

APPENDIX D

Database Report for all Stage 2 Site Assessments (Update)

Database Extract - Stage 2 Site Assessments

Site Ref AAYTO004								
Site name Land North of High Street	Proposed usage Housing	SDA Eastern	HMA Berwickshire	Settlement Ayton	Site area (ha) 0.7	Indicative capacity 6	Housing SG Status Included	

Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable	Adjacent to River Tweed? <input type="checkbox"/>
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International/national designation constraints Minor

Structure Plan policy The site lies within the Eastern Strategic Development Area (SDA)

Initial assessment summary

This site was submitted as part of the 'Call for Sites' process, as part of the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

SEPA: There is a watercourse adjacent to the site. The risk from this watercourse should be considered during the detailed site design and flow paths should be considered. (No FRA required and no surface water hazard identified).

The site therefore appears to be generally satisfactory but has some surface water constraints, but a solution is possible.

Information relating to planning applications

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land On site	Current use/s Combination
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Common Good Land Not applicable	MOD safeguarded area Not applicable	Aerodrome/Technical Site Safeguarding Not applicable
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Planning history reference 05/00816/OUT: Demolition of garage premises and erection of 5 dwellinghouses (RH & DH Allan applicants); 08/01283/REM: Road and layout for 5 plots in 1st phase of development including drainage (RH & DH Allan applicants).

Site Ref **AAYTO004**

Site name Land North of High Street

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Ayton

Site area
(ha)

0.7

Indicative
capacity

6

Housing
SG Status
Included

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

There are limited services available within Ayton, however Eyemouth is within close proximity (2.5 miles) to the village and can be accessed by bus. The bus service also runs to Chirside and Duns. The settlement is within driving distance of Berwick - upon - Tweed train station (8 miles), however there is limited scope to get a bus to Berwick. The site is located to the west of Ayton and access to the centre would be on foot, along the roadside, therefore there is limited access to public services. Accessing the local services in a sustainable manner would involve walking along a minor road, which may present safety issues. There are minor biodiversity issues, as highlighted in the consultation response below.

ECOLOGY OFFICER: Minor biodiversity risk. Arable field, part hardstanding, brownfield site. Protect boundary features (hedgerows and trees), mitigation for breeding birds.

SCOTTISH NATURAL HERITAGE: No comment

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site lies to the north west of Ayton and part of the site was previously used as a garage showroom. The site has since been cleared and sits vacant. Part of the site is brownfield. The immediate surrounding uses to the east and west are residential. Single storey bungalows are the predominant feature along the High Street, immediately adjacent to this site. It is considered that development on this site, subject to a satisfactory design and layout, would not adversely impact upon the visual relationship or integration with the existing settlement of Ayton and could be suitably accommodated within the site. Although the site is outwith any Garden and Designed Landscape, the northern part of the site lies within SBC's Designed Landscape 'Ayton Castle'.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY OFFICER: There is nothing recorded in the site, but in the same field cropmarks of unenclosed settlement and extensive cropmarks with limited archaeological work in the area.

Site Ref **AAYTO004**

Site name Land North of High Street

Proposed usage
Housing

SDA
Eastern

HMA
Berwickshire

Settlement
Ayton

Site area (ha)
0.7

Indicative capacity
6

Housing SG Status
Included

HERITAGE AND DESIGN OFFICER: Outside the Conservation Area, no adjacent listed buildings. Former filling station and ground to the rear - infill.

NEIGHBOURHOOD SERVICES: No comments

HISTORIC ENVIRONMENT SCOTLAND: No comments

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

There is an existing post and wire fence along the northern boundary; NW and NE boundaries are further arable land but there is a single detached property with garden on the NW boundary and appears to have access via this site. SE boundary is adjoining residential land. SW boundary is roadside with open agricultural land beyond. Mature hedges associated with the adjoining residential properties are evident, however no significant vegetation on the site itself, nor any other landscape features. There are no natural boundaries along the northern edge of the proposed site.

Landscape summary

LANDSCAPE OFFICER: This site appears to be a fairly straightforward development opportunity without major constraints. Potential site contamination associated with former filling station may be a factor. (There is a manhole on site indicating UG services.) There could be issues relating to loss of privacy to adjoining houses that would need to be addressed in the detailed design. A new hedgerow is recommended to the future NW and NE boundaries facing the trunk road.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Would need to extend the 30mph limit and a new access would be required from the Main Street.

STRATEGIC TRANSPORT: No comments

TRANSPORT SCOTLAND: No comments

ROADS PLANNING OFFICER: No objections in principle to residential development on the site. 30mph limit and street lighting may have to be extended. Allowance should be made for future development of the surrounding land.

PASSENGER TRANSPORT: No response received

Contaminated land

HSE consultation

Water supply

Sewerage

Site Ref **AAYTO004**

Site name Land North of High Street

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Ayton

**Site area
(ha)**

0.7

**Indicative
capacity**

6

**Housing
SG Status
Included**

On site

Not applicable

Yes

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Marketability

Average

Land use allocations

Not applicable

If yes, what?

Planning and Infrastructure summary

OUTDOOR ACCESS: No comments

DEVELOPMENT MANAGEMENT OFFICER: The site appears within the LDP 2016 as being white land within the development boundary of the village. The GIS layer indicates that the north section forms part of the designed landscape. This section is prime agricultural land. The south section appears to be former garage site with potential contamination issues. Consent for housing (5No units) was previously granted 08/01283/REM thus principle of housing has been accepted on part of the site. The site would form new extension to village and being visible from public view from northern approach road would benefit from a soft landscape treatment to boundary edge. Taking into account the adjacent layout, with detached house plot sizes, and the need for access and parking provision, the overall site may support approximately 12 No units of similar size.

ECONOMIC DEVELOPMENT: No comment

EDUCATION OFFICER: No objections

CONTAMINATED LAND OFFICER: The site appears to have been developed with a garage (vehicle repair). The site is brownfield land and its use may present development constraints.

ENVIRONMENTAL HEALTH OFFICER: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

HOUSING STRATEGY: No comments

SCOTTISH POWER: No comments

SCOTTISH WATER: No objections

CAPITAL PROJECTS: No comments

WASTE TEAM: No comments

NHS: No comments

Overall assessment

Site Ref AAYTO004**Site name** Land North of High Street**Proposed usage**

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Ayton

Site area (ha)

0.7

Indicative capacity

6

Housing SG Status**Included****Overall assessment****Acceptable****Summarised conclusion**

The site is a suitable infill development opportunity, subject to mitigation for any constraints; watercourse, biodiversity, contamination, archaeology, amenity and landscaping proposals.

Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. The site lies within the settlement boundary of Ayton, located within the Berwickshire Housing Market Area and Eastern Strategic Development Area. Part of the site is brownfield land. The site is close to services and has good access to employment, however sustainable access does involve walking into Ayton along the roadside. The adjacent watercourse should be taken into consideration in the detailed design of the site.

Protection should be given to boundary features and mitigation for breeding birds. There is archaeological evidence in the adjacent field, therefore appropriate mitigation would be required. The site is also located within SBC's Designed Landscape 'Ayton Castle', however this is limited to the northern part of the site. It is considered that the proposal would integrate satisfactorily within the settlement. In respect of landscape capacity, the site has potential for residential use, subject to the inclusion of satisfactory landscaping proposals, to mitigate any visual impacts from the approach roads and to provide an edge to the settlement. There is potential contamination within the site, due to the former use and appropriate mitigation would be required. Cognisance should be given to the amenity of the adjacent neighbouring residential properties.

It is considered that this site is suitable for residential development, subject to mitigation for the above constraints. Furthermore, housing could satisfactorily be accommodated within the site, respecting the adjacent land uses and built form. It should be noted that the call for site submission indicated a site capacity of 12 units, however the surrounding residential area is characteristically lower density, with bungalows evident, therefore it is considered that 6 units is a more realistic site capacity for this area.

Overall, the site was considered as a preferred option within the Draft Housing SG and is recommended for inclusion within the Finalised Housing SG, with an indicative site capacity of 6 units.

Site Ref ACOLD009**Site name** Hillview North 1**Proposed usage**

Housing

SDA

Rest of Borders

HMA

Berwickshire

Settlement

Coldstream

Site area (ha)

12.6

Indicative capacity

200

Housing SG Status**Excluded****Initial assessment****Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site lies outwith any Strategic Development Area (SDA)**Initial assessment summary**

The site was assessed as part of the Housing SG process and is currently identified within the LDP as a potential longer term housing site. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

SEPA: Review of historic maps does not find any evidence of a small watercourse. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. This information is not requested in the 2013 Proposed Plan (adopted May 2016).

FLOOD OFFICER: Within the SEPA 1 in 200 Year Indicative Flood Mapping, this site is not anticipated to be at risk. Therefore, I would have no objection on the grounds of flood risk. Due to the capacity, surface water issues would have to be thought about as small areas are shown to be affected.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference No history**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?

Site Ref **ACOLD009**

Site name Hillview North 1

Proposed usage

Housing

SDA

Rest of Borders

HMA

Berwickshire

Settlement

Coldstream

Site area
(ha)

12.6

Indicative
capacity

200

Housing
SG Status

Excluded

Accessibility and sustainability summary

There are adequate services present in Coldstream and some employment opportunities available. The settlement is also relatively close to Berwick upon Tweed that can provide further opportunities. There is public transport that links Coldstream with Berwick.

The woodland adjacent to the site and the hedgerows could provide habitats for biodiversity. These will need to be buffered with trees.

ECOLOGY OFFICER: Arable field, protect boundary features (hedgerows and trees, coniferous plantation on southern boundary) mitigation for breeding birds.

SCOTTISH NATURAL HERITAGE: This site lies outwith the current settlement boundary as shown in the LDP but is included as a longer term safeguard (SCOLD001). This would form a significant addition to the existing settlement and would therefore need to ensure measures to deliver of natural heritage mitigation and enhancement as part of any future site development.

NEIGHBOURHOOD SERVICES: Responsibility for maintenance of adjacent woodland strip has always been a contentious issue. Its presence should be considered when any proposals are being developed. Potential for on-site play provision.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This site has a generous buffer between it and the industrial estate. It would have quite good access to the centre of the settlement. There is evidence of archaeology within this site. There is some evidence of a field boundary and therefore the site might need to have trial trenches. The site is located within the 'Lennel' Designed Landscape.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY OFFICER: Undated field boundary crosses the site (cropmark), as well as OS1 field boundaries and modern drainage; generally located ROC post in area (not otherwise known).

HERITAGE AND DESIGN OFFICER: Well outwith Conservation Area and no adjacent Listed Buildings. A significant size with little natural boundaries. The potential addition of the land to the SE should be considered in developing proposals. Viable phases need to be identified as part of a Master Plan.

HISTORIC ENVIRONMENT SCOTLAND: No objections

Site Ref ACOLD009

Site name Hillview North 1

Proposed usage

Housing

SDA

Rest of Borders

HMA

Berwickshire

Settlement

Coldstream

Site area (ha)

12.6

Indicative capacity

200

Housing SG Status

Excluded

Landscape assessment**NSA**

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

Hedgerow on the SE boundary, woodland on SW boundary leading on to track running up W side. Rural lane with hedge and hedgerow trees on E side. The site is identified as part of the Lennel Designed Landscape (SBC). The site rises up on the north western edge.

Landscape summary

This site would be acceptable as it is quite well contained within the landscape. It would benefit from having a substantial woodland buffer to contain the site.

LANDSCAPE OFFICER: There is a landscape argument to avoid extending development into this rural area which lies outwith existing Coldstream perimeter woodland, particularly given the anticipated access issues. Also the site is prime agricultural land. However the precedent for development has already been created at the adjoining industrial estate. Strengthening of perimeter woodland structure is recommended along the NW, N and NE sides together with a buffer zone to protect existing woodland on the SW side. This will help contain the visual impacts of new development. Further planting is required to separate housing from the adjoining business and industrial site to the SE, perhaps provided on the business site.

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

NETWORK MANAGER: Appears somewhat dis-connected from town. Additional pressure on sub-standard A6112/ A698 junction. Would need to extend 30 mph limit.

TRANSPORT SCOTLAND: No objections

STRATEGIC TRANSPORT: Improved path/cycle links into town are recommended.

ROADS PLANNING OFFICER: Excellent opportunity for vehicular access and pedestrian/cycle linkage exists. I am therefore able to offer my support for housing on this site. Two main vehicular links are available via the existing industrial site off the A6112 and via Hill View. A further more minor link is possible via the westerly end of Priory Bank. Allowance would have to be made for future street connectivity and a Transport Assessment will be required as a prerequisite for the development of this site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Site Ref **ACOLD009**

Site name Hillview North 1

Proposed usage

Housing

SDA

Rest of Borders

HMA

Berwickshire

Settlement

Coldstream

Site area
(ha)

12.6

Indicative
capacity

200

Housing
SG Status

Excluded

Marketability

Average

Land use allocations

On site

If yes, what?

BE12 - Further Housing Land Safeguarding

Planning and Infrastructure summary

OUTDOOR OFFICER: Connecting footways to be incorporated into the southern section to link pedestrian use to the Core Path which joins Duns Road to the west and A6112 to the east.

ENVIRONMENTAL HEALTH OFFICER: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

SCOTTISH POWER: No objections

SCOTTISH WATER: No objections

HOUSING STRATEGY: No objections

ECONOMIC DEVELOPMENT: No objections

ENVIRONMENTAL HEALTH (CONTAMINATED LAND): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

EDUCATION OFFICER: If all the units are built, then an extension comprising class and dining facilities may be required.

