routes, long distance paths and core paths are all located within these areas. Medium/ High |
| Cultural value | Sites of historic forts and settlements and remains of historic towers. Designed landscapes of local importance. High/ Medium Jed Water. The historic town of Jedburgh contains important historic sites and many listed buildings. High |
| Perceptual | These areas provide a visually rich linear landscape, intact as rural and agricultural with woodlands and meandering rivers with an upland character. Medium/ High |
| OVERALL RATING | High/ Medium Jed Water. High |

29. Lowland Valley with Farmland

| Landscape Character | Criteria /Thresholds |
|-----------------------|---|
| Scale | Medium to large scale undulating lowland landscapes. Medium |
| Landform | Gently undulating and rolling open agricultural fields enclosed and defined by hedgerows, shelterbelts and medium sized areas of woodland. The Rivers Teviot and Tweed create an overall gentle valley landscape. Occasional more prominent landforms. High |
| Pattern | A diverse landscape. The dominant pattern in the landscape is one of large arable and grazing fields enclosed by established hedgerows and shelterbelts. There are areas of established woodlands and policy landscapes. High |
| Development | There are medium to small sized settlements within these adjoining character areas as well as individual farmsteads and policy landscapes with large country homes. Other developments in this landscape include busy A roads connecting the main larger settlements outwith this character area to small minor single track roads. High/ Medium |
| Quality | This landscape has an intact extensively rural agricultural landscape quality. High |
| Elements and Features | The large agricultural field systems with established hedgerows, shelterbelts, small woodlands and rivers form the main elements within this landscape. Settlements and large country houses, castles and monuments. High |
| Context | These lowland landscapes are overlooked by a number of locally and regionally prominent hills, Rubers Law, the Minto Hills and the Eildon Hills will all overlook this landscape type. The settlements of Hawick, Kelso and Jedburgh are just outside the character areas and will be affected by development within these areas. High |
| OVERALL RATING | High |

| Visual Sensitivity | Criteria |
|-----------------------|--|
| Receptors | These adjoining areas contain long distance footpaths (Dere Street), core paths and cycleways, small to medium sized settlements as well as roads that range from busy A roads connecting key larger settlements to single track rural roads and tracks. High Kale has fewer settlements and minor roads. Medium/High |
| Internal Visibility | The undulating landscape provides short to medium range views at points across valley landscapes and lower areas of undulations. Linear vistas are created along the flatter areas of the river valleys with an attractive scenic quality. High |
| External Visibility | The higher ground that surrounds the area will have a overview of this landscape type. These include Rubers Law, Minto Hills and The Eildon Hills. The larger settlements of Hawick, Jedburgh and Kelso will have localised views onto these areas. High Lower Kale generally less visible from key surrounding receptors. Medium |
| OVERALL RATING | High Lower Kale Medium/ High |

| Landscape Value | Criteria |
|-----------------------|---|
| Designations | The combined areas include Listed buildings, SLAs, Historic battlefields, NSA, Historic Gardens and Designed Landscapes the river Tweed including tributaries are SSSIs and SAC sites. The area around Melrose/ Newton St Boswell is designated as Countryside Around Towns to protect the rural character of these settlements and prevent coalescence. High Kale has no landscape designations. Medium |
| Community value | This landscape is accessible to a larger local population who live nearby and within it, the rivers are important fishing areas of national/ international recognition. High |
| Cultural value | There are policy landscapes within this character area, sites of historic forts, settlements, standing stones and historic Dryburgh Abbey. High |
| Perceptual | The landscape can be perceived as an open undulating or rolling agricultural landscape that separates more sizable settlements. High/ Medium |
| OVERALL RATING | High Lower Kale. Medium/ High |

30. Coastal Valley

| Landscape Character | Criteria /Thresholds |
|-----------------------|--|
| Scale | Small scale intimate areas enclosed by steep sided incised wooded valleys, upper slopes are gently sloping and more open in character High |
| Landform | Incised wooded valleys with gently sloping upper slopes. High |
| Pattern | The valleys are dominated by broadleaved woodland, the upper slopes are large arable/ grazing fields. High |
| Development | There are individual farmsteads and dwellings along the upper slopes of the valleys, as the Eye Water enters the North Sea there is the larger settlement of Eyewater. High |
| Quality | This area has a high quality condensed character and acts as a transitional area between the agricultural Lowlands to the west and the North Sea to the east. High |
| Elements and Features | The wooded valleys form a dominant element of this landscape, these are in contrast to the open agricultural fields. High |
| Context | The settlement of Eyemouth and the smaller settlements within the character area will have a view of development within the character area. High |
| OVERALL RATING | High |

| Visual Sensitivity | Criteria |
|-----------------------|--|
| Receptors | The main receptors will be within the settlements of Eyemouth and the smaller groupings of dwellings as well as the individual farmsteads and dwellings throughout the character area. The character areas also includes a number of busy A roads and minor roads. High |
| Internal Visibility | Generally enclosed. There will be views from Eyemouth into the LCA. Medium/ Low |
| External Visibility | This enclosed valley is fairly self contained but opens as the valley joins the coastal zone with a greater degree of intervisibility and views along the dramatic coast. Medium |
| OVERALL RATING | Medium |

| Landscape Value | Criteria |
|-----------------------|--|
| Designations | The area contains a number of listed buildings, the coastal area is part of a larger SLA. Ayton Castle designed landscape. High |
| Community value | Two settlements including Eyemouth. There are a number of cycle routes and core paths within the character area, the long distance Berwickshire Coastal Path is along the coast. High |
| Cultural value | Ayton Castle and the port of Eyemouth are within this LCA. High |
| Perceptual | This character area could be perceived as an attractive transitional landscape between the coastal zone and more inland areas with extensive woodland cover within the valley. High |
| OVERALL RATING | High |

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SESPLAN: FINANCE RATIFICATION

Report by Service Director Regulatory Services

SCOTTISH BORDERS COUNCIL

22 DECEMBER 2016

1 PURPOSE AND SUMMARY

1.1 This report seeks ratification of SESplan budget proposals for 2017/18.

1.2 The SESplan operating budget for 2017/18 is proposed to be set at £301,774, with each authority expected to contribute a maximum of £46,550.

2 RECOMMENDATIONS

2.1 I recommend that the Council:-

(a) Agrees to ratify the SESplan budget proposals for 2017/18.

(b) Notes the SESPlan Joint Committee's intention to consider a further report in March 2017 identifying possible opportunities for budget savings.

3 SESPLAN BUDGET PROPOSALS 2017/18

- 3.1 At its meeting on 28 November 2016 the SESplan Joint Committee discussed the operating budget for 2016/17 (SESplan report attached as **Annex 1**). The Committee agreed recommendations 1, 2 and 4 of that report as stated. Recommendation 3 was agreed "in principle". Recommendation 5 was approved subject to the word "maximum" being inserted before £46,550 and also subject to a further report being presented to the Joint Committee in March 2017 identifying possible opportunities for budget savings.
- 3.2 The 2017/18 budget for SESplan has been set at £301,774 (see **Annex 1**). Total member contributions are set at £279,300, with £46,550 being the maximum share for each authority. This level of funding is the same as that for 2016/17. The shortfall in the operating budget will be taken from reserves resulting from an underspend in the operating budget in 2016/17.
- 3.3 Funding from each authority has reduced from a previous level of £49,000 in 2013/14.
- 3.4 The SESplan budget for 2017/18 includes fixed costs (staffing, rent, administration) at £193,424. Variable costs (technical support, project work, examination costs and contingency) are set at £108,350.

4 IMPLICATIONS

4.1 Financial

The Council will be required to fund its member contribution towards the continued operation of SESplan. A maximum of £46,550 will be required for 2017/18. This is in line with current Council budgeting. A reduced contribution may be achieved if operating budget reductions can be identified.

4.2 Risk and Mitigations

SESplan is the strategic development authority for Edinburgh and the South East of Scotland set up by the Scottish Government. The Council therefore has a duty to contribute to its effective operation.

4.3 Equalities

There are no direct adverse equality implications arising from this report.

4.4 Acting Sustainably

There are no direct economic, social or environmental effects arising from this report.

4.5 Carbon Management

There are no effects on carbon emissions arising from this report.

4.6 Rural Proofing

This report does not relate to new or amended policy or strategy and as a result rural proofing is not an applicable consideration.

4.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes required to the Council's Scheme of Administration or Scheme of Delegation as a result of this report.

5 CONSULTATION

5.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Chief Officer HR and the Clerk to the Council have been consulted and their comments incorporated into this report.

Approved by

Brian Frater

Service Director Regulatory Services

Signature

Author(s)

| Name | Designation and Contact Number |
|----------|---|
| B Frater | Service Director Regulatory Services Ext 5067 |

Background Papers: None

Previous Minute Reference: None

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

Contact us at: Jacqueline Whitelaw, Council Headquarters, Newtown St Boswells. Tel: 01835 825431

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ADDITIONAL SUPPORT NEEDS PROVISION IN EARLSTON

Report by Service Director Children and Young People

SCOTTISH BORDERS COUNCIL

22 December 2016

1 PURPOSE AND SUMMARY

- 1.1 This report, following the completion of the public consultation process, requests approval of the proposal to formally establish the new Additional Support Needs Build in Earlston as a School and the formal discontinuation of the spectrum classes at Wilton Primary School and St Ronan's Primary School.**
- 1.2 At its meeting on 24 May 2016, the Executive Committee agreed that formal statutory consultation papers be brought forward regarding the discontinuation of the existing provision of spectrum classes in Innerleithen, St Ronan's Primary School, and Wilton Primary School grounds and the establishment of the new Additional Support Needs provision in Earlston.
- 1.3 At its meeting on 16 August 2016, the Executive Committee agreed that:
- (a) A statutory consultation be undertaken in terms of the Schools (Consultation) (Scotland) Act 2010 on the proposals to:
 - (i) establish a new additional support needs school in Earlston; and
 - (ii) discontinue the spectrum class at Wilton Primary School
 - (iii) discontinue the spectrum class at St Ronan's Primary School.
 - (b) Following the statutory consultation process, a further report on the Proposals be presented to Scottish Borders Council; and
 - (c) Simultaneously to the statutory consultation as detailed in (a) above, a non-statutory consultation be undertaken on the naming of the new Additional Support Needs School in the village of Earlston and that the outcomes of this non-statutory consultation be brought back to the Executive Committee in due course for approval.
- 1.4 The statutory and non-statutory consultations have now been completed. Through the non-statutory consultation fourteen suggestions were received for the name of the new Additional Support Needs School. From these suggestions Officers created a short list of three possible school names

namely Leader Valley School, Leaderbank School and South Croft School. The short list of school names has now been sent back out to the Consultees in order that they can vote by 14 December 2016 on which of these names should be adopted, as the Council had undertaken to do in terms of the Proposal Paper. The Service Director Children and Young People shall inform Councillors of the outcome of the vote at the Council meeting. The outcome of the vote will be formally reported back to the Executive Committee in January 2017 for their final approval.

- 1.5 The remainder of this report is solely in respect of the proposals that are subject to the statutory consultation process. A consultation report in respect of the proposals requiring Statutory Consultation was prepared and published on 22 November 2016. The Consultation Report is Appendix 1. The Consultation report was advertised in the press and Consultees were written to and informed it had been published, with all interested parties given until 14 December 2016 to raise concerns or pose alternative solutions through written or electronic submissions. Submissions may therefore be received after this Report has been published. Accordingly all submissions made in response to the Consultation Report shall be summarised by the Depute Chief Executive People at the Council meeting in order that cognisance can be taken of them prior to any decision being made.

2 RECOMMENDATIONS

2.1 I recommend that Scottish Borders Council agrees that:-

- (a) The new Additional Support Needs Build in Earlston be established as a School;**
- (b) The spectrum support class at Wilton Primary School be discontinued;**
- (c) The spectrum support class at St Ronan's Primary School be discontinued.**

3 BACKGROUND

- 3.1 Scottish Borders Council has invested in a new Additional Support Needs provision, located in the central Borders village of Earlston, to ensure children within the Scottish Borders with complex additional support needs can be educated and cared for in a high quality fit for purpose learning environment.
- 3.2 Following detailed consideration by officers as to how to make best use of this facility to maximise the educational benefits which would accrue, a report was presented to the Executive Committee (Education) on 24 May 2016. In that report the broader context of the Council's overall Additional Support Needs provision was presented to Committee, alongside the Council's aspirations of how this new build will enhance the education of the children who the Council expect to re-locate from the current spectrum classes at Wilton and St Ronan's Primary Schools to the new provision at Earlston (see background papers).
- 3.3 The new provision at Earlston will initially be for the primary aged children currently attending the existing provisions in the spectrum classes in St Ronan's, Innerleithen and in the grounds of Wilton Primary Schools. In addition it will also be able to support other children with complex needs, not only on the Autistic Spectrum, but also those children who may have complex sensory impairments and be on placements outwith Scottish Borders.
- 3.4 Feedback from informal consultation with affected stakeholders was broadly very positive. The terms of the Schools (Consultation) (Scotland) Act 2010 (hereinafter referred to as the "2010 Act") requires that, before an education authority implements a "relevant proposal", it must first comply with the requirements of that Act. The Proposals to establish the new facility as a school and, to discontinue the spectrum support classes at St Ronan's and Wilton are each "relevant proposals" and therefore that statutory consultation process required to be engaged. Following detailed consideration officers prepared an educational benefits statement, together with a formal proposal paper in August 2016. A report in respect of commencing the statutory consultation process was presented to the Executive Committee (Education) on 16 August 2016. Within the report it was proposed that at the same time as the formal consultation was carried out that a separate non-statutory consultation be undertaken on the naming of the new Additional Support Needs School in Earlston.
- 3.5 Approval was given to proceed with the statutory and non-statutory consultations. It was agreed that while the outcomes of the Statutory Consultation would be presented to the full Council in December 2016, the outcomes of the non-statutory consultation on the school name would be presented to the Executive Committee for approval. This report accordingly focusses on only the proposals requiring statutory consultation.
- 3.6 Officers proceeded to arrange for the proposal paper to be published and the consultation period ran from 26 August 2016 until 10 October 2016. The statutory and non-statutory consultations periods have now been completed. In accordance with the statutory requirements and process set out in the Proposals paper Education Scotland have been consulted on the

proposals and have prepared a Report. Officers have, as required by the 2010 Act, considered both the Education Scotland Report and all consultation responses received and have prepared a Consultation Report responding to the key issues raised. The 2010 Act states that the Education Authority may only proceed with a "relevant proposal" a minimum of 3 weeks after they have published the Consultation Report in both electronic and printed form, to provide interested parties with a further period to raise concerns or pose alternative solutions through written or electronic submissions. The Consultation Report was prepared and published on 22 November 2016 and all interested parties were given until 14 December 2016 to respond. The Consultation Report is Appendix 1 to this report. A copy of the Proposal Paper is Appendix A of the Consultation Report.

- 3.7 Given interested parties can make submissions on the Consultation Report until 14 December 2016, submissions may be received after this Report has been published. Accordingly all submissions made in response to the Consultation Report shall be summarised by the Depute Chief Executive People at the Council meeting in order that cognisance can be taken of them prior to any decision being made.

4 ESTABLISHING THE NEW ADDITIONAL SUPPORT NEEDS BUILD IN EARLSTON AS A SCHOOL

- 4.1 The Consultation Report responds in detail to the consultation responses received and sets out the reasons why having taken cognisance of the consultation responses Officers recommend that Councillors should now approve the establishment of the new additional support needs build in Earlston as a School.
- 4.2 The power to establish a new school, following appropriate Statutory Consultation, rests solely with the Education Authority in terms of the 2010 Act. If the Council approve this proposal, officers can commence implementing it without further procedure.

5 DISCONTINUING THE SPECTRUM SUPPORT CLASS AT WILTON PRIMARY SCHOOL

- 5.1 The Consultation Report responds in detail to the consultation responses received and sets out the reasons why having taken cognisance of the consultation responses Officers recommend that Councillors should now approve discontinuing the spectrum support class at Wilton Primary School.
- 5.2 Discontinuing the spectrum support class at Wilton Primary School in addition to being a relevant proposal in terms of the 2010 Act is categorised as being a closure proposal. In terms of the 2010 Act if the Council approve this closure proposal Scottish Ministers will require to be notified of the decision within 6 working days. Once the Scottish Ministers have been notified there is a three week period for any further representations to be made to them and thereafter another five weeks for the Scottish Ministers to decide whether to approve the decision or call it in. If Scottish Ministers are not minded to call the decision in then they can inform the Council of this any time after the initial three week period has expired.

- 5.3 Scottish Ministers can only call in the decision if they consider that either the Council has failed to take proper account of a material consideration or failed to a significant degree to comply with the requirements of the 2010 Act. In the event that Scottish Ministers issue a notice calling in the decision they shall within seven days set up a School Closure Review Panel to thereafter review the decision and make a decision on whether to consent the proposal.
- 5.4 The Council cannot proceed with discontinuing Spectrum Support provision at Wilton Primary School, unless Scottish Ministers approve the decision.

6 DISCONTINUING THE SPECTRUM SUPPORT CLASS AT ST RONAN'S PRIMARY SCHOOL

- 6.1 The Consultation Report responds in detail to the consultation responses received and sets out the reasons why having taken cognisance of the consultation responses Officers recommend that Councillors should now approve discontinuing the spectrum support class at St Ronan's Primary School.
- 6.2 Discontinuing the spectrum support class at St Ronan's Primary School is categorised as being a closure proposal in terms of the 2010 Act. The further procedure that is required in the event that the Council approve this closure proposal is the same as is set out above in paragraphs 5.2 and 5.3 of this Report in respect of discontinuing the spectrum support class at Wilton Primary School.
- 6.3 For the avoidance of doubt the Council cannot proceed with implementing the discontinuation of Spectrum Support provision at St Ronan's Primary School, unless Scottish Ministers approve the decision.

7 IMPLICATIONS

7.1 Financial

The provision at Earlston is within the approved capital plan and is profiled to match the construction programme:

2015/2016 – £481 k
2016/2017 – £1156 k
2017/2018 – £6 k

The revenue consequences of the new facility are being fully developed. It is anticipated these will be met from within existing budgets by transferring existing costs within the current spectrum provisions and within the overall ASN design process. There may be savings from reduced travel costs for pupils who currently require transport out with the Authority. If pupils who might otherwise be placed outside of the Authority to meet their educational needs choose to stay within the Authority in the new facility, then significant savings would be accrued as external placement costs are significantly higher than the Council's own placements.

7.2 Risk and Mitigations

- (a) There is a risk that parents continue to request to place children outwith the Authority. This risk is mitigated by consulting as widely as possible with parents of children who may be able to benefit from

the facility.

- (b) It is important that parents in the Borders believe that the Education Authority have the facilities and highly skilled staff to meet the needs of children in the Scottish Borders with complex needs or it creates reputational risk and anxiety for parents. The provision at Earlston highlights the Council's investment in this vulnerable group of learners and will reassure parents of the Council's commitment to getting it right for every child with complex needs.

7.3 **Equalities**

- (a) An Equalities Impact Assessment was carried out on the overall Proposals set out in the Proposal Paper and given the Proposals are unchanged in terms of the Consultation Report it continues to be anticipated that there are no adverse equality implications.
- (b) The provision at Earlston will have a positive impact upon children and young people within the Scottish Borders irrespective of age, gender, ability, by providing fully accessible Borders based facilities for a very vulnerable group of learners.

7.4 **Acting Sustainably**

It is expected that the new centralised ASN School in Earlston will reduce travel for children with additional support needs currently attending St Ronan's Primary and almost all of the children currently attending Wilton spectrum support classes. It will also reduce travelling time for those children currently attending ASN education provision outwith the Borders who may now attend this new ASN school.

7.5 **Carbon Management**

There may be a slightly negative effect on carbon emissions by increasing the Council's building footprint however, this is mitigated by a reduction in the number and frequency of journeys by young people being transported out of the Scottish Borders as a consequence of the recommendations, which will have a positive impact on the Council's Carbon footprint.

7.6 **Rural Proofing**

This report does not propose any changes to any existing policies or strategy with regards to rurality. The Council transports learners with additional support needs to local schools or enhanced provisions. We would expect that the links between the primary and secondary enhanced provisions and the centrality of the new provision in Earlston will ensure that learner transport journeys are reduced including those children living in designated rural areas.

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

There are no changes to be made to either the Scheme of Administration or the Scheme of Delegation as a result of the proposals contained in this report.

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SCOTTISH BORDERS COUNCIL
CHILDREN AND YOUNG PEOPLE'S SERVICES
PROPOSALS PAPER
AUGUST 2016

The following provisions are affected by the Proposals:

- Spectrum support provision at Wilton Primary School
- Spectrum support provision at St Ronan's Primary School
- The new build Additional Support Needs (ASN) School in the village of Earlston

The following schools are affected by the Proposals:

- Wilton Primary School
- St Ronan's Primary School
- Earlston Primary School
- Earlston High School

This Proposal Paper has been issued by Scottish Borders Council's Children and Young People's Services in terms of the Schools (Consultation) (Scotland) act 2010 as amended.

The Proposals

This Proposal Paper has been prepared by Scottish Borders Council's Children and Young People's Services in accordance with the Schools (Consultation) (Scotland) Act 2010, as amended (the Act).

The Act sets out a consultation procedure which a Local Authority must follow for certain proposals affecting schools in their area. The current Proposals are the discontinuance of two special classes and the establishment of a new school and are therefore subject to the statutory consultation procedure.

This Proposal Paper sets out the details of the relevant Proposals and contains the Educational Benefits in respect of the Proposals.

Detail of the Proposal

That subject to the outcome of this Proposal exercise and statutory consultation process as set out in the Schools (Consultation) (Scotland) Act 2010, as amended:

1. Spectrum support class provision at Wilton Primary School is discontinued;
2. Spectrum support class provision at St Ronan's Primary School is discontinued;
3. That the new Additional Support Needs(ASN) build in the village of Earlston is established as a School;
4. That the naming of that School is consulted upon as a non-statutory simultaneous consultation within this process;
5. That children from the new School and children from Earlston Primary School and Earlston High School will have the opportunity to build curricular and facility links creating educational benefits for all children.

This proposal, therefore, also has implications for Wilton Primary School, St Ronan's Primary School, Earlston Primary School and Earlston High School.

The proposed date for the implementation of the Proposal to establish the new school is January 2017. However, there will be flexibility as the staff will transition the children to the new build according to their needs. Therefore

the discontinuation of spectrum support provision at St Ronan's Primary School and Wilton Primary School will be implemented from April 2017.

SUMMARY OF THE PROCESS FOR THIS PROPOSAL PAPER

PUBLICATION INFORMATION

Proposal Paper Published

1. The proposal paper will be available for inspection, free of charge, at:
 - Council Headquarters, Newtown St Boswells, TD6 0SA
 - Wilton Primary School, Wellfield Road, Hawick TD9 7EN
 - St Ronan's Primary School, St Ronan's Road, Innerleithen, EH44 6PB
 - Earlston Primary School, Earlston, TD4 6HF
 - Earlston High School, East End, Earlston, TD4 6JP
 - Hawick Library, North Bridge Street, Hawick, TD9 9QT
 - Innerleithen Library, Buccleuch Street, Innerleithen, EH44 6LA
 - Earlston Library, based within Earlston High School, East End, Earlston, TD4 6JP

and published on the Scottish Borders Council website:

www.scotborders.gov.uk/asnschool

2. Copies of this Proposal Paper are also available on request from:

Additional Support Needs School
Children and Young People's Services
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA
Telephone: 01835825080
E-mail: schoolestates@scotborders.gov.uk

3. This Proposal Paper is available in alternative formats or in translated form for readers whose first language is not English. Please apply to:

Additional Support Needs School
Children & Young People's Services
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA
Telephone: 01835 825080
E-mail: schoolestates@scotborders.gov.uk

4. Formal notice of the Proposal and relevant information will be given and be made available, free of charge, to the consultees listed as follows:
- the parents/carers of the children who attend the spectrum support classes at Wilton Primary School and St Ronan's Primary School;
 - the Parent Councils of the affected schools;
 - the parent/carers of the pupils of the affected schools;
 - the parent/carers of any children likely to attend the new school or any affected school within two years of the date of the publication of the Proposal Paper;
 - the pupils attending the spectrum support classes and the affected schools insofar as the Education Authority considers them to be of a suitable age and maturity;
 - the staff (teaching and other) of the spectrum support classes, the wider team of staff who work in additional support needs specialist services in the Council and the staff at the affected schools;
 - any Trade Union which is representative of the staff;
 - the Community Council of Earlston; Hawick and Innerleithen;
 - Community Planning Partnership named partners
 - the constituency Member of the Scottish Parliament;
 - the constituency Member of Parliament;
 - the List Members of the Scottish Parliament.

Advertisement in Local Media

5. An advertisement will be placed in the relevant local media the week beginning 22 August 2016, giving the dates for the consultation period for public meetings.

Consultation Period

6. The consultation for this Proposal will run from Friday 26 August 2016 and will end on Monday, 10 October 2016. This period allows for the statutory minimum of six weeks, including at least thirty school days.

Public Meetings

7. Public meetings will be held, the details of which are set out below:

Tuesday, 13 September 2016

at

Wilton Primary School, School Hall

Wellfield Road

Hawick, TD9 7EN

7.00pm to 9.00pm

and

Wednesday, 14 September 2016

at

Earlston Primary School, School Hall

Earlston, TD9 9QT

7.00pm to 9.00pm

and

Thursday, 15 September 2016

at

St Ronan's Primary School, School Hall

St Ronan's Road

Innerleithen, TD4 6JP

7.00pm to 9.00pm

Format of Public Meetings

8. Anyone wishing to attend the public meetings is invited to do so. The meetings, which will be convened by Scottish Borders Council, will be addressed by the Director Children and Young People's Services, and other Senior Officers of the Council.

The meetings will provide an opportunity to:

- Hear more about the Proposals
- Ask questions about the Proposals
- Have your views recorded so that they can be taken into account as part of the Proposal process

A note will be taken at the meeting of comments, questions and officer responses. These notes will be published on the Council website and a copy will be made available on request. These notes will be forwarded to Education Scotland, along with other submissions and comments received by the Council during the consultation process.

Meetings with Pupils and Staff

9. Meetings will be held with pupils (who are considered to be of a suitable age and maturity) and staff in the affected schools. Where appropriate our pupils in the spectrum support classes will have their views represented by their parents and staff. A record of questions, responses and views will be taken and this will be published in the Consultation Report.

Responses to the Proposals

10. Interested parties are invited to respond to the Proposals by making written or electronic submissions on the Proposals to:

Additional Support Needs School
Children and Young People's Services
Scottish Borders Council
Council Headquarters
Newtown St Boswells

Melrose
TD6 0SA
or

Web Address: www.scotborders.gov.uk/asnschool

A response form is available from Additional Support Needs School Children & Young People's Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose TD6 0SA or online at www.scotborders.gov.uk/asnschool for the convenience of those wishing to respond. Its use is not compulsory. A printable version of this response form is provided as Appendix 1.

If you wish to respond by letter or electronically, you are invited to state your relationship with the school – for example, “pupil”, “parent”, “carer”, “relative”, “former pupil”, “teacher in school”, “member of the community” etc. Responses from Parent Councils, Staff and Pupil Councils are particularly welcome.

Those sending in a response, whether by letter or electronically, should know that their response will be open to public scrutiny and may have to be supplied to anyone making a reasonable request to see it. If they do not wish their response to be made publicly available, they should clearly write on the document: “I wish my response to be considered as confidential with access restricted to Councillors and Council Officers of Scottish Borders Council”. Otherwise, it will be assumed that the person making the response agrees to it being made publicly available.

All written responses must be received by the last day of the consultation period, Monday, 10 October 2016 at 5.00pm.

Involvement of Education Scotland

11. When the Proposal document is published, a copy will also be sent to Education Scotland by Scottish Borders Council. Education Scotland will also receive a copy of any relevant written representations that are received by the Council from any person during the consultation period or, if Education Scotland agree, a summary of them. Education Scotland will further receive a summary of any oral representations made to the Council

at the public meeting that will be held and, as available (and so far as otherwise practicable), a copy of any other relevant documentation. Education Scotland will then prepare a report on the educational aspects of the proposals not later than 3 weeks after the Council has sent them all representations and documents mentioned above. In some cases, it is possible for them to extend the 3 weeks with the agreement of the Authority. However, for the avoidance of doubt, the 3 week period will not start until after the consultation period has ended. In preparing their report, Education Scotland may enter the affected school(s) and make such reasonable enquiries of such people there as they consider appropriate and may make such reasonable enquiries of such other people as they consider appropriate.

Preparation of Consultation Report

12. The Council will review the proposals having regard to the Education Scotland Report, written representations that it has received and oral representations made to it by any person at the public meeting. It will then prepare a Consultation Report. This Report will be published in electronic and printed formats and will be advertised in local newspapers. It will be available on the Council web-site and from Council Headquarters, public libraries in the vicinity of the affected schools, as well as the affected schools, free of charge. Anyone who made written representations during the consultation period will also be informed about the report. The report will include a record of the total number of written representations made during the consultation period, a summary of the written representations, a summary of the oral representations made at the public meeting, the Authority's response to the Education Scotland Report as well as any written or oral representations it has received, together with a copy of the Education Scotland Report and any other relevant information, including details of any alleged inaccuracies and how these have been handled. The Report will also contain a statement explaining how it complied with the requirement to review the proposal in light of the Education Scotland Report and representations (both written and oral) that it received. The Consultation Report will be published and available for further consideration for a period of 3 weeks.

Consultation Report

13. The Consultation Report will be published in electronic and printed formats. It will be available on the Scottish Borders Council website, from Council Headquarter and from the affected schools, free of charge.

Anyone who made written representations during the Consultation Period will also be informed about the Consultation Report. The Consultation Report will include a record of the total number of written representations made during the consultation period, a summary of the written representations and a summary of the oral representations made at the public meetings. It will also contain the Authority's response to Education Scotland's report and any other relevant information, including details of any alleged inaccuracies and how these have been handled.

The Consultation Report will also contain a statement explaining how it complied with the requirement to review the proposal in light of the report by Education Scotland and representations (both written and oral) that it received.

The Consultation Report will be published and available for further consideration for a period of three weeks, before it is presented to Full Council at the Council meeting on 15 December.

Scottish Borders Council Decision

14. The Consultation Report, together with any other relevant documentation, will be considered by Full Council, who will make a decision regarding the Proposals. The Proposals concerns the discontinuation of provision and the establishment and naming of a new school. It should be noted that the discontinuation of provision could be subject to ministerial call-in by Scottish Ministers.

Note on Corrections

15. If any inaccuracy or omission is discovered in this Proposal Paper, either by Scottish Borders Council or any person, Scottish Borders Council will determine if relevant information has been omitted or there has been an inaccuracy. It will then take appropriate action which may include the

issue of a correction or the re-issuing of the Proposal Paper, or the revision of the timescale for the consultation period, if appropriate. In that event, relevant consultees and Education Scotland will be advised

16. Given the preparations made in formulating this document, Officers concluded that the Proposal below should be put to the Education Executive for approval.

SCOTTISH BORDERS COUNCIL
THIS IS A PROPOSAL DOCUMENT

PROPOSALS

That subject to the outcome of this Proposal exercise and statutory consultation process as set out in the Schools (Consultation) (Scotland) Act 2010, as amended:

- Spectrum support class provision at Wilton Primary School is discontinued;

Spectrum class support provision at St Ronan's Primary School is discontinued ;

- That the new additional support needs build in the village of Earlston is established as a school ;

That the naming of that school is consulted upon simultaneously as a non-statutory consultation part of this proposal process;

- That children from the new school and children from Earlston Primary School and Earlston High School will have the opportunity to build curricular and facility links creating educational benefits for all children

This proposal therefore also has implications for :

- Wilton Primary School
- St Ronan's Primary School
- Earlston Primary School
- Earlston High School

Inclusion for All Scottish Borders Council

17. In line with the Standards in Scotland's Schools Act 2000, Scottish Borders Council (SBC) recognises the right of all children and young people to be educated alongside their peers in mainstream schools known as the presumption of mainstream. There is benefit to all children when the inclusion of pupils with additional support needs with their peers is well supported within a positive ethos. SBC also acknowledges that the needs of some children may be best met through specialist provision and that

parents' views must be taken into account when it comes to the matter of school placement. To fulfil our duties, SBC must have both high quality universal school provision and specialist provision able to meet the learning, support and care needs of our children with complex needs. In 2015, a new strategic approach to Inclusion was undertaken following a re-structure and the return of additional support needs to educational line management has led to key messages aimed at delivering high quality 'Inclusion for All'. Clear expectations were set out for all our schools to develop inclusive practice fit for purpose for the entire range of children with additional support needs from mild to moderate to complex and profound. In our discussions with Headteachers, including engagement sessions where we invited the Headteacher of the school with the best inclusion outcomes in Scotland to present their success, we heard how to improve practice and the following priorities were identified as part of an 'Inclusion for All' commitment:

Together we will:

- a) Create an ethos of achievement for all pupils within a climate of high expectation.
- b) Value a broad range of talents, abilities and achievements.
- c) Promote success and self-esteem by taking action to remove barriers to learning.
- d) Counter conscious and unconscious discrimination that may prevent individuals, or pupils from any particular groups, from thriving in their education.
- e) Actively promote understanding and a positive appreciation of the diversity of individuals and groups within society.

It was identified that there were key areas for consideration in taking forward the 'Inclusion for All' commitment:

- a) Reduction in transport time for learners.
- b) Ensure flexibility and respond directly to all learners' needs.
- c) A 3-18 approach ensuring effective transitions and progression in learning, with early intervention.

- d) Enhanced secondary provisions which facilitate a broad range of opportunities for attainment, achievement and skills for learning, life and work.
- e) Staff up-skilled to meet the needs of all learners.
- f) Responsive model.
- g) Holistic view of the child/young person.

A significant shift in culture has been achieved in a short period of time. We have moved forward significantly with a 'hearts and mind' change in our schools. We have examples of schools becoming more inclusive, not excluding pupils and developing key strengths in supporting a wide variety of vulnerable young people. There is a real philosophical and cultural shift in school leaders who have not only demonstrated a commitment to 'inclusion for all', but have delivered outcomes which indicate much more inclusive practice. As a result our schools are better equipped to respond to children with additional support needs. However, we are ambitious to deliver the highest quality of service in meeting the needs of all learners including, those with additional support needs, and this will continue to be a key priority in all our improvement plans, e.g. staff training and professional learning is a key focus moving forward, including the development of specialist expertise and support in key areas such as visual/hearing impairment.

Model for Enhanced Provision for Children with Additional Support Needs (ASN)

18. In Scottish Borders Council we do not currently have "special" or "ASN" schools. However, we have a wide range of enhanced learning provisions which are designed to meet the needs of our learners with complex and profound needs, for those parents who make the choice to have their children educated in a specialist provision to best meet the needs of their child. Through the service moving to a more responsive model with highly skilled practitioners, we will develop the quality of all provisions. Our model for meeting the needs of our learners with complex and profound needs is through shared placements in our enhanced provisions and the pupil's mainstream school. These enhanced provisions are now governed

and monitored within the same Quality Improvement frameworks as mainstream schools.

Nationally, almost all children with ASN are expected to receive their Early Learning and Childcare in a local setting with support. In the Scottish Borders that does happen in the main. Originally Langlee Special Needs Nursery was set up for non-ambulant pre-school children with complex needs. Recently Langlee has received the majority of referrals from the Eildon area, whereas nursery children with complex needs across the Borders have attended local nurseries with support. Moving forward, Wilton Complex Needs Primary provision, Langlee Primary Complex Needs provision and the ASN provision in the new Duns Primary School will all have enhanced environments, where we will develop ASN links across the Nursery and the Primary Complex Needs provision. At nursery level it is about considering the individual needs of the child, the family circumstances and creating a local package of support and staff expertise. This is likely to result in the child being supported in a mainstream nursery with links to the enhanced complex primary needs provision, but could lead to a placement in any of the Complex Needs provisions, if this is deemed appropriate to meet the needs of the child, e.g., if there was a sizeable peer group for the child. We currently have four primary age enhanced provisions:

- a) Teviot Primary Complex Needs Provision situated in Wilton Primary School.
- b) Eildon Primary Complex Needs Provision situated in Langlee Primary School.
- c) Berwickshire Primary Complex Needs Provision situated in Chirnside Primary School (to be housed in the new Duns Primary School provision when it opens).
- d) Tweeddale Primary Complex Needs Provision situated in Halyrude Primary School.

Although all our secondary schools are inclusive and do provide for children with complex and profound learning needs, we also have ASN bases for complex and profound learners that mirror the Primary Schools in location. This provides strong transitions for our vulnerable learners into a 3-18 targeted model for delivery of support and curricular progression. The other five Secondary Schools continue to be inclusive to all learners, taking into account the presumption of mainstream access. This is

supported by a 3-18 universal support model, including support for learning teachers, the behaviour support service and a range of partners, e.g., health, social work, community learning and development and the police. The Secondary Schools with dedicated enhanced provisions are:

- a) Teviot Secondary Complex Needs Provision situated in Hawick High School.
- b) Eildon Secondary Complex Needs Provision situated in Galashiels Academy.
- c) Berwickshire Secondary Complex Needs Provision situated in Berwickshire High School.
- d) Tweeddale Secondary Complex Needs Provision situated in Peebles High School.

We also have specialist provision available in Howdenburn Schoolhouse in Jedburgh. This provision currently provides life skills for S5 and S6 pupils with a range of moderate and complex needs who currently attend their local secondary school and enhanced secondary provisions. The young people practise their skills for learning, life and work and attend the Schoolhouse a few sessions per week.

In 2014 the Scottish Government set out clear ambitions within the 'Developing the Young Workforce' strategy, which is fundamentally about ensuring a work relevant educational experience for our young people. It is about all of us valuing and understanding what a rich blend of learning, including vocational education, can offer. It is about employers playing an active role, both shaping and benefiting from Scotland's education system by helping to create the talent pool they need and recruiting young employees. Ultimately, it is about the future workforce, all our young people, making informed and ambitious choices about jobs and careers, ready to take their place in the world as effective contributors. In Scottish Borders we identified how we would deliver the ambitions within 'Developing the Young Workforce' within our 'Senior Phase Strategy'. Every secondary school has focused on this priority and significant progress has been made. The capacity of each school to provide appropriate vocational learning experiences for our children with additional support needs has improved. Although Howdenburn Schoolhouse has continued to support a small group of young people in developing their skills for learning, life and work, it has to be acknowledged that the young people, who are all on shared placements and attend a provision within a

secondary school will now be offered a skills for learning, life and work experience within their enhanced provision as part of the secondary school's 'Developing the Young Workforce' programme. We must now consider how 'Developing the Young Workforce' strategy and the provision at Howdenburn Schoolhouse could be developed to ensure there are clear pathways for skills development and work experience opportunities for our learners with complex needs. We must also involve our partners to ensure these pathways link into adult learning and employability or further education.

Improving and Developing Our Additional Support Needs Provision In the Scottish Borders

19. In 2013 SBC identified the need to develop a full time purpose built specialist education and care centre for young people with complex needs, both physical and learning within the Scottish Borders. At the Executive Committee on 17 January 2013 it was agreed to develop a central Borders Additional Support Needs (ASN) provision. It was recommended that the location be in Central Borders to increase accessibility and to reduce travelling times for children. The aim of the Additional Support Needs provision is to offer a service that will reduce the number of children who access very specialist provision out of the Scottish Borders and prevent the need for children to be educated outside the authority, as well as provide an enhanced level of provision for our children with the most profound and complex needs within the Scottish Borders. Baseline information intimated that our outwith educational placements were above the national average. The educational and well-being benefits of having this specialist provision have been identified as follows:

- a) A purpose built learning environment which provides our children and young people with profound and complex needs with an environment which will support their learning and their well-being.
- b) Reduced travelling times for children.
- c) Enhance opportunities for partner agencies to provide specialist services to our children with profound and complex needs, e.g. health services.
- d) A staff team who will specialise in meeting the learning needs of our children and young people with the most profound and complex needs and can offer advice, guidance and professional learning opportunities for their colleagues.

- e) Nearby Primary and Secondary provisions which will create further skills for learning, life and work opportunities within the child's individual learning plan.
- f) Support to services already provided in locality enhanced support provisions, mainstream schools and outreach specialist teams.
- g) Maximise the potential for integration in mainstream and better transition planning to adulthood services.
- h) Reduction in the need for some children and young people to be placed outwith Scottish Borders for their education.

At the Executive Committee in 2013 it was intimated that the Earlston provision is suitable to meet the Social, Emotional and Behavioural Needs (SEBN) of the small number of young people unable to be met within mainstream education; this matter was to be the subject of a further report. However, it is important to note that there has been significant progress in meeting the needs of children with social, emotional and behavioural needs within our mainstream schools with the creation of bases such as the Connect Zone within Galashiels Academy, the Connect Base in Hawick High School and inclusive approaches developing across all Secondary Schools. A focus on inclusive practice has also had an impact upon success in supporting children with SEBN in all our Primary Schools leading to dramatic reductions in exclusions as the change in practice has impacted upon the schools' approach and capacity to support children with SEBN within the school. The current SEBN resource is a service which is responsive to the needs of children and young people. It operates out of Wilton Centre in Hawick offering in-reach and outreach support to children and young people. The service has to be responsive as some children require support in their existing schools and some benefit from spending some time in the Wilton Centre. The Wilton Centre will continue alongside the focus on developing inclusive practice in our schools to provide children with SEBN with appropriate support.

The additional support needs provision in Earlston will offer education for our children with the most complex and profound needs. We must recognise that we have families who will wish for their child to be educated in their locality and have connections with their local education provision. A number of children will have the opportunity for shared placements between Earlston and the child's local mainstream school. Scottish Borders Council, in building the provision at Earlston, is responding to concerns raised about the existing provision for the Primary 1-4 children with autistic

spectrum needs and profound complex needs who are located within a portacabin in the grounds of Wilton Primary School, and the Primary 4-7 children in a basic classroom in Innerleithen. Although all of the children are on shared placements, it was recognised that they need purpose built provision. This provision will initially be for the primary aged children currently attending the existing provisions in the spectrum classes in St Ronan's, Innerleithen and in the grounds of Wilton Primary School. The new provision at Earlston will not only house the children from the existing spectrum classes, but will also be able to support children with complex needs not only on the Autistic Spectrum, but also those children who may have complex sensory impairments and be on placements outwith Scottish Borders.

The New ASN School Provision in the Village of Earlston

20. Visual images of the provision at Earlston are attached as Appendix 2. The provision has been designed to provide flexible and adaptable spaces. There are 3 large classrooms, all with direct access to safe outdoor space. An activity space which is the same size as the classrooms provides opportunities for practical experiences and arts/crafts. There are several smaller rooms which are intended for small groups or individuals to access meetings, therapy and tuition.

The building also features a breakout space which can support the development of lifeskills and independent learning in a café style space, which has provision for kitchen workspace and equipment. The sensory/softplay space will be fitted out with equipment for specialised therapy. All these areas will be tailored to provide the best conditions for learning possible for the pupils attending and the décor and soft furnishings are being carefully planned to suit learning needs. As well as a welcoming reception area, appropriate ancillary accommodation for hygiene, administration and storage is provided. The large outdoor space is secure and will be landscaped to provide safe play, multi-sensory experience and attractive surroundings. Parking for staff is available onsite and there will be a safe area for pupil drop off and collection. Pupils attending the provision will be able to access wider facilities, if required, and in liaison with the staff team at Earlston Primary School.

The new ASN school provision will provide a first class learning environment for our children with complex and profound needs. The accommodation will provide us with an opportunity to develop our staff

skill set in areas such as visual and hearing impairment, as well as creating a sensory environment tailored to non-verbal communication approaches as well as verbal.

The new ASN school provision will be set up to provide education for children from 3-12 years. There will be capacity for up to 50 children to attend the new ASN School.

The Eildon Complex Needs Enhanced Provision base in Galashiels Academy currently has complex and profound secondary aged young people. This provision has expanded in recent years and an extra class has successfully developed, which currently provides for our children with learning needs very well. It is expected that the children at Earlston would transition to this provision in Galashiels and that staff would develop close links and specialisms. The provision in Galashiels Academy is very successfully meeting the needs of the secondary aged young people with spectrum and complex sensory additional support needs. It is also recognised that some children may transition to the enhanced secondary provision in their locality. Both the Earlston and the Galashiels provisions will also provide a base for outreach, training and resources to help maintain children within their own community, which will up-skill, staff, and ensure that children learn their skills for life in their local settings and continue to be a part of their own communities as well as receive specialist support in the provisions. In response to concerns about the quality of the fabric and attractiveness of the provision at Galashiels Academy, we have identified investment opportunities which will result in the upgrading of the provision in 2017.

Present Position

21. An Overview of Spectrum Support Classes and the ASN Specialist Support Staff Team

Scottish Borders Council's Autistic Spectrum Disorder (ASD) support provision for nursery and primary aged pupils is currently housed in two locations:

- Wilton Primary School, Wellfield Road, Hawick, TD9 7EN in portacabins in the school grounds.

- St. Ronan's Primary School, Innerleithen, EH44 6PB in a classroom in the first floor of the school.
- The existing provision has capacity to provide education for 50 children. This meets the demand for provision.

Pupil Rolls:

St Ronan's Spectrum Support class

- School session 2015/2016- 5 pupils
- School session 2016/2017 –5 pupils

Wilton Spectrum Support class

- School session 2015/2016 – 10 pupils (2 classes 5 +5)
- School session 2016/2017 – 10 pupils (2 classes 5 +5)

It is important to note that 100 % of the pupil roll for session 2016/2017 have shared placements, i.e. that they attend the spectrum support classes and attend a local mainstream primary school.

The learning environments differ in both settings due to the available space in each location. Teaching staff are currently based in one of either location with the Principal Teacher covering both settings along with the provision based in Howdenburn Schoolhouse at Lothian Road, Jedburgh, TD8 6LA for senior phase pupils. In addition to these teachers there are also outreach staff based at Balmoral Primary School, Balmoral Avenue, Galashiels, TD1 1JJ who form part of the Council's ASN service.

The outreach team support the children and the staff in the mainstream aspect of their placement. They also provide support to children with spectrum additional support needs who have fulltime placements in mainstream primary schools.

All staff members are line managed by one team leader who is based in Galashiels. It is proposed that a number of the staff above would be based in the new build situated in Earlston village at the new ASN School, Earlston, Berwickshire, TD4 6HF.

The proposal is to discontinue the spectrum support classes at Wilton Primary School and St Ronan's Primary School; the ASN staff outreach team

based at Balmoral Primary School and some of the specialist staff team working across the Scottish Borders will move into the new School situated in the village of Earlston.

Educational Benefits

22. The Educational Benefits Statement has been prepared having regard to the Guidance and Explanatory Notes published by the Scottish Government in association with the Schools (Consultation) (Scotland) Act 2010 and which are available for reference at the following websites, respectively:

www.scotland.gov.uk/Resource/Doc/91982/0097130.doc

www.legislation.gov.uk/asp/2012/2/contents

There is parent guidance available on the Act, published in 2016, and is available at:

www.gov.scot/Publications/2016/02/3452

“An education authority shall endeavour to secure improvement in the quality of school education which is provided in the schools managed by them; and they shall exercise their functions in relation to such provision with a view to raising Standards of Education.”

As required by the Schools (Consultation) (Scotland) Act 2010, this Educational Benefits Statement is written from the perspective of benefits, should the proposal be implemented.

The Educational benefits of the proposal for all the children affected are as follows:

Scottish Borders Council’s Business Plan identifies that we will, as a priority, ‘Improve attainment and achievement levels for all our children and young people, both within and out with the formal curriculum’ and we will, ‘Provide high quality support, care and protection to children, young people, adults, families and older people’.

The purpose of this school is to provide appropriate educational facilities for those children with very complex educational needs and will reduce the need for children to have to use educational establishments outside Scottish Borders. The centre will provide full and part time school places, assessment, training and outreach. There are a number of children and young people with Complex Additional Support Needs educated outwith the Scottish Borders and it is anticipated that a new specialist resource will offer options for similar children in the future. However, it is unlikely that all the children currently receiving a service outwith the area will return as they are settled in educational establishments. The service will help educate children and young people in the Borders and maximise the potential for re-integration to mainstream and better transition planning into their learning pathways in adulthood.

There is significant practitioner expertise within SBC in supporting pupils with complex needs, but provision for these pupils is currently compromised by the quality of available accommodation/physical infrastructure. Spectrum Support has been successful in managing to sustain primary aged children in the Borders in specialist support centres and with outreach support to mainstream, but the physical provision needs to be improved and centrally located so that the service is delivered from one site in terms of economy of scale. The school would also provide a base for outreach, training and resources to help maintain children within their own community, which will up-skill staff, and ensure that children learn their skills for life in their local settings and continue to be a part of their own communities.

We are committed to an earlier and more flexible response to our most vulnerable children in both school and community settings, we will achieve this through this re-design of support for our most vulnerable children and young people. The new build has 3 large classrooms, two breakout spaces, a large sensory/soft play room and an activity space along with skills for life area. There is also ample outdoor secure space. All these areas will be tailored to provide the best conditions for learning possible for the pupils attending.

Existing Sites

23. The current provision within Scottish Borders Council for pupils with Autistic Spectrum Disorder is located across two sites:

- 1) A portacabin in the grounds of Wilton Primary School in Hawick (P1 – 3 pupils)
- 2) A wing of St Ronan’s primary School in Innerleithen (P 4- 7 pupils)

The current provisions have not been designed to meet the needs of pupils with complex needs and offer a poor quality learning environment. The fabric and condition of the resource in Wilton Primary School is particularly poor.

Young people and the community will benefit from a significantly better quality learning and teaching environment that meets the needs of learners in the 21st century through purpose built learning spaces that take account of Curriculum for Excellence, the sensory curriculum, moving and handling and the development of life skills and transitions to employment, education or further training. The new school will be bright, stimulating and a safe environment for learning and teaching, taking into account the needs of children and young people with complex additional support needs.

Wilton Primary School and St Ronan’s Primary School will be able to utilise the space freed up by the specialist resource discontinuing.

Impact on Pupils

24.A single location offers many educational benefits to children, staff and families in the area. Specifically these are:

- ***Reduced transition requirements*** – pupils who attend the new school will be able to complete their primary education in one location. Currently the pupils have to move at the end of Primary 3 to a different location which involves significant changes to travelling time.
- ***Consistency of learning and teaching*** – a single location provides the ability to maximise resources (physical, parents, staff and community). All pupils will continue to enjoy a more enhanced curriculum with greater depth, breadth, coherence, relevance and challenge than within the existing ASN provisions at Wilton and St Ronan’s Primary Schools. The opportunity to create learning opportunities for specific age/level of pupils can be maximised by looking at the needs of pupil groups based on learning and not school location.

- **Enhanced Learning Environment** – the new build will offer pupils better conditions and environments for learning, opportunities for outdoor education, new and improved additional resources in the form of a large sensory/soft play space, a dedicated activity space and areas for development of life skills within the same building. Pupils will also be able to where appropriate share facilities with Earlston Primary School building even wider peer relationships.
- **Children having as wide groups of peers and friends as possible** – pupils will be working in appropriate peer groups in the enhanced provision, but also have the opportunity to work within their mainstream school through a more focused outreach team being overseen from one central location. Pupils will also be able to, where appropriate, share facilities with Earlston Primary School, building even wider peer relationships.
- **Developing the Young Workforce** – the citing of a new ASN school within Earlston will allow senior pupils from Earlston High School the opportunity to gain skills, knowledge and experience of working with young people with additional needs.

Impact on Staff

25.

- **Developing expertise in staff** – the Team Leader will maximise collegiate time for all staff that will allow for the sharing of practice and support professional development of staff. Using the school as a learning hub for colleagues working within the shared placements will enhance the skills of staff and further develop the inclusion of all children in SBC schools.
- **Maximising resources for the benefit of all** – through the joining of staff, resilience is developed by the sharing of skills, time and resources both within and out with the provision linking directly to the inclusion for all agenda.

Impact on the Community

26. Scottish Borders Council places a strong emphasis on school/community partnerships. Earlston Primary and Earlston High Schools both currently

have excellent relationships within their local community and the new school will provide further opportunities to develop these links. The specialist facilities will help encourage greater use of the school out with school hours particularly by parents of children and young people with additional support needs. It is envisaged that the new premises will become an active and vibrant addition to the learning and activities across the whole community.

The community will benefit from a learning hub which is specifically designed to meet the needs of children and adults with complex additional support needs. There will be the space and appropriate facilities for parents to be involved in their children's learning and for the specialist delivery partnership supports such as Speech and Language Therapy, Physiotherapy and the school nurse in a purpose built therapeutic environment.

Impact on Transport and Travelling Arrangements

27. Currently all pupils are transported by taxi to the existing provisions. As the current provisions are located in the West and Southern areas of the Scottish Borders, this can involve long travelling time and distances for some pupils. The re-location of the provision to the new school in Earlston, which is in a central locality, will mean that transport for most pupils will be reduced. Parking for school transport will be improved.

Scottish Borders Council will ensure that they work in close partnership with the Safer Routes to School Team and the Safer Communities Team to ensure all aspects of safety are given due consideration.

Minimising Risk

28. Scottish Borders Council has a good history of working with staff, parents, children and young people and the wider community to identify and overcome issues relating major projects such as new schools. All stakeholders will be given a number of opportunities to participate in the project and the Community Council have already been given the opportunity to comment at evening meetings. We will continue to work closely with all stakeholders throughout this process.

Financial Implications

29. The provision at Earlston is within the approved Capital Plan and is profiled to match the construction programme:

- 2015/2016 – £481k
- 2016/2017 – £1156k
- 2017/2018 – £6k

The revenue consequences of the new facility are being fully developed. It is anticipated these will be met from within existing budgets by transferring existing costs within the current spectrum provisions and within the overall ASN design process. There may be savings from reduced travel costs for pupils who currently require transport outwith the Authority. If pupils who might otherwise be placed outside of the Authority to meet their educational needs choose to stay within the Authority in the new facility, then significant savings would be accrued as external placement costs are significantly higher than our own placements.

Pre-Consultation and Engagement with Stakeholders

30. As the concept of the new build was progressed, parents and staff of children attending the spectrum support classes were consulted. There was full support for the new build.

A redesign of additional support needs provision was implemented during 2015/2016 when the management of additional support needs was brought back into education management within the Council rather than the existing social work line management. A review of the new ASN build provision was carried out as part of this re-design. Once clarity was reached about how the new provision would fit into the new structures, papers were taken to the Education Executive in May 2016 and further engagement was carried out with the community of Earlston and parents of children with spectrum support needs. During the engagement key stakeholders were provided with information about the new build, the nature of the provision, perceived educational benefits as well as how the provision will support the development of staff skills in areas such as visual and hearing impairment as well as enhance our delivery of education to children on the autistic spectrum. The responses from stakeholders were very positive both about the quality of the build and the expected

educational benefits that the new ASN School will bring to all affected pupils.

Naming of the New ASN School

31. We have had an initial discussion with stakeholders during the recent engagement about the naming of the provision. No names were suggested during these discussions. It is proposed that during the statutory consultation period regarding the relocation of provision that stakeholders will be asked to suggest names for the new ASN School within the statutory 30 school day period, thereafter stakeholders will be asked to vote for their preference in relation to the names suggested by stakeholders. This process is not subject to statutory consultation guidance but will be conducted in a fair and transparent manner. The outcome of the school naming consultation will be brought forward as a separate report rather than within the main Consultation Report. In August 2016 we brought relevant formal statutory consultation papers in respect of the Schools (Consultation) (Scotland) Act 2010 to the Executive regarding:

- a) The discontinuation of the existing provision of spectrum classes in Innerleithen Primary School and Wilton Primary School grounds.
- b) The establishment of the new additional support needs school situated within the village of Earlston.
- c) The statutory consultation process was fully approved by the Executive regarding the proposals contained within this Proposals Paper.

Responding to the Proposals

32. Interested parties are invited to respond to the Proposals by making written or electronic submissions on the proposals to:

Additional Support Needs School
Service Director Children & Young People
Scottish Borders Council
Newtown St Boswells
Melrose, TD6 0SA

For the convenience of those wishing to respond, a form is provided at Appendix 1, and is also available on the Council's website at:

www.scotborders.gov.uk/asnschool

Those wishing to respond are invited to state their relationship with the school – for example, “Parent/Carer of a child at Wilton spectrum support class”, “Relative of a child at Wilton spectrum support class”, “Teacher of spectrum support”.

Those sending in a response, whether by letter or electronically, should know that their response will be open to public scrutiny and may have to be supplied to anyone making a reasonable request to see it. If they do not wish their response to be publicly available, they should clearly write on the document:

“I wish my response to be considered as confidential with access restricted to elected members and council officers of Scottish Borders Council”.

Otherwise, it will be assumed that the person making the response agrees to it being made publicly available.

RECOMMENDATIONS

33. It is recommended that a statutory consultation in respect of the Schools (Consultation) (Scotland) Act 2010 is carried out regarding:

- a) The discontinuation of the existing spectrum support class in Innerleithen Primary School
- b) The discontinuation of the spectrum support class in Wilton Primary School grounds.
- c) The establishment of the new ASN School in the village of Earlston.

It is recommended that the results of the non-statutory formal consultation into the naming of the new ASN School in the village of Earlston is included as a separate report to the Executive.

Within this Proposals document, the Council is therefore seeking public comment and response on the proposal to discontinue the spectrum support classes at St Ronan's Primary School and Wilton Primary School and establish a new ASN school in the village of Earlston.

Should these proposals be accepted and implemented, a new ASN school will be established, named and located in the village of Earlston.

APPENDICES

Appendix 1 – Consultation proposal response form

Appendix 2 – Designs of the new ASN build

Children and Young People's Services Statutory Consultation - Proposal Response Form



SCHOOL ESTATE CONSULTATION IN RELATION TO ELEMENTS OF ADDITIONAL SUPPORT NEEDS PROVISION

Detail of the Proposal

That subject to the outcome of this Proposal exercise and statutory consultation process as set out in the Schools (Consultation) (Scotland) Act 2010 as amended:

- Spectrum support class provision at Wilton Primary School and spectrum support class provision at St Ronan's Primary School are discontinued;
- That the new Additional Support Needs (ASN) build in the village of Earlston is established as a school and the naming of that school is consulted upon as part of this Proposal process;
- That children from the new school and children from Earlston Primary School and Earlston High School will have the opportunity to build curricular and facility links creating educational benefits for all children.

This proposal therefore also has implications for Wilton Primary School, St Ronan's Primary School, Earlston Primary School and Earlston High School.

The proposed date for the implementation of the proposal is January - April 2017.

YOUR INTEREST - please tick the most relevant box below to indicate which school you are connected with and your interest:

| | Wilton Primary School Spectrum Support | St Ronan's Primary School Spectrum Support | Wilton Primary School | St Ronan's Primary School | Earlston Primary School | Earlston High School |
|----------------------------|---|---|--------------------------|---------------------------|--------------------------|--------------------------|
| Parent/carer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Staff | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pupil | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Relative of pupil | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parent council member | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Elected Member/ MSP/ MP | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Community Planning Partner | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Community Member | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other – please state: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Page 590 | | | | | | |

CONSULTATION QUESTIONS

- 1a. Do you agree with the proposal that the spectrum support class provision at Wilton Primary School is discontinued?

Agree Disagree

Please tell us the main reasons for your views and why you agree/disagree with the above proposal.

- 1b. Do you agree with the proposal that the spectrum support class provision at St Ronan's Primary School is discontinued?

Agree Disagree

Please tell us the main reasons for your views and why you agree/disagree with the above proposal.

2. Do you agree with the proposal that the new additional support needs build in the village of Earlston is established as a school?

Agree Disagree

Please tell us the main reasons for your views and why you agree/disagree with the above proposal.

3. Please give us your suggestions for the name of the new school and the reasons for your choice.

| | |
|----------------------|--|
| Your name suggestion | |
| Reason | |

Once we have a good idea of what the most popular suggestions are, we will be asking everyone involved to take part in a vote to make the final decision on what the new school will be called.

CONFIDENTIALITY OF RESPONSE

| | |
|--|--------------------------|
| I wish my response to be considered as confidential with access restricted to elected members and officers of Scottish Borders Council | <input type="checkbox"/> |
|--|--------------------------|

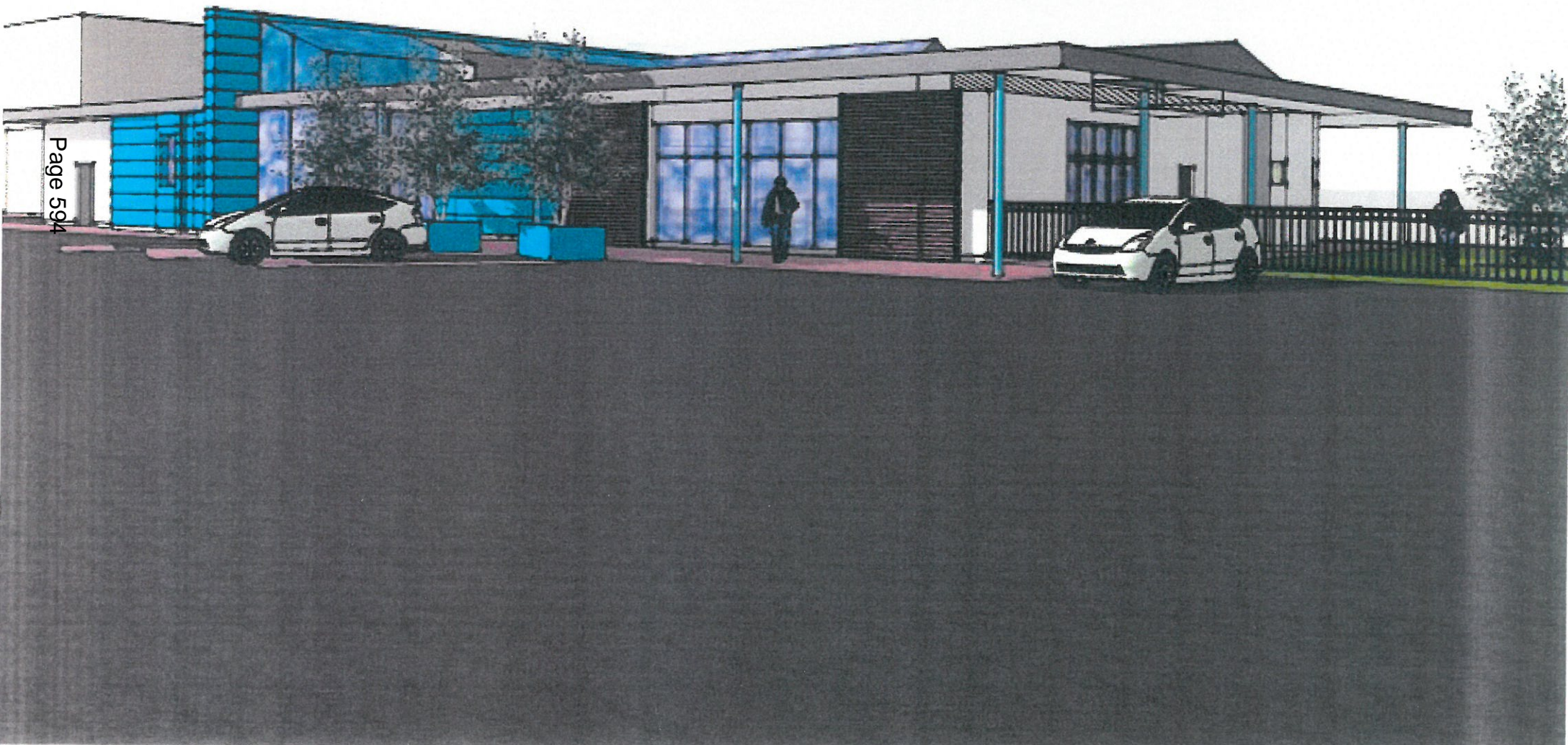
THANK YOU FOR TAKING THE TIME TO GIVE US YOUR VIEWS

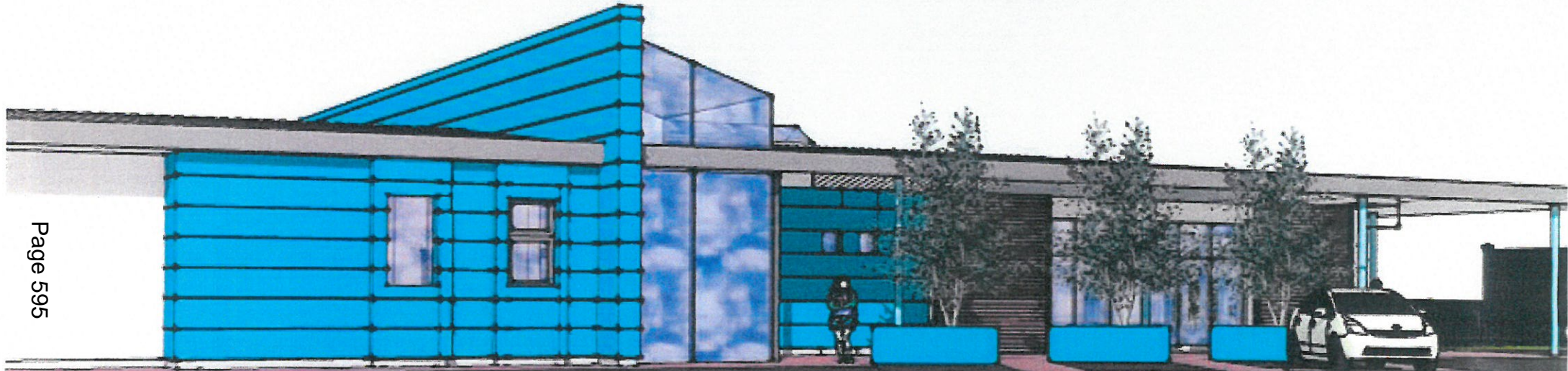
Your completed form can be handed into your local school or posted to: Additional Support Needs School, Children and Young People's Services, Scottish Borders Council, Newtown St Boswells TD6 0SA.