DEVELOPMENT MANAGEMENT OFFICER: This site has been assessed and considered acceptable as a longer term housing allocation. I have no objections to this allocation (or part of the allocation) coming forward as a preferred site. The site is outside the development boundary of the town but is located in an area of preferred direction of development. This is a logical place to identify land for housing despite the mature landscaping along the southern boundary. Access may be an issue as the junction of the Lennel Road with the A698 High Street is not ideal. Access may need to be taken via Hillview and/or Duns Road. The site requirements contained within the LDP cover the primary constraints for the site and should be incorporated into a wider Masterplan for the site to include the adjoining business and industrial allocation (BCOLD001). It is imperative that strong landscape/structure planting forms part of any development to help define the northern edge of the settlement. Connectivity to Hillview will be critical.

PASSENGER TRANSPORT: No response received to date

CAPITAL PROJECTS: No objections

WASTE TEAM: No objections

NHS: No objections

Overall assessment

Overall assessment

Summarised conclusion

Site Ref **ACOLD009**

Site name Hillview North 1

Proposed usage

Housing

SDA

Rest of Borders

HMA

Berwickshire

Settlement

Coldstream

**Site area
(ha)**

12.6

**Indicative
capacity**

200

**Housing
SG Status**

Excluded

Acceptable

In conclusion, the site is identified for longer term housing within the LDP and would be suitable for housing subject to mitigation. However, it is considered that Phase 1 (ACOLD011) would be sufficient for release as part of the Housing SG, with the remainder of this site retained for future housing land within Coldstream.

Conclusions

The site is identified for longer term housing within the LDP (SCOLD001). Although there are a number of housing opportunities within Coldstream, the Reporter advised to look at the identified longer term sites in the first instance. The site would be acceptable for housing and has the potential to make a significant contribution towards the housing shortfall, subject to addressing and mitigating the constraints below, where necessary.

Investigations of any potential flood risk within the site would be required and mitigation where necessary. Furthermore, surface water drainage must be addressed.

The site would integrate well into the settlement with appropriate landscaping and protection should be given to existing boundary features, where possible. There are good infrastructure and connectivity opportunities, including road access from the adjacent employment allocation and Hill View, with a potential minor link from Priory Bank. A Transport Assessment would be required for the development of this site. The following must also be taken into consideration when developing this site; mitigation for breeding birds, archaeology, buffer protection zones along the southern boundary, landscaping along the western/northern boundary, open space provision, buffer zone between the site and allocated employment site, and the future integration with the potential longer term housing site to the west. Consideration must be given to incorporating a pedestrian link to the Core Path which joins Duns Road to the west and A6112 to the east.

A phase 1 release of this site is also under consideration (ACOLD011) for 100 units. Overall, it is considered that Phase 1 (ACOLD011) would be a sufficient contribution towards the housing shortfall as part of the Housing SG, which would retain the northern part of this site for future potential housing. Therefore, site ACOLD009 will not be taken forward as a preferred or alternative option within the SG.

Site Ref ACOLD011**Site name** Hillview North 1 (Phase 1)**Proposed usage**

Housing

SDA

Rest of Borders

HMA

Berwickshire

Settlement

Coldstream

Site area (ha)

6.1

Indicative capacity

100

Housing SG Status**Included****Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site lies outwith any Strategic Development Areas.**Initial assessment summary**

The site was considered as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation. (ACOLD011) forms part of the larger site, already identified for longer term housing within the LDP (SCOLD001). The consultation responses from SEPA and the Council's Flood Officer are for the larger housing site also under consideration (ACOLD009), which includes this Phase 1.

SEPA: Review of historic maps does not find any evidence of a small watercourse. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. This information is not requested in the 2013 Proposed Plan (adopted May 2016).

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the requirement for investigation of any potential flood risk within the site to be undertaken prior to development and mitigation where required. They also note that the site is smaller than the site they commented on as part of the 'Call for Sites' process. The area of flood risk concern was within the larger site, but not this one. Therefore, they have no further flood risk comments. SEPA has no specific requirement for a FRA, however the Council may want to consider this matter as far as its interests are concerned.

FLOOD OFFICER: Within the SEPA 1 in 200 Year Indicative Flood Mapping, this site is not anticipated to be at risk. Therefore, I would have no objection on the grounds of flood risk. Due to the capacity, surface water issues would have to be thought about as small areas are shown to be affected.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference No history

Site Ref ACOLD011

Site name Hillview North 1 (Phase 1)

Proposed usage

Housing

SDA

Rest of Borders

HMA

Berwickshire

Settlement

Coldstream

Site area
(ha)

6.1

Indicative
capacity

100

Housing
SG Status
Included

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line
contribution
required?

Accessibility and sustainability summary

There are adequate services and employment opportunities within Coldstream. The settlement is relatively close to Berwick-Upon-Tweed, which provides further opportunities. There is public transport which links Coldstream to Berwick.

The woodland adjacent to this site and the existing hedgerows could provide habitats for biodiversity. There will be a requirements for a buffer area along the southern boundary of the site with these trees,

The following consultations were undertaken for the larger site (ACOLD011), which includes this site;

ECOLOGY OFFICER: Arable field, protect boundary fences (hedgerows and trees, coniferous plantation on southern boundary) mitigation for breeding birds.

SCOTTISH NATURAL HERITAGE: This site lies outwith the current settlement boundary as shown in the LDP but is included as a longer term safeguard (SCOLD001). This would form a significant addition to the existing settlement and would therefore need to ensure measures to deliver of natural heritage mitigation and enhancements as part of any future site development.

SCOTTISH NATURAL HERITAGE (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments. They agree with the site requirement that boundary features should be protected. However, query the requirement for landscape buffer areas along both the western and eastern boundaries and with the adjacent employment allocation.

While this extension to the settlement should be appropriately contained, the existing woodland already separates and somewhat isolates this allocation from the existing settlement. Further changes to boundaries should ensure that development appropriately relates to and connects to the existing settlement and to the remainder of (ACOLD009).

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site has a generous buffer between it and the industrial estate, this is contained within the employment allocation. The site would allow good access to the centre of Coldstream. There is some evidence of archaeology within the site, which would require to be investigated. Furthermore, the site is located within the 'Lennel' Designed Landscape. Structure planting would be required along the

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Site Ref **ACOLD011**

Site name Hillview North 1 (Phase 1)

Proposed usage

Housing

SDA

Rest of Borders

HMA

Berwickshire

Settlement

Coldstream

Site area (ha)

6.1

Indicative capacity

100

Housing SG Status Included

western boundary of the site and a buffer would be required along the southern boundary with the existing trees. A second buffer area should be provided between the site and the existing allocated employment site to the east.

Local impact and integration summary

The following consultations were undertaken as part of the larger long term housing site (ACOLD009).

ARCHAEOLOGY OFFICER: Undated field boundary crosses the site (cropmark), as well as OS1 field boundaries and modern drainage; generally located ROC post in area (not otherwise known).

HERITAGE AND DESIGN OFFICER: Well outwith Conservation Area and no adjacent Listed Building's. A significant size with little natural boundaries. The potential addition of the land to the SE should be considered in developing proposals. Viable phases need to be identified as part of a Masterplan.

HISTORIC ENVIRONMENT SCOTLAND: No objections.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

There is a hedgerow along the SE boundary, woodland along the SW boundary, leading onto a track running up the west of the site. The area to the north of the site is arable fields, which forms the larger part of the identified longer term housing site. The site is identified as the 'Lennel' designed landscape. The site rises up on the north western edge.

Landscape summary

The following consultations were undertaken, as part of the larger longer term site (ACOLD009). The site would be acceptable for housing as it is quite well contained within the landscape. This site would form phase 1 of the larger site and together would benefit from having a woodland buffer to contain the site.

LANDSCAPE OFFICER: There is a landscape argument to avoid extending development into this rural area which is outwith existing Coldstream perimeter woodland, particularly given the anticipated access issues. Also the site is prime agricultural land. However, the precedent for development has already been created at the adjoining industrial estate. Strengthening of perimeter woodland structure is recommended along the NW, N and NE sides together with a buffer zone to protect existing woodland on the SW side. This will help contain the visual impacts of new development. Further planting is required to separate housing from the adjoining business and industrial site to the SE, perhaps provided on the business site? 'Further to this consultation response, it should be noted that this site will be able to deliver enhanced structure planting along the western boundary. However the comments above in relation to woodland to the north, north east and remainder of the western boundary, would require to be delivered through the release of the larger site which forms part of (ACOLD009) in the future'.

Planning and infrastructure assessment

Site Ref **ACOLD011**

Site name Hillview North 1 (Phase 1)

Proposed usage

Housing

SDA

Rest of Borders

HMA

Berwickshire

Settlement

Coldstream

**Site area
(ha)**

6.1

**Indicative
capacity**

100

**Housing
SG Status**

Included

Physical access/road capacity

Near a trunk road?

The following consultations were undertaken as part of the larger site (ACOLD009);

NETWORK MANAGER: Appears somewhat dis-connected from the town. Additional pressure on sub-standard A6112/A698 junction. Would need to extend the 30mph limit.

TRANSPORT SCOTLAND: No objections

STRATEGIC TRANSPORT: Improved path/cycle links to the town are recommended.

ROADS PLANNING SERVICE: Excellent opportunity for vehicular access and pedestrian/cycle linkage exists. I am therefore able to offer my support for housing on this site. Two main vehicular links are available via the existing industrial site off the A6112 and via Hill View. A further more minor link is possible via the westerly end of Priory Bank. Allowance would have to be made for future street connectivity and a Transport Assessment will be required as a prerequisite for the development of this site.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Marketability

Average

Land use allocations

On site

If yes, what?

BE12 - Further Housing Land Safeguarding

Planning and Infrastructure summary

ENVIRONMENTAL HEALTH (CONTAMINATED LAND): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

EDUCATION OFFICER: If all units are built, then an extension comprising class and dining facilities may be required. Further to the consultation response, the Education Officer confirmed that this was based on all the sites being taken forward within the Housing SG. If this Phase 1 alone for 100 units was taken forward, there would be sufficient capacity.

SCOTTISH POWER: No objections

SCOTTISH WATER: No objections

HOUSING STRATEGY: No objections

DEVELOPMENT MANAGEMENT OFFICER: This site has been assessed and considered acceptable as a longer term housing allocation. I have no objections to this allocation (or part of the allocation) coming forward as a preferred site. The site is outside the development boundary of the town but is located in an area of preferred direction of development. This is logical place to identify land for housing despite the mature landscaping along the southern boundary. Access may be an issue as the junction of the Lennel Road with the A698 High Street is not ideal. Access may need to be taken via Hillview and/or Duns Road. The site requirements contained within the LDP cover the primary constraints for the site and should be incorporated into a wider Masterplan for the site to include the adjoining business and industrial allocation BCOLD001. It is imperative that strong landscape/structure planting forms part of any development to help define the

Site Ref **ACOLD011**

Site name Hillview North 1 (Phase 1)

Proposed usage

Housing

SDA

Rest of Borders

HMA

Berwickshire

Settlement

Coldstream

**Site area
(ha)**

6.1

**Indicative
capacity**

100

**Housing
SG Status**

Included

northern edge of the settlement. Connectivity to Hillview will be critical.

ECONOMIC DEVELOPMENT: No objections

PASSENGER TRANSPORT: No response to date

CAPITAL PROJECTS: No objections

WASTE: No objections

NHS: No objections

NEIGHBOURHOOD SERVICES: Responsibility for maintenance of adjacent woodland strip has always been a contentious issue. Its presence should be considered when any proposals are being developed. Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

OUTDOOR ACCESS: Connecting footways to be incorporated into the southern section to link pedestrian use to the Core Path which joins Duns Road to the west and A6112 to the west. These consultation responses were made to the larger site (ACOLD009) which this forms part of.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is acceptable for housing, subject to mitigation regarding the constraints on the site. The site is identified within the LDP as part of a larger longer term housing site.

Conclusions

This site forms part of the larger longer term housing site within the LDP (SCOLD001). Although there are a number of housing opportunities within Coldstream, the Reporter advised to look at the identified longer term sites in the first instance. The site would be acceptable for housing and has the potential to make a significant contribution towards the housing shortfall, subject to addressing and mitigating the constraints below, where necessary.

Investigations of any potential flood risk within the site would be required and mitigation where necessary. Furthermore, surface water drainage must be addressed. The site would integrate well into the settlement with appropriate landscaping and protection should be given to existing boundary features, where possible. It should be noted that the wider landscaping would be assessed at the planning application stage. However, a landscape buffer area should be formed along the eastern and western boundaries of the site, to ensure there is a natural finish to the boundaries of the site and that a buffer area is created between the development site and the adjacent employment allocation. A buffer protection zone should also be formed along the southern boundary, to protect and conserve the existing tree belt to the south. There are good infrastructure and connectivity opportunities, including road access from the adjacent employment allocation and Hill View, with a potential minor link from Priory Bank. A Transport Assessment would be required for the development of this site.

The following must also be taken into consideration when developing this site; mitigation for breeding birds, archaeology, buffer protection zone along the southern boundary, landscaping, open space provision and the future integration with the potential longer term housing site to the west. Consideration must be given to incorporating a pedestrian link to the Core Path which joins Duns Road to the

Site Ref ACOLD011

Site name Hillview North 1 (Phase 1)

Proposed usage

Housing

SDA

Rest of Borders

HMA

Berwickshire

Settlement

Coldstream

Site area (ha)

6.1

Indicative capacity

100

Housing SG Status

Included

west and A6112 to the east.

The entire longer term site was also considered (ACOLD009), as part of the Housing SG process. Overall, it is considered that this phase 1 development would be a sufficient contribution towards the housing shortfall as part of the Housing SG, which would retain the northern part of the site for future potential housing.

Overall, the site was considered as a preferred option within the Draft Housing SG and is recommended for inclusion within the Finalised Housing SG, with an indicative capacity of 100 units.

Site Ref **ADUNS025**

Site name Land West of Former Berwickshire High School

Proposed usage
Housing

SDA
Eastern

HMA
Berwickshire

Settlement
Duns

Site area (ha)
1.5

Indicative capacity
37

Housing SG Status
Excluded

Initial assessment

Floodrisk
Not applicable

SAC
Not applicable

SPA
Not applicable

SSSI
Not applicable

Ramsar
Not applicable

Adjacent to River Tweed?