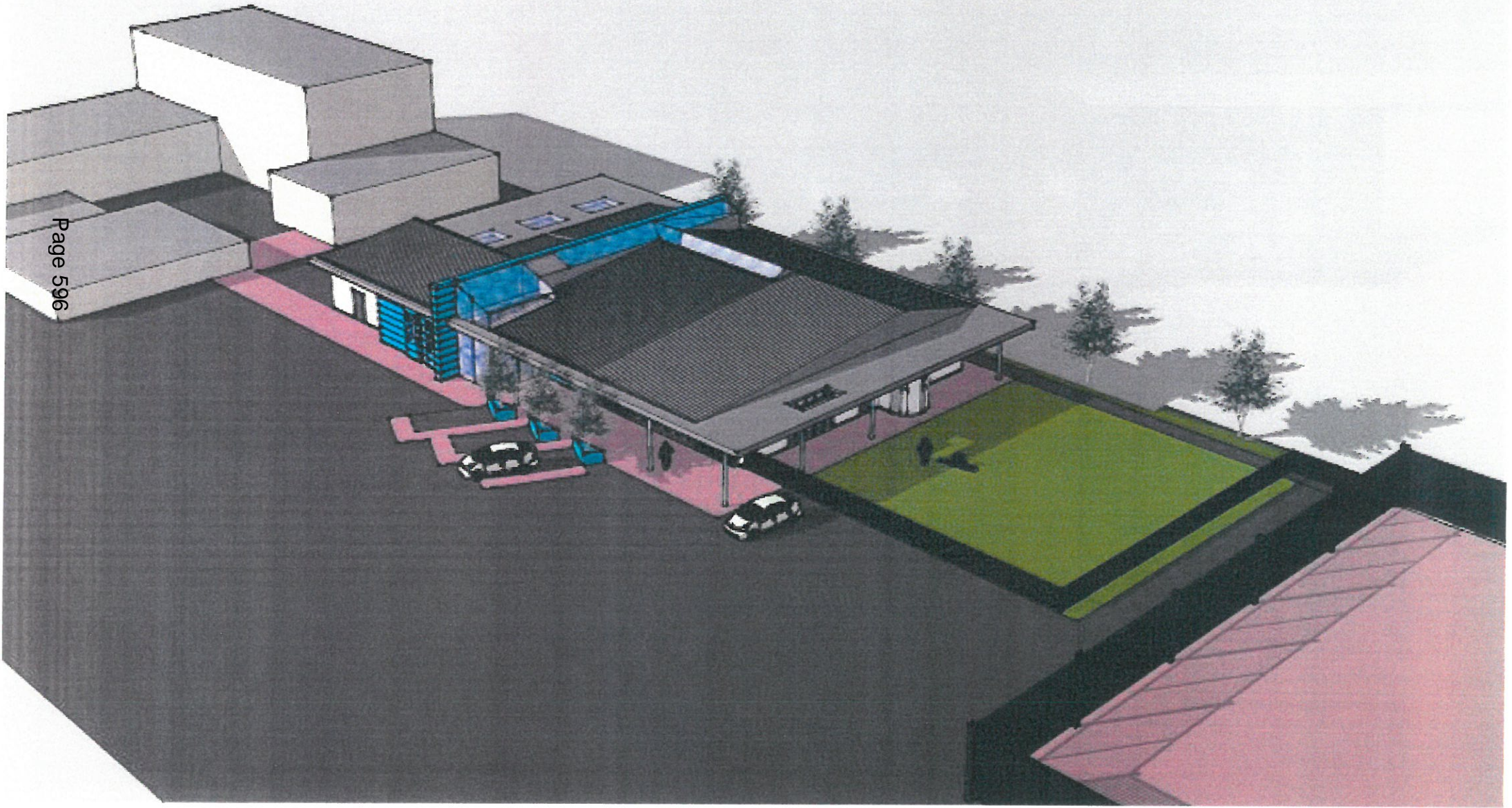
You can also give us your views online at: www.scotborders.gov.uk/asnschool

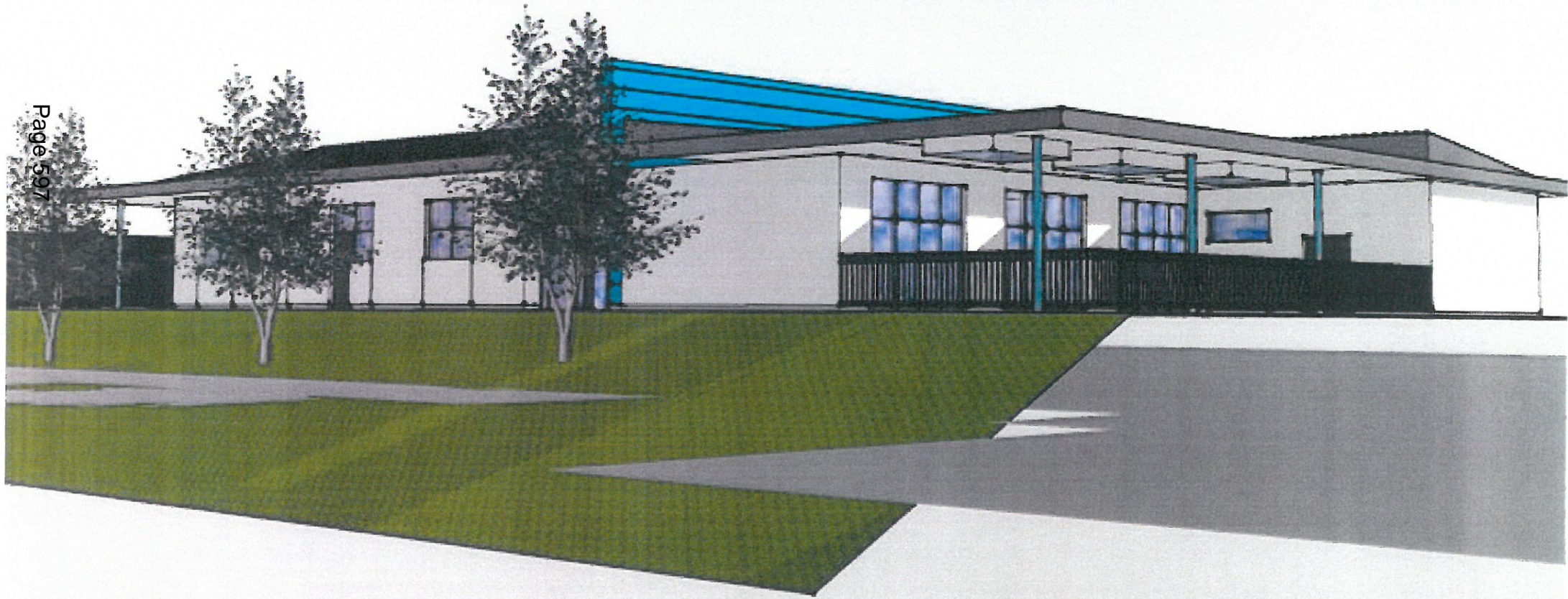
BY MONDAY 10 OCTOBER 2016 AT 5PM

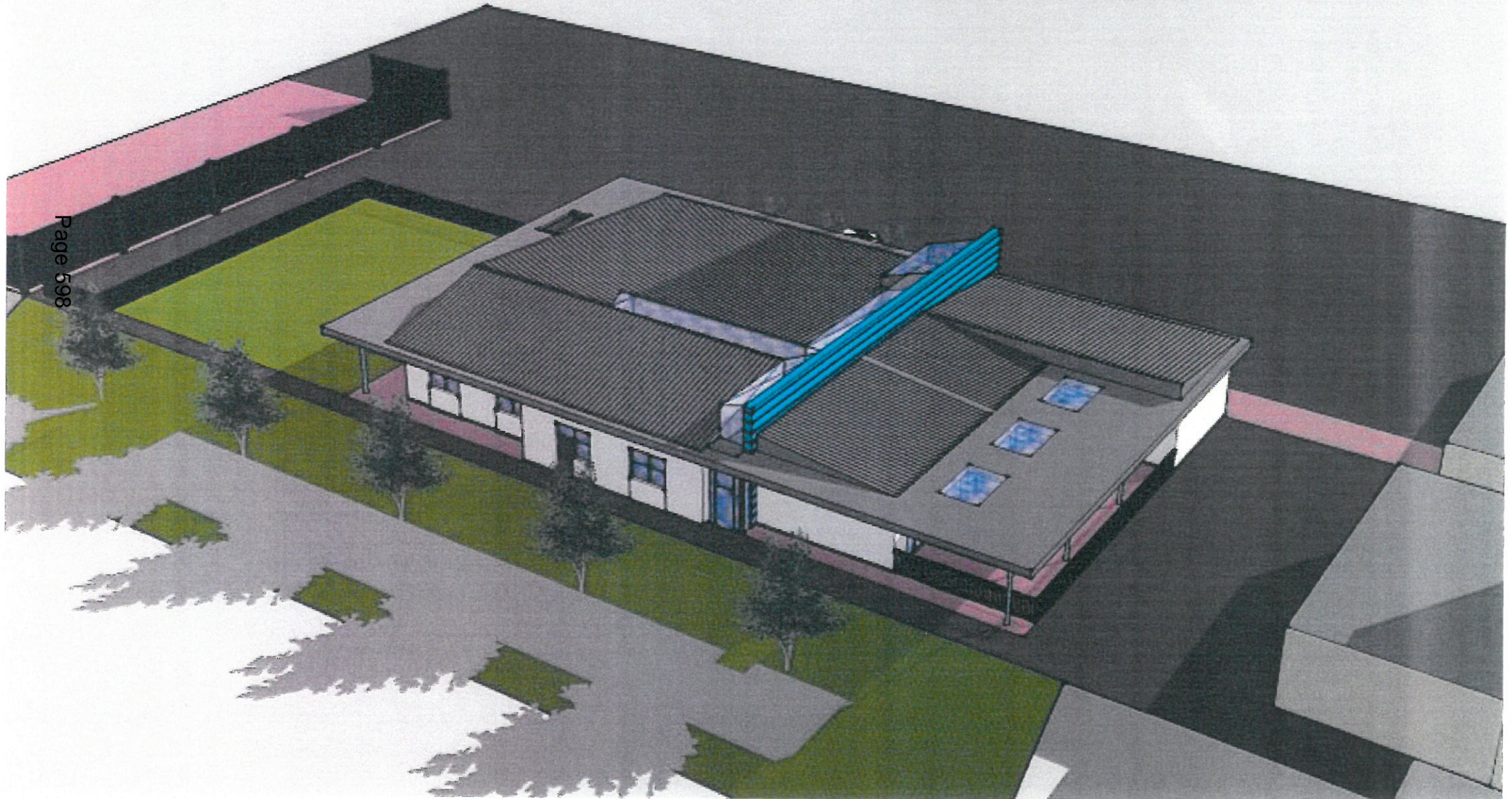
If you have any queries, please email: schoolestates@scotborders.gov.uk

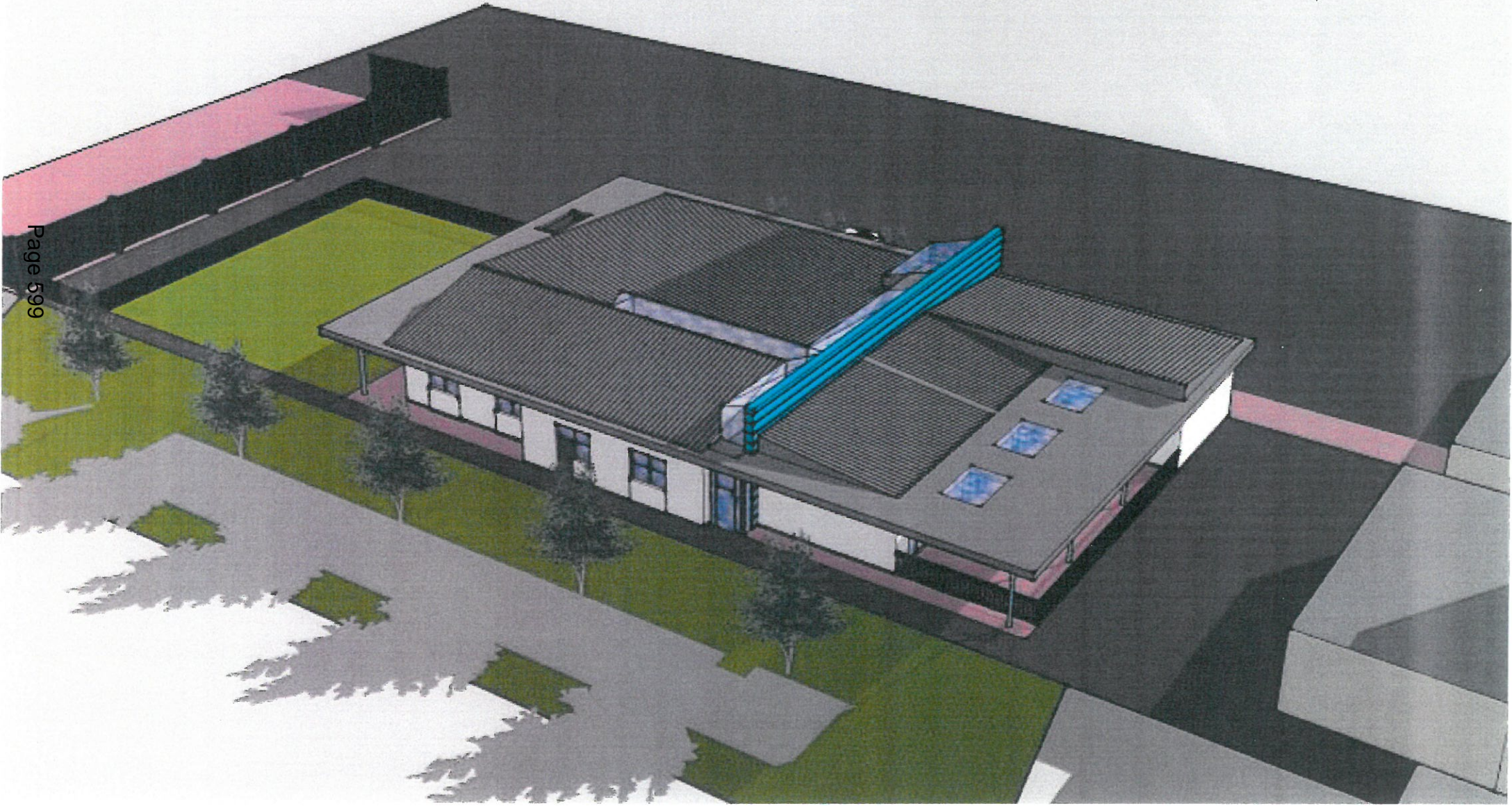












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Appendix B – Public Meetings Notes

Note of Public Meeting held at Wilton Primary School – 13th September 2016

16 persons were in attendance comprising parents of pupils from Spectrum Support and staff from Spectrum Support.

The meeting was chaired by Councillor Sandy Aitchison – Portfolio Holder for Education. The panel comprised Donna Manson - Service Director Children and Young People, Christian Robertson – Senior Lead Officer Inclusion and Additional Needs, Sarah Fitch – Manager Complex Needs and Claire Turnbull – Headteacher Wilton Primary. The panel gave a presentation and answered questions.

Points raised by the meeting attendees were:

All attendees were very positive about the facility being provided and valued the investment.

Parents were reassured that the curriculum being offered to their children in the current provision would be continued. For example, access to a pool for swimming would continue and how best to deliver this will be discussed on an individual basis. Parents were advised that the new school would be right next to the primary school and a five minute walk from the High School. The walk to the high school is through a safe pedestrian route and there are plans for a new playground area to be shared with the new school and the primary school. This would allow the children to be outside in a safe environment. Both the primary school and high school are excited to be welcoming this new purpose built school to their community and looking forward to establishing close links.

A number of queries relating to transport and previous issues were raised. Donna Manson highlighted that Scottish Borders Council is to provide a plan for transport door to door for each of the individual children. It is important that there is a detailed plan and a backup plan with transport particularly for those with additional needs. Mrs Manson gave assurance that over the coming months the individual timetable will be discussed with families.

Mrs Manson also spoke about difficulties when weather affected travel and highlighted that localised decisions will be made working in partnership with bus companies and taxi services to ensure minimum disruption where possible and a commitment was made to improve arrangements for Additional Support Needs Pupils as part of the Emergency Plan.

Questions were raised regarding staffing provision and ratios as well as pupil numbers.

Reassurance was given that the existing staff from Wilton and St Ronan's Spectrum Support Provision will be relocated to the new purpose built school in Earlston. There is to be no reduction in the number of staff. The children receiving support from Wilton and St Ronan's will transfer to the new school and it is also hoped that a child currently receiving provision out with the authority may attend the school perhaps one day a week. As the school is established it is expected that new applications would be received but these would only be accepted if it meets the needs of the child. Perhaps an additional five children could be accommodated but if so the school would be staffed accordingly.

It was highlighted that by establishing the building as a school Scottish Borders would be able to attract National Groups/Bodies to use the school in the evenings to meet and provide support for parents.

During the summer there may be the same number of children or a new intake. Children have different needs, it may be they are placed in their local mainstream school or have some time in each.

When asked about the planned management structure, it was identified that there is a need to look very carefully at this, at what other specialist schools have in place and what we currently have before making a decision about this.

A local elected member commented on this being about the children and a key issue is that this is purpose built for a reason. He felt that the centralised location of this school made complete sense in this case. Councillor Aitchison added that he appreciates that centralised locations can cause difficulties for outlying areas and highlighted events where this can cause some difficulty for these schools attending.

Parents were informed that they would be able to make visits to the facility in advance of the opening.

Following the meeting, parents attending reported being reassured by what they had heard and by the responses to their questions. A report in the local paper quoted a family likewise.

Note of Public Meeting held at St.Ronan's Primary School – 15th September 2016, 7-9pm

Members of the public present - 0

The meeting was to be chaired by Councillor Sandy Aitchison – Portfolio Holder for Education. The panel comprised Donna Manson - Service Director Children and Young People, Christian Robertson – Senior Lead Officer Inclusion and Additional Needs, Sarah Fitch – Manager Complex Needs and Keith Belleville, Headteacher of St.Ronan's Primary School

Noted that the meeting had been publicised in the local press, online through Scottish Borders Council website and notifications were issued by the school via letter to notify parents of the meeting. Donna Manson would have provided an overview of the background to the proposal as set out in the proposal paper. The proposal is to discontinue the Spectrum support provision at St.Ronan's Primary School and relocate the children using the facility to the new ASN build in the village of Earlston.

Due to there being no attendees no issues were raised.

Staff remained on site until 8pm

Note of Public Meeting held at Earlston Primary School – 14th September 2016

18 persons were in attendance comprising parents of pupils from Spectrum Support, staff from Spectrum Support, staff from Earlston High School and members of the local community.

The meeting was chaired by Councillor Sandy Aitchison – Portfolio Holder for Education. The panel comprised Donna Manson - Service Director Children and Young People, Christian Robertson – Senior Lead Officer Inclusion and Additional Needs, Sarah Fitch – Manager Complex Needs, Susan Graham – Headteacher Earlston Primary and Justin Sinclair – Headteacher Earlston High School. The panel gave a presentation and answered questions.

Points raised by the meeting attendees were:

Attendees were positive about the facility being provided and complimentary of the design.

Points and queries raised were:

A parent asked - with regards to Early Intervention, is there going to be a nursery provision? The response was that there is no barrier to providing nursery provision but the individual children's needs would have to be considered. Transport for the child would also need to be taken into account and as currently, there would be discussion with families to find the best model for the child whether it be local provision or specialist provision.

There was a question about whether in relation to the proposal document page 16 which states "*A purpose built learning environment which provides our children and young people with profound and complex needs with an environment which will support their learning and wellbeing*", whether there would be children attending with a broader range of difficulties than currently.

Mrs Manson replied that it is interesting how some families label their child where as other don't wish this and that this building is seen as a safe, secure managed environment with staff who are highly trained, who focus on meeting challenges and accept that some children don't fit into a simple box. This descriptor is to capture the families that fall into the gaps. However reassurance was given that rather than a dilution of the service, the establishment of this school is a great enhancement to the current provision in Scottish Borders.

The capacity of the building being 50 was questioned. There are 3 classrooms that can accommodate about 8 children in each depending on the activity. However, this provision could be made available beyond the school day for National Groups to use as it is a safe environment with purpose built playground which could provide a chat/social session for parents and children. Spectrum Outreach Teachers might want to use this building to bring the children together on occasion and it is a flexible resource which has space to be this way ie. Other groups of children could use the building at different times.

Reassurance about the relationship with mainstream settings was sought and it was confirmed that the school nearest home will always be the mainstream school and wherever the child is enrolled for mainstream, that school takes control of the Child Support Plan but works jointly with the spectrum staff to support the child and parents.

Parents asked when the school would open and concern was raised about transition planning and transport issues.

Transitional plans which will be put in place and will involve families were described. It was explained Education do not have ownership of transport but in the audience was a Transport Officer who was recording concerns over transport. Carla Upton confirmed that she recently took up post and is committed

to improving the service and working closely with Education is looking at developing a 3/5 year plan to provide better continuity of service and staffing.

When asked about staffing ratios, Mrs Manson replied that changes are not anticipated but there is a wish to ensure the resource is more mobile and equitable. If rolls do change, a more flexible allocation of staff may be needed. Scottish Borders ratios are better than other local authorities/organisations. The ratio of staff to children during a day depends on the child's needs and the activity that they are doing.

In closing, Justin Sinclair confirmed that the Earlston community are very supportive of the schools in their village and he knew that the community would welcome the new school.

Susan Graham added that Earlston Primary School is really looking forward to establishing close working links with the new school. Staff and children alike are excited to have a new school right next door.

Councillor Aitchison closed the meeting by asking two ladies in the public meeting if they could remember their time at school in Earlston. The ladies commented that Education has changed somewhat since then but stated Education in Earlston had always had a good reputation.

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Scottish Borders Council

New Additional Support Needs Provision in Earlston

13th September 2016

Welcome

Introductions

Outline of the Public Meeting

- Wider Context within Education DM
- Current spectrum support provision CR/SF
- New provision CR
- Educational Benefits CR
- Statutory Consultation Process DM
- Question and answer session SA

Inclusion for All

Standards in Schools Act 2000 - presumption of mainstream with recognition that the needs of some children and young people are best met through specialist provision.

Importance of an individualised approach ; our ethos and attitude are critical to 'getting it right' for every child ; impact upon the family

Aim-Inclusion for All

For all our pupils, together we will:

- Create an ethos of achievement for all pupils within a climate of high expectation.
- Value a broad range of talents, abilities and achievements.
- Promote success and self-esteem by taking action to remove barriers to learning.
- Counter conscious and unconscious discrimination that may prevent individuals, or pupils from any particular groups, from thriving in their education.
- Actively promote understanding and a positive appreciation of the diversity of individuals and groups within society.

Aim-Inclusion for All

We need:

- the right environments-both in mainstream and ASN provision- flexible, responsive to the range of learners' additional support needs
- to reduce travel time as much as possible
- highly skilled and trained staff in a range of needs such as: autism, sensory impairment, complex and profound needs, complex and severe needs, dyslexia , dyspraxia, nurture and attachment
- pupils, parents and staff sharing positive attitudes, confidence, aspiration, understanding and values which celebrate diversity
- Learning Pathways and improved outcomes for all learners

Current Spectrum Primary Provision in Scottish Borders

We currently have 2 Spectrum Support primary bases in Scottish Borders.

One is based in Innerleithen and one is based in Hawick.

Each base provides a specialist supported learning environment for our young people.

Across the two provisions we currently have 13 pupils who all have a shared placement with their own local school.

New provision in Earlston

- A specialist resource with a strong focus on developing excellence in Autistic Spectrum Disorder
- A new modern purpose built environment recognising sensory needs of young people
- Facilities designed to support learning e.g. soft play
- A safe enclosed outside area with easy access
- A building which will offer flexibility for after school activities, parent networking or to create importunities to provide a bespoke learning package for an individual child

School Status

The reasons for classifying Earlston resource as a school are:

- It affords the provision a greater status
- This is a stand alone provision which is not integral to a school building
- A clear management structure based in the school
- More likely to be recognised by local and national groups and bodies

Educational Benefits

- A purpose built learning environment
- No change half way through learning for young people
- A central location allowing equity of access
- Staff continuing to develop excellent practice by sharing skills with each other and the wider teaching network
- Being based in a small village allows children to begin to develop independence and life skills
- Opportunities for learning and work experience for pupils from Earlston High School

Statutory Consultation- the proposals

The Council is seeking public comment and response on :

- The proposal to discontinue the spectrum support classes at St Ronan's Primary School and Wilton Primary School
- The proposal to establish a new ASN school in the village of Earlston

Should these proposals be accepted and implemented , a new ASN school will be established ,named and located in the village of Earlston

Statutory Consultation- the process

- On-line consultation at www.scotborders.gov.uk/asnschool
- Meetings with staff, pupils and parents
- Public meetings - record questions and answers; build up a FAQ and update after the public meetings finish this week, responding to any omissions or errors highlighted
- Education Scotland then look at proposal paper and other relevant information including a summary of the public meeting and any written responses.
- Education Scotland meet stakeholders and complete an independent report which will focus on the Educational Benefits of the proposal.
- SBC prepares and publishes a consultation report.

Questions and comments

- Please state whether you are a member of the public, a parent , a member of staff- for recording of stakeholders' views
- Note the staff recording the meeting

Appendix D – Staff & Pupil Consultation Meetings

Meetings were held with staff in the Spectrum support bases in Wilton Primary and St Ronan's Primary and with mainstream staff and pupils in Earlston Primary. A summary of the discussions is detailed below.

- All of the Spectrum staff spoke very positively about the new school. They think the facilities it will provide are going to be excellent and are very excited about being able to work in this environment. During the consultation period, the staff were able to make a visit to the building site and were all very happy with the design and product.
- The class teachers are looking forward to the opportunity to working with a bigger team, particularly having the opportunity to work alongside the other teaching staff. Having all the staff located in one school will bring strong benefits where everyone can work flexibly, support each other, cope better on the difficult days and share the achievements and the additional spaces provided in the new school will be a huge help in supporting the pupils when they are experiencing difficulties.
- Staff identified that many of the pupils will benefit from shorter journeys although they are all accustomed to travelling to school. For many the shorter day will help pupil tiredness levels. Being in a more central location may encourage older pupils who currently do not travel from Hawick to Innerleithen due to distance to continue in Spectrum Support. Bringing the children back together will have benefits however staff are aware that there may need to be some planning around this to help pupils cope.
- The staff from St Ronan's would prefer if all staff and pupils from both provisions were to start at the same time. The need was identified to have time to work together to ensure that everything is set up very carefully so the pupils arrive to familiar organisation and resources. It was highlighted that the need for extended transition work and visits in advance was not seen to be priority for the pupils needs and it was proposed that if the move could be early (e.g. February) then there would be longer time leading up to Summer holidays to become used to the school.
- The Spectrum staff were all keen that in naming the building, that the identity of the Spectrum Service not be lost. An email was received from the St Ronan's class teacher following their meeting highlighting this further: *"The reason we are all keen to have Spectrum in the school name because we feel like it would give us some ownership of the school. As we discussed (at length!), we are all immensely proud of our service and the strong identity it gives us."*
- The Principal Teacher of Spectrum sees clear benefits in being able to undertake her role in one setting with the 2 existing teams working as one. This will allow more effective delivery of the service and more effective use of her time. There will be more effective and consistent management of staff cover and staff development and training will be more accessible to the full team. She highlighted the need to bring the existing teams together and to build positive relationships with Earlston Primary School early in the move period.
- Staff in both existing provisions raised some specific queries relating to the HR processes and policies around transfer. These have been collated and passed to the HR advisor attached to the service. Staff groups will have meetings with HR advisors starting in October and this will be in to format of both group and individual consultations about the mechanics of transferring bases.
- The pupils at Earlston Primary School are looking forward to the new provision opening. During a question and answer session, they could appreciate that it would be much better for anyone to learn in a purpose built, pleasant environment. They see an opportunity to make new friends and

also to learn about some difficulties that other children experience as well as how to interact with and even support them.

- Earlston Pupils identified opportunities to share resource such as the library and ICT suite and experiences such as trips out and eating lunch together. They wanted to know what opportunities there would be for the pupils in the new school to join classes in the Primary for parts of the week and also asked whether the new school pupils would go to High School in Earlston.
- Staff in Earlston Primary describe the great opportunity to share both ways with colleagues in the new setting. They highlighted the opportunity to access expertise and development as well as the opportunity to access some high quality and specialised facilities for mainstream pupils who may not otherwise have that opportunity.

Report by Education Scotland addressing educational aspects of the proposal by Scottish Borders Council to discontinue spectrum support class provisions at Wilton Primary School and St Ronan's Primary School and establish a new additional support needs school in the village of Earlston.

1. Introduction

1.1 This report from Education Scotland has been prepared by HM Inspectors in accordance with the terms of the *Schools (Consultation) (Scotland) Act 2010* and the amendments contained in the *Children and Young People (Scotland) Act 2014*. The purpose of the report is to provide an independent and impartial consideration of Scottish Borders Council's proposal to discontinue spectrum support class provision at Wilton Primary School and St Ronan's Primary School and establish a new additional support needs school in the village of Earlston. Section 2 of the report sets out brief details of the consultation process. Section 3 of the report sets out HM Inspectors' consideration of the educational aspects of the proposal, including significant views expressed by consultees. Section 4 summarises HM Inspectors' overall view of the proposal. Upon receipt of this report, the Act requires the council to consider it and then prepare its final consultation report. The council's final consultation report should include a copy of this report and must contain an explanation of how, in finalising the proposal, it has reviewed the initial proposal, including a summary of points raised during the consultation process and the council's response to them. The council has to publish its final consultation report three weeks before it takes its final decision. Where a council is proposing to close a school, it needs to follow all legislative obligations set out in the 2010 Act, including notifying Ministers within six working days of making its final decision and explaining to consultees the opportunity they have to make representations to Ministers.

1.2 HM Inspectors considered:

- the likely effects of the proposal for children and young people of the schools; any other users; children likely to become pupils within two years of the date of publication of the proposal paper; and other children and young people in the council area;
- any other likely effects of the proposal;
- how the council intends to minimise or avoid any adverse effects that may arise from the proposal; and
- the educational benefits the council believes will result from implementation of the proposal, and the council's reasons for coming to these beliefs.

1.3 In preparing this report, HM Inspectors undertook the following activities:

- consideration of all relevant documentation provided by the council in relation to the proposal, specifically the educational benefits statement and related consultation documents, written and oral submissions from parents and others; and

- visits to the sites of Wilton Primary School, St Ronan's Primary School, Earlston Primary School and Earlston High School, including discussion with relevant consultees.

2. Consultation Process

2.1 Scottish Borders Council undertook the consultation on its proposal(s) with reference to the *Schools (Consultation) (Scotland) Act 2010* and the amendments in the *Children and Young People (Scotland) Act 2014*.

2.2 The consultation ran from 26 August 2016 until 10 October 2016. The council held three public meetings on 13, 14 and 15 September 2016 at Wilton Primary School, Earlston Primary School and St Ronan's Primary School respectively. It sought views from a range of stakeholders, including through questionnaires appended to the consultation proposal. Of 16 people who responded through written representations, 75% agreed with the proposal to discontinue spectrum support at Wilton, 81% agreed to discontinue spectrum support at St Ronan's and around 25-29% indicated no preference to agree or disagree to either of these aspects of the proposal. Along with this, 81% agreed with the establishment of the new additional support school in Earlston with 29% indicating no preference to agree or disagree. Many respondees commented on the positive benefits which would come with a new, purpose built and improved learning environment, and improved facilities for children in a building specifically designed to support the needs of children who attend autistic spectrum classes.

3. Educational Aspects of Proposal

3.1 Overall, the proposal has many potential educational benefits for current and future learners. At Wilton Primary School, the spectrum support class is located in demountable hut accommodation. At St Ronan's Primary School, the spectrum support class is located in an upstairs classroom, with children accessing toilets downstairs. The proposal will lead to improvements in the quality of learning environments within a building specifically designed to support the needs of children attending autistic spectrum classes, including for any users of the building with mobility issues.

3.2 The current provision is split over two sites, with Wilton Primary School hosting predominantly P1 to 3 depending on individual needs, and St Ronan's Primary School hosting P4 to 7. Learners will benefit from continuity in education, attending P1 to 7 without having to move school, instead of the current split site arrangement in different towns.

3.3 Stakeholders at Wilton Primary School and St Ronan's Primary School who met with HM Inspectors, including those who are directly involved with the spectrum support classes, all reported many positive benefits to children which could arise from the new, purpose built and specifically designed learning environment in the new school at Earlston. Staff of Wilton and St Ronan's Primary Schools spectrum support classes who are more directly affected than others, are very positive about the proposed improved learning environments for children. Several, however, have concerns regarding increased travel times and changes to the length of their working

day due to the location of the new school being in Earlston. Stakeholders are also keen for greater clarity regarding timescales for the full proposal to take place and for reassurance around children's continued access to specific learning opportunities, such as swimming. In taking forward its proposal, the council will need to work closely with staff from Wilton and St Ronan's Primary School spectrum support classes to provide greater clarity regarding travel arrangements and curricular issues.

3.4 Stakeholders at Earlston Primary School and Earlston High School are very positive about the new additional support needs school being located in the village of Earlston. They can see many opportunities for partnership working for children, young people and staff in each of the schools. Stakeholders in these schools also sought clarity on timescales for the full proposal to be implemented. In taking forward the proposal the council will need to work closely with all stakeholders regarding timescales for the full proposal to be implemented.

4. Summary

The proposal has a number of potential educational benefits for learners. It has the capacity to lead to improvements in the quality of learning environments, within a building specifically designed to support the needs of children attending autistic spectrum classes. The new building's greater accessibility for all learners will promote inclusion. Given that the current provision is split over two sites, with Wilton Primary School hosting predominantly P1 to 3 depending on individual needs, and St Ronan's Primary School hosting P4 to 7, the proposal will support continuity in learning from P1 to 7. In taking forward its proposal, the council will need to work closely with staff from Wilton and St Ronan's Primary School spectrum support classes, to provide clarity regarding changes to travel and curricular issues, and with all stakeholders regarding timescales for the full proposal to be implemented.

**HM Inspectors
Education Scotland
October 2016**

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SCOTTISH BORDERS COUNCIL
CHILDREN AND YOUNG PEOPLE'S SERVICES
Public Consultation Report

November 2016

The following provisions are affected by the Proposals:

- Spectrum support provision at Wilton Primary School
- Spectrum support provision at St Ronan's Primary School
- The new build Additional Support Needs (ASN)School in the village of Earlston

The following schools are affected by the Proposals: (a) Wilton Primary School; (b) St Ronan's Primary School; (c) Earlston Primary School; (d) Earlston High School;

Consultation period:

9am, 22nd November 2016 to 5pm, 14th December 2016

This Public Consultation Document has been issued by Scottish Borders Council's Children and Young People's Services in terms of the Schools (Consultation) (Scotland) act 2010 as amended.

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1.0 SUMMARY OF THE PROCESS FOR THIS CONSULTATION REPORT

Committee Decision

- 1.1 This Consultation Report has been issued as a result of a decision by The Scottish Borders Council's Executive Committee on 16 August 2016 to formally undertake the process.

Proposal Paper

- 1.2 A copy of the Proposal Paper was made available free of charge in these locations –

- Council Headquarters, Newtown St Boswells, TD6 0SA
- Wilton Primary School, Wellfield Road, Hawick TD9 7EN
- St Ronan's Primary School, St Ronan's Road, Innerleithen, EH44 6PB
- Earlston Primary School, Earlston, TD4 6HF
- Earlston High School, East End, Earlston, TD4 6JP
- Hawick Library, North Bridge Street, Hawick, TD9 9QT
- Innerleithen Library, Buccleuch Street, Innerleithen, EH44 6LA
- Earlston Library, based within Earlston High School, East End, Earlston, TD4 6JP

and was published on the Scottish Borders Council website:

www.scotborders.gov.uk/asnschool

A copy of the proposal paper is in [Appendix A](#).

Promotion

- 1.3 The publication of the Proposal Paper was advertised in the various Borders newspapers, on the week commencing 22 August 2016, providing the dates for the consultation period and the public meetings. Future parents were notified from information the Council has on nursery attendance and to those parents who live in the catchment areas who choose not to have their children attend Wilton or St Ronan's Primary Schools.
- 1.4 Formal notice of the proposal was sent by Letter or email to:
- the parents/carers of the children who attend the spectrum support classes at Wilton Primary School and St Ronan's Primary School;
 - the Parent Councils of the affected schools;
 - the parent/carers of the pupils of the affected schools;

- the parent/carers of any children likely to attend the new school or any affected school within two years of the date of the publication of the Proposal Paper;
- the pupils attending the spectrum support classes and the affected schools insofar as the Education Authority considers them to be of a suitable age and maturity;
- the staff (teaching and other) of the spectrum support classes and the staff at the affected schools;
- any Trade Union which is representative of the staff;
- the Community Council of Earlston; Hawick and Innerleithen;
- Community Planning Partnership named partners
- the constituency Member of the Scottish Parliament;
- the constituency Member of Parliament;

Length of Consultation period

1.5 The consultation for the proposal ran from Friday 26 August 2016 and ended on Monday, 10 October 2016 (both dates inclusive). This period allowed for the statutory minimum of 30 school days. There were 16 written representations in respect of this statutory consultation, these representations are summarized and responded to in section 7 below. Some of these representations also contained responses in respect of the non-statutory consultation into the naming of the new school. However in addition there was a written representation from the Auld Earlston Group relating solely to the non-statutory consultation into the naming of the new school. The responses regarding the naming of the school are not summarized in the report as this issue will be progressed separately from this statutory process.

Public meetings

1.6 Public meetings were held on:

Tuesday 13th September 2016, 7.00pm – 9.00pm, in Wilton Primary School (number of attendees 16)

Wednesday 14th September 2016, 7.00pm – 9.00pm, in Earlston Primary School (number of attendees 18)

Tuesday 15th September 2016, 7.00pm – 9.00pm, in St Ronan's Primary School (number of attendees 0)

Notes were taken at each meeting and views were sought following a presentation being given. Copies of the meeting notes are included as Appendix B and a copy of the presentation as Appendix C. 34 members of the public attended these meetings in total.

Meetings with Pupils and Staff

- 1.7 Meetings were held with pupils (considered to be of a suitable age and maturity) and staff in the affected schools. Where appropriate pupils in the spectrum support classes had their views represented by their parents and staff. A record of questions, responses and views is included as Appendix D.

Involvement of Education Scotland

- 1.8 Education Scotland was notified in advance of this Statutory Consultation process being approved and they agreed to the timelines. On completion of the Statutory Consultation period, a copy of the Proposal Paper was sent by Scottish Borders Council to Education Scotland. Education Scotland also received a copy of all relevant additional materials, minutes of public meeting, written representations and replies received and sent by the Council following the consultation period.
- 1.9 Education Scotland has prepared a report on the educational aspects of the proposal, based on the representations and documents mentioned above as well as their interviews with pupils, parents, staff, and associated schools. In preparing their report, Education Scotland visited the affected local schools and made reasonable enquiries of people there as they considered appropriate. This can be found at Appendix E and also on the Education Scotland Website. <http://www.educationscotland.gov.uk/>
- 1.10 Issues raised in the Education Scotland Report with regards to Spectrum Support provision at Wilton and St Ronan's Primary School being discontinued and the building of a new Additional Support Needs (ASN) School in the village of Earlston and the Authority's responses are set out in section 8 of this Consultation Report.

Preparation of Public Consultation Report

- 1.11 The Council has reviewed the proposal having regard to the Education Scotland Report. This Consultation Report has been prepared by Scottish Borders Council Children and Young People's Services team as a result. This report will be published in electronic and printed formats. It will be available on the Council web-site and from Council Headquarters, public libraries in the vicinity of the affected schools, as well as the affected schools, free of charge. Anyone who made written representations during the consultation period will also be informed about the report.

- 1.12 This Consultation Report will be published at **9am, 22nd November 2016** and is available for further consideration for a period of three weeks from that date (15 days), until **5pm, 14th December 2016**. The intention is that interested parties should have time to consider the Consultation Report and if they so wish, to raise concerns and pose alternative solutions by making written or electronic submissions to:

Additional Support Needs School
Children and Young People's Services
Scottish Borders Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA; or

Email Address: schoolestates@scotborders.gov.uk; or

Web Address: www.scotborders.gov.uk/asnschool

If you wish to respond by letter or electronically, you are invited to state your relationship with the school – for example, “pupil”, “parent”, “carer”, “relative”, “former pupil”, “teacher in school”, “member of the community” etc. Responses from Parent Councils, Staff and Pupil Councils are particularly welcome.

Those sending in a response, whether by letter or electronically, should know that their response will be open to public scrutiny and may have to be supplied to anyone making a reasonable request to see it. If they do not wish their response to be made publicly available, they should clearly write on the document: “I wish my response to be considered as confidential with access restricted to Councillors and Council Officers of Scottish Borders Council”. Otherwise, it will be assumed that the person making the response agrees to it being made publicly available.

For any written or electronic response to be considered it must be received by the Council no later than 5.00pm on the last day of the consultation period, Wednesday 14th December 2016.

Decision

- 1.13 This report together with any other relevant documentation will be considered by Scottish Borders Council who will be asked to make a decision at the full Council meeting on 15 December 2016.

Distribution

- 1.14 A copy of the Consultation Report will be made available free of charge for public consultation from **9am, 22nd November 2016 to 5pm, 14th December 2016** in these locations –

- Council Headquarters, Newtown St Boswells, TD6 0SA
 - Wilton Primary School, Wellfield Road, Hawick TD9 7EN
 - St Ronan's Primary School, St Ronan's Road, Innerleithen, EH44 6PB
 - Earlston Primary School, Earlston, TD4 6HF
 - Earlston High School, East End, Earlston, TD4 6JP
 - Hawick Library, North Bridge Street, Hawick, TD9 9QT
 - Innerleithen Library, Buccleuch Street, Innerleithen, EH44 6LA
 - Earlston Library, based within Earlston High School, East End, Earlston, TD4 6JP
- and published on the Scottish Borders Council website:
www.scotborders.gov.uk/asnschool

2.0 THE PROPOSAL

2.1 The Proposals subject to statutory consultation as set out in the proposal paper are:

That subject to the outcome of this statutory consultation process as set out in the Schools (Consultation) (Scotland) Act 2010, as amended:

- 1) Spectrum support class provision at Wilton Primary School is discontinued;**
- 2) Spectrum support support provision at St Ronan's Primary School is discontinued;**
- 3) That the new additional support needs build in the village of Earlston is established as a school;**
- 4) That the naming of that school is consulted upon simultaneously as a non-statutory consultation part of this proposal process;**
- 5) That children from the new school and children from Earlston Primary School and Earlston High School will have the opportunity to build curricular and facility links creating educational benefits for all children**

2.2 As stated in the proposal paper the proposal therefore also has implications for:

- Wilton Primary School
- St Ronan's Primary School
- Earlston Primary School
- Earlston High School

2.3 The original proposed date for the implementation of the Proposal to establish the new school was January 2017. However, there was to be flexibility as the staff will transition the children to the new build according to their needs. The original proposed date for discontinuation of spectrum support provision at St Ronan's Primary School and Wilton Primary School was April 2017.

2.4 However having listened to consultee responses, in particular the opinions of staff that it would be desirable for the children to all move together as soon as possible to the new school to allow them more of the school year to settle into their new environment, the Council intends to adjust its implementation timetable. The Council intend to establish the new Additional Support Needs (ASN) build in the village of Earlston as a school in early January 2017 and immediately thereafter commence transitional arrangements for the pupils and staff currently utilising the Spectrum Services at Wilton and St Ronan's Primary School during January and February 2017. The week commencing after the February 2017 school holiday is the current intended date for all pupils being moved to the new school on a long term basis. Subject to Scottish Government approval having first been granted, the Council intend to also proceed with discontinuing Spectrum Support provision at Wilton and St Ronan's Primary School on the week commencing after the February 2017 school holiday.

3.0 BACKGROUND

- 3.1 The Council's commitment to inclusion for all and progress that has been made to date on this within our schools is set out on pages 11 and 12 of the Proposal Paper.
- 3.2 Scottish Borders Council does not currently have "special" or "ASN" schools. However, we have a wide range of enhanced learning provisions which are designed to meet the needs of our learners with complex and profound needs.
- 3.3 Nationally, almost all children with ASN are expected to receive their Early Learning and Childcare in a local setting with support. In the Scottish Borders that does happen in the main.
- 3.4 In 2013 the Council identified the need to develop a full time purpose built specialist education and care centre for young people with complex needs, both physical and learning within the Scottish Borders. At the Executive Committee on 17 January 2013 it was agreed to develop a central Borders Additional Support Needs (ASN) provision. It was recommended that the location be in the Central Borders to increase accessibility and to reduce travelling times for children. The aim of the Additional Support Needs provision is to offer a service that will reduce the number of children who access very specialist provision out of the Scottish Borders and prevent the need for children to be educated outside the authority, as well as provide an enhanced level of provision for our children with the most profound and complex needs within the Scottish Borders. It was considered that Earlston was the most appropriate location for this.
- 3.5 The current provision within the Scottish Borders for pupils with Autistic Spectrum Disorder is located across two sites:
1. A portacabin in the grounds of Wilton Primary School in Hawick (P1 – 3 pupils), currently caters for 5 pupils;
 2. A wing of St Ronan's Primary School in Innerleithen (P 4- 7 pupils) , currently caters for 10 pupils;
- 3.6 The current provisions have not been designed to meet the needs of pupils with complex needs and offer a poor quality learning environment. The fabric and condition of the resource in Wilton Primary School is particularly poor.
- 3.7 The Authority's proposed solution is set out in section 2 above. The Authority's detailed reasoning for this solution is set out within the Proposal paper. The Authority consider that discontinuing the current provision and instead providing Additional Support Needs provision at the new purpose built school in Earlston will have strong educational benefits for the affected children. This view is endorsed by Education Scotland in their Report.

4.0 CONSULTATION PROCESS

4.1 The requirements for consulting on proposed school closures are set out in the Schools (Consultation) (Scotland) Act 2010 and Children and Young People (Scotland) Act 2014:

- The proposal document was issued at 9.00am Friday 26 August 2016, and is attached as [Appendix A](#) ;
- Copies were also available to view at the locations identified in section 1.2;
- A notification was placed in all of the various Borders papers;
- A notice of consultation appeared on the Scottish Borders Council website on Friday 26 August 2016 and remained for the duration of the consultation;
- Public meetings were held on Tuesday 13th September 2016, Wednesday 14th September 2016 and 15th September 2016
- The Consultation period ended at 5.00pm Monday, 10 October 2016; Education Scotland were involved and produced a report over a three week period (see [Appendix E](#))
- This Public Consultation Document will be published at least three weeks before a final decision is taken by the Scottish Borders Council at a Full Council Meeting on 15th December 2016.

5.0 PUBLIC MEETINGS

5.1 Public Consultation meetings were held on Tuesday 13th September 2016 at Wilton Primary School, Wednesday 14th September 2016 at Earlston Primary School, & Thursday 15th September 2016 at St Ronan’s Primary School.

5.2 Attendance at the public meetings comprised of 16 attendees at Wilton Primary School, 18 attendees at Earlston Primary School and 0 attendees at St Ronan’s Primary School.

5.3 Attendance at the meeting by Council Officers was as detailed in the note from the public meeting attached as [Appendix B](#).

5.4 A presentation was given at each meeting which is attached as [Appendix C](#).

5.5 Key points raised at the meetings were:

| Pointed Raised | Authority Response |
|---|-------------------------|
| All attendees were very positive about the facility being provided and valued the investment | <u>Noted and agree.</u> |
| Earlston primary school and high school excited to be welcoming this new purpose built school to their community and looking forward to establishing close links. | <u>Noted.</u> |

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| Earlston community are very supportive of the schools in their village. | <u>Noted</u> |
| When will the new school open? | <u>The Authority intend to open the school and have a transitional period during January 2017 and early February 2017 to try and ensure a smooth transition. Subject to Government approval being obtained, the Authority intend to fully implement the proposal after the February 2017 School holidays by discontinuing spectrum class support provision at St Ronan's and Wilton Primary Schools and pupils instead having this provided at the new ASN School.</u> |
| Reassurance sought about the relationship between the new school and mainstream settings. | <u>The Authority can confirm that the school nearest home will always be the mainstream school and wherever the child is enrolled for mainstream, that school takes control of the Child Support Plan but works jointly with the spectrum staff to support the child and parents.</u> |
| Concerns whether curriculum being offered to their children in the current provision would be continued. | <u>Concerns Noted. Authority can confirm that Curriculum currently being offered such as swimming and riding will continue. Location of the delivery of this may change and how best to deliver it for each child will be discussed on an individual basis.</u> |
| Whether at the new school there would be children attending with a broader range of difficulties than currently? | <p><u>The Authority can confirm that for the reasons set out in the Proposal paper it considers there to be considerable education benefits of the new school catering for all ASN needs.</u></p> <p><u>The establishment of this school is a great enhancement to the current provision in Scottish Borders. The School shall provide a safe, secure managed environment with staff who are highly trained, who focus on meeting challenges and accept that some children don't fit into a simple box.</u></p> <p><u>The Authority can confirm that There may therefore be children attending with a broader range of difficulties than currently, however the new school will be properly equipped to meet these.</u></p> |

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| <p>Capacity of the building being 50 was questioned, given there are 3 classrooms that can accommodate about 8 children in each depending on the activity.</p> | <p>The Authority can confirm that the new school has <u>3 classrooms that can accommodate about 8 children in each depending on the activity.</u> The Authority therefore acknowledges that the School will not have capacity to accommodate 50 pupils within it at once. However in terms of day to day capacity pupils attend for distinct morning and afternoon sessions. There is therefore capacity to support approximately 50 children at the ASN school on each school day.</p> <p>In addition the School is a flexible resource which the Authority intends to make available beyond the school day to:</p> <ul style="list-style-type: none"> • <u>National Groups to use as it is a safe environment with purpose built playground which could provide a chat/social session for parents and children.</u> • <u>Spectrum Outreach Teachers to bring some children together on occasion</u> • <u>Other groups with suitably supervised children.</u> |
| <p>Whether staffing provision would be maintained?</p> | <p>The Authority can confirm that the existing staff from Wilton and St Ronan's Spectrum Support Provision will be relocated to the new purpose built school in Earlston.</p> |
| <p>Will staffing ratios be maintained?</p> | <p>The Authority can clarify that its current ratios are better than other local authorities/organisations. The required ratio of staff to children during a day depends on the child's needs and the activity that they are doing.</p> <p>The Authority does not anticipate changes to staffing ratios, but will be seeking to ensure that the resource is more mobile and equitable. If rolls do change, a more flexible allocation of staff may be needed.</p> |
| <p>Concern about transition planning</p> | <p>The Authority notes the concern and agrees that <u>good transition planning is very important.</u> Transitional plans will be put in place and individual families will be involved in ensuring these are well designed.</p> |

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| <p>Concerns over how transport would be provided for each child from home and between the new ASN School and their principal school.</p> | <p><u>Noted. The Authority are preparing a detailed plan for transport door to door for each of the individual children, and a backup plan with transport particularly for those with additional needs. The Authority shall discuss the individual timetable with each family prior to the implementation of the proposals.</u></p> |
| <p>Concerns over what would happen when weather affected travel.</p> | <p><u>The Authority acknowledges the potential difficulties when weather affects travel. Localised decisions will be made working in partnership with bus companies and taxi services to ensure minimum disruption wherever possible.</u></p> <p><u>The Authority has a resilient schools plan in place across the Borders to maximize the number of schools that can remain open. In terms of the plan in severe weather teachers will attend the most local school that they can walk to.</u></p> <p><u>In severe weather Additional Support Needs Pupils would generally attend their mainstream local school, however authority recognizes this may not be appropriate in every individual case. The Authority is committed to improving arrangements for each ASN Pupil by developing an Emergency Plan for each.</u></p> |
| <p>Questions over the planned management structure.</p> | <p><u>The Authority acknowledge that there is a need to look very carefully at this, at what other specialist schools have in place and what we currently have before making a decision about this.</u></p> |
| <p>General support for the centralized location of purpose built School, but some concern of this causing difficulty for outlying areas.</p> | <p><u>The Authority as detailed in the Proposal paper considers that the centralized location in Earlston is the best location for Borders children as a whole. The Authority acknowledge the risk of this causing difficulties for outlying areas and will seek to minimize these through strong individual planning for each child in particular in respect of travel.</u></p> |
| <p>Is there going to be a nursery provision?</p> | <p><u>The Authority can confirm that that there is no barrier to providing nursery provision but the individual children's needs would have to be considered. Transport for the child would also need to be taken into account and as currently, there would be discussion with families to find the best model for the child whether it be local provision or specialist provision.</u></p> |

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| <p>Concerns regarding whether there were safe walking links between the new school and the existing primary and high school.</p> | <p><u>Noted. The Authority can confirm that the new school would be right next to the primary school and a five minute walk from the High School. The walk to the high school is through a safe pedestrian route and there are plans for a new playground area to be shared with the new school and the primary school. This would allow the children to be outside in a safe environment.</u></p> |
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6.0 MEETINGS WITH PUPILS AND STAFF

- 6.1 Meetings were held with pupils (considered to be of a suitable age and maturity) and staff in the affected schools. Where appropriate pupils in the spectrum support classes had their views represented by their parents and staff. A record of questions, responses and views is included as Appendix D.
- 6.2 Key points raised at the meetings were:

| Pointed Raised | <u>Authority Response</u> |
|--|----------------------------------|
| <p>All Spectrum staff very positive about the new school. They think the facilities it will provide are going to be excellent and are very excited about being able to work in this environment.</p> | <p><u>Noted and agree.</u></p> |
| <p>Staff recognised opportunity & benefits of working within a bigger team, at one location where everyone can work flexibly, and support each other.</p> | <p><u>Noted and agree.</u></p> |
| <p>Staff considered that additional spaces provided in the new school will be a huge help in supporting the pupils when they are experiencing difficulties.</p> | <p><u>Noted and agree.</u></p> |
| <p>Staff identified that many of the pupils will benefit from shorter journeys which may help pupil tiredness levels.</p> | <p><u>Noted and agree.</u></p> |
| <p>More central location may encourage older pupils who currently do not travel from Hawick to Innerleithen due to distance to continue in Spectrum Support.</p> | <p><u>Noted and agree.</u></p> |

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| <p>Bringing the children back together will have benefits however staff are aware that there may need to be some planning around this to help pupils cope.</p> | <p><u>Noted and agree. The Authority is taking steps to plan for this and this will be further developed during the transitional period.</u></p> |
| <p>The staff from St Ronan's would prefer if all staff and pupils from both provisions were to start at the same time.</p> | <p><u>Noted and agree. The Authority intend to implement all aspects of the proposal together so staff and pupils from both current provisions start at the new ASN school in Earlston at the same time.</u></p> |
| <p>Staff identified there was a need to have time to work together to ensure that everything is set up very carefully so the pupils arrive to familiar organisation and resources.</p> | <p><u>Noted and agree. The Authority intend to have a transitional period during January 2017 and early February 2017 to ensure that this is done properly.</u></p> |
| <p>Not a priority for the pupils needs, to have extended transition work and visits in advance, proposed that move be as soon as possible (e.g. February) to allow a longer time up to the Summer holidays for pupils to become used to the school.</p> | <p><u>Noted and largely agree. Subject to Government approval being obtained the Authority intend to implement the proposal after the February School holidays.</u></p> |
| <p>The Principal Teacher of Spectrum sees clear benefits of managing one combined team at one location to enable more effective:</p> <ul style="list-style-type: none"> • delivery of the service • use of her time. • consistent management of staff cover • accessible staff development and training to the full team. | <p><u>Noted and Agree.</u></p> |
| <p>The Principal Teacher of Spectrum highlighted the need to bring the existing teams together and to build positive relationships with Earlston Primary School early in the move period.</p> | <p><u>Noted and Agree.</u></p> |
| <p>Staff in both existing provisions raised some specific queries relating to the HR processes and policies around transfer.</p> | <p><u>Noted. The Authority has collated these and passed them to the HR advisor attached to the service. Staff groups will be meetings with HR advisors from early December 2016 both in group and individual consultations formats about the mechanics of transferring bases.</u></p> |

7.0 REPRESENTATIONS

7.1 There were 16 written representations made during the initial consultation period in respect of the Statutory consultation proposals. Some of these representations also contained responses in respect of the non-statutory consultation into the naming of the new school. However in addition there was a written representation from the Auld Earlston Group relating solely to the non-statutory consultation into the naming of the new school. The responses regarding the naming of the school are not summarized in the report as this issue will be progressed separately from this statutory process.

7.2 The key points raised within the written representations made during the initial consultation period in respect of the Statutory consultation proposals regarding discontinuing Wilton Primary School Spectrum Support are:

| Pointed Raised | Authority Response |
|---|---|
| Sub-standard accommodation. Portacabin is now completely unsuitable for purpose. | <u>Noted and agree.</u> |
| The class is not big enough to meet the needs of the children. The staff are amazing teaching in such confined space. | <u>Noted and agree.</u> |
| Not central. Funding needs to be spent right across the borders and not just Wilton primary. | <u>Noted and agree.</u> |
| It would be ideal to have the whole department based in the main school but space is limited so a purpose built place is the best solution. | <u>The view that the the whole department based in the main school would have been ideal is noted. However for the reasons details in the Proposal paper the Authority consider that a purpose built place is the best solution both for the pupils with these needs at Wilton Primary School and for pupils with ASN needs throughout the borders.</u> |
| Only if same provision for children with ASD specifically rather than more general additional support needs is provided at Earlston. | <u>The view that if provision at Wilton Primary School is closed that the new school should only be for children with ASD is noted. However for the reasons set out in the Proposal paper the Authority consider there to be considerable education benefits of the new school catering for all ASN needs.</u> |

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| Insufficient information about the new school and how their child's day to day school day will work. | <u>Noted. The Authority shall continue to liaise with all affected parents and endeavour to ensure that they have sufficient information, regarding current, transitional and final implementation arrangements.</u> |
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7.3 The key points raised within the written representations made during the initial consultation period in respect of the Statutory consultation proposals regarding discontinuing St. Ronan’s School Spectrum Support are:

| Pointed Raised | Authority Response |
|---|---------------------------|
| Not central | <u>Noted and agree.</u> |
| Not a purpose built space | <u>Noted and agree.</u> |
| Good class but unfortunately only takes a limited number of children. Every child with complex needs should be entitled to specialist teaching. | <u>Noted and agree.</u> |
| Better that all pupils are educated in a new purpose-built facility so they can all be together with a strong and properly trained staff team who fully understand their needs and can provide a high quality education for them. | <u>Noted and agree.</u> |

7.4 The key points raised within the written representations made during the initial consultation period in respect of the Statutory consultation proposals in respect of the creation of a new ASN School at Earlston are:

| Pointed Raised | Authority Response |
|---|---------------------------|
| Desirable to create a centre of good practice which covers all Borders with Pupils accommodated in a purpose built school, Staff able to work together and Parents able to come together. | <u>Noted and agree.</u> |

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| Easier to share views from a central resource and meet the needs of the children as one large skilled team. | <u>Noted and agree.</u> |
| To bring the two classes together will be less stressful when its time to move from younger to older classes. | <u>Noted and agree.</u> |
| Time together for all spectrum children. | <u>Noted and agree.</u> |
| Desirable that is identified as a school to learn in and be part of the community like any other school, rather than label it with a title such as spectrum support. | <u>Noted and agree.</u> |
| Location is very central and easy to access. | <u>Noted and agree.</u> |
| Earlston, middle of nowhere. | <u>The view that Earlston is in the middle of nowhere is noted, however it is the Authorities view that for the Borders as a whole it is very central and easy to access.</u> |
| Concern regarding transition of moving to new school being a massive change in child's school life that could disrupt them immeasurably. | <u>The Authority acknowledge that for the children effected the move to the new school will be a big change and that it will be important to manage the transition for each child well. The Authority is currently carefully planning how it can manage the transition for each child to ensure that it is as smooth as possible.</u> |
| Concern regarding Transport for kids who do split placement a concern as previous problems with transport in the past. | <u>The Authority acknowledge the challenge of ensuring that good transport provision is in place for each child who do a split placement. The Authority is currently carefully planning how to achieve this. The Authority will continue to keep this issue under review during the transitional period, to ensure a sound travel plan is in place for each child at the point of implementation.</u> |
| Concern that new school will have no hydro therapy pool | <u>Noted and acknowledged that the New ASN school will not have a hydrotherapy pool. This is not part of the existing provisions at the affected schools. However there is already Hydro provision within the Scottish Borders and the Authority will continue to work to provide access to this where appropriate.</u> |

8.0 EDUCATION SCOTLAND REPORT

- 8.1 In line with the requirements of the Schools (Consultation) (Scotland) Act 2010, a report was provided by Education Scotland on the educational aspects of the proposal. This report is attached as [Appendix E](#).
- 8.2 Issues raised in the Education Scotland Report with regards to Spectrum Support provision at Wilton and St Ronan's Primary School being discontinued and the building of a new Additional Support Needs (ASN) School in the village of Earlston and the Authority's responses are set out below:

HM Inspectors considered:

"3.1 Overall, the proposal has many potential educational benefits for current and future learners. At Wilton Primary School, the spectrum support class is located in demountable hut accommodation. At St Ronan's Primary School, the spectrum support class is located in an upstairs classroom, with children accessing toilets downstairs. The proposal will lead to improvements in the quality of learning environments within a building specifically designed to support the needs of children attending autistic spectrum classes, including for any users of the building with mobility issues."

Authority Response: Noted and agree.

HM Inspectors considered:

"3.2 The current provision is split over two sites, with Wilton Primary School hosting predominantly P1 to 3 depending on individual needs, and St Ronan's Primary School hosting P4 to 7. Learners will benefit from continuity in education, attending P1 to 7 without having to move school, instead of the current split site arrangement in different towns."

Authority Response: Noted and agree.

HM Inspectors considered:

"3.3 Stakeholders at Wilton Primary School and St Ronan's Primary School who met with HM Inspectors, including those who are directly involved with the spectrum support classes, all reported many positive benefits to children which could arise from the new, purpose built and specifically designed learning environment in the new school at Earlston. Staff of Wilton and St Ronan's Primary Schools spectrum support classes who are more directly affected than others, are very positive about the proposed improved learning

environments for children. Several, however, have concerns regarding increased travel times and changes to the length of their working day due to the location of the new school being in Earlston. Stakeholders are also keen for greater clarity regarding timescales for the full proposal to take place and for reassurance around children's continued access to specific learning opportunities, such as swimming. In taking forward its proposal, the council will need to work closely with staff from Wilton and St Ronan's Primary School spectrum support classes to provide greater clarity regarding travel arrangements and curricular issues."

Authority Response:

- a) Note and agree that there are many positives benefits to children that arise from the proposal.
- b) Acknowledged that for some staff the location of the new school being in Earlston will mean an increase in Travel time and as a result an increase in their overall working day. However any relocation of school provision will have such an effect to some extent. The Council has sought to minimize this effect by sitting the school in Earlston which is a central location within the Borders that is a similar distance from Wilton and St Ronan's Primary School. The travel distances of 24 and 23 miles respectively and approximate travel times of 36 and 39 minutes are not an unreasonable potential increase in the rural context of the Scottish Borders. The Council would also clarify that for other staff who did not live so locally to their existing schools the proposals may mean a decrease in Travel time and as a result an decrease in their overall working day. Importantly, in terms of environmental impact, as highlighted within other consultation responses locating the school at Earlston will result in reduced journey times for many of the pupils.
- c) Clarification is provided below regarding current intended timescales for the full proposal to take place.
- d) The Council can confirm its continuing commitment to ensure children's continued access to specific learning opportunities, such as swimming and horseriding to the same

extent as currently provided. The location of the provision of these specific learning opportunities may be altered from current provision due to the new school being located in Earlston.

HM Inspectors considered:

“3.4 Stakeholders at Earlston Primary School and Earlston High School are very positive about the new additional support needs school being located in the village of Earlston. They can see many opportunities for partnership working for children, young people and staff in each of the schools. Stakeholders in these schools also sought clarity on timescales for the full proposal to be implemented. In taking forward the proposal the council will need to work closely with all stakeholders regarding timescales for the full proposal to be implemented.”

Authority Response:

- a) Note and agree that there are many opportunities for the children that arise from the proposal.
- b) Note and agree that the Council will need to work closely with all stakeholders regarding timescales for the full proposal to be implemented. The building of the new Additional Support Needs (ASN) School in the village of Earlston is scheduled to be completed before Christmas 2016. The Council intend to commence transitional arrangements for the pupils and staff currently utilising the Spectrum Services at Wilton and St Ronan’s Primary School during January and February 2017. Subject to Ministerial approval having first been granted the Council intend to fully implement the proposal immediately after the February 2017 School holidays. Going forwards the Council will keep updated all stakeholders regarding any changes to the timescales for the full proposal to be implemented.