International/national designation constraints Minor

Structure Plan policy The site is located within the Eastern Strategic Development Area (SDA).

Initial assessment summary The site was submitted as a Call for Site, as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

SEPA: We require a FRA which assesses the risk from the small watercourse which flows through the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. As a few drains / springs running through the site, I would expect the applicant to show this risk from surface water would be mitigated. Consideration should be given to surface water runoff.

Information relating to planning applications

Minerals and coal
Not applicable

NNR
Not applicable

Prime Quality Agricultural Land
On site

Current use/s
Greenfield

Common Good Land
Not applicable

MOD safeguarded area
Not applicable

Aerodrome/Technical Site Safeguarding
Not applicable

Planning history reference N/A

Accessibility and sustainability assessment

Access to public transport
Good

Access to employment
Good

Access to services
Good

Wider biodiversity impacts
Minor

Site aspect
South

Waverley line contribution required?

Site Ref ADUNS025

Site name	Land West of Former Berwickshire High School	Proposed usage	Housing	SDA	Eastern	HMA	Berwickshire	Settlement	Duns	Site area (ha)	1.5	Indicative capacity	37	Housing SG Status	Excluded
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Accessibility and sustainability summary

The site is located less than 1km from the centre of Duns, therefore has walkable access to local amenities and services within the town. There are minor biodiversity issues within the site.

ECOLOGY OFFICER: Improved pasture. Garden grounds with mature trees on boundary. No significant biodiversity issues.

SCOTTISH NATURAL HERITAGE: This site lies outwith the current settlement boundary as shown in the LDP.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

This site forms a field, immediately to the west of the Former Berwickshire High School. The 'Duns Castle' Garden and Designed Landscape is adjacent to the site and the site is within the 'Duns' SBC's Designed Landscape.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

High

There are archaeological records adjacent to the site and the listed building 'The Geans' lies adjacent to the site, which wraps around the dwellinghouse.

Local impact and integration summary

There is a Category C listed building adjacent to the site 'The Gean's dwellinghouse, which originally formed part of the Duns Castle Estate. The house was clearly designed to be seen from the main road and development of the land in front of this, has the potential to impact upon the setting of the listed building. The consultation responses are outlined below;

HERITAGE AND DESIGN OFFICER: The Geans is a listed building and the adjacent former Berwickshire High School is also a listed building. Whilst there is some potential for this site; the overall scale may need to be reduced to ensure that the open setting of the Geans is maintained to the south.

ARCHAEOLOGY OFFICER: Nothing within area itself from HER, but OS1 recorded sawmill within and Listed Building house and prehistoric enclosure cropmarks in immediate surroundings.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

Site Ref ADUNS025

Site name Land West of Former Berwickshire High School

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area
(ha)

1.5

Indicative
capacity

37

Housing
SG Status

Excluded

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

A field immediately to the west of the Old High School. There is a stone wall with ornamental railings along the South (A6105) road boundary. A rural lane forms the long Eastern boundary with screen hedge and school grounds to the East. A straight line water course runs along the Western boundary connecting a former mill pond to the North with the Clockmill Farm. Mature woodland screening and providing a setting for the listed building. There is further mature woodland along the South West boundary which screens the Clockmill Farm from the road and a line of semi mature trees line the South of the rural lane. Buffer zones for adjoining trees limit the developable area. The site forms an attractive open space at the entrance to Duns and there are views over it to the hills to the North.

Landscape summary The landscape is constrained within the Landscape Capacity Study as it was previously associated with Duns Castle.

LANDSCAPE OFFICER: Buffer zones required for protection of adjoining woodland around the listed building and to screen Clockmill Farm reduce the developable area. This long narrow site does not look suitable for a conventional housing site as the developable area is unlikely to justify the amount of new road construction required and housing development would look intrusive at this 'gateway' location. At the North end, some individual house plots accessed off the existing rural lane should not pose any problem. The South end of the site would be better retained as open space to retain existing views and protect the setting of the listed building although, again, a few individual houses would relate better to other ribbon development in the area than a 'housing' site.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: No comments

STRATEGIC TRANSPORT: No comments

TRANSPORT SCOTLAND: No objections

ROADS PLANNING OFFICER: A new access can be created from the A6105 to serve the proposed site with minor alterations to the boundary wall, thus allowing adequate visibility in either direction. The existing footway and street lighting should be extended into the site if developed. Alternatively, if the landowner is also in control of the minor private access along the eastern boundary of the site, then this could possibly be upgraded over its initial length to accommodate the proposed site and the existing properties to the north

Near a trunk road?

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Site Ref **ADUNS025**

Site name	Proposed usage	SDA	HMA	Settlement	Site area (ha)	Indicative capacity	Housing SG Status
Land West of Former Berwickshire High School	Housing	Eastern	Berwickshire	Duns	1.5	37	Excluded

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Marketability

Average

Land use allocations

Not applicable

If yes, what?

Planning and Infrastructure summary

OUTDOOR ACCESS OFFICER: MM – Core Path 50 (RoW BB91) utilises the farm road to the east of the site

ENVIRONMENTAL HEALTH (CONTAMINATED LAND OFFICER): The site appears to have been developed as a Saw Mill. The site is brownfield land and its use may present development constraints

DEVELOPMENT MANAGEMENT OFFICER: At the western side of Duns there is already a sporadic form of pockets of development so this site would not necessarily be out of keeping with the character of the side of the settlement. The site appears to benefit from being contained by undulating land and planting. Site benefits from good infrastructure being next to the schools, close to the town centre and main road through Duns. Development of the southern portion of the site in front of 'The Geans' seems logical but the narrow strip around the western boundary of 'The Geans' is awkward and may not be developable. Retaining wall along the front of the site is a feature on entry in to Duns but taking access through a section of the wall would not be visually detrimental. Maintaining the setting of the Cat C listed 'The Geans' will be important. The access road along the eastern boundary of the site is narrow and its tree lined front portion is pleasant on approach from the west where the loss of this planting would be unfortunate. This may prohibit the ability to widen the narrow access road which runs along the east of the site. Development to the south would have to guard against affecting the amenity of 'The Geans'. Site does not intrude into the Duns Castle Designed Landscape but would have to be designed in a manner to respect its setting. The site is within the Duns Designed Landscape but it is noted that other small scale residential development has taken place around its edges with the settlement. Mature planting around the site may mean RPA's need to be accounted for. If feasible for development, the sites constraint's and its edge of settlement location suggest that indicative capacity for 37 units could be too many.

ECONOMIC DEVELOPMENT: No comments

EDUCATION OFFICER: No issues

HOUSING STRATEGY: No comments

SCOTTISH POWER: No comments

SCOTTISH WATER: No issues

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

CAPITAL PROJECTS: No comments

WASTE TEAM: No comments

Site Ref ADUNS025**Site name** Land West of Former Berwickshire High School**Proposed usage**

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area (ha)

1.5

Indicative capacity

37

Housing SG Status**Excluded**

NHS: No comments

Overall assessment

Overall assessment

Summarised conclusion

Doubtful

There are a number of constraints which would require mitigation. This site was recently assessed as part of the LDP process and was not included. It is considered that there is another more suitable site within Duns which could be released through the Housing SG, to fulfil the housing requirement.

Conclusions

This site lies outwith the settlement boundary of Duns. There are a number of constraints within the site, as outlined below;

- SEPA have requested the submission of a Flood Risk Assessment (FRA) and consideration given to surface water runoff from the site
- Potential to adversely impact upon the setting of the Category C listed building 'The Geans'
- Archaeology records on the adjacent site, therefore investigation would be required and appropriate mitigation
- The site is constrained within the Landscape Capacity Study
- The 'Duns Castle' Garden and Designed Landscape lies adjacent to the site and the site lies within the SBC's Designed Landscape 'Duns'
- There is a Core Path which runs along the eastern boundary of the site, which would need to be taken into consideration in any development
- Potential contamination of the site
- Buffer zone would be required for protection of the adjacent woodland around the listed building
- New access would be required from the A6105 to serve the site or alternative access from the existing track to the east.

The site was submitted as 2 separate sites as part of the LDP process and it was ultimately concluded that the site(s) should not be included within the LDP, given that there was already adequate housing land supply within Duns and better sites were identified to fulfil any further housing needs within the wider Eastern SDA.

Therefore, given the recent consideration of the site(s) as part of the LDP process and the constraints outlined above, it is not considered that this site should be taken forward as part of the Housing SG. Furthermore, there are more suitable housing/mixed use sites within the Berwickshire Housing Market Area, which are more suitable.

Site Ref MDUNS003**Site name** Land South of Earlsmeadow**Proposed usage**

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area (ha)

11.2

Indicative capacity

180

Housing SG Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is located within the Eastern Strategic Development Area.**Initial assessment summary**

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Small areas of the site are anticipated to be affected by surface water runoff so I would expect the applicant to consider this and show how this risk would be mitigated.

SEPA: 2013 Proposed Plan (adopted May 2016) states that "Investigation of the flood risk on the site". We support this. We require an FRA which assesses the risk from a small watercourse identified as flowing along the northwest corner of the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Majority of site will likely be developable.

The site was submitted as a Call for Site, as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation. It should be noted that this site forms part of the longer term mixed use site (SDUNS001), contained within the LDP.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference N/A**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?

Site Ref MDUNS003

Site name Land South of Earlsmeadow

Proposed usage

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area (ha)

11.2

Indicative capacity

180

Housing SG Status

Excluded

Accessibility and sustainability summary

The site is good in terms of access to public services and public transport. It is relatively close to the centre of Duns and is good in terms of employment potential. There are regular buses to Berwick upon Tweed where there is a main train line to Edinburgh and Newcastle upon Tyne. There are employment opportunities within Duns and nearby settlements.

There is a lack of connectivity opportunities to the north and east of the site, with the existing housing allocations, given that the proposed site excludes a parcel of land to the east, which is identified within the longer term mixed use site (SDUNS001). The result is that there is a gap between the proposed site and the existing housing allocations to the east. Therefore, this will prove difficult to make linkages to the north and east from the site.

ECOLOGY OFFICER: Arable field hedgerow and occasional boundary tree. No significant biodiversity issues.

SCOTTISH NATURAL HERITAGE: While this site lies outwith the current settlement boundary, we note that it is included in the LDP as a longer-term safeguarded site (SDUNS001). If you are minded to support development of this site during the current plan period, further detailed assessment and a site brief would be required. However, we highlight the potential to ensure retention of existing paths in the northern section of the site and the potential to deliver an important green network connection between the Public Park and Duns High School.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Minimal visual impact from the entrances to Duns. This proposed site is smaller than the area identified for longer term mixed use development within the LDP. There is a gap between the proposed site and the existing housing allocations (ADUNS010 and BD4B) to the east, therefore there would be a lack of integration with the existing housing allocations to the east, redevelopment site to the north and existing residential properties to the north east of the site.

Impact on open space

Medium

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY OFFICER: Site includes settlement cropmarks, but no other HER recorded sites. A number of finds and sites are located in the general area.

HERITAGE AND DESIGN OFFICER: Significant new development at edge of settlement. Boundary treatment and integration into a long term vision for the potential expansion of SW Duns as a Master Plan exercise.

This site does not include all of the identified longer term mixed use allocation site, which is identified within the LDP. Therefore, if this site was developed, there would be a lack of connection to the existing settlement boundary to the west of the existing housing allocations (ADUNS010 and BD4B) and redevelopment allocation (RDUNS002) to the north of the proposed site. Therefore, it is not considered that this site adequately integrates and connects with the existing settlement boundary, allocations and built form.

HISTORIC ENVIRONMENT SCOTLAND: No objections

Site Ref MDUNS003

Site name Land South of Earlsmeadow

Proposed usage

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area (ha)

11.2

Indicative capacity

180

Housing SG Status

Excluded

Landscape assessment**NSA**

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

Large field dropping to shallow basin at north side rising to a gentle crown which falls again towards the south boundary. The north boundary adjoins an area of wetland/basin mire. To the west and south there are other arable fields and to the east, a small paddock and some open land no longer cultivated. There is marsh which lies to the north. There are some large hedgerow bushes/small trees along the north east boundary and a few sporadic hedgerow trees along the west hedgerow. There is an attractive area of open space between Duns Park and the High School linked by the promoted path/boardwalk. This open space to the north of the site should be retained and protected from development.

Landscape summary

LANDSCAPE OFFICER: This site has potential for development. However, it lacks adequate road connection and bears no particular relation to the settlement pattern of Duns. It could therefore look visually intrusive in the wider rural setting. (Structure planting could help mitigate this but would also create local shading issues for adjoining houses as the planting would need to be on the S and W sides thus tending to block light.) There may be other locations around Duns that are more suitable for development.

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

STRATEGIC TRANSPORT: Vehicular access to the site needs further consideration with potential upgrading of the road network at Clockmill or potentially through the industrial estate required. The existing access path to the school and public park has recently been upgraded and therefore would provide good non-vehicular access to the site. The area is prone to flooding.

TRANSPORT SCOTLAND: No objections

ROADS PLANNING OFFICER: I am not opposed to these sites being developed, but only on the basis of main vehicular access being from the A6015 via the existing allocated site to the north west (ADUNS023). A minor access link is possible via the A6112 and Station Avenue. Good pedestrian and cycle linkage is critical in terms of sustainable transport. Allowance must be made for future street connectivity beyond these developments and the possibility of a distributor/relief road linking the A6105 and the A6112 south of Cheeklaw needs to be considered for the longer term expansion of the town. A Transport Assessment will be required as a prerequisite for the development of these sites.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Site Ref MDUNS003

Site name Land South of Earlsmeadow

Proposed usage

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area
(ha)

11.2

Indicative
capacity

180

Housing
SG Status

Excluded

Marketability

Average

Land use allocations

On site

If yes, what?

PMD3: Land Use Allocations

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT OFFICER: Site is already identified in the LDP as possibility for future development. Developing the site before completing development at neighbouring allocated sites BD4B, ADUNS10 and ADUNS023 would be premature and present an irregular pattern of development. Once aforementioned sites are developed / under-development this site appears suitable for future expansion of the settlement.

ECONOMIC DEVELOPMENT: Already allocated, so just pulling implementation forward. Appears a large allocation to bring forward all at once and unclear why this is a separate allocation from MDUNS004. It is not clear from the Local Development Plan what is proposed as mixed use, we would therefore welcome some feedback on what is being suggested. We would comment further once this is available. We consider the Station road employment site to be off sufficient size to allow for future general business use.

EDUCATION OFFICER: A new school or large extension would have to be considered.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH OFFICER: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

SCOTTISH WATER: No objections

HOUSING: No objections

PASSENGER TRANSPORT: No response

MAJOR PROJECTS: No comments

WASTE: No objections

NHS: Advised Duns is the next priority area and a tender will be going out soon.

NEIGHBOURHOOD SERVICES: Consideration for off-site contribution to improvements to public park (i.e) access and play.

OUTDOOR OFFICER: Connecting paths to be incorporated into this area to link pedestrian use from this area to the school, existing town paths and public park.

ARCHAEOLOGY OFFICER: Site includes settlement cropmarks, but no other HER recorded sites. A number of finds and sites are located in the general area.

Overall assessment

Overall assessment

Summarised conclusion

Site Ref MDUNS003**Site name** Land South of Earlsmeadow**Proposed usage**

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area (ha)

11.2

Indicative capacity

180

Housing SG Status**Excluded****Doubtful**

The site is constrained due to the omission of the north east and eastern corner of the site and lacks connectivity and integration within the wider settlement. It is considered that a phase option for the release of this site would be the more suitable proposal for taking forward within the Housing SG.

Conclusions

The site forms part of the longer term mixed use site (SDUNS001) which is identified within the LDP. The site was submitted as part of the Call for Sites process and omits the north east and eastern section, which forms part of the site (SDUNS001). The following constraints are identified within the site and appropriate mitigation would be required;

- A Flood Risk Assessment (FRA) would be required to assess any potential flood risk and mitigation as required
- There is a lack of opportunities for connectivity and integration to the north east and east of the site, given the omission of the corner of the longer term mixed use site within the LDP
- The site leaves a gap between the potential developable site and the existing housing allocations (ADUNS010 and BD4B) to the east, therefore there is a lack of integration and connectivity
- Potential for archaeology within the site
- Structure planting would be required along the southern and western boundary to mitigate any adverse visual impacts within the wider area
- There would be capacity constraints at the primary school, as a result of the entire site being taken forward
- The opportunity to connect into the existing path network is restricted due to omitting the north east part of the larger site

Therefore, it is considered that there are constraints with the site boundary proposed, with the omission of the north east/east part of the site, which results in a lack of integration and connectivity. This also presents issues in terms of connecting in with the existing path networks.

It should be noted that the entire long term mixed use site (MDUNS004) and a phase 1 release of the site (MDUNS005) are also being assessed. It is considered that a phased release of the larger longer term mixed use site would be the best option to take forward within the Housing SG, in terms of integration, connectivity and housing units, which retains the area to the south for future growth. Therefore, the site (MDUNS003) is not being taken forward as a preferred or alternative option within the Housing SG.

Site Ref MDUNS004								
Site name South of Earlsmeadow	Proposed usage Mixed Use	SDA Eastern	HMA Berwickshire	Settlement Duns	Site area (ha) 11.2	Indicative capacity 200	Housing SG Status Excluded	

Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable	Adjacent to River Tweed? <input type="checkbox"/>
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International/national designation constraints Minor

Structure Plan policy The site is located within the Eastern Strategic Development Area (SDA).

Initial assessment summary FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Small areas of the site are anticipated to be affected by surface water runoff so I would expect the applicant to consider this and show how this risk would be mitigated.

SEPA: 2013 Proposed Plan (adopted May 2016) states that "Investigation of the flood risk on the site". We support this. We require an FRA which assesses the risk from a small watercourse identified as flowing along the northwest corner of the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Majority of site will likely be developable.

This site is currently identified as a longer term mixed use opportunity within the LDP (SDUNS001) and was assessed as part of the housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land On/Adjacent to site	Current use/s Greenfield
Common Good Land Not applicable	MOD safeguarded area Not applicable	Aerodrome/Technical Site Safeguarding Not applicable	

Planning history reference N/A

Accessibility and sustainability assessment

Access to public transport Good	Access to employment Good	Access to services Good	Wider biodiversity impacts Moderate	Site aspect Not applicable	Waverley line contribution required? <input type="checkbox"/>
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Site Ref MDUNS004

Site name South of Earlsmeadow

Proposed usage

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area (ha)

11.2

Indicative capacity

200

Housing SG Status

Excluded

Accessibility and sustainability summary

The site is acceptable in terms of access to services and public transport. It is relatively close to the centre of Duns and has good employment potential. There are regular buses to Berwick Upon Tweed where there is a main train line to Edinburgh and Newcastle upon Tyne. There are employment opportunities within Duns and within nearby settlements. The site might provide habitats for biodiversity. There is an area of marshy grassland/wet meadow which runs from the park across towards the new high school.

ECOLOGY OFFICER: Arable field and Improved pastures. Hedgerow and occasional boundary tree. Wetland area at N of site- need to safeguard as identified in LDP (real extent of wetland varies from LDP policy map).

SCOTTISH NATURAL HERITAGE: While this site lies outwith the current settlement boundary, we note that it is included in the LDP as a longer-term safeguarded site (SDUNS001). If you are minded to support development of this site during the current plan period, further detailed assessment and a site brief will be required. However, we highlight the potential to ensure retention of existing paths in the northern section of the site and the potential to deliver an important green network connection between the Public Park and Duns High School.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Minimal visual impact from entrances to Duns. This site is allocated within the LDP as a potential longer term mixed use site. There is open space adjacent to the site and evidence of archaeology on/adjacent to the site.

Impact on open space

Medium

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY OFFICER: Site includes settlement cropmarks, but no other HER recorded sites. A number of finds and sites are located in the general area.

HERITAGE AND DESIGN OFFICER: Significant new development at edge of settlement. Boundary treatment and integration into a long term vision for the potential expansion of SW Duns as a Master Plan exercise.

The site relates quite well to the settlement and with the existing residential properties. There is good pedestrian access to the centre. It is also within close proximity to the new High School and could provide a good walking to school route.

HISTORIC ENVIRONMENT SCOTLAND: No objections

Site Ref MDUNS004

Site name South of Earlsmeadow

Proposed usage

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area (ha)

11.2

Indicative capacity

200

Housing SG Status

Excluded

Landscape assessment**NSA**

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

The site consists of 2 fields and adjoining marshland, including part of the shallow basin at the north side rising gently to a crown which falls again towards the south boundary. The north east corner adjoins housing and the park. The remaining north boundary adjoins various open grounds and small paddocks. The principal landscape feature is the marsh which occupies the north part of the site and extends beyond. There are also mature trees along the park boundary and some large hedgerow bushes/small trees along the north east boundary of the larger field. There is currently an attractive area of open space between Duns Park and the High School linked by the promoted path/boardwalk mentioned above. This open space should be retained and protected from development.

Landscape summary

LANDSCAPE OFFICER: This is a composite site and the N marshland area should be removed from the development allocation and protected as public open space (see attached plan). (There are also limitations in this area through expected peaty soils and drainage issues, if developed.) The remaining areas on higher drained land do have potential for development, firstly on the E side where access is better. The larger W field lacks adequate road connection and bears no particular relation to the settlement pattern of Duns. It could therefore look visually intrusive in the wider rural setting. (Structure planting could mitigate this but would also create local shading issues for adjoining houses.)

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

STRATEGIC TRANSPORT: Vehicular access to the site needs further consideration with potential upgrading of the road network at Clockmill or potentially through the industrial estate required. The existing access path to the school and public park has recently been upgraded and therefore would provide good non-vehicular access to the site. The area is prone to flooding.

TRANSPORT SCOTLAND: No objections

NETWORK MANAGER: How would access onto main road be gained.

ROADS PLANNING OFFICER: I will deal with sites MDUNS003 and MDUNS004 collectively: I am not opposed to these sites being developed, but only on the basis of main vehicular access being from the A6015 via the existing allocated site to the north west (ADUNS023). A minor access link is possible via the A6112 and Station Avenue. Good pedestrian and cycle linkage is critical in terms of sustainable transport. Allowance must be made for future street connectivity beyond these developments and the possibility of a distributor/relief road linking the A6105 and the A6112 south of Cheeklaw needs to be considered for the longer term expansion of the town. A Transport Assessment will be required as a prerequisite for the development of these sites.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Site Ref MDUNS004

Site name South of Earlsmeadow

Proposed usage

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area (ha)

11.2

Indicative capacity

200

Housing SG Status

Excluded

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Marketability

Land use allocations

On site

If yes, what?

BE12 - Further Housing Land Safeguarding

Planning and Infrastructure summary

EDUCATION OFFICER: A new school or large extension would have to be considered.

SCOTTISH WATER: No objections

DEVELOPMENT MANAGEMENT OFFICER: As per MDUNS003. If ground which is not included within this proposed site falling under MDUNS003 can be developed then this grounds should being included, especially to the east to link to site ADUNS010 otherwise a large gap site will be left.

ECONOMIC DEVELOPMENT: Already allocated, so this just proposes pulling implementation forward. Appears a large allocation to bring forward all at once and should replace allocation from MDUNS003. It is not clear from the Local Development Plan what is proposed as mixed use, we would therefore welcome some feedback on what is being suggested. We would comment further once this is available. We consider the Station road employment site to be off sufficient size to allow for future general business use.

ENVIRONMENTAL HEALTH (CONTAMINATED LAND): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby sources as well.

HOUSING OFFICER: No objections

SCOTTISH POWER: No objections

OUTDOOR OFFICER: Connecting paths to be incorporated into this area to link pedestrian use from this area to the school, existing town paths and public park.

NEIGHBOURHOOD SERVICES: Note – boardwalk footpath passes through site. Consideration for off-site contribution to improvements to public park, i.e. access and play

SCOTTISH POWER: No comments

PASSENGER TRANSPORT: No response received to date

CAPITAL PROJECTS: No objections

WASTE TEAM: No objections

NHS: No objections

Site Ref	MDUNS004	Proposed usage	SDA	HMA	Settlement	Site area (ha)	Indicative capacity	Housing SG Status
Site name	South of Earlsmeadow	Mixed Use	Eastern	Berwickshire	Duns	11.2	200	Excluded

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Although the site would be suitable for housing and is identified within the LDP as a potential area for mixed use development, it is considered that a phased release of the site would be more appropriate for the purposes of the Housing SG. This is taking into consideration the volume of existing units available within Duns within the plan period.

Conclusions

The site is identified within the LDP for longer term mixed use development potential (SCOLD001). A phase of this site is also being assessed as part of this process (MDUNS005) for 100 units. The site has good access to public services and employment opportunities. The following constraints and mitigation would need to be addressed as part of any development;

- Flood Risk Assessment (FRA) would be required in order to ascertain any flood risk within the site and mitigation requirements
- Requirement to safeguard the existing wetland feature in the north east corner of the site
- Potential archaeology within the site, therefore appropriate investigation and mitigation would be required
- Structure planting and landscaping will be required along the southern and western boundary of the site
- Should this site be delivered, there would be a capacity constraint with the primary school, which would require investigation
- There must be provision for a tourism events area to facilitate tourism events.

Taking into consideration the number of units already allocated within Duns, it is considered that the release of Phase 1, site (MDUNS005), would be sufficient for the purposes of the Housing SG. This would allow the southern part of this site, to be retained for potential future mixed use development. Therefore, this site will not be taken forward as a preferred or alternative site within the Housing SG.

Site Ref MDUNS005	Proposed usage	SDA	HMA	Settlement	Site area (ha)	Indicative capacity	Housing SG Status
Site name South of Earlsmeadow (Phase 1)	Mixed Use	Eastern	Berwickshire	Duns	9.4	100	Excluded

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar	Adjacent to River Tweed?
1:200	Not applicable	Not applicable	Not applicable	Not applicable	<input type="checkbox"/>

International/national designation constraints Minor

Structure Plan policy The site is located within the Eastern Strategic Development Area (SDA).

Initial assessment summary

The site was assessed as part of the Housing SG process and forms part of an identified longer term mixed use site within the LDP. An initial stage 1 RAG assessment was undertaken and subsequently a full assessment was undertaken. The following consultation responses were received in respect of the larger site (MDUNS004).

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Small areas of the site are anticipated to be affected by surface water runoff so I would expect the applicant to consider this and show how this risk would be mitigated. However, subject to further discussions, the Officer has stated that a FRA would be required.

SEPA: 2013 Proposed Plan (adopted May 2016) states that "Investigation of the flood risk on the site". We support this. We require a FRA which assesses the risk from a small watercourse identified as flowing along the northwest corner of the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Majority of site will likely be developable.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. Support the requirement for a Flood Risk Assessment. Recommend stating in the developer requirements that consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Require a modification to the developer requirement to investigate the possibility of de-culverting.

Information relating to planning applications

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s
Not applicable	Not applicable	On/Adjacent to site	Greenfield
Common Good Land	MOD safeguarded area	Aerodrome/Technical Site Safeguarding	
Not applicable	Not applicable	Not applicable	

Planning history reference N/A

Site Ref MDUNS005

Site name South of Earlsmeadow (Phase 1)

Proposed usage

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area
(ha)

9.4

Indicative
capacity

100

Housing
SG Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line
contribution
required?