9.0 INACCURACY IN THE PROPOSAL PAPER

- 9.1 During the preparation of this Consultation Report the Council noted on reviewing the Proposal Paper that while the proposals are accurately stated on page 2 of the Proposal Paper, they are not stated in an identical manner on page 11 under the heading Proposals. On page 11:
- 9.1.1 the five proposals bullets have not been numbered and due to a formatting error the second and fourth bullets for the Proposals have been deleted, however the text for the second and fourth bullets remain fully stated.
 - 9.1.2 there is an inaccuracy in the wording order in respect of the second bullet as it erroneously states “Spectrum class support” rather than “Spectrum support class” as intended.
- 9.2 The Council consider that the issue outlined in 9.1.1 is purely an immaterial formatting error and does not amount to an inaccuracy. The terms of the proposal remain clear despite the formatting error.
- 9.3 The Council acknowledge that the issue outlined in 9.1.2 does amount to an inaccuracy on page 11 of the Proposal paper. However the Council does not consider the inaccuracy to be material to the Proposal paper. The proposals, including bullet 2, are clearly stated at page 2 of the Proposal paper and expanded upon in detail throughout the Proposal Paper. Despite the inaccuracy on page 11 of the Proposal paper, the proposals, including bullet 2, remain readily understandable when the Proposal Paper is read as a whole. The Council has accordingly considered that no action is required in respect of this inaccuracy.

10.0 COMPLIANCE

- 10.1 Throughout this consultation, Scottish Borders Council Children and Young People’s Services team has given due regard to the provisions of the Schools (Consultation) (Scotland) Act 2010 and Children and Young People (Scotland) Act 2014.
- 10.2 The statutory consultation process was robust and provided an opportunity for all stakeholders to identify key issues. Any areas of concern are responded to within sections 5, 6, 7 and 8. This document seeks any further views or alternatives to this proposal.
- 10.3 Based on the documents and information presented, along with the Education Scotland report a recommendation will be made to the Council at its meeting on 15 December 2016 to make a final decision on the proposal to discontinue Spectrum Support provision at Wilton and St Ronan’s Primary School and the establishment of the new Additional Support Needs (ASN) build in the village of Earlston as a school, taking due cognisance of any further views or alternatives to this proposal expressed during the consultation period on this Consultation Report.

10.4 If the Council decides to:

10.4.1 establish the new Additional Support Needs (ASN) build in the village of Earlston as a school, then it can proceed to implement this without further procedure.

10.4.2 progress discontinuing Spectrum Support provision at Wilton and St Ronan's Primary School, Scottish Government will be notified of the decision within 6 working days. Once the Scottish Government has been notified there will be a further three week period for any further representations to be made to them and then a further five weeks for Government to decide whether to approve the decision or call it in. The Council cannot proceed with discontinuing Spectrum Support provision at Wilton and St Ronan's Primary School, unless the Scottish Government approve the decision.

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EDUCATION GOVERNANCE REVIEW – CONSULTATION RESPONSE

Report by Service Director Children and Young People

SCOTTISH BORDERS COUNCIL

22 December 2016

1 PURPOSE AND SUMMARY

1.1 **In 2015 a Report entitled “Improving Schools in Scotland: An OECD Perspective” highlighted the many strengths in the Scottish education system. It also highlighted some of the challenges facing schools in achieving the vision of excellence and equity for all children and young people. A number of recommendations were made:**

- a) Be rigorous about the gaps to be closed and pursue relentlessly “closing the gap” and “raising the bar” simultaneously.**
- b) Ensure a consolidated and evidence-informed strategic approach to equity policies.**
- c) Develop metrics that do justice to the full range of CfE capacities informing a bold understanding of quality and equity.**
- d) Create a new narrative for the *Curriculum for Excellence*.**
- e) Strengthen the professional leadership of CfE and the “middle”.**
- f) Simplify and clarify core guidance, including in the definitions of what constitutes the *Curriculum for Excellence*.**
- g) Focus on the quality of implementation of CfE in schools and communities, and make this an evaluation priority.**
- h) Develop targeted, networked, evaluated innovation in secondary schools learning environments to enhance engagement.**

- i) Develop a coherent strategy for building teacher and leadership social capital.**
- j) Develop an integrating framework for assessment and evaluation that encompasses all system levels.**
- k) Strike a more even balance between the formative focus of assessment and developing a robust evidence base on learning outcomes and progression.**
- l) Strengthen evaluation and research, including independent knowledge creation.**

1.2 In response to some of these recommendations, the Scottish Government set out to seek the views from stakeholders on a range of matters.

1.3 This report contains the proposed consultation response from Scottish Borders Council to the Scottish Government's document 'Empowering Teachers, Parents and Communities To Achieve Excellence and Equity in Education – A Governance Review'.

2 RECOMMENDATIONS

- 2.1 **I recommend that Council approves the consultation response from Scottish Borders Council regarding the Education Governance Review as detailed in Appendix 2.**

3 BACKGROUND

- 3.1 In September 2016, the Scottish Government published a document entitled 'Empowering Teachers, Parents and Communities To Achieve Excellence and Equity in Education – A Governance Review' (Appendix 1). This paper sets out, through a consultation process, the opportunity for all stakeholders to consider how each part of the education system supports the vision of excellence and equity.
- 3.2 The Scottish Government, whilst recognising the many strengths in the Scottish education system, believes that there are some challenges and barriers impacting upon the performance of schools.
- 3.3 The governance review seeks views on how the multi-levels of governance, ie Scottish Government, local government, national agencies and other bodies, are leading and supporting the delivery of education. The review also asks how funding can be made fairer and how teachers, support staff and school leaders can be best supported and empowered to improve the education and life chances of the children they educate and nurture.
- 3.4 The governance review is part of the Scottish Government's wider commitment to the reform of public services. The review states that the 'best people to decide the future of our communities are the people who live in those communities'. The Council in the attached response makes it very clear that Scottish Borders Council is currently delivering very good outcomes for our children and young people and Officers believe that many of the existing arrangements for governance and decision making should remain with Scottish Borders Council and the staff in its schools.
- 3.5 The Scottish Borders Council response to the consultation is attached as Appendix 2.

4 PROPOSED SBC RESPONSE

- 4.1 In the Scottish Borders response to the Governance Review, the key strengths of Scottish Education are highlighted as follows:
- a) The recognition that delivering the Curriculum is best achieved by taking account of Scotland's varied geographies, degrees of rurality and different educational needs.
 - b) The provision of local democratic accountability for delivery of primary and secondary schools, early learning and childcare.
 - c) The strong partnership working that exists through community planning partners (public bodies, voluntary bodies, communities and businesses), supporting the delivery of services that improve outcomes for children and young people.

- d) The decision making and interventions taking place at local level to quality assure school performance resulting in improving trends in pupil examination performance, a wider range of pupil achievements, increasing participation and improved inclusion indicator performance in recent years.
- e) The richness and diversity of the learning experiences in the local community embedded within the curriculum which are part of the history, the traditions and the culture of our communities; these learning experiences are part of the broader wellbeing of communities and enrich heritage, belonging and bring a sense of identity to our children and young people as these aspects are celebrated and included as part of the school curriculum. Our children and young people through their learning also bring a great deal to the lives of communities.

4.2 The success of the Scottish Borders approach to schools education is clearly evidenced by:

- a) The success in education achievements in terms of educational qualifications over a long period of time.
- b) The sustained and very high positive destination rates for young people leaving school going on to Higher or Further Education, training and employment opportunities.
- c) The early years, specialist education, and social and health services developed for children, young people and adults.
- d) The building programmes of new secondary schools at Earlston, Duns, Eyemouth, and most recently at Kelso High School and new primary schools at Kingsland, Peebles, Broomlands, Kelso, Clovenfords, Denholm and Newlands.

4.3 Scottish Borders Council in the response makes the case that the success of current governance arrangements and the uniqueness of the Scottish Borders should result in the maintenance of the Borders as an education region in its own right. The response also recognises the importance of ensuring that governance arrangements create as much time as possible for practitioners to focus on the work they do every day in educating and nurturing children and young people. The Council believes in empowering communities, parents, staff and young people to make decisions about education in partnership with the systems of support and connectedness that exist within the Council and the wider partnerships of services for children and young people.

5 IMPLICATIONS

5.1 Financial

There are no costs to the Council associated with the agreeing of the recommendations in this Report.

5.2 Risk and Mitigations

There are no economic, social or environmental impacts arising as a result of this report.

5.3 Equalities

It is anticipated that there are no adverse equality implications as a result of this report.

5.4 Acting Sustainably

There are no economic, social or environmental impacts arising as a result of this report.

5.5 Carbon Management

There are no anticipated impacts on carbon emissions as a result of this report.

5.6 Rural Proofing

The Council's response takes account of delivering education in rural areas.

5.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes required to either the Scheme of Administration or the Scheme of Delegation arising as a result of this report.

6 CONSULTATION

- 6.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Chief Officer HR and the Clerk to the Council have been consulted and any comments received have been incorporated into the final report.

Approved by

Donna Manson

Service Director Children and Young People Signature

Author(s)

| Name | Designation and Contact Number |
|--------------|---|
| Donna Manson | Service Director Children and Young People (01835 826742) |

Background Papers: Improving Schools in Scotland: An OECD Perspective

Previous Minute Reference:

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

Contact us at Council Headquarters, Newtown St Boswells, Melrose TD6 0SA.

EMPOWERING TEACHERS, PARENTS AND COMMUNITIES TO ACHIEVE EXCELLENCE AND EQUITY IN EDUCATION

A GOVERNANCE REVIEW



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EMPOWERING TEACHERS, PARENTS AND COMMUNITIES TO ACHIEVE EXCELLENCE AND EQUITY IN EDUCATION

A GOVERNANCE REVIEW

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FOREWORD BY THE DEPUTY FIRST MINISTER AND CABINET SECRETARY FOR EDUCATION AND SKILLS



Improving the education and life chances of our children is the defining mission of this Government.

I believe that the success of our education system depends on the quality of teaching and the exercise of clear and effective leadership. Teachers and practitioners want to secure the best possible outcomes for children. They are entitled to operate in a system where they are supported by leadership that adds value to their own professional input and are supported to collaborate to deliver for young people.

In *Improving Schools in Scotland: An OECD Perspective*, the OECD confirmed the many strengths in our education system. I have seen the positive impact that teachers are making to the lives of children and young people. I have also heard about some of the challenges and barriers they face.

If we are to deliver our vision of excellence and equity in education, we must empower our teachers to make the best decisions for children and young people. Decisions about children's learning and school life should be taken within schools themselves, supported by parents and local communities.

We must be willing to consider and question how each part of the education system – from early learning and childcare provision through to secondary school education – supports the vision of excellence and equity. We must ask these questions holding true to the strong values which underpin Scottish education and which are supported by international evidence and best practice. Evidence shows that co-operation and collaboration, not competition or marketisation, drives improvement. Scotland pioneered publicly-funded comprehensive school education for all and the Scottish Government remains absolutely committed to this.

This governance review offers an opportunity to build on the best of Scottish education and to take part in a positive and open debate. I want to hear views from across every part of Scotland in the weeks and months ahead – from children and young people, from parents, teachers, practitioners and the wider community. I want to hear from those with a formal role in our education system and those who share a stake in its success.

Above all, during the course of this review, we must keep in sharp focus this shared endeavour of excellence and equity to deliver the world-leading education system our children and young people deserve.

A handwritten signature in black ink, appearing to read 'John Swinney'. The signature is fluid and cursive, with a long horizontal stroke at the end.

John Swinney MSP

**Deputy First Minister and
Cabinet Secretary for Education and Skills**

September 2016

Page 658

1. Responding to this review

This review asks a number of questions about the governance of Scottish education.

Responses should reach us by **6 January 2017**. Earlier responses would be welcome.

Responses can either be sent through the Scottish Government's Citizen Space consultation platform, by email or by hard copy (a paper copy through the post).

The most straightforward way to respond is on-line through Citizen Space. Details are available in the Consultation Hub on the consultation section of the Scottish Government's website: <https://consult.scotland.gov.uk/empowering-schools/a-governance-review>

Citizen Space contains some mandatory fields asking for details of the person or body responding to the consultation and whether the person or body is happy for their response to be published.

Email or hard copy responses must include the Government's Respondent Information Form which is provided in the Annex. This asks for details of the person or body responding to the review and whether the person or body is happy for their response to be published.

Emails can be sent to: governancereview@gov.scot whilst hard copy responses should be addressed to:

Empowering Schools Unit
 Scottish Government
 2A-South
 Victoria Quay
 Edinburgh
 EH6 6QQ

There is no obligation to respond to all questions. We welcome responses to some or all of the questions.

If you ask for your response not to be published we will regard it as confidential and we will treat it accordingly. All respondents should be aware that the Scottish Government is subject to the provisions of the Freedom of Information (Scotland) Act 2002 and would therefore have to consider any request made to it under the Act for information relating to responses made to this review.

Engagement events are also being held throughout Scotland during the course of this review. You can find out how to get involved in these through the Scottish Government website: gov.scot/educationgovernancereview

Next steps in the process

Where respondents have given permission for their response to be made public, and after we have checked that they contain no potentially defamatory material, responses will be made available to the public on the Scottish Government Consultation Hub consult.scotland.gov.uk.

How will this be used?

Following the closing date, all responses will be analysed and considered along with other available evidence to help us shape future proposals for the governance of Scottish education.

2. Introduction

There is a strong and shared commitment to the vision of excellence and equity for all children and young people across Scottish education:

- **Excellence through raising attainment:** ensuring that every child achieves the highest standards in literacy and numeracy, set out within Curriculum for Excellence levels, and the right range of skills, qualifications and achievements to allow them to succeed; and
- **Achieving equity:** ensuring every child has the same opportunity to succeed, with a particular focus on closing the poverty-related attainment gap.

The improvements and reforms which have been driven forward across early learning and school education have been broad and deep – and include reforms to our curriculum and our workforce. The one area which has not been reviewed since devolution is the governance of the system itself.

This Government was elected to deliver a range of reforms to help us transform education to ensure it is world class for all our children and young people. This review of governance examines the system changes required to deliver our commitments to empower schools and decentralise management and support through school clusters and the creation of new educational regions.

This review is an essential part of our focus on empowerment. In particular, it seeks views on how we can further empower our teachers, practitioners, parents, schools and early learning and childcare settings, starting with a presumption that decisions about individual children's learning and school life should be taken at school level. References to parents include guardians and any other persons having parental responsibilities or care of a child.

These reforms are part of the Scottish Government's wider commitment to the reform of public services to ensure they are fit to serve communities across Scotland. We believe the best people to decide the future of our communities are the people who live in those communities.

What do we mean by the governance of education in Scotland?

We are reviewing the *organising system* of early learning and childcare and school education. References to education include early learning and childcare and school education unless otherwise specified. Like many education systems across the world, Scottish education is multi-level with the Scottish Government, local government, national agencies and other bodies playing different roles to govern, lead and support the delivery of education.

In Scottish education:

- **The Scottish Government** develops national policy and sets the overall direction of education policy. Scottish Ministers have a duty to secure improvement in school education provision and to use their powers to raise the standards of such provision. The Scottish Government provides funding to local authorities within the Local Government Settlement for the provision of early learning and childcare and school education.
- **Local authorities**, as the education authority, have a duty to provide adequate and efficient school education including early years provision in their area. They also have a duty of improvement as an education authority and on behalf of their schools. Local authorities set education budgets for their areas, including school-level budgets.

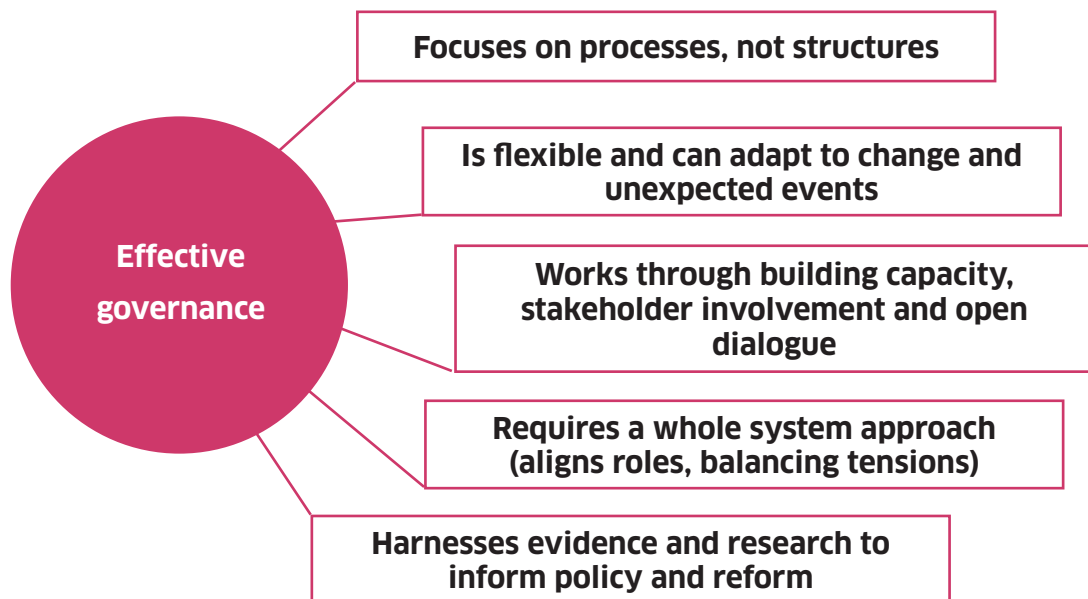
Local authorities have direct responsibility for the provision and quality of early learning and childcare and schools, the employment of educational staff, the provision and financing of most educational services and the implementation of Scottish Government policies in education.

Local authorities also have responsibility for a range of other services which support children and young people, families and communities such as child protection, social services and housing.

- **Education Scotland** is the national body for supporting quality and improvement in learning and teaching. It is responsible for inspecting schools, providing guidance on developing the curriculum at local level, and for organising an extensive range of professional learning opportunities and the sharing of effective practice.
- The **Care Inspectorate** regulates and inspects care services in Scotland, including in early years settings, residential schools and local authority-provided school hostels, to make sure that they meet the right standards.
- The **Scottish Social Services Council** (SSSC) is the regulator for the social service workforce in Scotland, including all those involved in day care of children services. They protect the public by registering social service workers, setting standards for their practice, conduct, training and education and by supporting their professional development.
- The **Scottish Qualifications Authority** (SQA) develops, reviews, validates and awards qualifications below degree level which are used largely by schools, colleges, private training organisations and some individual organisations. It quality assures all the centres that deliver SQA qualifications. It also has an accreditation role.
- The **General Teaching Council for Scotland** (GTCS) is the independent professional body which sets teachers' professional standards and accredits Initial Teacher Education. It also oversees a number of key programmes in relation to induction, professional learning and student placement.
- The **Scottish College for Educational Leadership** (SCEL) is responsible for developing leadership and programmes for the early learning and schools education system.
- **Initial Teacher Education** (ITE) is provided by universities in partnership with local authorities and is designed to bring students to a level of competence that allows them to work in schools. These ITE universities also offer professional learning to teachers and other education professionals including professional learning at Masters level and leadership programmes such as the Into Headship qualification.

In its recent publication, *Governing Education in a Complex World*, the OECD (Organisation for Economic Co-operation and Development) recognised that creating open, dynamic and strategic governance of complex education systems is not easy. Successful systems, however, are those where governance and accountability are inclusive, adaptable and flexible. Roles and responsibilities across the system must be clear and aligned; teachers, practitioners, schools, early learning and childcare settings and system leaders should collaborate across effective networks to improve outcomes; parents and communities require to be engaged; and funding and decision making should be transparent.

The OECD found that there are five key components to good governance of education systems:



Governing Education in a Complex World, OECD, 2014

The OECD also identified three themes vital for effective governance and successful reform:

- **accountability** – the challenge of holding different actors at multiple levels responsible for their actions
- **capacity building** – identifying gaps, skill needs and dynamics of implementation on individual, institutional and system level
- **strategic thinking** – the development of a long-term plan and set of common goals for the educational system among a broad array of actors

Why should we review education governance now?

Our Delivery Plan, *Delivering Excellence and Equity in Scottish Education*, builds on an impressive track record of improvements and reforms which have been driven forward across education and children's services in recent years. This includes Getting it Right for Every Child, Curriculum for Excellence and Developing the Young Workforce. The National Improvement Framework sets out how we will provide the information to drive improvement right across education and we are adopting a targeted approach to closing the attainment gap through the Scottish Attainment Challenge, backed by £750 million of investment over the next five years.

Whilst the main legislation underpinning Scottish education – the Education (Scotland) Act 1980 – has been amended and added to on a number of occasions, the broad framework of Scottish education has been in place since before devolution. Now is the right time to review that broad framework. Challenging our thinking and practice, building capacity to deliver in the right places and ensuring roles, responsibilities and accountability are clear and transparent, will also be critical to our success in delivering excellence and equity in Scottish education.

Each year around £5 billion is spent on early years and school education across Scotland. It directly impacts on the life chances of over 680,000 pupils in primary, secondary and special schools and around 125,000 children in early learning and childcare. Young people are staying on longer in school, overall attainment is rising and the gap between the most and the least deprived pupils with qualifications is decreasing. On any measure, however, there continues to be a clear gap between the attainment of children and young people from the most and least deprived areas of Scotland. But deprivation alone does not explain the variation in outcomes achieved by children and young people in Scottish education.

The Accounts Commission and the OECD have both highlighted that attainment and achievement levels vary across local authorities and that some children from similar socio-economic backgrounds outperform children from similar backgrounds in other areas. The Accounts Commission report, *School education*, published in 2014, highlighted the significant variation in attainment between individual councils, schools, and groups of pupils. Deprivation and poverty undoubtedly have a large impact on attainment, but the Accounts Commission found that some schools have achieved better attainment results than their levels of deprivation would indicate.

Furthermore, whilst the financial context in recent years has been challenging for the whole of the public sector in Scotland, the Accounts Commission's findings also highlighted that differences in outcomes could not be explained by spend on education alone.

Question 1

What are the strengths of the current governance arrangements of Scottish education?

Question 2

What are the barriers within the current governance arrangements to achieving the vision of excellence and equity for all?

3. Scope and principles

Scope

Early learning and childcare and schools, do not exist in isolation and a child's outcomes are strongly influenced by factors outside school. But schools, together with early years provision, are the universal services for children and young people. In short, they make a difference to every child.

The primary focus of this review is on publicly-funded school-age education and the system and funding which supports the journey of all our children and young people through Curriculum for Excellence from 3 to 18. The governance arrangements of publicly-funded early learning and childcare are also in scope.

The role and functions of the following bodies and organisations are within the scope of this review:

- all publicly-funded schools, including Gaelic medium and denominational schools
- all publicly-funded early learning and childcare provision, including local authority provision and that being delivered by private providers and the third sector
- all special publicly-funded provision for children and young people, including for those with additional support needs
- local authorities
- Education Scotland
- Scottish Government
- Care Inspectorate
- Scottish Social Services Council
- Scottish Qualifications Authority
- General Teaching Council for Scotland
- Scottish College for Educational Leadership
- universities providing Initial Teacher Education

We recognise that, in considering governance, a whole system approach is required. This means taking into account the wide range of relationships which education has with other people and bodies at a local, regional and national level which support children and young people, parents and wider communities in Scotland.

Principles

The focus of this review is on how governance can be improved to support delivery of excellence and equity to our children and young people. Our approach to public sector reform continues to be rooted in the four pillars of reform laid down by the Christie Commission: a presumption of prevention, integration and partnership, a sharp focus on performance, and investment in people.

We consider that the following key principles should also underpin our approach. Our education system must:

- be focused on improving outcomes, and support the delivery of excellence and equity for children and young people
- meet the needs of all of our children and young people, no matter where they live or their family circumstances
- support and empower children and young people, parents, teachers, practitioners and communities
- be supported by a simple and transparent funding system to ensure the maximum public benefit and best value for money
- support children and young people to make smooth transitions into formal learning, through school and into further education, training or employment

Question 3

Should the above key principles underpin our approach to reform? Are there other principles which should be applied?

4. Empowering teachers, practitioners, parents, schools and communities

Teachers and schools

Children flourish in education systems where there are high levels of professionalism and where teachers, practitioners and schools are empowered with the autonomy and flexibility to make decisions. In *Improving Schools in Scotland: An OECD Perspective* the OECD highlight that: 'Inherent in the principle of [Curriculum for Excellence] is the enhancement of the role that should be exercised by schools and teachers.'¹

We want to see more decisions about school life being driven by schools themselves, starting with a presumption that decisions about children's learning and school life should be taken at school level. Local authorities have different relationships with their schools and empower headteachers and teachers in a variety of ways, notably via devolved school management. Devolved school management (DSM) is essentially where local authorities pass control of a proportion of their education budgets to headteachers of secondary and primary schools or heads of early years establishments through detailed local DSM schemes which set out clear spending requirements. DSM statutory guidelines (revised in 2012) means that some management and funding decisions are already taken by headteachers at school level.

Currently, however, legal responsibilities for delivering education and raising standards in our schools sit largely with local authorities, not with the schools and teachers that teach our children and young people every day. We are committed to extending to schools responsibilities that currently sit with local authorities and to allocating more resources directly to headteachers to enable them to take decisions, based on local circumstances, to give all our children and young people the best chance of success.

Evidence shows that the quality of teaching and school leadership are the most important in-school factors in a child's outcomes. Investing in the professionalism and autonomy of our teaching profession means trusting teachers to make the best decisions for our children and young people and for our schools. That is why we are committed to empowering our teachers and schools and will ensure they have the flexibility and freedom to teach.

Question 4

What changes to governance arrangements are required to support decisions about children's learning and school life being taken at school level?

Question 5

What services and support should be delivered by schools? What responsibilities should be devolved to teachers and headteachers to enable this? You may wish to provide examples of decisions currently taken by teachers or headteachers and decisions which cannot currently be made at school level.

¹ *Improving Schools in Scotland: An OECD Perspective* OECD (2015). (Ch 3, Page 100)

Children and young people, parents and wider communities

We know that when parents are fully involved in their child's learning, and in the life and work of their school, we see better outcomes for children, parents and schools. That is why we are committed to giving a stronger voice to parents and communities in our schools. Research from the Children and Young People's Commissioner in Scotland has also shown that the level of participation of children and young people within schools can have a significant impact on attainment, so empowerment matters for them too.

Children and parents are involved in school life in a variety of different ways, including through formal mechanisms such as parent councils and pupil councils and through formal and informal interactions with teachers, other professionals and schools. Schools and individual teachers work hard to develop effective relationships with children, parents and the wider community to support learning.

Our clear objective is to devolve decision making and funding to teachers, schools and communities and to open schools up and ensure that parents, the third sector, colleges, universities and employers can better support efforts to raise attainment and ensure that young people progress into positive destinations. The work being undertaken through Developing Scotland's Young Workforce is already making progress in this area but we are interested to hear what more can be done.

Question 6

How can children, parents, communities, employers, colleges, universities and others play a stronger role in school life? What actions should be taken to support this?

Early learning and childcare

Evidence shows us that quality early learning opportunities are fundamental to supporting children and young people to succeed in life. Increasing the provision of quality early learning and childcare is a key element of the Scottish Government's approach to raising attainment. Quality early learning opportunities make a significant and lasting difference to the attainment of children and young people, particularly the most vulnerable.

The early learning and childcare sector has traditionally had strong links with communities and parents. We are committed to further empowerment in early learning and childcare settings. As we consider the expansion of early learning and childcare we are open to innovative delivery approaches where they can add value. There may be specific opportunities to encourage expansion within the social enterprise sector, and to explore how community empowerment could encourage and develop community-led provision, particularly in remote and rural areas which face unique delivery challenges.

Question 7

How can the governance arrangements support more community-led early learning and childcare provision particularly in remote and rural areas?

5. Strengthening ‘the middle’ – how teachers, practitioners, schools and other local and regional partners work together to deliver education

In *Governing Education in a Complex World*, the OECD highlights that effective governance in multi-level education systems requires models that balance local diversity with the ability to ensure delivery of national objectives, accountability with trust, innovation with risk avoidance and consensus building with decision making. Key to this is a strong and effective ‘middle’ and a focus on its processes rather than its structures.

It is important that education is based within, and is responsive to, local communities. Strengthening ‘the middle’ was a key recommendation of the OECD in their review *Improving Schools In Scotland: An OECD Perspective*. Strengthening the middle means, among other things, considering what happens above the level of the individual school or early learning and childcare setting and beneath the level of national government in Scottish education. This includes: enhancing the capacity of teachers, practitioners, early learning and childcare settings and schools to collaborate and become mutually accountable for improvement; how they work with other partners; and the role of local authorities and other partners in leading and supporting improvement in education.

The OECD highlighted the importance of building teacher leadership and social capital in improving Scottish education and increasing the capacity for collaborative working and learning across Scottish education. They also highlighted the need for greater clarity about the kinds of collaboration that work best. The Scottish Government recognises that increased collaboration and greater leadership ‘from and in the middle’ is essential.

Our ambition is for systemic, widespread and effective collaboration and professional learning across Scotland, including, but not limited to, the network of regional, inter-regional and inter-school ‘cluster’ partnerships required to innovate and lead improvement. This was a key recommendation of the OECD in their report *Improving Schools in Scotland: An OECD Perspective*. We are therefore seeking views on the ways in which groups of schools, early years providers and other local and regional partners work together to deliver and improve education.

Clusters

Collaboration and partnership working are already strong features of Scottish education. School clusters – most commonly understood as the early years, primary schools and secondary schools associated within one locality or learning community – are working right across Scotland. There are also schools which are working together in clusters or learning communities and some examples of funding being shared across clusters to deliver particular projects.

The OECD stressed the importance of creating coherent and cohesive cultures of system-wide collaboration. Not all kinds of professional collaboration are equally effective. We agree that collaboration in improving teaching, assessing, and connecting schools to take collective responsibility for each other’s improvement and results should be prioritised.

The Scottish Government is committed to encouraging school clusters and other forms of collaborative working between schools and other partners across Scotland.

Question 8

How can effective collaboration amongst teachers and practitioners be further encouraged and incentivised?

Question 9

What services and support functions could be provided more effectively through clusters of schools working together with partners?

Educational regions

The Scottish Government is committed to freeing teachers of unnecessary burdens and is taking a range of actions to de-clutter Curriculum for Excellence. We recognise there may be some functions which are best delivered at a local or regional level rather than at school level.

Currently, local authorities have primary responsibility for the delivery of education in their areas. This is supported by a range of other local and national partners such as Education Scotland and from within local communities.

The Scottish Government is committed to introducing new educational regions to ensure best practice is shared more systematically and to ensure improvement is driven collaboratively, deliberately, and continuously across Scottish education.

Whilst there are some examples of partnership working across local authorities, the OECD highlighted in particular the need for greater and more effective partnership and collaboration amongst local authorities in Scottish education. Effective and sustainable collaboration amongst partners at local and regional levels is a key component of a strengthened middle and is essential to the delivery of excellence and equity in Scottish education.

Question 10

What services or functions are best delivered at a regional level? This may include functions or services currently delivered at a local or a national level.

Question 11

What factors should be considered when establishing new educational regions?

6. A clear national framework and building professional capacity in education

It is important that every part of Scottish education understands the role it plays in empowering our professionals and creating the collaborative and innovative culture required to ensure Scottish education can be amongst the highest performing in the world.

National government is responsible for setting clear priorities for Scottish education. Getting it Right for Every Child, Curriculum for Excellence, Developing the Young Workforce, the National Improvement Framework and the Scottish Attainment Challenge are part of the national framework which the Scottish Government has put in place to support improvement and deliver excellence and equity.

The Scottish Government aims to provide clarity and purpose in the actions we take and this is demonstrated through our Delivery Plan for Scotland: *Delivering Excellence and Equity in Scottish Education*. We are rightly ambitious for our children and young people and want to provide the right support and challenge to our education system to ensure our teachers and practitioners can deliver. We also want national priorities to be joined-up across different policy areas and for there to be coherence and alignment.

We are taking a whole system approach. This means that in addition to taking action to empower schools and communities and strengthen the middle, we must consider the role of national government, other national bodies and the wider framework (including, but not limited to, the legislative framework) which supports Scottish education. This includes considering the functions of the range of national bodies which support the delivery of Scottish education such as Education Scotland, the Scottish Qualifications Authority, the General Teaching Council for Scotland, the Scottish College of Educational Leadership, the Care Inspectorate and the Scottish Social Services Council.

Leadership and support for learning comes from different places in Scottish education: the Scottish Government, local authorities, other bodies such as Education Scotland, the Care Inspectorate, the Scottish Qualifications Authority, the General Teaching Council for Scotland and the Scottish College of Educational Leadership, universities; through joint governance arrangements such as the Curriculum for Excellence Management Board; within schools themselves; through regional local authority partnerships; and a wide range of other relationships.

We need to ensure the Scottish Government and other national bodies provide the right support to deliver the empowered and flexible education system we want to see. They must support the empowerment of our teachers and build their capacity to drive improvement and raise the attainment and achievement of children and young people.

Question 12

What services or support functions should be delivered at a national level?

Teachers and practitioners access a range of support starting with their accredited qualifications and via continuous professional development throughout their careers. This support is currently provided within schools and early learning and childcare settings and through formal provision such as training opportunities provided by a range of different bodies. Professional learning is both an expectation and an entitlement. In seeking to empower practitioners and teachers we must ensure that they can all access high-quality development opportunities.

The Scottish Government is committed to strengthening the professional leadership of Curriculum for Excellence, as recommended by the OECD and bold new ways of thinking are required. We are committed to encouraging school clusters and other forms of collaboration and networking amongst teachers, practitioners, schools, early learning and childcare settings and the wider community, including employers, colleges and universities, to drive improvement across Scottish education.

Question 13

How should governance support teacher education and professional learning in order to build the professional capacity we need?

7. Fair funding – learner-centred funding

Effective governance requires funding to be fair and transparent and for resources to be available to support good decision making. The Scottish Government is committed to establishing a fair and transparent needs-based funding formula for schools.

The Scottish Government provides local authorities with the majority of their funding which is allocated using a needs-based formula. The formula takes into account a number of measurements of need including population, pupil numbers, levels of deprivation and the distances over which the services have to be delivered. It is then the responsibility of local authorities to allocate their total funding as they see fit taking into account local and national priorities.

Local authorities delegate responsibility for some aspects of the administration and management of schools to headteachers. In line with the Devolved School Management guidelines (2012), local authorities currently provide financial resources (with certain restrictions) to headteachers.

We will consult on proposals for a funding formula in March 2017 but this review offers an opportunity to comment on the principles which will underpin this formula. The way we fund schools needs to support the collaborative and flexible culture which we are seeking to develop.

If schools are to have greater control over the decisions they take, there is a clear rationale for changing the current allocation of resources to support this.

We consider that the design of a funding formula should:

- **support excellence and equity** – ensuring every child and young person has the same opportunity to succeed
- **be fair** – placing the needs of all children and young people at the centre
- **be simple, transparent and predictable** – ensuring the costs of delivering education can be easily understood and explained and that schools are able to manage and plan ahead with certainty
- **deliver value for money** – ensuring that every penny spent is used effectively

Question 14

Should the funding formula for schools be guided by the principles that it should support excellence and equity, be fair, simple, transparent, predictable and deliver value for money? Should other principles be used to inform the design of the formula?

Question 15

What further controls over funding should be devolved to school level?

8. Accountability

Empowering our teachers and headteachers is key to delivering our vision of excellence and equity. A more empowered system requires clear and effective accountability. Accountability is described by the OECD as the challenge of holding different actors at multiple levels responsible for their actions. Ensuring an effective balance of flexibility and accountability is a challenge that is faced by all modern education systems.

Our accountability system currently includes a range of bodies with formal roles including: the Scottish Government, local authorities, Education Scotland, the Care Inspectorate, the General Teaching Council for Scotland and the Scottish Social Services Council. Education Scotland and the Care Inspectorate provide independent inspection with a clear focus on self-evaluation and improvement. The General Teaching Council for Scotland and the Scottish Social Services Council provide the professional standards for their members.

At a system level, the Accounts Commission and Audit Scotland hold local authorities and the Scottish Government to account and help them to improve. As democratically-elected representatives, local and national governments are accountable to their electorates. Scottish Ministers have powers under section 70 of the Education (Scotland) Act 1980 to intervene if local authorities are failing to fulfil their duties under the Act or any other education-related legislation.

Schools should primarily be accountable to parents and their local communities. The development of the National Improvement Framework will support parents and communities to make informed decisions and choices by providing accessible data to drive improvement and allow everyone to play their part effectively. It is important that accountability aligns with the allocation of responsibilities and resources and that there is a clarity about the level of responsibility at different levels in the system. We want our accountability and scrutiny arrangements to be joined-up where possible and to reduce the burden of scrutiny on those delivering education. It is important that we have the right governance arrangements in place to continually review the range of accountability and scrutiny systems and to ensure that these approaches are delivering improvement. Those providing scrutiny also need to be held to account on the quality and impact of their work and to ensure that approaches to scrutiny are fair, transparent and consistent.

Question 16

How could the accountability arrangements for education be improved?

Question 17

Is there anything else you would like to add regarding the governance of education in Scotland?

9. Summary of questions

Question 1

What are the strengths of the current governance arrangements of Scottish education?

Question 2

What are the barriers within the current governance arrangements to achieving the vision of excellence and equity for all?

Question 3

Should the above key principles underpin our approach to reform? Are there other principles which should be applied?

Question 4

What changes to governance arrangements are required to support decisions about children's learning and school life being taken at school level?

Question 5

What services and support should be delivered by schools? What responsibilities should be devolved to teachers and headteachers to enable this? You may wish to provide examples of decisions currently taken by teachers or headteachers and decisions which cannot currently be made at school level.

Question 6

How can children, parents, communities, employers, colleges, universities and others play a stronger role in school life? What actions should be taken to support this?

Question 7

How can the governance arrangements support more community-led early learning and childcare provision particularly in remote and rural areas?

Question 8

How can effective collaboration amongst teachers and practitioners be further encouraged and incentivised?

Question 9

What services and support functions could be provided more effectively through clusters of schools working together with partners?

Question 10

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Question 17

Is there anything else you would like to add regarding the governance of education in Scotland?

10. Evidence and reference materials

The Scottish Government is committed to taking an evidence-led approach to the reform of Scottish education. Our approach to this review is underpinned by current evidence on the performance of Scottish education and best practice internationally of what leads to effective governance of education systems. In particular the following reports and sources have been key.

Accounts Commission (2014) School education

http://www.audit-scotland.gov.uk/docs/local/2014/nr_140619_school_education.pdf

Scottish Government School education statistics

<http://www.gov.scot/Topics/Statistics/Browse/School-Education>

OECD (2015) Improving Schools in Scotland: an OECD perspective

<http://www.oecd.org/edu/school/improving-schools-in-scotland.htm>

OECD (2016) Governing Education in a Complex World

http://www.oecd-ilibrary.org/education/governing-education-in-a-complex-world_9789264255364-en

Mckinsey and Company (2007) How the World's Best Performing School Systems Come Out On Top <http://mckinseysociety.com/how-the-worlds-best-performing-schools-come-out-on-top/>

Mckinsey and Company (2010) Capturing the Leadership Premium

<http://mckinseysociety.com/capturing-the-leadership-premium/>

Programme for International Student Assessment (PISA) – Highlights from Scotland's results

<http://www.gov.scot/Topics/Statistics/Browse/School-Education/PISA>

Scotland's Commissioner for Children and Young People (2015) How Young People's Participation in School Supports Achievement and Attainment -

<http://www.cypcs.org.uk/ufiles/achievement-and-attainment.pdf>

The following information may also be useful in responding to this review:

What is GIRFEC (Getting it Right for Every Child)?

<http://www.gov.scot/Topics/People/Young-People/gettingitright/what-is-girfec>

Scottish Government, Delivering Excellence and equity in Scottish Education – a delivery plan for Scotland (2016) <http://www.gov.scot/Publications/2016/06/3853>

Scottish Government, National Improvement Framework for Scottish education – Achieving Excellence and Equity <http://www.gov.scot/Topics/Education/Schools/NationalImprovementFramework>

Education Scotland, Curriculum For Excellence – Building the Curriculum materials

<http://www.educationscotland.gov.uk/learningandteaching/thecurriculum/buildingyourcurriculum/curriculumplanning/whatisbuildingyourcurriculum/btc/index.asp>

Devolved School Management Guidelines (2012) The Improvement Service

<http://www.improvementservice.org.uk/documents/DSM/DSMguidelines.pdf>

Teaching Scotland's Future (2011) <http://www.gov.scot/Publications/2011/01/13092132/0>

The Crerar Review (2007) <http://www.gov.scot/Topics/Government/PublicServiceReform/IndependentReviewofReg/latest-news/TheCrerarReview>

General Teaching Council for Scotland, Professional Standards
<http://www.gtcs.org.uk/professional-standards/professional-standards.aspx>

Engaging with Families, Key Statistics
<http://engagingwithfamilies.co.uk/strategy/key-statistics/>

Engaging with Families, Further Evidence
<http://engagingwithfamilies.co.uk/useful-links/further-evidence/>

Commission on the Future Delivery of Public Services (2010)
<http://www.gov.scot/About/Review/publicservicescommission>

Annex

Empowering teachers, parents and communities to achieve Excellence and Equity in Education A Governance Review

RESPONDENT INFORMATION FORM

Please Note this form **must** be returned with your response.

Are you responding as an individual or an organisation?

- Individual
- Organisation

Full name or organisation's name

Phone number

Address

Postcode

Email

The Scottish Government would like your permission to publish your consultation response.
Please indicate your publishing preference:

- Publish response with name
- Publish response only (anonymous)
- Do not publish response

We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

- Yes
- No



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RESPONDENT INFORMATION FORM

Question 1

What are the strengths of the current governance arrangements of Scottish education?

1.1 The key strengths of the current governance arrangements of Scottish Education are:

- a) The recognition that delivering the Curriculum is best achieved by taking account of Scotland's varied geographies, degrees of rurality and different educational needs.
- b) The provision of local democratic accountability for delivery of primary and secondary schools, early learning and childcare
- c) The strong partnership working that exists through community planning partners (public bodies, voluntary bodies, communities and businesses), supporting the delivery of services that improve outcomes for children and young people
- d) The decision making and interventions taking place at local level to quality assure school performance resulting in improving trends in pupil examination performance, a wider range of pupil achievements, increasing participation and improved inclusion indicator performance
- e) The richness and diversity of the learning experiences in the local community which are part of the history, the traditions and the culture of our communities. These learning experiences are part of the broader wellbeing of communities and enrich heritage, belonging and bring a sense of identity to our children and young people. Our children and young people, through their learning, contribute positively to the wellbeing and sustainability of our communities.

1.2 These strengths are clearly shown by the example of the Scottish Borders. The Scottish Borders has particular characteristics that link geography, educational needs, culture and community wellbeing:

- a) Scottish Borders is a distinct geographical entity within Scotland which is reinforced by its highly developed sense of community, historical and cultural identity;

- b) It is an extremely large rural region, twice the size of the combined area of its neighbouring local authorities in South East Scotland (Edinburgh City, East Lothian, West Lothian, Midlothian and Fife);
- c) Third lowest population density of the mainland local authorities in Scotland at 23 people per square kilometre after Dumfries and Galloway, 22 people per square kilometre and Highland 13 people per square kilometre;
- d) A settlement structure with no dominant urban centre and based on small towns in the Scottish Borders with a population greater than 1500 and none of them exceeds 16,000 people;
- e) Proximity to the national border with Northumberland and the resulting daily movement of people across the border for work, accessing services and community living;
- f) Particular socio-economic challenges in the delivery of education related transportation and connectivity challenges;
- g) Its distinct economic characteristics with large numbers of micro and small businesses and a significant reliance on agriculture, forestry, fishing, tourism and manufacturing, particularly textiles;
- h) Rural poverty and disadvantage within households is spread out across the Scottish Borders rather than concentrated in particular areas;
- i) A rich curriculum which promotes heritage and identity. The children and young people's learning experiences are woven into the fabric of annual community celebrations, pageants, major sporting events, common ridings and festivals; these activities bring economic prosperity to Borders communities, community identity, spirit and wellbeing.

1.3 The Scottish Borders has been identified as a strategic area for local government and the delivery of school education services in Scotland since the Local Government (Scotland) Act 1973 when it was designated as one of the nine Regional Council administrative units in Scotland. This recognition was confirmed once again at the last reorganisation of local government in 1995 with strong support from the public and local communities for the continuation of this regional type service delivery including education by Scottish Borders Council.

1.4 The strategic boundaries of the Scottish Borders have been similarly recognised for delivery by other public services, particularly Health and Further Education. Police Scotland and Scottish Fire and Rescue Services also recognise the boundaries of the Scottish Borders for their local Police and Fire and Rescue Plans. These partners have made very significant contributions to support the delivery of school education through prevention, early intervention and supporting training and employment. They also work together to deliver outcomes for children and young people across the full range of well-being indicators: Safe, Healthy, Achieving, Nurtured, Active, Respected and Responsible, and Included.

1.5 These advantages have enabled the Scottish Borders to take a broad and comprehensive view of the needs of the provision of Education for children and young people in the Scottish Borders. The success of the Scottish Borders approach to schools education, 2 – 18 years, is clearly evidenced by:

- a) The success in education achievements in terms of educational qualifications over a long period of time;
- b) The sustained and very high positive destination rates for young people leaving school going on to Higher or Further Education, training and employment opportunities;
- c) The early years, specialist education, and social and health services developed for children, young people and adults;
- d) The building programmes of new secondary schools at Earlston, Duns, Eyemouth, and most recently at Kelso High School and new primary schools at Kingsland, Clovenfords, Denholm and Newlands in addition to current projects at Broomlands and Langlee.

1.6 Another key strength is the extremely close working that takes place between Education, Social Work and Community Learning and Development within Scottish Borders Council. This covers the creation of Scottish Borders Council's Integrated Children's Service in 2009 to the full integration through our current Children and Families Service. There have been tangible benefits of this close working.

- a) High levels of participation of our children and young people in extra-curricular activity and youth work; national best practice in youth work and volunteering;
- b) Locality approach to multi-agency service delivery where all our staff know our vulnerable children and families well and make the right interventions at the right time ensuring prevention and early intervention;
- c) Strong partnership relationships across and within services resulting in very low level anti-social behaviour and youth crime.

1.7 Improvements to Scottish Borders Council's ICT infrastructure and in particular better Business Intelligence will facilitate the easier join up of data sets from, for example SEEMIS and Framework, working to improve outcomes in terms of attainment, achievement, participation, inclusion, care, support and protection.

Question 2

What are the barriers within the current governance arrangements to achieving the vision of excellence and equity for all?

2.1 Research into best and emerging good practice in Scottish Education.

In recent times research based good practice in Scottish schools is not gathered, celebrated and built upon to drive further improvement in Scottish schools. There is a need for an identified body that has research as its core function and makes links to international practice and enterprise opportunities. The set-up of the international advisory panel as part of the NIF was very disappointing, as there is a great deal of expertise in Scottish Education which is not used in the development of policy. Historically, research bodies such as SCRE researched best practice from schools in Scotland and used it to inform practice papers and school improvement. The merger of Education Scotland and Learning and Teaching Scotland has not resulted in practitioner support in improving teaching and supporting learning in classrooms. In England the Education Endowment Foundation and the Sutton Trust provide extensive opportunities for classroom based research. Limited research into best and emerging practice in Scotland's schools results in over-reliance upon international research contexts and policy development that may not be relevant to the Scottish learning context. The Early Years Collaborative, RAFA developments and the introduction of SCEL are a welcome focus on innovation and teacher leadership research, but they do not come together to provide the direction that is required and are not accessible to all practitioners and leaders.

There should be a body that attracts funding for research in Scottish schools. Many top performing school systems have a research function which attracts funding from philanthropists and major investors. Scotland needs to establish a body focused on developing research which celebrates good practice and builds innovation from within classrooms in Scotland. Scotland should assert its place on the international stage promoting what Education is achieving and encouraging investment in our education system, our success and our young people. The highest attaining school systems in the world very much celebrate their achievements and build pride in Education – something very much needed rather than the very negative reporting of education in the media at the moment. It should not be forgotten that the OECD report highlighted that there are many key strengths in Scottish Education.

2.2 Broader Contexts Affecting Education Provision and Governance

Many children and young people are living in challenging family circumstances such as 'in work poverty'. The impact of welfare reform upon our most vulnerable families in society, coupled with the fiscal challenge, makes it difficult for many children and young people to access all the learning experiences that are available, eg extra-curricular sporting activities; internet connectivity in the evening; fuel poverty. Studying at home is a major part of examination preparation, yet so many young people

do not have access to the kind of learning environment afforded to their peers. Some of these challenges are exacerbated in rural communities where broadband and transport restrict access. The broader range of factors affecting attainment, achievement, inclusion and participation must be considered as part of Governance structures. In the Scottish Borders the Council benefit from being structured as a Children's Service and having a single Health Board partnership. It is important that these partnerships are considered as part of the review: it would be a significant barrier to Scottish Borders if new governance structures were created which did not take cognisance of existing successful children's service partnerships. The Council is focused on the specific barriers for children and young people. There is a focus on improving connectivity and accessibility through broadband and transport infrastructure improvements. These broader contexts very much affect the decision making in schools and the learning experiences they provide, eg the Council has a very successful Countryside Day where all the Primary 5 children come together to experience an in-depth contextualised curricular experience which benefits their learning. The governance arrangements must take cognisance of the broader context children are educated in: the challenges that are a focus for improvement and the existing learning experiences that are relevant to the context the children live in.

2.3 *Bureaucracy*

Scottish Borders Council knows its schools. It has a presence in schools with regular care and welfare visits as well as quality improvement activities. It is important to recognise the balance between the support of staff and wellbeing matters, as well as the need to challenge practice; consideration must be given to who is best to provide both support and challenge. All stakeholders must work in partnership to reduce bureaucracy in the Education system. Scottish Borders Council welcomes the recent change in approach to local schools being able to identify within the curriculum the key aspects for their school to focus on. This has to be supported with an inspection system that focuses on the outcomes being achieved by learners; the range of inputs and expectations illustrated within How Good Is Our School IV should be there to illustrate aspects of practice, but schools should have the freedom to prioritise the elements that are important to the learning of their children rather than be expected to be improving across all the quality indicators. This approach is not always followed in the inspection process and brings undue stress to schools who are actually doing a very good job of improving what the staff, the parents and the Local Authority have agreed is a priority for their children's learning and progress.

2.4 Knowledge of Existing Governance Arrangements

The good work and interventions that take place at every level of governance are not celebrated at the moment, nor has the definition of strong governance been described: what staff and school leaders do on a daily basis to improve the life chances of children and young people, how local clusters of schools collaborate to improve outcomes, how Local Authorities intervene, how parents support their local schools, how local and national bodies work in partnership. Details of success or challenges in existing governance arrangements need to be described in order for all stakeholders to be able to take a view on the barriers to achieving the vision of excellence and equity for all. The Scottish Borders can evidence success in the outcomes being achieved for children and young people and believe that the Council has the capacity to intervene when there are issues of underperformance.

Question 3

Should the above key principles underpin our approach to reform? Are there any other principles that should be applied?

3.1 In the scope, Skills Development Scotland and the college sector are not included yet the 'Developing the Young Workforce' strategy including the ambition for vocational education to be provided in schools by 2020 is a key strategic priority. This is a key part to achieving excellence and equity and transition into further education is a key principle. The Council would advocate that the links with Borders College should be a consideration, as should the role of University provision across Scotland. There are clear barriers to our young people attaining their destination of choice; living in a rural community means they are not always afforded the same opportunities as their peers in connerbations, eg should they wish a career path in teaching they have to leave their community to train; with the developments in distance learning all young people should be afforded the opportunity to study and train to become a teacher whilst living in their local community. Not all families have the resources to fund a young person going onto further education outwith their community. On this basis, Scottish Borders would suggest that the principle based on transitions should be amended to 'Support children and young people to make smooth transitions into formal learning, through school and into further education, training or employment no matter where they live or their family circumstances'.

3.2 Scottish Borders Council believes that there should be a principle that acknowledges the holistic nature of the child's life and the range of children's services that work in partnership with Education to deliver the vision of excellence and equity for all. The range of supports and entitlements our

most vulnerable children need to be able to fulfil their potential must be recognised. Tremendous progress has been made in partnership working across Scotland in recent years but these principles show no recognition of the importance of services working in partnership around the child.

Question 4

What changes to governance arrangements are required to support decisions about children's learning and school life being taken at school level?

Current Governance Arrangements

- 4.1 Scottish Borders works with staff from schools in creating policies and governance arrangements. The concern the Council would have if schools were to be separate to Local Authorities would be the consequences for children with additional support needs. Officers from Scottish Borders Council visited schools in the Academy System in London, engaging with a range of professionals currently practising in England. The Council would have a concern that the values upheld by the Local Authority in valuing every individual child and the pre-sumption of mainstream education could be compromised if schools were managed outwith the Local Authority. There is strong evidence from areas south of the Borders that the needs of ASN children are overlooked where resources and decision making go straight to schools and there is a risk of such children been 'excluded' from schools as a result. We would also have concern about the management of staff and ensuring principles of equality of opportunity and conditions of service. In the Scottish Borders there has been no representation of parents wishing to have more governance responsibilities; indeed our staff and parent representatives indicate that it is very challenging for many parents to have the time to contribute to the parent partnership activities that already exist. It is the Council's belief that parents can contribute to their child's learning and school life at local level, but equally so there are many matters which they trust to be managed through the partnership between the school, the Council and local Elected Members.
- 4.2 There is a great deal of coverage in the document about empowering teachers and Headteachers. In discussion with Headteachers there is a strong view that there are many governance areas currently sitting with the Local Authority that they wish to remain: school transportation, emergency planning, Health and Safety, HR and Legal Services, admissions, ASN services, Early Learning and Childcare, quality improvement co-ordination and policy development. The Council believes that their practitioners and Headteachers should be focused on improving learning and teaching and have as much time as possible to focus on developing professional learning

opportunities for all staff. Headteachers have expressed concern that further business and administrative tasks delegated to schools would actually compromise the capacity of school leaders and staff to focus on improving the quality of education and achieve the vision of excellence and equality for all children. The document states that 'we are committed to empowering our teachers and schools and will ensure they have the flexibility and freedom to teach'. The document also states that 'we are committed to extending to schools responsibilities that currently sit with Local Authorities and to allocating more resources directly to Headteachers...'. The Council works in partnership with schools to make decisions about resource allocations; the extension of responsibilities would place additional bureaucracy on teachers and Headteachers rather than reduce it. In the context of Scottish Borders, many of our small rural schools would not have the capacity to cope with the level of responsibility alluded to in the document. The Council adheres to the Christie principles of public sector reform, but have serious concern that the separation of education governance from Council governance does not take cognisance of the connectedness and interdependencies that currently exist to deliver services to schools. In times of fiscal challenge there is a need for greater cohesion of public sector service governance arrangements rather than a separation, especially in areas of Scotland where Children's Services have come together to deliver outcomes for children and young people.

Question 5

What services and support should be delivered by schools? What responsibilities should be devolved to teachers and Headteachers to enable this? You may wish to provide examples of decisions which cannot currently be made at school level.

5.1 Tackling bureaucracy to enable teachers to focus on teaching and learning is a key priority for Scottish Borders Council. Teachers and Headteachers intimate that they already feel a pressure in relation to administrative tasks and functions; that is why Scottish Borders Council are in the process of transforming all Business Support processes through digital transformation. Headteacher recruitment is a key challenge across Scotland. Feedback from Depute Headteachers and aspiring Headteachers informs that school leaders would like to see a reduction in the range of responsibilities so that they can focus on improving learning and teaching and the development of the curriculum. The direction of travel to transfer responsibilities currently managed by the Local Authority to school level is not in accordance with the voice of our school leaders. Any decisions that are made at Local Authority level are assessed to ensure that the outcomes for all young people in all schools are being considered and to ensure that the conditions of service for all staff are upheld. Decision making is based around the Christie principles

of prevention and intervention, partnership and integration, efficiency and empowering local communities. However it is important in working to these principles that the capacity of staff in education is considered and they are focused on the learning experience in the classroom; the Council is mindful of this and makes decisions which support this focus and also recognises the role of staff in Children's Services in working with partner services for children and young people.

Question 6

How can children, parents, communities, employers, colleges, universities, and others play a stronger role in school life? What actions should be taken to support this?

6.1 'How Good Is Our School IV' sets out the place of the pupil voice and family learning within school life. All schools in the Scottish Borders are working to improve their practice in both areas; the Council does not believe that a change to Governance arrangements are required. Concerns about moving to parents managing local schools have already been stated in the response to Question 4.

6.2 The 'Developing the Young Workforce' strategy is focused on developing learning pathways for young people through stronger links and connections between schools, employers, colleges and universities. There are partnerships in place to take forward this strategic development that are embedding.

6.3 It is the view of Scottish Borders Council that the strong cultural heritage and community engagement in the Borders benefits children and young people. It is the Council's belief that communities play a strong role in the life of their local schools. Schools appreciate the support and involvement they receive from a range of community partners.

Question 7

How can the governance arrangements support more community-led early learning and childcare provision particularly in remote and rural areas?

7.1 Scottish Borders has examples of good practice in this area through the Supported Childminding Scheme and the presence of many playgroups in rural areas. In the proposed expansion of early learning and childcare, Scottish Borders Council will be working closely with communities to identify best ways forward which will be bespoke to local communities. The Council does not see this as a Governance issue as it is committed to rural proofing

our early learning and childcare provision to ensure we are delivering quality, enhanced services to meet the needs of children and families in partnership with communities.

Question 8

How can effective collaboration amongst teachers and practitioners be further encouraged and incentivised?

- 8.1 Scottish Borders school staff are dedicated professionals. Collaboration opportunities must be high quality and practical. For example some schools do not have another school establishment within a 30 minute car journey so collaboration after school can be quite restrictive and not a good use of the teacher's preparation or collegiate time. High quality IT provision across Scotland and resource for IT would support more effective collaboration in some areas of practice. Scottish Borders Council is committed to enhancing IT provision through investment with CGI, a leading IT provider.
- 8.2 There is already, as the document states, very good collaboration taking place in schools. Scottish Borders schools collaborate well in high school clusters during In-Service training and cross-schools days. The Council also support staff's participation in national collaborative learning opportunities. The Council engages with neighbouring authorities in areas such as ASN, ELCC, professional learning and training, but the majority of collaboration takes place at cluster and school level as the practicalities and size of the Scottish Borders means that collaboration outwith Scottish Borders boundaries would not be a best value use of teachers' time.

Question 9

What services and support functions could be provided more effectively through clusters of schools working together with partners?

- 9.1 Similar to the response to Question 5, clusters must have the time to focus on improving teaching, learning and the curriculum. In the Borders, the Council has in place many locality arrangements that support clusters of schools, eg the Locality Integration Police Officer for each school cluster; Heads Up!, a project that aims to increase opportunities for 10-14 year olds to build resilience, confidence and self-esteem by delivering a new Health and Wellbeing programme through the CLD service, the high school, feeder primaries and the local youth club. There is a great deal of successful existing cluster working with partners.

Question 10

What services or functions are best delivered at a regional level? This may include functions or services currently delivered at a local or a national level.

- 10.1 Services or functions for the delivery of school education need to be based on positive Educational outcomes. As indicated in the answer to Question 1, there is no 'one size fits all' for Education regions. Education regions need to take account of Scotland's varied geographies, degrees of rurality and different educational needs.
- 10.2 For this reason, it is considered that rural regions such as the Scottish Borders, as shown by their positive performance on educational outcomes, should continue to take a strategic overview and deliver school educational services. The Council currently collaborates with other areas on matters such as quality assurance, assessment, Early Learning and Childcare and professional learning and training as appropriate. Decision making around collaboration should lie with the Local Authority, who have responsibility for the quality of Education provision. There are many activities, if delivered at a regional level, would be of detriment to the improvement journey of Scottish Borders schools as they would not represent best value of officer or school staff time owing to the Council's size and geography.

Question 11

What factors should be considered when establishing education regions?

- 11.1 Education regions need to be based on the areas that recognise varied geographies and different educational needs within Scotland that are best placed to enable local democratic accountability of the delivery of education and that can achieve effective partnership working.
- 11.2 As mentioned in answer to Question 1, the Scottish Borders is a good example of this with its:
- a) Particular rural regional needs and challenges;
 - b) Strong local, cultural and historical identity;
 - c) Effectiveness in terms of local and democratic decision making and close engagement with local communities;
 - d) Close partnership working between public bodies, the voluntary bodies, communities and businesses across the area.
- 11.3 In terms of the delivery of education services, the Scottish Borders approach to education has proved successful in terms of school education achievements in terms of better qualifications, positive destinations,

schools educational service investment to meet educational needs and the provision of new fit for purpose primary and secondary schools.

- 11.4 For example, already Developing the Young Workforce (DYW) partnerships, co-ordinated and facilitated efficiently by Scottish Borders Council, are highlighting the large variation in need across its 9 secondary school catchment areas. In order to better prepare children and young people for the world of work, and reduce youth unemployment, unique town based partnerships are already highlighting the significant differences in need and opportunity – from the post-industrial mill towns of Hawick and Selkirk, to Galashiels which has been reconnected via the Borders Railway, to the marine economy of the East coast.
- 11.5 Industrial sectors that dominate the Scottish Borders include farming and manufacturing sectors that are not well supported through the current enterprise arrangements, but through closer working through DYW, young people can prepare for the opportunities that these sectors can provide, as well as preparing for emerging sectors such as distilling. Close working with colleagues who have responsibility for Economic Development will be key and the facilitation of this type of cross-disciplinary working should be considered seriously when establishing education regions (which could potentially weaken this direct relationship and subsequent benefits).
- 11.6 Education regions need to be based on the practicalities of physical and digital connectivity:
- a) Broadband and mobile phone coverage;
 - b) Public transport;
 - c) Road networks and travel times.

Question 12

What services or support functions should be delivered at a national level?

- 12.1 From the point of view of rural regions such as Scottish Borders, it is important that the current service and support functions provided nationally, particularly Education Scotland, the Care Inspectorate, the Scottish Social Services Council, and the Scottish Qualifications Authority, should be continued. As indicated in answer to Question 10, collaborating informally with other areas on matters such quality assurance, assessment, and professional learning and training is viewed as the best way forward.

Question 13

How should governance support teacher education and professional learning in order to build the professional capacity we need?

- 13.1 The Council is committed to developing professional learning opportunities and recognise their importance. Considering the challenge of geography, there must be the opportunity of delivery in local areas. Currently too many national professional learning activities are centralised to Edinburgh and Glasgow and this presents many challenges and this does not afford equity of opportunity for all staff, eg SCEL. The Council's commitment to enhancing the Council's IT infrastructures will support developments in this area.
- 13.2 Scottish Borders Council would welcome greater investment in research into teaching and learning as suggested in the Council's response to Question 2 to support professional learning developments.
- 13.3 Scottish Borders Council does have a concern that the qualification for Headship is to become a requirement. There should be opportunities at local level for Councils to assess the standard for Headship; the current arrangements are not best suited to all staff's personal commitments, nor do they recognise the challenge of access to existing courses which are based in cities.
- 13.4 Schools and staff are very good at collaborating to provide high quality professional learning opportunities such as teach-meet or curriculum development at cross schools days. The development of high quality professional learning opportunities is a cultural matter rather than a governance issue and should be addressed through quality improvement practice at school, cluster and Local Authority level.

Question 14

- 14.1 **Should the funding formula for schools be guided by the principles that it should support excellence and equity, be fair, simple, transparent, predictable and deliver value for money ? Should other principles be used to inform the design formula?**
- 14.2 The principles above are a reasonable basis for any funding formulae, although they omit the very important issue of how effective the current levels of resource deployment actually are in delivering educational outcomes. It is not clear how the principles proposed actually differ from existing local arrangements that support devolved school management, what improvement they will deliver, nor how they will actually support "excellence."
- 14.3 The criteria seem to mainly focus on measuring the level of financial inputs as a proxy for fairness and effectiveness. It is essential that any move to adopt a more standardised national funding formulae recognises that only those budgets which can best be managed at school level should be

devolved to Headteacher control and that those budgets, eg home to school transport, school meals, additional support needs, long term absence, capital expenditure and the requirement to fund PPP projects, should not impact upon the quantum of resources available to support the process of learning and teaching, nor reduce the flexibility of Headteachers to deploy resources across financial years and across the curriculum through their DSM carry forward. The notion that all schools can be provided with the a one size fits all formulae, if that is indeed what is proposed, that is simple and fair, easily understood and at the same time predictable is somewhat naive. Fairness should not be mistaken for a system based upon "one size fits all".

14.4 The reality is that ensuring the equitable funding for schools is a complicated process driven by inter alia:-

- a) the nature of local communities and the challenges they face;
- b) the level of deprivation experienced by pupils;
- c) the quality and skills of the leadership team;
- d) the educational support needs of local children;
- e) the requirements of the curriculum;
- f) the support provided by Local Authorities through their quality assurance teams;
- g) the strength of community engagement including volunteering and links to sports clubs;
- h) the size, rurality, occupancy level, age, delivery model, eg PPP, and energy efficiency of buildings; and
- i) the nature of the staffing compliment within schools.

14.5 A national funding formulae will have a material impact on the local government finance settlement and local Council budgets and will require significant redistribution of existing resources.

14.6 The Council Tax is also a material determinant of the resources that a local Council can deploy to support a range of services, including education. Scottish Borders Council has the fourth lowest Council Tax in mainland Scotland and a relatively low cost per pupil, yet it deliver some of the best results in terms of achievement and attainment.

Question 15

What further controls over funding should be devolved to school level?

Many areas of funding are devolved to schools. Most Headteachers have expressed reluctance to have some of the existing control budgets devolved, eg school transport, ASN.

Question 16

How could the accountability arrangements for education be improved?

- 16.1 Accountability arrangements could be improved by recognising the strengths of rural regions such as the Scottish Borders being democratically accountable for providing both strategic and local school education services. There is a need to ensure national services support this delivery. There is also a need for stability in accountability structures going forward, which would enable rural education regions such as the Scottish Borders to plan effectively for the medium and longer term together with partners, parents, communities and businesses.
- 16.2 In the Scottish Borders it is recognised that school education needs to continue to benefit from and build on the partnership work of the Scottish Borders Community Planning Partnership, with its focus on growing the Scottish Borders economy, tackling regional inequalities, and service transformation and the ongoing partnership work as part of the integration of health and care services. The Scottish Borders Community Planning Partnership approach is working with local communities, including school communities, to provide locally tailored solutions to meet local needs. This is in line with the requirements of the Community Empowerment (Scotland Act) 2015.