Accessibility and sustainability summary

The site is acceptable in terms of access to services and public transport. It is relatively close to the centre of Duns and also is good in terms of employment potential. There are regular buses to Berwick Upon Tweed where there is a main train line to Edinburgh and Newcastle Upon Tyne. There are employment opportunities within Duns and surrounding settlements. The site might provide habitats for biodiversity. There is an area of marshy grassland/wet meadow that runs from park across towards the new high school. A consultation was undertaken as part of the larger longer term housing site (MDUNS004) and the following responses were received.

ECOLOGICAL OFFICER: Arable field and improved pastures. Hedgerow and occasional boundary tree. Wetland area at north of the site, need to safeguard as identified in the LDP (real extent of wetland varies from LDP policy map).

SCOTTISH NATURAL HERITAGE: While this site lies outwith the current settlement boundary, we note that it is included in the LDP as longer term safeguarded site (SDUNS001). If you are minded to support development of this site during the current plan period, further detailed assessment and a site brief will be required. However, we highlight the potential to ensure retention of existing paths in the northern section of the site and the potential to deliver an important green network connection between the Public Park and Duns High School.

SCOTTISH NATURAL HERITAGE (Further Comments): A part of the public consultation on the Draft Housing SG, SNH provided the following comments. They note their previous comments on retaining and connecting via existing paths in the north of the site have been incorporated in the site requirements. SNH again highlight the potential for an important natural open space and green network connection between the public park and the schools to be created for the longer term. While the site requirements draw attention to these issues, they advise that it would be beneficial if the spatial extent and the design principles of the green network requirements for the northern part of the site were set out in further detail. In his regard, SNH suggest there may be limited opportunities for housing development in the northern field, if wider strategic green network and educational outdoor learning benefits are to be realised on this site and over the longer term of future settlement growth. The site requirements include 'The long term maintenance of landscaped areas must be addressed'. It is unclear whether this applies to the requirement to create an attractive wetland feature and scattered woodland to define the side. Both of these will require long-term management.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Minimal visual impact from entrance to Duns. This site is allocated within the LDP as a potential longer term mixed use site. There is open space adjacent to the site and evidence of archaeology on/adjacent to the site.

Impact on open space

Medium

Impact on archaeology

Medium

Impact on listed buildings

Low

Site Ref MDUNS005

Site name South of Earlsmeadow (Phase 1)

Proposed usage

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area
(ha)

9.4

Indicative
capacity

100

Housing
SG Status

Excluded

Local impact and integration summary

A consultation was undertaken as part of the larger longer term housing site (MDUNS004) and the following responses were received.

ARCHAEOLOGY OFFICER: Site includes settlement cropmarks, but not other HER recorded sites. A number of finds and sites are located in the general area.

HERITAGE AND DESIGN OFFICER: Significant new development at edge of settlement. Boundary treatment and integration into a long term vision for the potential expansion of south west Duns as a Master Plan exercise. The site relates quite well to the settlement and with the existing residential properties. There is good pedestrian access to the centre. It is also within close proximity to the new High School and could provide a good walking to school route.

HISTORIC ENVIRONMENT SCOTLAND: No objections.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

The site consists of part of 2 fields and adjoining marshland including part of the shallow basin at the north side rising gently to a crown which falls again towards the south. The north east corner adjoins housing and parkland. The remaining north boundary adjoins various open grounds and small paddocks. The principal landscape feature is the marsh which occupies the north part of the site and extends beyond. There are also mature trees along the park boundary and some large hedgerows and bushes/small trees along the north east boundary of the larger field. There is currently an attractive area of open space between Duns Park and the High School linked by the promoted path/boardwalk mentioned above. The open space should be retained and protected from development.

Landscape summary

The following consultation was undertaken as part of the larger longer term mixed use site (MDUNS004) and the following response was received.

LANDSCAPE OFFICER: This is a composite site and the north marshland area should be removed from the development allocation and protected as public open space (see attached plan). (There are also limitations in this area through expected peaty soils and drainage issues, if developed). The remaining areas on higher drained land to have potential for development, firstly on the east side where access is better. The larger west field lacks adequate road connection and bears no particular relation to the settlement pattern of Duns. It could therefore look visually intrusive in the wider rural setting. (Structure planting could mitigate this but would also create local shading issues for adjoining houses).

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

A consultation was undertaken as part of the larger longer term housing site (MDUNS004) and the following consultation responses were received.

STRATEGIC TRANSPORT: Vehicular access to the site needs further consideration with potential upgrading of the road network at Clockmill or potentially through the industrial estate required. The

Site Ref MDUNS005

Site name South of Earlsmeadow (Phase 1)

Proposed usage

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area (ha)

9.4

Indicative capacity

100

Housing SG Status

Excluded

existing access path to the school and public park has recently been upgraded and therefore would provide good non-vehicular access to the site. The area is prone to flooding.

TRANSPORT SCOTLAND: No objections

NETWORK MANAGER: How would access onto the main road be gained?

ROADS PLANNING OFFICER: I will deal with sites (MDUNS003 and MDUNS004 collectively). I am not opposed to these sites being developed, but only on the basis of main vehicular access being from the A6015 via the existing allocated site to the north west (ADUNS023). A minor access link is possible via the A6112 and Station Avenue. Good pedestrian and cycle linkage is critical in terms of sustainable transport. Allowance must be made for future street connectivity beyond these developments and the possibility of a distributor/relief road linking the A6105 and the A6112 south of Cheeklaw needs to be considered for the longer term expansion of the town. A Transport Assessment will be required as a prerequisite for the development of these sites.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Marketability

Land use allocations

On site

If yes, what?

BE12 - Further Housing Land Safeguarding

Planning and Infrastructure summary

A consultation was undertaken as part of the larger longer term site (MDUNS004) and the following consultation responses were received.

EDUCATION OFFICER: A new school or large extension would have to be considered (Primary school).

SCOTTISH WATER: No objections

DEVELOPMENT MANAGEMENT OFFICER: As per MDUNS003 and MDUNS004. If ground which is not included within this proposal site falling under MDUNS003 can be developed then this grounds should be included, especially to the east to link the site to ADUNS010 otherwise a large gap site will be left.

ECONOMIC DEVELOPMENT: Already allocated, so this just proposes pulling implementation forward. Appears a large allocation to bring forward all at once and should replace allocation from MDUNS003. It is not clear from the Local Development Plan what is proposed as mixed use, we would therefore welcome some feedback on what is being suggested. We would comment further once this is available. We consider the Station Road employment site to be of sufficient size to allow for future general business use.

ENVIRONMENTAL HEALTH (CONTAMINATED LAND): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby sources as well.

HOUSING STRATEGY: No objections

Site Ref	MDUNS005	Proposed usage	SDA	HMA	Settlement	Site area (ha)	Indicative capacity	Housing SG Status
Site name	South of Earlsmeadow (Phase 1)	Mixed Use	Eastern	Berwickshire	Duns	9.4	100	Excluded

SCOTTISH POWER: No objections

OUTDOOR ACCESS: Connecting paths to be incorporated into this area to link pedestrian use from this area to the school, existing town paths and public park.

SCOTTISH POWER: No comments

PASSENGER TRANSPORT: No response received to date.

MAJOR PROJECTS: No objections

WASTE TEAM: No objections

NHS: No objections

SPORTS SCOTLAND: As part of the public consultation on the Draft Housing SG, Sports Scotland provided the following comments. Note that the site is located adjacent to what is listed as a 'playing field' on the OS map. While none of the land proposed to be allocated appears within the marked area, it is noted that a secondary access is proposed via Station Avenue which has the potential to impact on the playing field. Should a planning application be submitted that affects the playing field, then Sports Scotland would likely be a statutory consultee and base out response on the SPP criteria.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is identified for longer term mixed use development and is acceptable for development which includes housing, subject to mitigation regarding the constraints on the site.

Conclusions

The site is part of the identified longer term mixed use site (SDUNS001), which is identified within the LDP. The larger site is also subject to assessment (MDUNS004). There is a good access to services and public transport. The site is located close to the centre of Duns and is good in terms of services, employment opportunities and public transport. The following constraints and mitigation would require to be addressed as part of any development;

- Flood Risk Assessment (FRA), in respect of the potential small watercourse identified as flowing along the northwest corner of the site and investigate the possibility of de-culverting
- Potential archaeology within the site and appropriate mitigation
- The site consists in part of 2 fields and adjoining marshland including part of the shallow basin at the north side
- There is a wetland in the north east corner of the site, which requires investigation and protection
- Structure planting would be required in order to mitigate any visual impacts as a result of the development
- There is adequate access via the A6112 and Station Avenue, with good pedestrian and cycle linkages in terms of sustainable transport
- A new school or extension would require to be considered
- There is a requirement for an events area to facilitate tourism events within this site and the larger mixed use longer term site
- The adjacent open space should be retained and enhanced
- Assessment of ecology impacts and appropriate mitigation

Site Ref MDUNS005

Site name South of Earlsmeadow (Phase 1)

Proposed usage

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area (ha)

9.4

Indicative capacity

100

Housing SG Status

Excluded

The site was considered as an alternative option within the Draft Housing SG, with an indicative capacity for 100 units and is not recommended for inclusion within the Finalised Housing SG.

Site Ref AGREE008**Site name** Halliburton Road**Proposed usage**

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Greenlaw

Site area (ha)

3.4

Indicative capacity

65

Housing SG Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is not located within a Strategic Development Area.**Initial assessment summary**

The site was submitted as a Call for Site, as part of the Housing SG process and it is also identified as a longer term housing site within the LDP. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

SEPA: Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. No mention of this in the 2013 Proposed Plan (adopted May 2016). No flood risk assessment required and there is a surface water hazard identified.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the requirement to consider surface water runoff from the nearby hills and to provide mitigation where necessary.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference None**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref **AGREE008**

Site name Halliburton Road

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Greenlaw

**Site area
(ha)**

3.4

**Indicative
capacity**

65

**Housing
SG Status**

Excluded

Accessibility and sustainability summary

ECOLOGY OFFICER: Arable field. Hedgerow on part of boundary, hedgerow trees, young plantation and garden ground. No significant biodiversity issues.

SCOTTISH NATURAL HERITAGE: While the site is outwith the current settlement boundary as shown in the LDP, we note that it is included as a longer term safeguarded (SGREE003) site. If you are minded to support development of this site during the current plan period, further detailed assessment, particularly for the open space along the ridgeline, will be required.

The site is within walking distance of the centre of Greenlaw and is located off a quiet road leading out of the settlement. Greenlaw has a regular bus service to Duns and Earlston and is on an A road which links Edinburgh and Newcastle Upon Tyne. There are limited services located within Greenlaw and it would be necessary to drive or take the bus to access a wider choice and range of these services. There is some employment land in Greenlaw but this would be limited for providing local employment. Duns, Eyemouth and Coldstream would provide greater opportunities.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This is a large site on the western edge of Greenlaw. Larger single properties back their gardens onto this field. There are no listed buildings adjacent or within the site. There is some evidence of archaeology in the field adjacent to the site.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY OFFICER: No archaeological comments for the area.

HERITAGE AND DESIGN OFFICER: Outwith CA and no adjacent LB's. Edge of settlement, care will be needed in terms of boundary treatment and potential opportunities for further expansion.

HISTORIC ENVIRONMENT SCOTLAND: No objections.

The site would be a large extension on the western side of Greenlaw and careful design would be needed to ensure that it was integrated into the rest of the settlement. The site would need to be acknowledged in any development proposals.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Site Ref AGREE008**Site name** Halliburton Road**Proposed usage**

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Greenlaw

Site area (ha)

3.4

Indicative capacity

65

Housing SG Status

Excluded

Constrained in Landscape Capacity Study **Landscape features**

There is an area of young woodland to the west with further arable land to the north, with a narrow strip of trees between including one large mature beech tree. East boundary is rural land with hedgerows, south boundary backs on the A697 Edinburgh Road. Main constraint likely to be the slope which will require various slope retention measures to enable development. The site would be quite prominent from certain angles of the settlement but the treebel provides shelter from the western approach and the existing housing and planting screens part of the site from the south.

Landscape summary

LANDSCAPE OFFICER: Due to the lack of fit with the existing settlement pattern of Greenlaw and the high visibility of this site in the view from several roads on approach, coupled with potential privacy issues to adjoining properties, it is recommended that this site is not taken forward.

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

NETWORK MANAGER: Would need to extend existing 30mph limit

STRATEGIC TRANSPORT: Potential opportunity to improve pedestrian/cycle access into the village. Enhancement to existing path network would also be recommended.

TRANSPORT SCOTLAND: No objections.

ROADS PLANNING OFFICER: Direct vehicular access from the A697 (Edinburgh Road) is possible via the allocated housing site AGREE004. This will entail extending the footway out from the town on the north side of the A697 along with a slight extension of the 30 mph speed limit. This environmental change may have a positive influence on driver speeds on the main road. A right turn lane type junction may be required and visibility splays of 4.5m by 90m should be achievable.

The use of Halliburton Road as an additional means of vehicular access to the site, to help achieve good connectivity, should be explored. The junction of Halliburton Road with the A697 would ideally have to shift slightly to the west so that stacking right turn traffic for Halliburton Road and Wester Row (A6105) does not clash. The southerly boundary of the property known as 2 Edinburgh Road would be directly affected by this, and by junction visibility requirements (4.5m by 90m). The carriageway of Halliburton Road would have to be widened and a footway provided as well as the extension of the 30 mph speed limit. Irrespective of vehicular connectivity with Halliburton Road, pedestrian/cycle linkage is essential.

A Transport Assessment will be required.

PASSENGER TRANSPORT: No response to date

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Marketability**Land use allocations****If yes, what?**

Site Ref **AGREE008**

Site name Halliburton Road

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Greenlaw

Site area
(ha)

3.4

Indicative
capacity

65

Housing
SG Status

Excluded

Average

On site

BE12 - Further Housing Land Safeguarding

Planning and Infrastructure summary

OUTDOOR ACCESS: No comments.

DEVELOPMENT MANAGEMENT: As noted this site has been proposed before and is well-related to Greenlaw. There would be requirements to consider the landscaping treatment, including amenity of properties to the south, the Halliburton Road and the higher land to the north but it appears readily capable of accommodation within the village's setting.

ECONOMIC DEVELOPMENT: No comments

EDUCATION OFFICER: No issues

ENVIRONMENTAL HEALTH (CONTAMINATED LAND): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH OFFICER: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

HOUSING STRATEGY: No comments

SCOTTISH WATER: No objections

SCOTTISH POWER: No comments

CAPITAL PROJECTS: No comments

Waste TEAM: No comments

NHS: No objections

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is identified as a longer term housing site within the LDP. It is acknowledged that the site is quite prominent however it is considered that the existing tree belt to the west screens the site on the approach road and additional landscaping would further mitigate visual impacts. Mitigation would be required to address other constraints.

Conclusions

The site is acceptable for housing and is currently identified as a longer term housing site within the LDP. The site is close to the centre of Greenlaw and if sensitively designed would integrate well

Site Ref AGREE008**Site name** Halliburton Road**Proposed usage**

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Greenlaw

**Site area
(ha)**

3.4

**Indicative
capacity**

65

**Housing
SG Status****Excluded**

into the settlement. The site has limited access to public services and employment within Greenlaw, however there are employment and services available in nearby settlements, which can be accessed by car or bus. The following constraints and mitigation would be required for any development on the site;

- Surface water runoff from the nearby hills may be an issue and require mitigation
- Potential for archaeology within the site, which would require appropriate mitigation
- Careful design to ensure that the site is integrated into the rest of the settlement
- In respect of landscape capacity, there is an area of young woodland to the west of the site, with further arable land to the north
- The site has potential to be prominent from certain angles, however the tree belt provides shelter from the western approach and the existing housing and planting screens part of the site from the south
- The site provides opportunities for improved pedestrian/cycle access into the village and enhancement to the path network
- Transport Assessment would be required

Overall, it is considered that the site would be acceptable for housing development, subject to mitigation in respect of the above constraints.

The site was considered as an alternative option within the Draft Housing SG, with an indicative capacity for 65 units and is not recommended for inclusion within the Finalised Housing SG.

Site Ref **AREST003**

Site name Reston Long Term 1

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Reston

**Site area
(ha)**

3.9

**Indicative
capacity**

78

**Housing
SG Status**

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints Minor

Structure Plan policy The site is located within the Eastern Strategic Development Area (SDA).

Initial assessment summary

The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently a full site assessment and consultation was undertaken. It should be noted that the site is identified within the LDP as a longer term housing opportunity.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. As a few drains / springs running through the site, I would expect the applicant to show this risk from surface water would be mitigated.

SEPA: We require an FRA which assesses the risk from the small watercourses which flow through the site. Consideration should be given to whether there are any culvert/bridges near the site as well as any historic flood records. As a previous FRA for a neighbouring site indicates that this site will be heavily constrained with limited area for development, the council may wish to consider removal from the plan.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the requirement for a FRA, however require a modification to the text in the development requirement to remove the word 'potentially' as there is a watercourse through the site. The previous FRA has indicated a significant risk and site will likely be heavily constrained and may not be able to accommodate the housing number.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Greenfield

Common Good Land **MOD safeguarded area**

Not applicable

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference No housing application history within this site.

Site Ref **AREST003**

Site name Reston Long Term 1

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Reston

Site area
(ha)

3.9

Indicative
capacity

78

Housing
SG Status
Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line
contribution
required?

Accessibility and sustainability summary

The site has good access to the few local services in the settlement and the services in Eyemouth. It has good access to public transport network and limited access to employment in Eyemouth and Berwick Upon Tweed. The site is south facing which is energy efficient.

SCOTTISH NATURAL HERITAGE: While the site is outwith the current settlement boundary as shown in the LDP, it is identified as a longer term safeguard (SREST001).

SCOTTISH NATURAL HERITAGE (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments. The site lies to the south of the allocation (MREST001) and is included in the adopted development brief as site 2. The site is identified as a longer term safeguarded site that is separated from the existing settlement by the former auction mart. If developed prior to re-development of the auction mart, this site may be perceived as physically and perceptually detached from Reston and opportunities for wider integration could be missed. As with allocation (AREST004) we query the overall benefit of the structure planting proposed and suggest that the open space that such a proposal would entail could be utilised to achieve other objectives, including water management and useable or networked open space and path provision. We again highlight the lack of specificity on the parking element of the proposal.

ECOLOGY OFFICER: Improved pasture with some mature tree and scrub cover on boundary of site-Railway embankment. Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a natural extension of the settlement, extending it southwards from the Main Street and the mixed use opportunity at the Auction Mart towards the boundary of the railway embankment. It is also bounded to the east by a road.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

The site is a natural extension to the settlement, extending it southwards from the Main Street and the mixed use opportunity at the Auction Mart towards the boundary of the railway embankment. It is also bounded to the east by a road. It would also take advantage of/facilitate access to new potential passenger rail halt adjacent.

ARCHAEOLOGY OFFICER: Nothing recorded in the area, but between area of many cropmarks and Medieval village.

Site Ref **AREST003**

Site name Reston Long Term 1

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Reston

Site area (ha)

3.9

Indicative capacity

78

Housing SG Status

Excluded

HERITAGE AND DESIGN OFFICER: Auction ring listed category B but seriously at risk but not included in this site. Care will be needed to consider the design approach especially if phased development necessary. Noise protection needed from ECML.

HISTORIC ENVIRONMENT SCOTLAND: No objections

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

Virtually flat land between Reston Village and the East Coast main rail line which is located on an embankment on the south boundary. No built form but configuration of fences and ditches and some redundant holding pens indicate the site was a holding paddock for the former livestock mart. No significant vegetation on site but some mature hedges on boundaries.

Landscape summary

LANDSCAPE OFFICER: Site appears to be 'uncomplicated' in landscape terms with limited visual assets. It is a large area and would be a significant addition to the settlement pattern of Reston and therefore urban form and relationship to the existing village would require careful consideration. There are also some proximity issues associated with the rail line that would need to be addressed. However, the site appears to have potential for medium to high density development probably in conjunction with MREST001 to the north.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Impact on potential Reston Rail Station? Would need to extend existing 30 mph.

STRATEGIC TRANSPORT: Site needs to provide good access to proposed new rail station and also offer good links to the village. There is an opportunity to enhance the local path network. There is potential for future parking associated with any railway station.

ROADS PLANNING SERVICE: The development brief for Reston Auction Mart covers this area of land in general terms and the site layout associated with the current detailed planning application for the mart site makes allowance for expansion into this area. I have been involved in both processes and am satisfied that this area of land can be satisfactorily served from a transport viewpoint. A comprehensive Transport Assessment will be required for this site and Site AREST004.

TRANSPORT SCOTLAND: No objections

PASSENGER TRANSPORT: No response to date

Contaminated land

HSE consultation

Water supply

Sewerage

Site Ref **AREST003**

Site name Reston Long Term 1

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Reston

**Site area
(ha)**

3.9

**Indicative
capacity**

78

**Housing
SG Status**
Excluded

Not applicable

Not applicable

Yes

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Marketability

Average

Land use allocations

On site

If yes, what?

BE12 - Further Housing Land Safeguarding

Planning and Infrastructure summary

OUTDOOR ACCESS: Consider incorporating a path from the west linking to Orchard Road and path down to the riverside.

DEVELOPMENT MANAGEMENT: SDA area. The site, immediately south of mixed use site MREST001, lies outwith the development boundary of the village, and is identified for long term housing needs within the LDP 2016. Prime agricultural land. This site is logical extension to the settlement/ suitable for housing. There is a requirement for village green/open/play space and landscaping as set out in Reston Auction Mart brief. Consideration should be given to land requirements for access/parking in conjunction with the awaited railway station as site zRs3 lies adjacent to west. Consideration should be given to land requirements within the site for new Primary School. Waste water treatment works required given limited capacity
Depending on mix and type of housing a high density may be supported adjacent to rail route. There may be developer contributions in respect of railway provision.

ECONOMIC DEVELOPMENT: No comments

EDUCATION OFFICER: A new school or extension would have to be considered. Further to the consultation response, the Education Officer has confirmed that there is capacity in Reston for the smaller longer term site (AREST004), however there would not be capacity for this site alone or together with (AREST004), it would trigger a requirement for a new school or extension.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

HOUSING STRATEGY: No comments.

SCOTTISH POWER: No comments

SCOTTISH WATER: Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application, in respect of the WWTW. No issues in respect of the water supply. Further to the consultation response, Scottish Water confirmed that there is approximately capacity for 40 units within Reston, which would accommodate the smaller site (AREST003) alone. Therefore, this site alone or together with (AREST003) would trigger the requirement to meet the 5 growth criteria in respect of WWTW.

CAPITAL PROJECTS:No comments

WASTE: No comments

Site Ref **AREST003**

Site name Reston Long Term 1

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Reston

Site area
(ha)

3.9

Indicative
capacity

78

Housing
SG Status

Excluded

NHS: No comments

NEIGHBOURHOOD SERVICES: Consideration for functional open space, i.e. sport & recreation as well as play

Overall assessment

Overall assessment

Summarised conclusion

Acceptable

Conclusions

This site is identified within the LDP for potential longer term housing. The site is acceptable for development and Policy IS4: Transport Development and Infrastructure, as contained within the LDP, supports the Reston Station on the East Coast Main Line railway. The site is a natural extension of the settlement, extending southwards from the Main Street and the mixed use opportunity at the Auction Mart towards the boundary of the Railway embankment. The site is bound to the east by a road. The site is virtually flat between Reston Village and the East Coast Main Line which is located on an embankment to the south boundary.

The following constraints/mitigation and considerations must be taken into account when developing this site;

- Flood Risk Assessment (FRA) is required to assess the risk from the small watercourse which flows through the site
- Mitigation would be required, in respect of any potential archaeology within the site
- There is an opportunity to provide good access to the proposed Rail Station and good links to the village, along with an enhanced local path network
- The site can be suitably accessed, however a Transport Assessment would be required
- Scottish Water advise that development of this site would require an upgrade to the WWTW and the developer will need to meet 5 growth criteria
- There would only be sufficient capacity for the delivery of (AREST004) within Reston through the plan period
- The development of this site would trigger a requirement for a new school or extension within Reston, the school could only support the delivery of (AREST004) at the moment.

Any landscaping proposals would need to be assessed at the time of any planning application, this would be dependent upon the final site layout and house positioning.

It should be noted that as part of the Examination, a site requirement was added to the longer term housing allocation (SREST002), in respect of a flood risk assessment requirement, and the Reporter supported the inclusion of the site in the LDP.

Overall, it is considered that the above site is suitable for development and the above constraints could be addressed. However, the constraints in respect of WWTW and education may take longer to overcome than the LDP period.

The site was considered as an alternative option within the Draft Housing SG, with an indicative capacity for 78 units and is not recommended for inclusion within the Finalised Housing SG.

Site Ref AREST004**Site name** Reston Long Term 2**Proposed usage**

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Reston

Site area (ha)

2.1

Indicative capacity

38

Housing SG Status**Included****Initial assessment****Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Eastern Strategic Development Area (SDA).

Initial assessment summary

The site was considered as part of the Housing SG and is identified within the LDP as a potential longer term housing site. An initial stage 1 RAG assessment was undertaken and subsequently a full site assessment and consultation was undertaken. It should be noted that this site is already identified within the LDP as a longer term housing site.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. As a few drains / springs running through the site, I would expect the applicant to show this risk from surface water would be mitigated.

SEPA: We require a FRA which assesses the risk from the small watercourse which potentially flows through the site. Consideration should be given to whether there are any culvert/bridges within or nearby which may exacerbate flood risk.

Although the site is not within the 1 in 200 Year Indicative Flood Mapping, a small portion of the site to the west, is within the 1 in 200 Year Indicative Surface Water Flood Mapping.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the requirement for a FRA. However, require a modification to the developer requirement to investigate the possibility of de-culverting.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On/Adjacent to site

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference

No housing application history within this site.

Site Ref **AREST004**

Site name Reston Long Term 2

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Reston

Site area
(ha)

2.1

Indicative
capacity

38

Housing
SG Status
Included

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line
contribution
required?

Accessibility and sustainability summary

The site has a few local services in the settlement and other services and employment a 10 minute drive away in Eyemouth and 15 minute drive away in Berwick Upon Tweed. It is on the public transport network. It is south facing which is energy efficient.

ECOLOGY OFFICER: Improved pasture with some mature tree and scrub cover and garden ground on boundary of site-Railway embankment. Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues.

SCOTTISH NATURAL HERITAGE: While this site is outwith the current settlement boundary as shown in the LDP, it is identified as a longer-term safeguard (SREST002).

SCOTTISH NATURAL HERITAGE (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments. They query the overall benefits of the proposed structure planting along the southern boundary of this relatively small and contained allocation. The proposal does not appear to connect to existing habitats or provide a wider recreational linkage through the settlement. It may however overshadow and reduce the amenity of the proposed settlement. Advise that other forms of open space, such as street trees or a small pocket park incorporating surface water management may provide a suitable alternative. With regards the small water course which may run through the site they would highlight the rounded ecological and placemaking benefits if opening culverts and managing such water above ground. Would note that they are unclear from the brief as to the station parking requirements and how these may influence the layout.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is natural infill opportunity bounded to the north, east and west by residential areas and to the south by the railway embankment. The site is identified within the LDP as potential for longer term housing and would integrate well within Reston, given that the site is bounded by residential properties and by the railway to the south.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

The site is a natural infill opportunity bounded to the north, east and west by residential areas and to the south by the railway embankment. Site is to the rear of category C listed building - Reston Parish Church and will not have an adverse impact upon its setting.