Question 17

Is there anything else you would like to add regarding the governance of education in Scotland?

- 17.1 With respect to the rural regions such as the Scottish Borders, it is important to recognise the achievements and progress in the delivery of school education. It is particularly the case in rural regions that successful change needs to take account of the capacity of schools, parents, and communities. Local Authorities such as Scottish Borders Council are in the best position to improve the capacity of these groups in order to improve school education.

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RHYMERS TOWER, EARLSTON

Report by Chief Executive

SCOTTISH BORDERS COUNCIL

15 DECEMBER 2016

1 PURPOSE AND SUMMARY

- 1.1 **The purpose of this Report is to (a) update the Council on the ownership of Rhymers Tower, Earlston ("the Tower") and the actions required to re-establish the Trust and appoint new Trustees and (b) highlight the land issues relating to the Tower.**
- 1.2 Rhymers Tower was disposed in favour of Rhymers Tower Trustees in 1966. The Trustees, and their successors in office, were Trustees *ex officio* i.e. they were Trustees due to the position/offices they held at that time.
- 1.3 The Trust was resurrected in November 1994 by then Ettrick and Lauderdale District Council in terms of Section 223 of the Local Government (Scotland) Act 1973, but it is not clear what has happened to the Trust since the late 1990s. It would appear that currently no trustees have been appointed.
- 1.4 The deed transferring the Tower to the Trustees states that access to the Tower is via the Turnpike Road. This access route appears have been built over with no action taken at the time by the Trustees. It also appears that part of the land has been incorporated into the garden ground, with fish pond, of the neighbouring Café/Restaurant.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Council:**
 - (a) **revive the Trust by appointing local ward members from Leaderdale and Melrose in terms of the Trust provisions, as new Trustees;**
 - (b) **Note that once the Trust has been revived the Trustees can appoint others as Trustees and are perhaps likely to do so;**
 - (c) **Note that the Trustees may wish to address the land and access issues identified within this Report.**

3 BACKGROUND

- 3.1 Rhymers Tower was disposed in favour of Rhymers Tower Trustees in 1966 and has been a 'B' Listed Building since 1971. Listing requires formal consent to be obtained for alterations but not for repairs.
- 3.2 The terms of the Trust provisions are that:
- (a) Disponees to be known as "Rhymers Tower Trustees" and shall hold subjects in all time coming in trust for the inhabitants of the Village and Parish of Earlston. The original Trustees were County Councillor, District Councillor and Registrar and their successors in these Offices.
 - (b) Trustees shall hold office as Trustees ex officiis. In the event of the holders or any one or more of the holders of the said offices being for any reason unable to act as Trustees or Trustee the said Trustees shall appoint a Trustee or Trustees in place of the holders of such Offices to the effect that the number of Trustees shall at all times be maintained at not less than 3 such persons to be the holders of some public office or offices in the Village or Parish of Earlston and to hold as Trustees ex officiis.
 - (c) 2 shall be a quorum of the Trustees, who shall at all times be empowered to act by a majority.
 - (d) The County Councillor for the Electoral Division of Earlston shall act as Chairman of Trustees.
 - (e) Trustees shall have all the powers, privileges, rights and immunities conferred on gratuitous Trustees in Scotland, whether under Common Law, or in the terms of the Trust (Scotland) Act 1921, as amended from time to time.
 - (f) The Trustees shall at their own discretion, should they consider it necessary or expedient to do so, appoint a Committee of Management which shall be responsible for the repair and maintenance of Rhymers Tower, for such arrangements as they may deem necessary for making the same open for inspection by the public and for which they may, at their discretion make a charge and for raising the necessary funds to enable them to carry out such duties.
- 3.3 The Trust was revived in 1994 by Ettrick & Lauderdale District Council under The Local Government (Scotland) Act 1973, as the then Borders Regional Council were concerned that the fabric of the structure was deteriorating. The new Trustees met on 9 February 1995 and agreed to co-opt a Community Council member onto the Trust and to encourage that body to apply for funding for a survey of works. In 1998 building works to the Tower were agreed by the then Trustees.
- 3.4 It would appear that currently no Scottish Borders Councillors are recognised as being Trustees by virtue of their office. In order to ensure that the Tower remains in the ownership of the Trust and is able to be

managed by the Trust it is considered appropriate that Scottish Borders Council now appoint the three local ward members as Trustees, ex officio.

- 3.5 In order to ensure the sustainability of the Trust, the Trustees should perhaps thereafter assume other individuals as Trustees. They are entitled to do so in terms of the Trust provisions. It should be further noted that the Trust provisions enable the Councillors themselves to resign office as Trustees provided that there are at least 3 Trustees remaining.

4 LAND AND ACCESS ISSUES

- 4.1 Access to the Tower as per the conveyance to the Trustees in 1966 was via the Turnpike Road. This access route appears have been built over with no action taken at the time by the Trustees. There is no longer direct public access to the Tower. This has been blocked for a number of years. Access can only be taken via the Café/Restaurant. There is therefore a risk that it could be argued that the right of access may have been lost through prescription, i.e. if such rights are not used for 20 years they will be extinguished.
- 4.2 As access to the Tower has been restricted there is also a probability of further encroachment of the Tower's land. Appendix A shows photographs of the Tower taken in February 2015.
- 4.3 As there were concerns that the fabric of the structure was deteriorating repairs were carried out to the Tower in 1998/1999 by the Scottish Borders Council. The cost of these safety works were funded by the Council.
- 4.4 An Officer who was involved with the repairs at that time advises that it would appear that the Tower was being used as garden ground by the Café/Restaurant then and the fish pond was there when works were being carried out.
- 4.5 The title deeds for both the Tower and the neighbouring landowners have been examined by Scottish Borders Council's Legal Services. Through that process it has been identified that:
- (a) The title to the Tower stems from a larger 1894 title. In 1952 part of this larger title was conveyed to John Rutherford & Sons Limited under exception of the Tower. The plan at Appendix B shows the location of the Tower as per the 1894 deed and the extent of the title at that time. The Tower is the small 'L' shaped building on the plan and the extent of the title is as outlined in red.
 - (b) The title to the Tower itself was disposed to the Rhymers Tower Trustees in 1966.
 - (c) Legal Services carried out a search in the Sasines Register and the title to the Tower rests with the 1966 deed.
 - (d) In the intervening years the title for the Rutherford land has been transferred and added to on various occasions. The plan at Appendix C shows the extent of the land in the name of The Trustees for the Firm of Rhymers Tower (the Café/Restaurant) i.e. those areas coloured purple and pink
- 4.6 The Trustees will no doubt wish to address this access issue. Since no challenge has yet been made to the blocking of this access it could be suggested that their first port of call would be to enter into discussions with

the owners of the Café/Restaurant to share their visions of the Tower and seek to agree a mutually agreeable access solution.

- 4.7 As advised at 4.5 the Trust once revived would appear to have a good title to the Tower however, it is suggested that the Trustees should consider taking steps to voluntarily register the title in the Land Register of Scotland. There will be a cost for this, as a registration fee will be payable based on the value of the land/Tower. The benefits of voluntary registration are that it would give greater certainty regarding land ownership, clarity on boundaries and the land would be shown on a cadastral map.
- 4.8 The Trustees, once appointed, would perhaps like to consider contacting the owners of the Café/Restaurant to discuss access and encroachment issues. If the Trustees are not able to reach an amicable resolution to the access issue with the owners of the Café/Restaurant they may require to raise legal proceedings. Such proceedings would be heard by the Lands Tribunal. Further costs would, of course, be associated with this. The Trust would require to raise monies to fund such courses of action.

5 IMPLICATIONS

5.1 Financial

There are no financial costs for Scottish Borders Council anticipated in reviving the Trust. Any costs which flow from 4 above would be borne by the Trust.

5.2 Risk and Mitigations

- (a) Local residents have approached Scottish Borders Council noting that they think they believe the Scottish Borders Council have an obligation to maintain public access to the Tower. There is a reputational risk if Scottish Borders Council is not seen to be doing anything to assert or establish what is perceived to be a right of public access. This risk will be mitigated by the Council reviving the Trust and there being seen to be a body having ownership of the Tower.
- (b) There is a risk that Scottish Borders Council may be seen by local residents to be responsible for the Tower and the public may therefore turn to Scottish Borders Council to bear the costs of any future repairs that may be required to this ancient Tower. This risk would be mitigated by the Trust being revived. That separate body would be clearly identified as being responsible for the Tower. The Trust may perhaps be able to access funds from bodies such as The Big Lottery Fund if future repairs are required.

5.3 Equalities

It is not considered that an Equalities Impact Assessment is required for this Report.

5.4 Acting Sustainably

There are no significant impacts on the economy, community or environment arising from the proposals contained in this report.

5.5 Carbon Management

It is not anticipated that the Council's carbon emissions will be effected by the Council's decision in regard to this report.

5.6 Rural Proofing

It is anticipated there will be no adverse impact on the rural area from the proposals contained in this report.

5.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes required to the Schemes of Administration or Scheme of Delegation.

6 CONSULTATION

6.1 The Chief Financial Officer, the Monitoring Officer, the Chief Officer Audit and Risk, the Chief Officer HR, and the Clerk to the Council are being consulted and any comments received will be incorporated in the Report.

6.2 Corporate Communications and the Service Director Assets and Infrastructure have also been consulted and any comments received will be incorporated in the report.

Approved by

**Tracey Logan
Chief Executive**

Signature

Author(s)

| Name | Designation and Contact Number |
|----------------|----------------------------------|
| Nuala McKinlay | Chief Legal Officer 01835 825220 |
| Jane Webster | Solicitor 01835 825003 |

Background Papers: None
Previous Minute Reference: None

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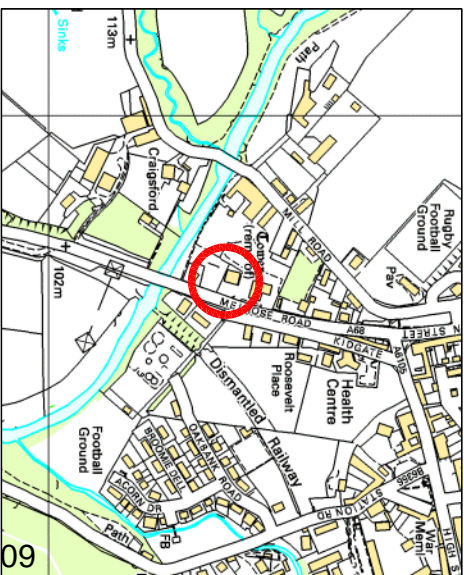
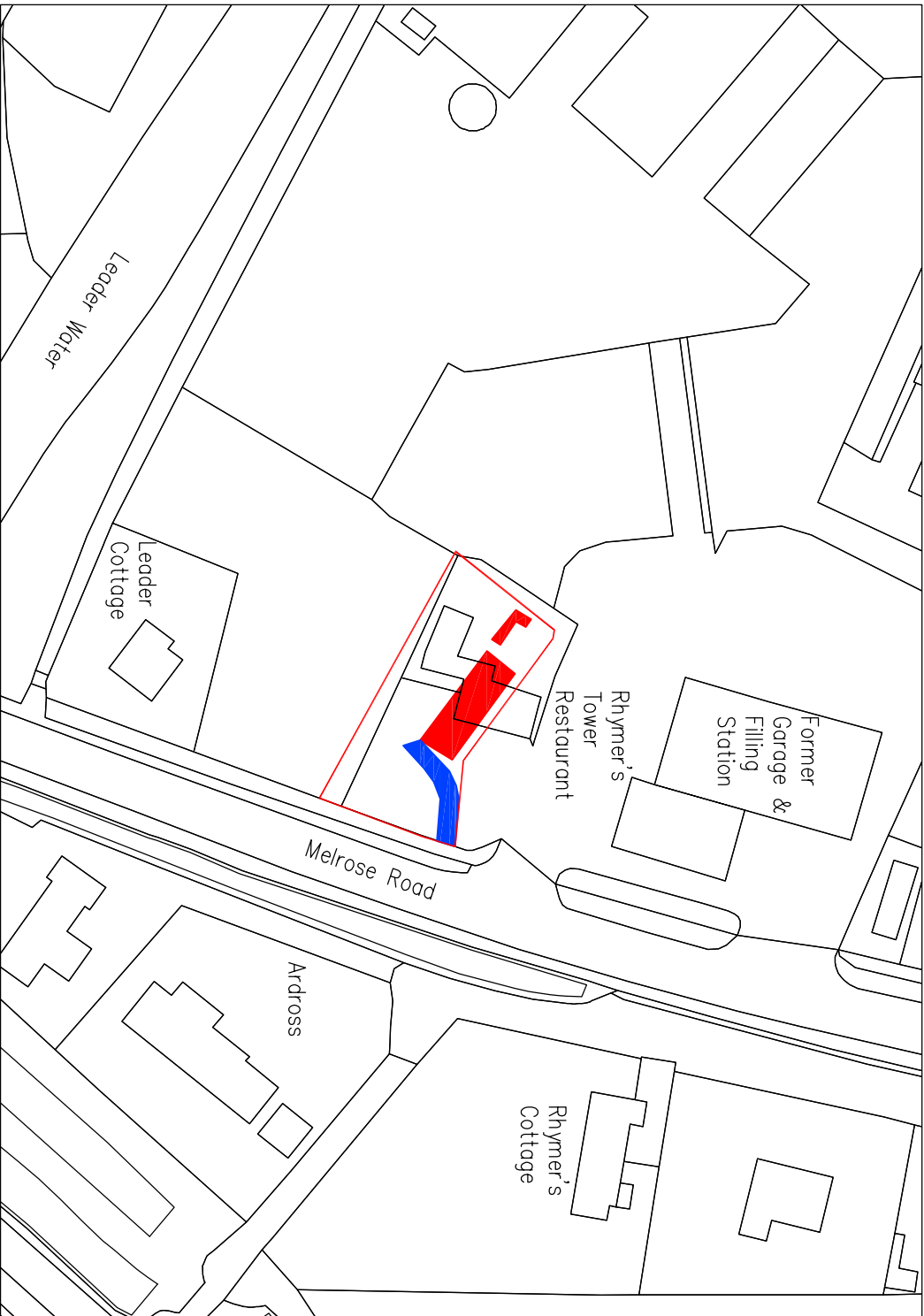












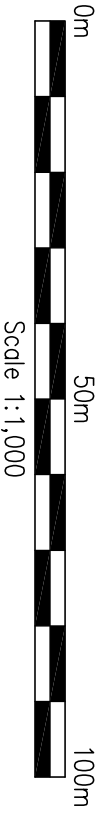
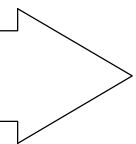
LOCATION PLAN (SCALE 1:10,000)

1894 Disposition
Rhymer's Tower
Earlston

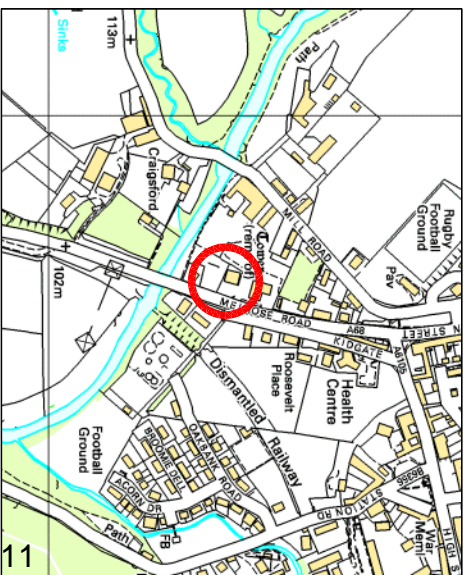
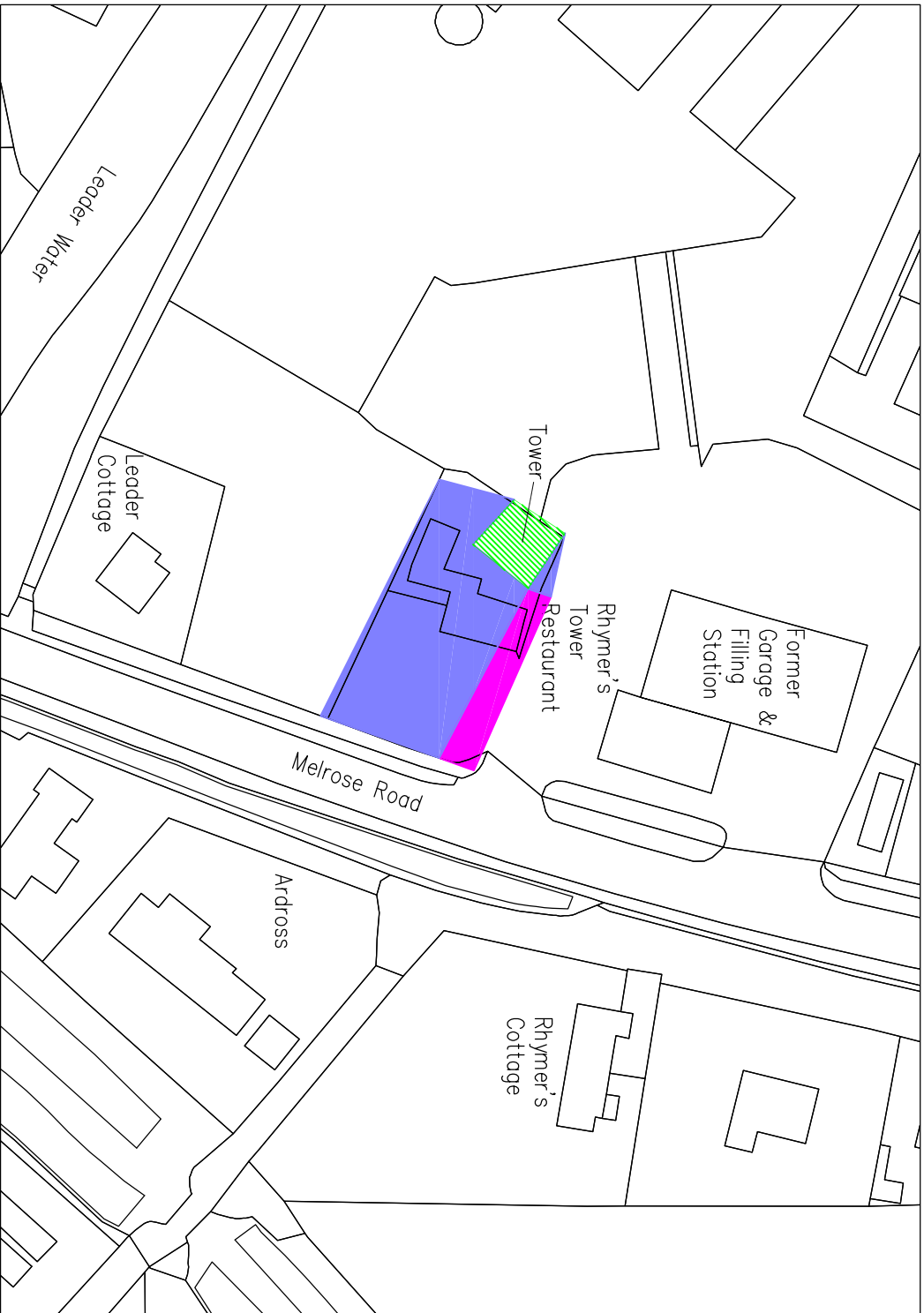
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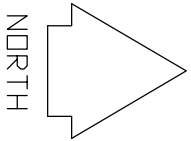


LOCATION PLAN (SCALE 1:10,000)

1970 Disposition
Rhymers Tower
Earlston

15/CG/003

Date: 17th November 2016



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| SCOTTISH BORDERS COUNCIL | | | | |
|-----------------------------------|----|-----|---|------------|
| DRAFT CALENDAR OF MEETINGS | | | | |
| AUGUST 2017 - JULY 2018 | | | | |
| Aug-17 | | | | |
| MON (SH) | 31 | JUL | | |
| TUES (SH) | 1 | AUG | | |
| WED (SH) | 2 | AUG | | |
| THUR (SH) | 3 | AUG | | |
| FRI (SH) | 4 | AUG | | |
| SAT | 5 | AUG | | |
| SUN | 6 | AUG | | |
| MON (SH) | 7 | AUG | PLANNING AND BUILDING STANDARDS | 10.00 a.m. |
| TUES (SH) | 8 | AUG | | |
| WED (SH) | 9 | AUG | | |
| THUR (SH) | 10 | AUG | | |
| FRI (SH) | 11 | AUG | | |
| SAT | 12 | AUG | | |
| SUN | 13 | AUG | | |
| MON (SH) | 14 | AUG | TRADING OPERATIONS SUB-COMMITTEE | 10.00 a.m. |
| TUES | 15 | AUG | EXECUTIVE COMMITTEE (FINANCE/PERFORMANCE/TRANSFORMATION) | 10.00 a.m. |
| TUES | 15 | AUG | HAWICK CGF SUB-COMMITTEE | 4.00 p.m. |
| TUES | 15 | AUG | TEVIOT & LIDDESDALE AREA FORUM | 6.30 p.m. |
| WED | 16 | AUG | | |
| THUR | 17 | AUG | SCRUTINY COMMITTEE | 10.00 a.m. |
| THUR | 17 | AUG | INNERLEITHEN CGF SUB-COMMITTEE | 3.00 p.m. |
| FRI | 18 | AUG | LICENSING BOARD | 10.00 a.m. |
| FRI | 18 | AUG | CIVIC GOVERNMENT LICENSING COMMITTEE | 11.00 a.m. |
| SAT | 19 | AUG | | |
| SUN | 20 | AUG | | |
| MON | 21 | AUG | LOCAL REVIEW BODY | 10.00 a.m. |
| MON | 21 | AUG | PENSION FUND INVESTMENT & PERFORMANCE SUB | 10.00 a.m. |
| TUES | 22 | AUG | | |
| WED | 23 | AUG | | |
| THUR | 24 | AUG | SCOTTISH BORDERS COUNCIL | 10.00 a.m. |
| FRI | 25 | AUG | POLICE, FIRE & RESCUE AND SAFER COMMUNITIES BOARD | 9.30 a.m. |
| SAT | 26 | AUG | | |
| SUN | 27 | AUG | | |
| MON | 28 | AUG | | |
| TUES | 29 | AUG | SELKIRK CGF SUB-COMMITTEE | 3.00 p.m. |
| WED | 30 | AUG | PEEBLES CGF SUB-COMMITTEE | 5.00 p.m. |
| WED | 30 | AUG | TWEEDDALE AREA FORUM | 6.30 p.m. |
| THUR | 31 | AUG | EDUCATION PERFORMANCE SUB-COMMITTEE | 10.00 a.m. |
| THUR | 31 | AUG | EMPLOYEE COUNCIL | 3.00 p.m. |
| Sep-17 | | | | |
| FRI | 1 | SEP | | |
| SAT | 2 | SEP | | |
| SUN | 3 | SEP | | |
| MON | 4 | SEP | PLANNING AND BUILDING STANDARDS | 10.00 a.m. |
| TUES | 5 | SEP | EXECUTIVE COMMITTEE (EDUCATION) | 10.00 a.m. |
| WED | 6 | SEP | | |
| THUR | 7 | SEP | COMMUNITY PLANNING STRATEGIC BOARD | 2.00 p.m. |
| THUR | 7 | SEP | DUNS CGF SUB-COMMITTEE | 5.00 p.m. |
| THUR | 7 | SEP | BERWICKSHIRE AREA FORUM | 6.30 p.m. |
| FRI | 8 | SEP | | |
| SAT | 9 | SEP | | |
| SUN | 10 | SEP | | |
| MON | 11 | SEP | | |
| TUES | 12 | SEP | PETITIONS & DEPUTATIONS COMMITTEE | 10.00 a.m. |
| WED | 13 | SEP | JEDBURGH CGF SUB-COMMITTEE | 4.30 p.m. |
| WED | 13 | SEP | KELSO CGF SUB-COMMITTEE | 5.30 p.m. |
| WED | 13 | SEP | CHEVIOT AREA FORUM | 6.30 p.m. |
| THUR | 14 | SEP | PENSION FUND COMMITTEE/PENSION BOARD | 10.00 a.m. |
| THUR | 14 | SEP | GALASHIELS CGF SUB-COMMITTEE | 4.30 p.m. |
| THUR | 14 | SEP | EILDON AREA FORUM | 6.30 p.m. |
| FRI | 15 | SEP | | |

| | | | | |
|---------------|----|-----|---|------------|
| SAT | 16 | SEP | | |
| SUN | 17 | SEP | | |
| MON | 18 | SEP | LOCAL REVIEW BODY | 10.00 a.m. |
| TUES | 19 | SEP | EXECUTIVE COMMITTEE (ECONOMIC DEVELOPMENT) | 10.00 a.m. |
| TUES | 19 | SEP | LLP STRATEGIC GOVERNANCE GROUP | 2.00 p.m. |
| TUES | 19 | SEP | TEVIOT & LIDDESDALE AREA FORUM | 6.30 p.m. |
| WED | 20 | SEP | JCG: TEACHERS | 2.00 p.m. |
| THUR | 21 | SEP | SCRUTINY COMMITTEE | 10.00 a.m. |
| FRI | 22 | SEP | LICENSING BOARD | 10.00 a.m. |
| FRI | 22 | SEP | CIVIC GOVERNMENT LICENSING COMMITTEE | 11.00 a.m. |
| SAT | 23 | SEP | | |
| SUN | 24 | SEP | | |
| MON | 25 | SEP | AUDIT & RISK COMMITTEE | 10.15 a.m. |
| TUES | 26 | SEP | | |
| TUES | 26 | SEP | LAUDER CGF SUB-COMMITTEE | 2.00 p.m. |
| TUES | 26 | SEP | WILLIAM HILL TRUST SUB-COMMITTEE | 3.30 p.m. |
| WED | 27 | SEP | | |
| THUR | 28 | SEP | SCOTTISH BORDERS COUNCIL | 10.00 a.m. |
| FRI | 29 | SEP | | |
| SAT | 30 | SEP | | |
| Oct-17 | | | | |
| SUN | 1 | OCT | | |
| MON | 2 | OCT | PLANNING AND BUILDING STANDARDS | 10.00 a.m. |
| TUES | 3 | OCT | EXECUTIVE COMMITTEE | 10.00 a.m. |
| TUES | 3 | OCT | LOCAL LICENSING FORUM | 4.00 p.m. |
| WED | 4 | OCT | | |
| THUR | 5 | OCT | | |
| FRI | 6 | OCT | | |
| SAT | 7 | OCT | | |
| SUN | 8 | OCT | | |
| MON (SH) | 9 | OCT | | |
| TUES (SH) | 10 | OCT | | |
| WED (SH) | 11 | OCT | | |
| THUR (SH) | 12 | OCT | | |
| FRI (SH) | 13 | OCT | | |
| SAT | 14 | OCT | | |
| SUN | 15 | OCT | | |
| MON | 16 | OCT | LOCAL REVIEW BODY | 10.00 a.m. |
| TUES | 17 | OCT | EXECUTIVE COMMITTEE (EDUCATION) | 10.00 a.m. |
| WED | 18 | OCT | JCG: STAFF | 10.00 a.m. |
| THUR | 19 | OCT | | |
| FRI | 20 | OCT | LICENSING BOARD | 10.00 a.m. |
| FRI | 20 | OCT | CIVIC GOVERNMENT LICENSING COMMITTEE | 11.00 a.m. |
| SAT | 21 | OCT | | |
| SUN | 22 | OCT | | |
| MON | 23 | OCT | | |
| TUES | 24 | OCT | | |
| WED | 25 | OCT | | |
| THUR | 26 | OCT | SCRUTINY COMMITTEE | 10.00 a.m. |
| FRI | 27 | OCT | | |
| SAT | 28 | OCT | | |
| SUN | 29 | OCT | | |
| MON | 30 | OCT | TRADING OPERATIONS SUB-COMMITTEE | 10.00 a.m. |
| TUES | 31 | OCT | EXECUTIVE COMMITTEE (ECONOMIC DEVELOPMENT) | 10.00 a.m. |
| Nov-17 | | | | |
| WED | 1 | NOV | | |
| THUR | 2 | NOV | STANDARDS COMMITTEE | 10.00 a.m. |
| THUR | 2 | NOV | INNERLEITHEN CGF SUB-COMMITTEE | 3.00 p.m. |
| FRI | 3 | NOV | | |
| SAT | 4 | NOV | | |
| SUN | 5 | NOV | | |
| MON | 6 | NOV | PLANNING AND BUILDING STANDARDS | 10.00 a.m. |
| TUES | 7 | NOV | LLP STRATEGIC GOVERNANCE GROUP | 2.00 p.m. |
| WED | 8 | NOV | | |
| THUR (SH) | 9 | NOV | SCOTTISH BORDERS COUNCIL | 10.00 a.m. |
| FRI (SH) | 10 | NOV | POLICE, FIRE & RESCUE AND SAFER COMMUNITIES BOARD | 9.30 a.m. |

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|---------------|----|-----|---|------------|
| SAT | 11 | NOV | | |
| SUN | 12 | NOV | | |
| MON | 13 | NOV | AUDIT & RISK COMMITTEE | 10.15 a.m. |
| TUES | 14 | NOV | EXECUTIVE COMMITTEE (FINANCE/PERFORMANCE/TRANSFORMATION) | 10.00 a.m. |
| TUES | 14 | NOV | HAWICK CGF SUB-CTEE | 4.00 p.m. |
| TUES | 14 | NOV | TEVIOT & LIDDESDALE AREA FORUM | 6.30 p.m. |
| WED | 15 | NOV | | |
| THUR | 16 | NOV | | |
| FRI | 17 | NOV | LICENSING BOARD | 10.00 a.m. |
| FRI | 17 | NOV | CIVIC GOVERNMENT LICENSING COMMITTEE | 11.00 a.m. |
| SAT | 18 | NOV | | |
| SUN | 19 | NOV | | |
| MON | 20 | NOV | LOCAL REVIEW BODY | 10.00 a.m. |
| TUES | 21 | NOV | | |
| WED | 22 | NOV | | |
| THUR | 23 | NOV | EDUCATION PERFORMANCE SUB-CTEE | 2.00 p.m. |
| THUR | 23 | NOV | COMMUNITY PLANNING STRATEGIC BOARD | 2.00 p.m. |
| FRI | 24 | NOV | | |
| SAT | 25 | NOV | | |
| SUN | 26 | NOV | | |
| MON | 27 | NOV | ST ANDREWS DAY HOLIDAY | |
| TUES | 28 | NOV | PETITIONS & DEPUTATIONS COMMITTEE | 10.00 a.m. |
| TUES | 28 | NOV | SELKIRK CGF SUB-CTEE | 3.00 p.m. |
| WED | 29 | NOV | PEEBLES CGF SUB-COMMITTEE | 5.00 p.m. |
| WED | 29 | NOV | TWEEDDALE AREA FORUM | 6.30 p.m. |
| THUR | 30 | NOV | SCRUTINY COMMITTEE | 10.00 a.m. |
| THUR | 30 | NOV | EMPLOYEE COUNCIL | 3.00 p.m. |
| THUR | 30 | NOV | BERWICKSHIRE AREA FORUM | 6.30 p.m. |
| Dec-17 | | | | |
| FRI | 1 | DEC | | |
| SAT | 2 | DEC | | |
| SUN | 3 | DEC | | |
| MON | 4 | DEC | PLANNING AND BUILDING STANDARDS | 10.00 a.m. |
| TUES | 5 | DEC | EXECUTIVE COMMITTEE | 10.00 a.m. |
| WED | 6 | DEC | JOINT MEETING LICENSING BOARD/LLF | 4.00 p.m. |
| WED | 6 | DEC | JEDBURGH CGF SUB-COMMITTEE | 4.30 p.m. |
| WED | 6 | DEC | KELSO CGF SUB-COMMITTEE | 5.30 p.m. |
| WED | 6 | DEC | CHEVIOT AREA FORUM | 6.30 p.m. |
| THUR | 7 | DEC | PENSION FUND COMMITTEE/PENSION BOARD | 10.00 a.m. |
| THUR | 7 | DEC | GALASHIELS CGF SUB-COMMITTEE | 4.30 p.m. |
| THUR | 7 | DEC | EILDON AREA FORUM | 6.30 p.m. |
| FRI | 8 | DEC | | |
| SAT | 9 | DEC | | |
| SUN | 10 | DEC | | |
| MON | 11 | DEC | | |
| TUES | 12 | DEC | LAUDER COMMON GOOD FUND SUB-COMMITTEE | 2.00 p.m. |
| TUES | 12 | DEC | TEVIOT & LIDDESDALE AREA FORUM | 6.30 p.m. |
| WED | 13 | DEC | | |
| THUR | 14 | DEC | SCOTTISH BORDERS COUNCIL | 10.00 a.m. |
| FRI | 15 | DEC | LICENSING BOARD | 10.00 a.m. |
| FRI | 15 | DEC | CIVIC GOVERNMENT LICENSING COMMITTEE | 11.00 a.m. |
| SAT | 16 | DEC | | |
| SUN | 17 | DEC | | |
| MON | 18 | DEC | LOCAL REVIEW BODY | 10.00 a.m. |
| TUES | 19 | DEC | | |
| WED | 20 | DEC | | |
| THUR | 21 | DEC | | |
| FRI (SH) | 22 | DEC | | |
| SAT | 23 | DEC | | |
| SUN | 24 | DEC | | |
| MON (SH) | 25 | DEC | HOLIDAY | |
| TUES (SH) | 26 | DEC | HOLIDAY | |
| WED (SH) | 27 | DEC | HOLIDAY | |
| THUR (SH) | 28 | DEC | HOLIDAY | |
| FRI (SH) | 29 | DEC | HOLIDAY | |