ARCHAEOLOGY OFFICER: Backlands of medieval village; some potential.

Site Ref **AREST004**

Site name Reston Long Term 2

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Reston

Site area (ha)

2.1

Indicative capacity

38

Housing SG Status
Included

HERITAGE AND DESIGN OFFICER: No CA and no adjacent LB's. Limited access and need for noise protection from ECM.

HISTORIC ENVIRONMENT SCOTLAND: No objections.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

Virtually flat land between Reston village and the East Coast main rail line. No built form but configuration of fences and ditches suggests the site was a holding paddock for the former livestock mart. No significant vegetation on site, but some mature hedges and vegetation on railway boundary. Some limited habitat value associated with railway embankment and adjoining hedgerows.

Landscape summary

LANDSCAPE OFFICER: The site has limited visual assets and is potentially developable. However, proximity of existing houses on 3 sides and lack of open access are likely to create problems for neighbours. The urban form and relationship to the existing village would require careful consideration. There are also proximity issues associated with the rail line that would need to be addressed. The site may have potential for medium density development but is considered less suitable than REST003 to the east.

It should be noted that the longer term identified site contained within the LDP, suggests a landscaped/planted area along the southern boundary of the site.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: No objection.

Near a trunk road?

STRATEGIC TRANSPORT: Site needs to provide good access to proposed new rail station and also offer good links to the village. There is an opportunity to enhance the local path network.

ROADS PLANNING OFFICER: I am in support of the principle of this site being developed for housing. Main access to this site will be from the south east corner via the site earmarked for a railway station and/or The Orchard in an upgraded form. Direct access to the Main Street is also available adjacent to the church, however this is more likely to take the form of a pedestrian/cycle link. A comprehensive Transport Assessment will be required for this site and Site AREST003.

PASSENGER TRANSPORT: No response received to date

Contaminated land

HSE consultation

Water supply

Sewerage

Site Ref **AREST004**

Site name Reston Long Term 2

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Reston

**Site area
(ha)**

2.1

**Indicative
capacity**

38

**Housing
SG Status
Included**

On site

Not applicable

Yes

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Marketability

Average

Land use allocations

On site

If yes, what?

BE12 - Further Housing Land Safeguarding

Planning and Infrastructure summary

EDUCATION OFFICER: A New school or extension would have to be considered. Further to this consultation response, the Education Officer confirmed that this was based on all the consultation units being brought forward in Reston. The school would have capacity for this site to be taken forward within the Housing SG, however no additional sites without the need for an extension provision.

OUTDOOR OFFICER: No objections

DEVELOPMENT MANAGEMENT OFFICER: SDA area. The site, immediately south/rear of residential housing on main street, lies out with the development boundary of the village, is identified for long term housing needs within the LDP 2016. Prime agricultural land. This site is logical extension to the settlement/ suitable for housing. There is a requirement for village green/open/play space and landscaping as set out in Reston Auction Mart brief. Consideration should be given to land requirements for access/parking in conjunction with the awaited railway station as site zRs3 lies adjacent to east. Consideration should be given to land requirements within the site for new Primary School. Waste water treatment works required given limited capacity. Depending on type and mix of housing a high density may be supported adjacent to rail route. There may be developer contributions in respect of railway provision.

ECONOMIC DEVELOPMENT: No objections

CONTAMINATED LAND: The site appears to have remained largely undeveloped with the exception of an un-labelled circular structure. Due to the proximity to the railway siding there is a possibility this could be a gasometer. The site is brownfield land and its use may present development constraints.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

HOUSING STRATEGY: No comments

SCOTTISH POWER: No comments

SCOTTISH WATER: Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application (waste water). However, following a further meeting after the consultation responses, Scottish Water confirmed that there is limited capacity (up to 40 units) for a sewer connection.

NEIGHBOURHOOD SERVICES: Consideration for functional open space, i.e. sport & recreation as well as play.

WASTE TEAM: No objections

NHS: No objections

Site Ref AREST004

Site name Reston Long Term 2

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Reston

Site area (ha)

2.1

Indicative capacity

38

Housing SG Status

Included

Overall assessment

Overall assessment**Acceptable****Summarised conclusion**

The site is acceptable for development. The site is a natural extension of settlement, contained by the railway line, can be accessed via transport safeguarding area and sites to the east. Potential archaeology and flood risk should be evaluated and mitigated where required.

Conclusions

The site is currently identified within the LDP as a potential longer term housing site. The site is acceptable for development and Policy IS4: Transport Development and Infrastructure, as contained within the LDP, supports the Reston Station on the East Coast Main Line railway. The site can be accessed via the transport safeguarded area and areas for longer term housing development to the east and mixed use opportunities to the north east. There are limited services within Reston. The site is a natural infill opportunity bounded on 3 sides by residential areas and to the south by the Railway Embankment. The following constraints/mitigations and considerations must be taken into consideration in any development of this site;

- A Flood Risk Assessment (FRA) is required, to assess the potential risk from the small watercourse which potentially flows through the site and investigate the possibility of de-culverting
- Potential archaeology would require appropriate mitigation
- The site has limited visual assets
- Consideration must be given to the amenity of neighbouring residential properties
- Opportunity to create good access to the proposed Rail Station and good links to the village, along with an enhanced local path network
- The site can be suitably accessed, however a Transport Assessment would be required
- Potential contamination within the site would need to be addressed and mitigated
- Scottish Water initially indicated limited capacity in the sewer, however further discussions indicate that there is capacity for up to 40 units, enough to accommodate this site.

Any landscaping proposals should be assessed as part of any planning application and will be dependent upon the final site layout and house positioning.

It should be noted that as part of the LDP Examination, a site requirement was added to the longer term housing allocation (SREST002), in respect of a flood risk assessment requirement and the Reporter supported the inclusion of the site.

It is considered that the site is suitable for development and the above constraints can be addressed/mitigated.

Overall, the site was considered as a preferred option within the Draft Housing SG and is recommended for inclusion within the Finalised Housing SG, with an indicative capacity of 38 units.

Site Ref **AANCR002**

Site name Dick's Croft II

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Ancrum

Site area (ha)

3.0

Indicative capacity

60

Housing SG Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints Minor

Structure Plan policy

The site is located within the Central Strategic Development Area and within the Central HMA.

Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

SEPA: Mitigation measures are required in relation to the impact of surface water runoff from nearby hills and this should be considered during the design stage. SEPA also request that foul water must connect to the existing Scottish Water foul network.

SEPA ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor supports the requirement to consider surface water mitigation measures during the design stage.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Due to the capacity of houses, I would encourage the applicant to consider surface water mitigation.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference

There is no planning history on this site.

Site Ref AANCR002

Site name Dick's Croft II

Proposed usage
Housing

SDA
Central

HMA
Central

Settlement
Ancrum

Site area
(ha)
3.0

Indicative
capacity
60

Housing
SG Status
Excluded

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

BIODIVERSITY: Minor risk - Improved pasture adjacent to garden ground. Small plantation (mixed) at north of site. Line of trees on NE boundary. Hedgerow on boundary. No significant biodiversity issues

GENERAL COMMENTS: There are some services in Ancrum and limited opportunities for employment. There is a frequent bus service from the A68 to Jedburgh and Edinburgh.

Local impact and integration assessment

Conservation area

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site sits to the south of the settlement of Ancrum adjacent to the settlement boundary. There has been a recently developed housing allocation to the east of this site. There are no other existing allocations to be developed within Ancrum.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

HERITAGE & DESIGN: The site is outside the Conservation Area with no adjacent listed buildings. The site is located on the edge of the settlement and care will be needed on boundary treatment and distant views from the south.

ARCHAEOLOGY: There is nothing recorded within the site (designated or not); outside historic core of village; area to immediate north-east evaluated.

GENERAL COMMENTS: The site is within walking distance to the primary school and services in Ancrum. The site to the north east of Dick's Croft has recently been completed - allocation of this site would mean considerable growth in the village in a short period of time.

Landscape assessment

NSA

Not applicable

SLA

On site

Landscape designation

Moderate

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Site Ref **AANCR002**

Site name Dick's Croft II

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Ancrum

Site area
(ha)

3.0

Indicative
capacity

60

Housing
SG Status

Excluded

Constrained in Landscape Capacity Study

Landscape features

LANDSCAPE COMMENTS: The site is currently used for improved pasture/silage. There is no built form apart from electricity sub-station in northern corner nearest village. The site is bounded on all sides by hedgerows with narrow roads on the NW, NE and SE boundaries. There are detached houses adjoining to the NW and a denser more modern housing estate adjoining to the NE. Areas to SE and SW are open farmland.

Landscape summary

LANDSCAPE COMMENTS: Gently sloping SE facing field, steeper at the top (NW) side and flattening out toward the SE side adjoining the C class Ancrum to Denholm road. The existing hedgerows and country lanes help define the character of the site. The site has attractive views out over the Teviot Valley to S and SW and these views are currently enjoyed by adjoining properties to the north. Development could intrude or obstruct some of these views. The character of existing detached houses at Dick's Croft might be best served by continuing this style of development along the northern end of the site accessed separately from the lane at the Loaning with denser housing on the flatter lower ground on the main part of the site. Retention of existing hedgerows on boundaries supplemented by some new planting is desirable to relate development to its rural setting.

SNH: This site lies outwith the current settlement boundary as shown in the LDP and is within a Special Landscape Area. The settlement profile for Ancrum in the LDP notes that this area is preferred for future expansion beyond the period of the LDP. If you are minded to support development of this site during the current plan period, further detailed assessment will be required. Given the site's location within a Special Landscape Area we recommend that this assessment includes landscape capacity for development and careful consideration of the site boundary, the landscape and visual impact mitigation and the site design.

SNH ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor states the site requirements should more clearly state that this site is within the Teviot Valleys Special Landscape Area (SLA). As currently written, it appears that the site is adjacent to the SLA. This underplays the need for careful consideration of site layout and design, boundary treatments and landscape and visual impact assessment.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: Part of this site was looked at in 2008 and due to the pinch-point in the road network towards the village centre it was not deemed favourable from a roads perspective. Since then 'Designing Streets' has become a policy document and this encourages informal road layouts and natural traffic calming. The majority of traffic accessing the site will utilise South Myrescroft thus avoiding the pinch-point referred to. There will no doubt be an increase in pedestrian movements through the pinch-point for those wishing to access the local amenities; therefore some alterations to the road network, such as a localised widening at the corner next to the school, will be required. This can be investigated through a Transport Assessment for the site.

The existing roads bounding the site will need to be widened to cater for two way flows along with footways as appropriate and street lighting and speed limits will have to extend accordingly. Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal.

Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Site Ref **AANCR002**

Site name Dick's Croft II

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Ancrum

**Site area
(ha)**

3.0

**Indicative
capacity**

60

**Housing
SG Status**

Excluded

Marketability

Average

Land use allocations

Not applicable

If yes, what?

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: It is considered this site is a logical expansion of Ancrum of this scale. However there are potential issues with the scale of additional housing which can be accommodated within the settlement. There is an opportunity for an amenity/play space to be formed at the northern corner of the site which could create a second village green with housing fronting on to the open space in this top corner, and continuing with frontages on to the existing lane. The site edges would require extensive structural landscape planting to create a suitable definition to the edge of the village.

EDUCATION: If the site was allocated for housing an extension to the Primary School may be required.

NETWORK MANAGER: The allocation of this site will impact on the existing 30 mph speed limit.

SCOTTISH WATER - WWTW: Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

STRATEGIC TRANSPORT: Connectivity from the site to the village centre is important for both pedestrians and cyclists.

OUTDOOR ACCESS TEAM: Connecting footways to be incorporated into this area to link pedestrian use from this area to the school and existing village paths and village green – (central village area) and path to Ale water to the South of the site If separate from road pavement then these paths should be made up within the site to be brought up to adoptable standard, links made to the development and entered in to the list of public roads per section 1 of the Roads (Scotland) Act 1984.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is within a SLA however overall the site is considered acceptable. Consideration to be given to scale, site design & wastewater infrastructure. Site to be included within the Housing Supplementary Guidance as an alternative site.

Conclusions

Overall the site is assessed as acceptable however it should be noted the site is within a Special Landscape Area and careful consideration must be given to boundary treatments, the landscape and visual impact mitigation as well as the site design. Due to recent development within Ancrum consideration should be given to the scale of the proposal and its effect on the size of the settlement and

Site Ref AANCR002**Site name** Dick's Croft II**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Ancrum

**Site area
(ha)**

3.0

**Indicative
capacity**

60

**Housing
SG Status****Excluded**

the character of the village and its Conservation Area. Allocation of this site would increase pressure on services since the previous housing allocation has only recently been completed and further discussions would need to be held with Scottish Water in relation to wastewater treatment as the development is required to connect to the existing Scottish Water foul network.

Structure planting to the south and west would be required to reduce visual impact from the countryside and create an edge to the settlement. Existing hedgerows would need to be retained or improved where possible. Mitigation measures are required to prevent any impact on the River Tweed SAC. Mitigation measures are also required in relation to the impact of surface water runoff from nearby hills and this should be considered during the design stage.

Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended. A pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal. It is also important that there is connectivity from the site to the village centre for both pedestrians and cyclists.

The development at Myrescroft to the north east of this site confirmed that there was a healthy market for house purchasers within Ancrum. Consequently this proposal could be considered to be effective and there is an interested developer associated with the site. However care must be taken to ensure any new development does not saturate the village within a relatively short period of time.

This site was considered as 'alternative' option as part of the Draft Housing SG and further to public consultation, the site has not been included within the Finalised SG on Housing.

Site Ref **MEARL001**

Site name Georgefield East - Phase 1

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

Site area (ha)

36.9

Indicative capacity

255

Housing SG Status

Excluded

Initial assessment

Floodrisk

1:200

SAC

On site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints Moderate

Structure Plan policy The site is in the Central Strategic Development Area and the Central Housing Market Area.