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|---------------|----|-----|---|------------|
| SAT | 30 | DEC | | |
| SUN | 31 | DEC | | |
| Jan-18 | | | | |
| MON (SH) | 1 | JAN | HOLIDAY | |
| TUES (SH) | 2 | JAN | HOLIDAY | |
| WED (SH) | 3 | JAN | | |
| THUR (SH) | 4 | JAN | | |
| FRI (SH) | 5 | JAN | | |
| SAT | 6 | JAN | | |
| SUN | 7 | JAN | | |
| MON | 8 | JAN | PLANNING AND BUILDING STANDARDS | 10.00 a.m. |
| TUES | 9 | JAN | | |
| WED | 10 | JAN | | |
| THUR | 11 | JAN | | |
| FRI | 12 | JAN | | |
| SAT | 13 | JAN | | |
| SUN | 14 | JAN | | |
| MON | 15 | JAN | AUDIT & RISK COMMITTEE | 10.15 a.m. |
| TUES | 16 | JAN | EXECUTIVE COMMITTEE (EDUCATION) | 10.00 a.m. |
| TUES | 16 | JAN | TEVIOT & LIDDESDALE AREA FORUM | 6.30 p.m. |
| WED | 17 | JAN | | |
| THUR | 18 | JAN | | |
| FRI | 19 | JAN | LICENSING BOARD | 10.00 a.m. |
| FRI | 19 | JAN | CIVIC GOVERNMENT LICENSING COMMITTEE | 11.00 a.m. |
| SAT | 20 | JAN | | |
| SUN | 21 | JAN | | |
| MON | 22 | JAN | LOCAL REVIEW BODY | 10.00 a.m. |
| TUES | 23 | JAN | LOCAL LICENSING FORUM | 4.00 p.m. |
| WED | 24 | JAN | JCG: STAFF | 10.00 a.m. |
| THUR | 25 | JAN | SCRUTINY COMMITTEE | 10.00 a.m. |
| FRI | 26 | JAN | | |
| SAT | 27 | JAN | | |
| SUN | 28 | JAN | | |
| MON | 29 | JAN | TRADING OPERATIONS SUB-COMMITTEE | 10.00 a.m. |
| TUES | 30 | JAN | EXECUTIVE COMMITTEE (ECONOMIC DEVELOPMENT) | 10.00 a.m. |
| WED | 31 | JAN | | |
| Feb-18 | | | | |
| THUR | 1 | FEB | INNERLEITHEN CGF SUB-COMMITTEE | 3.00 p.m. |
| FRI | 2 | FEB | | |
| SAT | 3 | FEB | | |
| SUN | 4 | FEB | | |
| MON | 5 | FEB | PLANNING AND BUILDING STANDARDS | 10.00 a.m. |
| TUES | 6 | FEB | | |
| WED | 7 | FEB | JEDBURGH CGF SUB-COMMITTEE | 4.30 p.m. |
| WED | 7 | FEB | KELSO CGF SUB-COMMITTEE | 5.30 p.m. |
| WED | 7 | FEB | CHEVIOT AREA FORUM | 6.30 p.m. |
| THUR | 8 | FEB | SCOTTISH BORDERS COUNCIL (SPECIAL) | 10.00 a.m. |
| FRI | 9 | FEB | POLICE, FIRE & RESCUE AND SAFER COMMUNITIES BOARD | 9.30 a.m. |
| SAT | 10 | FEB | | |
| SUN | 11 | FEB | | |
| MON | 12 | FEB | | 10.00 a.m. |
| TUES | 13 | FEB | EXECUTIVE COMMITTEE (FINANCE/PERFORMANCE/TRANSFORMATION) | 10.00 a.m. |
| WED | 14 | FEB | SELKIRK CGF SUB-COMMITTEE | 3.00 p.m. |
| THUR | 15 | FEB | SCRUTINY COMMITTEE | 10.00 a.m. |
| FRI | 16 | FEB | LICENSING BOARD | 10.00 a.m. |
| FRI | 16 | FEB | CIVIC GOVERNMENT LICENSING COMMITTEE | 11.00 a.m. |
| SAT | 17 | FEB | | |
| SUN | 18 | FEB | | |
| MON | 19 | FEB | LOCAL REVIEW BODY | |
| TUES | 20 | FEB | LAUDER COMMON GOOD FUND SUB-COMMITTEE | 2.00 p.m. |
| TUES | 20 | FEB | HAWICK COMMON GOOD FUND SUB-CTEE | 4.00 p.m. |
| TUES | 20 | FEB | TEVIOT & LIDDESDALE AREA FORUM | 6.30 p.m. |
| WED | 21 | FEB | JCG: TEACHERS | 2.00 p.m. |
| THUR | 22 | FEB | SCOTTISH BORDERS COUNCIL | 10.00 a.m. |

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|---------------|----|-----|---|------------|
| FRI | 23 | FEB | | |
| SAT | 24 | FEB | | |
| SUN | 25 | FEB | | |
| MON | 26 | FEB | PENSION FUND INVESTMENT & PERFORMANCE SUB | 10.00 a.m. |
| TUES | 27 | FEB | EXECUTIVE COMMITTEE (EDUCATION) | 10.00 a.m. |
| WED | 28 | FEB | PEEBLES COMMON GOOD FUND SUB-COMMITTEE | 5.00 p.m. |
| WED | 28 | FEB | TWEEDDALE AREA FORUM | 6.30 p.m. |
| Mar-18 | | | | |
| THUR | 1 | MAR | COMMUNITY PLANNING STRATEGIC BOARD | 2.00 p.m. |
| THUR | 1 | MAR | BERWICKSHIRE AREA FORUM | 6.30 p.m. |
| FRI | 2 | MAR | | |
| SAT | 3 | MAR | | |
| SUN | 4 | MAR | | |
| MON | 5 | MAR | PLANNING AND BUILDING STANDARDS | 10.00 a.m. |
| TUES | 6 | MAR | PETITIONS & DEPUTATIONS COMMITTEE | 10.00 a.m. |
| TUES | 6 | MAR | LLP STRATEGIC GOVERNANCE GROUP | 2.00 p.m. |
| WED | 7 | MAR | | |
| THUR | 8 | MAR | PENSION FUND COMMITTEE/PENSION BOARD | 10.00 a.m. |
| THUR | 8 | MAR | EDUCATION PERFORMANCE SUB-CTEE | 10.00 a.m. |
| THUR | 8 | MAR | EMPLOYEE COUNCIL | 3.00 p.m. |
| THUR | 8 | MAR | GALASHIELS CGF SUB-COMMITTEE | 4.30 p.m. |
| THUR | 8 | MAR | EILDON AREA FORUM | 6.30 p.m. |
| FRI | 9 | MAR | | |
| SAT | 10 | MAR | | |
| SUN | 11 | MAR | | |
| MON | 12 | MAR | LOCAL REVIEW BODY | 10.00 a.m. |
| TUES | 13 | MAR | EXECUTIVE COMMITTEE (FINANCE/PERFORMANCE/TRANSFORMATION) | 10.00 a.m. |
| WED | 14 | MAR | | |
| THUR | 15 | MAR | | |
| FRI | 16 | MAR | | |
| SAT | 17 | MAR | | |
| SUN | 18 | MAR | | |
| MON | 19 | MAR | AUDIT & RISK COMMITTEE | 10.15 a.m. |
| TUES | 20 | MAR | TEVIOT & LIDDESDALE AREA FORUM | 6.30 p.m. |
| TUES | 20 | MAR | LOCAL LICENSING FORUM | 4.00 p.m. |
| WED | 21 | MAR | | |
| THUR | 22 | MAR | SCRUTINY COMMITTEE | 10.00 a.m. |
| FRI | 23 | MAR | LICENSING BOARD | 10.00 a.m. |
| FRI | 23 | MAR | CIVIC GOVERNMENT LICENSING COMMITTEE | 11.00 a.m. |
| SAT | 24 | MAR | | |
| SUN | 25 | MAR | | |
| MON | 26 | MAR | PLANNING AND BUILDING STANDARDS | 10.00 a.m. |
| TUES | 27 | MAR | | |
| WED | 28 | MAR | CHEVIOT AREA FORUM | 6.30 p.m. |
| THUR | 29 | MAR | SCOTTISH BORDERS COUNCIL | 10.00 a.m. |
| FRI (SH) | 30 | MAR | | |
| SAT | 31 | MAR | | |
| Apr-18 | | | | |
| SUN | 1 | APR | | |
| MON(SH) | 2 | APR | | |
| TUES(SH) | 3 | APR | | |
| WED(SH) | 4 | APR | | |
| THUR(SH) | 5 | APR | | |
| FRI(SH) | 6 | APR | | |
| SAT | 7 | APR | | |
| SUN | 8 | APR | | |
| MON (SH) | 9 | APR | | |
| TUES (SH) | 10 | APR | | |
| WED (SH) | 11 | APR | | |
| THUR (SH) | 12 | APR | | |
| FRI (SH) | 13 | APR | | |
| SAT | 14 | APR | | |
| SUN | 15 | APR | | |
| MON | 16 | APR | LOCAL REVIEW BODY | 10.00 a.m. |

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|---------------|----|-----|---|------------|
| TUES | 17 | APR | EXECUTIVE COMMITTEE (ECONOMIC DEVELOPMENT) | 10.00 a.m. |
| TUES | 17 | APR | TEVIOT & LIDDESDALE AREA FORUM | 6.30 p.m. |
| WED | 18 | APR | | |
| THUR | 19 | APR | | |
| FRI | 20 | APR | LICENSING BOARD | 10.00 a.m. |
| FRI | 20 | APR | CIVIC GOVERNMENT LICENSING COMMITTEE | 11.00 a.m. |
| SAT | 21 | APR | | |
| SUN | 22 | APR | | |
| MON | 23 | APR | | |
| TUES | 24 | APR | | |
| WED | 25 | APR | | |
| THUR | 26 | APR | SCRUTINY COMMITTEE | 10.00 a.m. |
| FRI | 27 | APR | | |
| SAT | 28 | APR | | |
| SUN | 29 | APR | | |
| MON | 30 | APR | PLANNING AND BUILDING STANDARDS | 10.00 a.m. |
| May-18 | | | | |
| TUES | 1 | MAY | EXECUTIVE COMMITTEE (EDUCATION) | 10.00 a.m. |
| WED | 2 | MAY | | |
| THUR | 3 | MAY | | |
| FRI (SH) | 4 | MAY | | |
| SAT | 5 | MAY | | |
| SUN | 6 | MAY | | |
| MON (SH) | 7 | MAY | MAY DAY HOLIDAY | |
| TUES | 8 | MAY | | |
| WED | 9 | MAY | | |
| THUR | 10 | MAY | GALASHIELS CGF SUB-COMMITTEE | 4.30 p.m. |
| THUR | 10 | MAY | EILDON AREA FORUM | 6.30 p.m. |
| FRI | 11 | MAY | | |
| SAT | 12 | MAY | | |
| SUN | 13 | MAY | | |
| MON | 14 | MAY | AUDIT & RISK COMMITTEE | 10.15 a.m. |
| TUES | 15 | MAY | HAWICK COMMON GOOD FUND SUB-COMMITTEE | 4.00 p.m. |
| TUES | 15 | MAY | TEVIOT & LIDDESDALE AREA FORUM | 6.30 p.m. |
| WED | 16 | MAY | SCOTTISH BORDERS COUNCIL | 10.00 a.m. |
| THUR | 17 | MAY | | |
| FRI | 18 | MAY | POLICE, FIRE & RESCUE AND SAFER COMMUNITIES BOARD | 9.30 a.m. |
| SAT | 19 | MAY | | |
| SUN | 20 | MAY | | |
| MON | 21 | MAY | LOCAL REVIEW BODY | 10.00 a.m. |
| TUES | 22 | MAY | EXECUTIVE COMMITTEE | 10.00 a.m. |
| WED | 23 | MAY | | |
| THUR | 24 | MAY | | |
| FRI | 25 | MAY | LICENSING BOARD | 10.00 a.m. |
| FRI | 25 | MAY | CIVIC GOVERNMENT LICENSING COMMITTEE | 11.00 a.m. |
| SAT | 26 | MAY | | |
| SUN | 27 | MAY | | |
| MON | 28 | MAY | | |
| TUES | 29 | MAY | | |
| WED | 30 | MAY | PEEBLES COMMON GOOD FUND SUB-COMMITTEE | 5.00 p.m. |
| WED | 30 | MAY | TWEEDDALE AREA FORUM | 6.30 p.m. |
| THUR | 31 | MAY | SCRUTINY COMMITTEE | 10.00 a.m. |
| THUR | 31 | MAY | INNERLEITHEN CGF SUB-COMMITTEE | 3.00 p.m. |
| THUR | 31 | MAY | EMPLOYEE COUNCIL | 3.00 p.m. |
| Jun-18 | | | | |
| FRI | 1 | JUN | | |
| SAT | 2 | JUN | | |
| SUN | 3 | JUN | | |
| MON | 4 | JUN | PLANNING AND BUILDING STANDARDS | 10.00 a.m. |
| TUES | 5 | JUN | EXECUTIVE COMMITTEE (FINANCE/PERFORMANCE/TRANSFORMATION) | |
| TUES | 5 | JUN | LLP STRATEGIC GOVERNANCE GROUP | 2.00 p.m. |
| WED | 6 | JUN | JCG: TEACHERS | 2.00 p.m. |
| WED | 6 | JUN | KELSO CGF SUB-COMMITTEE | 4.30 p.m. |
| WED | 6 | JUN | JEDBURGH CGF SUB-COMMITTEE | 5.30 p.m. |

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|---------------------|----|-----|---------------------------------------|------------|
| WED | 6 | JUN | CHEVIOT AREA FORUM | 6.30 p.m. |
| THUR | 7 | JUN | EDUCATION PERFORMANCE SUB-CTEE | 10.00 a.m. |
| THUR | 7 | JUN | BERWICKSHIRE AREA FORUM | 6.30 p.m. |
| FRI | 8 | JUN | | |
| SAT | 9 | JUN | | |
| SUN | 10 | JUN | | |
| MON | 11 | JUN | TRADING OPERATIONS SUB-COMMITTEE | 10.00 a.m. |
| TUES | 12 | JUN | PETITIONS & DEPUTATIONS COMMITTEE | 10.00 a.m. |
| TUES | 12 | JUN | LOCAL LICENSING FORUM | 4.00 p.m. |
| WED | 13 | JUN | JCG: STAFF | 10.00 a.m. |
| WED | 13 | JUN | SELKIRK CGF SUB-COMMITTEE | 3.00 p.m. |
| THUR | 14 | JUN | SCRUTINY COMMITTEE | 10.00 a.m. |
| THUR | 14 | JUN | PENSION FUND COMMITTEE | 10.00 a.m. |
| THUR | 14 | JUN | COMMUNITY PLANNING STRATEGIC BOARD | 2.00 p.m. |
| FRI | 15 | JUN | | |
| SAT | 16 | JUN | | |
| SUN | 17 | JUN | | |
| MON | 18 | JUN | LOCAL REVIEW BODY | 10.00 a.m. |
| TUES | 19 | JUN | EXECUTIVE COMMITTEE (EDUCATION) | 10.00 a.m. |
| TUES | 19 | JUN | LAUDER COMMON GOOD FUND SUB-COMMITTEE | 4.00 p.m. |
| TUES | 19 | JUN | TEVIOT & LIDDESDALE AREA FORUM | 6.30 p.m. |
| WED | 20 | JUN | | |
| THUR | 21 | JUN | | |
| FRI | 22 | JUN | LICENSING BOARD | 10.00 a.m. |
| FRI | 22 | JUN | CIVIC GOVERNMENT LICENSING COMMITTEE | 11.00 a.m. |
| SAT | 23 | JUN | | |
| SUN | 24 | JUN | | |
| MON | 25 | JUN | PLANNING AND BUILDING STANDARDS | 10.00 a.m. |
| TUES | 26 | JUN | AUDIT & RISK COMMITTEE | 10.15 a.m. |
| WED | 27 | JUN | SCOTTISH BORDERS COUNCIL | 10.00 a.m. |
| THUR (SH) | 28 | JUN | | |
| FRI (SH) | 29 | JUN | | |
| SAT | 30 | JUN | | |
| Jul-18 | | | | |
| SUN | 1 | JUL | | |
| MON (SH) | 2 | JUL | | |
| TUES (SH) | 3 | JUL | | |
| WED (SH) | 4 | JUL | | |
| THUR (SH) | 5 | JUL | | |
| FRI (SH) | 6 | JUL | | |
| SAT | 2 | JUN | | |
| SUN | 3 | JUN | | |
| MON (SH) | 9 | JUL | | |
| TUES (SH) | 10 | JUL | | |
| WED (SH) | 11 | JUL | | |
| THUR (SH) | 12 | JUL | | |
| FRI (SH) | 13 | JUL | | |
| SAT | 14 | JUL | | |
| SUN | 15 | JUL | | |
| MON (SH) | 16 | JUL | LOCAL REVIEW BODY | 10.00 a.m. |
| TUES (SH) | 17 | JUL | | |
| WED (SH) | 18 | JUL | | |
| THUR (SH) | 19 | JUL | | |
| FRI (SH) | 20 | JUL | LICENSING BOARD | 10.00 a.m. |
| FRI (SH) | 20 | JUL | CIVIC GOVERNMENT LICENSING COMMITTEE | 11.00 a.m. |
| SAT | 21 | JUL | | |
| SUN | 22 | JUL | | |
| MON (SH) | 23 | JUL | | |
| TUES (SH) | 24 | JUL | | |
| WED (SH) | 25 | JUL | | |
| THUR (SH) | 26 | JUL | | |
| FRI (SH) | 27 | JUL | | |
| | | | | |
| (SH) School Holiday | | | | |

Committee order as per Scheme of Administration

| Meeting | | Day | Date | Time |
|---|----------------|------------|-------------|-------------|
| Scottish Borders Council (Louise McGeoch) | | Thursday | 24-Aug-17 | 10.00 am |
| | | Thursday | 28-Sep-17 | 10.00 am |
| | | Thursday | 09-Nov-17 | 10.00 am |
| | | Thursday | 14-Dec-17 | 10.00 am |
| | Special Budget | Thursday | 08-Feb-18 | 10.00 am |
| | | Thursday | 22-Feb-18 | 10.00 am |
| | | Thursday | 29-Mar-18 | 10.00 am |
| | | Thursday | 16-May-18 | 10.00 am |
| | | Wednesday | 27-Jun-18 | 10.00 am |
| Duns Common Good Fund Sub-Ctee (Pauline Bolson) | | Thursday | 07-Sep-17 | 5.00 pm |
| Galashiels Common Good Fund Sub-Ctee (Fiona Walling) | | Thursday | 14-Sep-17 | 4.30 pm |
| | | Thursday | 07-Dec-17 | 4.30 pm |
| | | Thursday | 08-Mar-17 | 4.30 pm |
| | | Thursday | 10-May-18 | 4.30 pm |
| Hawick Common Good Fund Sub-Ctee (Judith Turnbull) | | Tuesday | 15-Aug-17 | 4.00 pm |
| | | Tuesday | 14-Nov-17 | 4.00 pm |
| | | Tuesday | 20-Feb-18 | 4.00 pm |
| | | Tuesday | 15-May-18 | 4.00 pm |
| Innerleithen Common Good Fund Sub-Ctee (Kathleen Mason) | | Thursday | 17-Aug-17 | 3.00 pm |
| | | Thursday | 02-Nov-17 | 3.00 pm |
| | | Thursday | 01-Feb-18 | 3.00 pm |
| | | Thursday | 31-May-18 | 3.00 pm |
| Jedburgh Common Good Fund Sub-Ctee (Fiona Henderson) | | Wednesday | 13-Sep-17 | 4.30 pm |
| | | Wednesday | 06-Dec-17 | 4.30 pm |
| | | Wednesday | 07-Feb-18 | 4.30 pm |
| | | Wednesday | 06-Jun-18 | 4.30 pm |
| Kelso Common Good Fund Sub-Ctee (Fiona Henderson) | | Wednesday | 13-Sep-17 | 5.30 pm |
| | | Wednesday | 06-Dec-17 | 5.30 pm |
| | | Wednesday | 07-Feb-18 | 5.30 pm |
| | | Wednesday | 06-Jun-18 | 5.30 pm |
| Lauder Common Good Fund Sub-Ctee (Pauline Bolson) | | Tuesday | 26-Sep-17 | 2.00 pm |
| | | Tuesday | 12-Dec-17 | 2.00 pm |
| | | Tuesday | 20-Feb-18 | 2.00 pm |
| | | Tuesday | 19-Jun-18 | 2.00 pm |
| Peebles Common Good Fund Sub-Ctee (Kathleen Mason) | | Wednesday | 30-Aug-17 | 5.00 pm |
| | | Wednesday | 29-Nov-17 | 5.00 pm |
| | | Wednesday | 28-Feb-18 | 5.00 pm |
| | | Wednesday | 30-May-18 | 5.00 pm |
| Selkirk Common Good Fund Sub-Ctee (Fiona Walling) | | Wednesday | 29-Aug-17 | 3.00 pm |
| | | Wednesday | 28-Nov-17 | 3.00 pm |
| | | Wednesday | 14-Feb-18 | 3.00 pm |
| | | Wednesday | 13-Jun-18 | 3.00 pm |
| William Hill Trust Sub-Committee (Pauline Bolson) | | Tuesday | 26-Sep-17 | 3.30 pm |
| LLP Strategic Governance Group (Pauline Bolson) | | Tuesday | 19-Sep-17 | 2.00 pm |
| | | Tuesday | 07-Nov-17 | 2.00 pm |
| | | Tuesday | 06-Mar-18 | 2.00 pm |
| | | Tuesday | 05-Jun-18 | 2.00 pm |
| Executive Committee (Fiona Walling) | Finance etc | Tuesday | 15-Aug-17 | 10.00 am |
| | Education | Tuesday | 05-Sep-17 | 10.00 am |
| | Economic Dev | Tuesday | 19-Sep-17 | 10.00 am |
| | No theme | Tuesday | 03-Oct-17 | 10.00 am |
| | Education | Tuesday | 17-Oct-17 | 10.00 am |
| | Economic Dev | Tuesday | 31-Oct-17 | 10.00 am |
| | Finance etc | Tuesday | 14-Nov-17 | 10.00 am |
| | No theme | Tuesday | 05-Dec-17 | 10.00 am |
| | Education | Tuesday | 16-Jan-18 | 10.00 am |
| | Economic Dev | Tuesday | 30-Jan-18 | 10.00 am |
| | Finance etc | Tuesday | 13-Feb-18 | 10.00 am |
| | Education | Tuesday | 27-Feb-18 | 10.00 am |
| | Finance etc | Tuesday | 13-Mar-18 | 10.00 am |
| | Economic Dev | Tuesday | 17-Apr-18 | 10.00 am |
| | Education | Tuesday | 01-May-18 | 10.00 am |
| No theme | Tuesday | 22-May-18 | 10.00 am | |

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| | Finance etc | Tuesday | 05-Jun-18 | 10.00 am |
| | Education | Tuesday | 19-Jun-18 | 10.00 am |
| Education Performance Sub-Ctee (Fiona Henderson) | | Thursday | 31-Aug-17 | 10.00 am |
| | | Thursday | 23-Nov-17 | 10.00 am |
| | | Thursday | 08-Mar-18 | 10.00 am |
| | | Thursday | 07-Jun-18 | 10.00 am |
| Trading Operations Sub-Committee (Judith Turnbull) | | Monday | 14-Aug-17 | 10.00 am |
| | | Monday | 30-Oct-17 | 10.00 am |
| | | Monday | 29-Jan-18 | 10.00 am |
| | | Monday | 11-Jun-18 | 2.00 pm |
| Social Work Complaints Review Sub-Committee (Kathleen Mason) | | Arranged if required | | |
| Scrutiny Committee (Judith Turnbull) | | Thursday | 17-Aug-17 | 11.00 am |
| | | Thursday | 21-Sep-17 | 10.00 am |
| | | Thursday | 26-Oct-17 | 10.00 am |
| | | Thursday | 30-Nov-17 | 10.00 am |
| | | Thursday | 25-Jan-18 | 10.00 am |
| | | Thursday | 15-Feb-18 | 10.00 am |
| | | Thursday | 22-Mar-18 | 10.00 am |
| | | Thursday | 26-Apr-18 | 10.00 am |
| | | Thursday | 31-May-18 | 10.00 am |
| | | Thursday | 14-Jun-18 | 10.00 am |
| Audit and Risk Committee (Pauline Bolson) | | Monday | 25-Sep-17 | 10.15 am |
| | | Monday | 13-Nov-17 | 10.15 am |
| | | Monday | 15-Jan-18 | 10.15 am |
| | | Monday | 19-Mar-18 | 10.15 am |
| | | Monday | 14-May-18 | 10.15 am |
| | | Tuesday | 26-Jun-18 | 10.15 am |
| Civic Government Licensing Committee (Fiona Henderson) | | Friday | 18-Aug-17 | 11.00 am |
| | | Friday | 22-Sep-17 | 11.00 am |
| | | Friday | 20-Oct-17 | 11.00 am |
| | | Friday | 17-Nov-17 | 11.00 am |
| | | Friday | 15-Dec-17 | 11.00 am |
| | | Friday | 19-Jan-18 | 11.00 am |
| | | Friday | 16-Feb-18 | 11.00 am |
| | | Friday | 23-Mar-18 | 11.00 am |
| | | Friday | 20-Apr-18 | 11.00 am |
| | | Friday | 25-May-18 | 11.00 am |
| | | Friday | 22-Jun-18 | 11.00 am |
| | | Friday | 20-Jul-18 | 11.00 am |
| Licensing Board (Kathleen Mason) | | Friday | 18-Aug-17 | 10.00 am |
| | | Friday | 22-Sep-17 | 10.00 am |
| | | Friday | 20-Oct-17 | 10.00 am |
| | | Friday | 17-Nov-17 | 10.00 am |
| | | Friday | 15-Dec-17 | 10.00 am |
| | | Friday | 19-Jan-18 | 10.00 am |
| | | Friday | 16-Feb-18 | 10.00 am |
| | | Friday | 23-Mar-18 | 10.00 am |
| | | Friday | 20-Apr-18 | 10.00 am |
| | | Friday | 25-May-18 | 10.00 am |
| | | Friday | 22-Jun-18 | 10.00 am |
| | | Friday | 20-Jul-18 | 10.00 am |
| Pension Fund Committee Followed by Pension Fund Board (Judith Turnbull) | | Thursday | 14-Sep-17 | 10.30 am |
| | | Thursday | 07-Dec-17 | 10.00 am |
| | | Thursday | 08-Mar-18 | 10.00 am |
| | | Thursday | 14-Jun-18 | 10.00 am |
| Pension Fund Investment Performance Sub-Committee | | Monday | 21-Aug-17 | 10.00 am |
| | | Monday | 26-Feb-18 | 10.00am |
| Petitions and Deputations Committee (Fiona Walling) | | Tuesday | 12-Sep-17 | 10.00 am |
| | | Tuesday | 28-Nov-17 | 10.00 am |
| | | Tuesday | 06-Mar-18 | 10.00 am |
| | | Tuesday | 12-Jun-18 | 10.00 am |
| Planning & Building Standards Committee (Fiona Henderson) | | Monday | 07-Aug-17 | 10.00 am |
| | | Monday | 04-Sep-17 | 10.00 am |
| | | Monday | 02-Oct-17 | 10.00 am |
| | | Monday | 06-Nov-17 | 10.00 am |
| | | Monday | 04-Dec-17 | 10.00 am |
| | | Monday | 08-Jan-18 | 10.00 am |

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| | Monday | 05-Feb-18 | 10.00 am |
| | Monday | 05-Mar-18 | 10.00 am |
| | Monday | 26-Mar-18 | 10.00 am |
| | Monday | 30-Apr-18 | 10.00 am |
| | Monday | 04-Jun-18 | 10.00 am |
| | Monday | 25-Jun-18 | 10.00 am |
| Local Review Body (Fiona Walling) | Monday | 21-Aug-17 | 10.00 am |
| | Monday | 18-Sep-17 | 10.00 am |
| | Monday | 16-Oct-17 | 10.00 am |
| | Monday | 20-Nov-17 | 10.00 am |
| | Monday | 18-Dec-17 | 10.00 am |
| | Monday | 22-Jan-18 | 10.00 am |
| | Monday | 19-Feb-18 | 10.00 am |
| | Monday | 12-Mar-18 | 10.00 am |
| | Monday | 16-Apr-18 | 10.00 am |
| | Monday | 21-May-18 | 10.00 am |
| | Monday | 18-Jun-18 | 10.00 am |
| | Monday | 16-Jul-18 | 10.00 am |
| Standards Committee (Pauline Bolson) | Thursday | 02-Nov-17 | 10.00 am |
| JCG: Staff (Pauline Bolson) | Wednesday | 18-Oct-17 | 10.00 am |
| | Wednesday | 24-Jan-18 | 10.00 am |
| | Wednesday | 13-Jun-18 | 10.00 am |
| JCG: Teachers (Judith Turnbull) | Wednesday | 20-Sep-17 | 2.00 pm |
| | Wednesday | 21-Feb-18 | 2.00 pm |
| | Wednesday | 06-Jun-18 | 2.00 pm |
| Employee Council (Judith Turnbull) | Thursday | 31-Aug-17 | 3.00 pm |
| | Thursday | 30-Nov-17 | 3.00 pm |
| | Thursday | 08-Mar-18 | 3.30 pm |
| | Thursday | 31-May-18 | 3.30 pm |
| Police, Fire & Rescue, Safer Communities Board (Kathleen Mason) | Friday | 25-Aug-17 | 9.30 am |
| | Friday | 10-Nov-17 | 9.30 am |
| | Friday | 09-Feb-18 | 9.30 am |
| | Friday | 18-May-18 | 9.30 am |
| Community Planning Strategic Board (Jenny Wilkinson) | Thursday | 07-Sep-17 | 2.00 pm |
| | Thursday | 23-Nov-17 | 2.00 pm |
| | Thursday | 01-Mar-18 | 2.00 pm |
| | Thursday | 14-Jun-18 | 2.00 pm |
| Berwickshire Area Forum (Pauline Bolson) | Thursday | 07-Sep-17 | 6.30 pm |
| | Thursday | 30-Nov-17 | 6.30 pm |
| | Thursday | 01-Mar-18 | 6.30 pm |
| | Thursday | 07-Jun-18 | 6.30 pm |
| Cheviot Area Forum (Fiona Henderson) | Wednesday | 13-Sep-17 | 6.30 pm |
| | Wednesday | 06-Dec-17 | 6.30 pm |
| | Wednesday | 07-Feb-18 | 6.30 pm |
| | Wednesday | 06-Jun-18 | 6.30 pm |
| Eildon Area Forum (Fiona Walling) | Thursday | 14-Sep-17 | 6.30 pm |
| | Thursday | 07-Dec-17 | 6.30 pm |
| | Thursday | 08-Mar-18 | 6.30 pm |
| | Thursday | 10-May-18 | 6.30 pm |
| Teviot & Liddesdale Area Forum (Judith Turnbull) | Tuesday | 15-Aug-17 | 6.30 pm |
| | Tuesday | 19-Sep-17 | 6.30 pm |
| | Tuesday | 14-Nov-17 | 6.30 pm |
| | Tuesday | 12-Dec-17 | 6.30 pm |
| | Tuesday | 16-Jan-18 | 6.30 pm |
| | Tuesday | 20-Feb-18 | 6.30 pm |
| | Tuesday | 20-Mar-18 | 6.30 pm |
| | Tuesday | 17-Apr-18 | 6.30 pm |
| | Tuesday | 15-May-18 | 6.30 pm |
| | Tuesday | 19-Jun-18 | 6.30 pm |
| Tweeddale Area Forum (Kathleen Mason) | Wednesday | 30-Aug-17 | 6.30 pm |
| | Wednesday | 29-Nov-17 | 6.30 pm |
| | Wednesday | 28-Feb-18 | 6.30 pm |
| | Wednesday | 30-May-18 | 6.30 pm |
| Local Licensing Forum (Fiona Walling) | Tuesday | 03-Oct-17 | 4.00 pm |
| | Tuesday | 23-Jan-18 | 4.00 pm |
| | Tuesday | 20-Mar-18 | 4.00 pm |
| | Tuesday | 12-Jun-18 | 4.00 pm |

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