Initial assessment summary

SEPA: The site requires an FRA which assesses the risk from the Turfford Burn and small watercourses which flow through or adjacent to the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Consideration should be given to whether there are any culverted watercourses within/ near the site which can exacerbate flood risk. The site will likely be constrained due to flood risk. The Turfford burn and a tributary run through/adjacent to the site so would need to be protected and enhanced as part of any development. There should be no culverting for land gain. The Turfford Burn is a HMWB. With regard to foul drainage this must be connected to the SW foul network which would likely necessitate an upgrade of the STW. Earlston STW is currently a failing site due to storm sewage infrastructure at the site.

SBC FLOOD TEAM: Some parts of this site lie within the SEPA 1 in 200 Year Indicative Flood Mapping. This would potentially require a Flood Risk Assessment dependant on what type of building is to take place, on which parts of the land as the Turfford Burn runs directly through the site.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference There is no planning history on the site.

Site Ref **MEARL001**

Site name Georgefield East - Phase 1

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

Site area
(ha)

36.9

Indicative
capacity

255

Housing
SG Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line
contribution
required?



Accessibility and sustainability summary

BIODIVERSITY: Moderate risk – small part of site in flood plain of Turfford burn (River Tweed SAC), (SEPA 1 in 200 year fluvial flood risk) . Potential connectivity with River Tweed SAC through drainage–Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Arable fields with broad-leaved woodland (including wet woodland) and coniferous woodland on boundary. Mitigation to avoid impacts on protected species such as otter, badger, water vole and breeding birds.

GENERAL COMMENTS: The site has good access to local services and facilities within Earlston. It has good access to employment in the settlement and limited access to employment in Galashiels, 10 miles or 20 minutes drive away. Earlston is on the A68(T) which is also part of the strategic public transport network.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with
existing settlement

The site is partly within the Earlston development boundary. The site includes the majority of the housing allocations AEARL010 and AEARL011 and part of the longer term mixed use site SEARL006. The proposal suggests the mixed use allocated is relocated across the Turfford Burn to the area allocated under site code AEARL010.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Area includes findspot location of Early Bronze Age piece and findspots in the general area.

HERITAGE & DESIGN: Substantial potential allocation which would significantly increase the overall population of Earlston and lead to demands on the infrastructure (road network / schools etc) that would also have to be addressed. An overall Master Plan is needed here to look at the long term vision and how individual phases could be considered including the need for advance infrastructure / structure planting etc at each stage.

GENERAL COMMENTS: The Development and Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site. These include structural tree planting and provision for SUDS areas within the site. The hedges and hedgerow trees on the site should be conserved and enhanced where possible.

Site Ref **MEARL001**

Site name Georgefield East - Phase 1

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

Site area (ha)

36.9

Indicative capacity

255

Housing SG Status

Excluded

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

LANDSCAPE COMMENTS: General slope down to north west to Turfford Burn. Lowland type Landscape - Lowland margin with Hills. No built form - currently agricultural land use. Site slightly removed from the eastern extent of Earlston with Earlston High School located across fields to west and the Georgefield Farm Steading and associated properties separated from the site by robust and established shelterbelt plantings along its north and eastern boundary. There is also an overhead powerline running across the field in an east west direction to the south of the Turfford Burn and woodlands.

Landscape summary

LANDSCAPE COMMENTS: Attractive views across to the agricultural land on the north side of the valley. The existing shelterbelt woodlands have value as habitats for birds and invertebrates and with appropriate design SUDS ponds could be created as wetland habitats. The capacity of the site is limited by extent of shelterbelt woodland around and penetrating into the site. It would be desirable to retain the majority of these shelterbelt woodlands, especially along the tributary burn that runs into the Turfford Burn as this will help provide a landscape structure to any development. It will require adequate buffer zones to be established in order to identify the developable land. Access constraints may, to some extent, further limit capacity.

SNH: While this site lies outwith the current settlement boundary, we note that it is included in the LDP as a longer-term safeguarded site (SEARL006). If you are minded to support development of this site during the current plan period, further detailed assessment will be required.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: Part of this site is already allocated within the current LDP as site AEARL010 and AEARL011. This site is expansive and somewhat remote from the rest of the village. Should it be zoned for development I shall require a new access onto the A6105 just east of Tower Farm. Improvements will be required to urbanise the entrance to the village on the main road from the east in order to reduce vehicle speeds. A link to the Georgefield Road will also be required in order to provide for appropriate street connectivity. The Georgefield road will require significant upgrading, in terms of horizontal and vertical geometry, width, construction make-up, pedestrian provision and street lighting.

As well as internal street connectivity the development will have to connect externally and allow for future connectivity. A coherent masterplan will be required for the whole area of Georgefield. As well as sustainable transport affairs, a Transport Assessment will have to comprehensively assess the full extent of upgrading work required for the Georgefield road and will have to assess the capacity of the main street through the village which has pinch-points for both vehicular and pedestrian traffic.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

No

Sewerage

No

Site Ref **MEARL001**

Site name Georgefield East - Phase 1

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

Site area (ha)

36.9

Indicative capacity

255

Housing SG Status

Excluded

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On site

TPOs

Not applicable

Marketability

Average

Land use allocations

On site

If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: Excepting the area highlighted in green which appears capable of accommodation within Earlston's established setting, the site – certainly those areas denoted in red – are not adjacent to the existing settlement, while mature stands of trees intervene between much of this land and Earlston. To the west, any new housing would be liable to appear divorced from Earlston, cut off by the school and Burn. The eastern edge of the sites is arbitrary in its position, with no existing strong landscaped boundaries to help absorb and structure development. There is an appreciable amount of constraint within the Earlston area because of flood risk concerns at lower level and then more steeply sloping land above the valleys (which I am sure has led to the identification of these areas to the east). However, I would still be concerned about the promotion of an increasingly ribbon-like character of development eastwards and away from the historic centres at Ercildoune (to west of A68) and Earlston (to east of A68). A ribbon running eastwards in the opposite direction would not be in character with the settlement's history, particularly where this might promote the development of further land beyond the arbitrary eastern boundary shown. To avoid an overly-contrived appearance, and any keen sense of Earlston as a tripartite settlement divided by the A68 to the west and High School to the east, consideration would need to be given to how this and any future proposals to the east might be accommodated within a landscaping treatment that is capable of drawing it into a shared setting and sense of place with Earlston, avoiding the impression of a distinct 'Georgefield' satellite community.

ECONOMIC DEVELOPMENT: It is noted that part of this site is already allocated, so this appears to be a proposal to pull forward implementation of future allocations. This appears a large allocation to bring forward all at once and we suggest should only be a single allocation and replace MEARL002 and MEARL003. We do not object to changing the AEARL010 allocation in the Local Development Plan, from Housing only, to mixed use as well. It is suggested however, that the mixed use should be progressed in tandem with any housing development and not left until all housing is constructed. Progress with the Development Brief, as identified in the Local Development Plan, is needed to resolve this issue.

STRATEGIC TRANSPORT: The proposed mixed use areas are well placed to serve the new high school, but are divorced from the centre of the town and therefore it will be difficult to encourage more sustainable travel movements without significant improvements to the local walking and cycling network in the immediate area. It is recommended that a master-planning exercise is carried out to develop suitable ideas in terms of vehicular access to the site, sustainable transport options and public transport provision. There is a long term ambition to develop the former railway line that lies to the north of the site as a shared access route.

TRANSPORT SCOTLAND: Should this site come forward for inclusion then a proportionate Transport Appraisal will be required. This appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7.

OUTDOOR ACCESS TEAM: Connecting footways to be incorporated into the southern section to link pedestrian use to the Core Path which allows access to the Black Hills.

SCOTTISH WATER - WWTW: Current growth project being designed and built with completion 2018 to meet a design PE of 2400, no further capacity will be available until post 2025.

SCOTTISH WATER - WTW: Large scale development in Earlston would require same major upgrades on the network, Service Reservoirs and Trunk Mains. This would need to be funded by the developer(s).

NETWORK MANAGER: Georgefield Road is not ideal for this scale of development.

Site Ref **MEARL001**

Site name Georgefield East - Phase 1

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

**Site area
(ha)**

36.9

**Indicative
capacity**

255

**Housing
SG Status**

Excluded

EDUCATION: A New Primary School and an extension to the High School would have to be considered.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: Requires a strategic approach to the creation of functional open space due to the scale of development, proximity to village.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

The site is not considered appropriate to bring forward within the Housing SG. There are significant infrastructure constraints with the settlement.

Conclusions

Part of this site is allocated for housing within the adopted Local Development Plan 2016 with the majority of the remainder of the site being identified as a potential longer term mixed use site. Following this site assessment process it is not considered appropriate to bring forward this site as part of the Housing Supplementary Guidance. There are significant infrastructure constraints within Earlston in relation to wastewater treatment capacity within the settlement. Scottish Water have a growth project being designed and built with completion in 2018 this will be enough to accommodate the current population with some extra capacity for limited growth, no further capacity will be available until post 2025. It should also be noted that part of the site is included within the 1:200 year flood risk area along the Turrford Burn which runs directly through the site. In addition to this there are also a number of existing housing allocations within Earlston which remain undeveloped including both East Turrford (AEARL010) and Georgefield Site (AEARL011) which are partially included within this proposal.

Site Ref **MEARL002**

Site name Georgefield East - Phases 1, 2 & 3

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

**Site area
(ha)**

59.9

**Indicative
capacity**

700

**Housing
SG Status**

Excluded

Initial assessment

Floodrisk

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints Minor

Structure Plan policy The site is in the Central Strategic Development Area and the Central Housing Market Area.

Initial assessment summary

SEPA: The Proposed Plan (adopted May 2016) states "Flood risk assessment will be required for the areas at flood risk along the Turfford Burn". We would recommend this statement is altered as we require an FRA which assesses the risk from the Turfford Burn and small tributaries which flows through the site. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. Consideration should be given to whether there are any culvert/bridges near the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The Turfford burn and a tributary run through/adjacent to the site so would need to be protected and enhanced as part of any development. There should be no culverting for land gain. The Turfford burn is a HMWB. With regard to foul drainage this must be connected to the SW foul network which would likely necessitate an upgrade of the STW. Earlston STW is currently a failing site due to storm sewage infrastructure at the site.

SBC FLOOD TEAM: Some parts of this site lie within the SEPA 1 in 200 Year Indicative Flood Mapping. This would likely have no objection but consideration would have to be taken of the Turfford Burn running next to the site and the small drains/watercourses running throughout the site.

The site is included within the Local Development Plan as a longer term housing site. As part of the Housing SG process the site has been reassessed to establish its short-term housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land **MOD safeguarded area**

Not applicable

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference There is no planning history on the site.

Site Ref **MEARL002**

Site name Georgefield East - Phases 1, 2 & 3

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

Site area
(ha)

59.9

Indicative
capacity

700

Housing
SG Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line
contribution
required?



Accessibility and sustainability summary

BIODIVERSITY: Moderate risk – small part of site in flood plain of Turfford burn (River Tweed SAC), (SEPA 1 in 200 year fluvial flood risk) . Potential connectivity with River Tweed SAC through drainage–Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Arable fields with broad-leaved woodland (including wet woodland) and coniferous woodland on boundary. Mitigation to avoid impacts on protected species such as otter, badger, water vole and breeding birds.

GENERAL COMMENTS: The site has good access to local services and facilities within Earlston. It has good access to employment in the settlement and limited access to employment in Galashiels, 10 miles or 20 minutes drive away. Earlston is on the A68(T) which is also part of the strategic public transport network.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with
existing settlement

The site is too expansive and remote from the rest of the village to be considered for short term development due to the undeveloped housing allocations at East Turfford (AEARL010) and Georgefield site (AEARL011).

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Area includes unclassified linear features, as well as sites alongside. Some general findspot locations in the area, including the findspot location of Early Bronze Age piece.

HERITAGE & DESIGN: Substantial potential allocation which would significantly increase the overall population of Earlston and lead to demands on the infrastructure (road network / schools etc) that would also have to be addressed. An overall Master Plan is needed here to look at the long term vision and how individual phases could be considered including the need for advance infrastructure / structure planting etc at each stage.

GENERAL COMMENTS: The Development and Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site. These include structural tree planting and provision for SUDS areas within the site. The hedges and hedgerow trees on the site should be conserved and enhanced where possible.

Site Ref MEARL002

Site name Georgefield East - Phases 1, 2 & 3

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

Site area
(ha)

59.9

Indicative
capacity

700

Housing
SG Status

Excluded

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

LANDSCAPE COMMENTS: Generally site gently sloping down to north and north west but with gently undulating landform with east west ridges. The site is currently in use as arable farm land and to south west of the site Georgefield Farm steading buildings are located. The site is several large fields, fringed by woodland to the north and east (partial) boundaries and much of the west boundary. The boundary to the south is adjacent to the minor road/track that serves Whitefield Farm and there is a mixed native hedge along the greater part of this boundary. A small burn runs from the southern boundary northwards located for the latter part of its length in a relatively deeply incised and wooded valley before entering the Turfford Burn. A further mixed broadleaf shelterbelt strip further dissects the most northerly field. There is a single H/V overhead power line that runs in an east/west direction across the northern part of the site before turning southwards to Georgefield Farm steading along the existing track.

Landscape summary

LANDSCAPE COMMENTS: The site is gently north facing sloping sides of the Turfford Burn valley and as such much of the site has commanding views to the north side of the valley and to the farmland and scattered farmhouses and other residential properties that feature in the views. It is considered that phase 2 would be the only logical extension to AEARL011. Phase 2 suggests an indicative capacity of no more than 120 units, allowing for a robust structure planting belt along the eastern boundary to contain the development. The pattern of shelterbelt woodlands largely reflects the historic pattern of shelterbelt woodlands with some minor losses and gains. The woodland offers valuable habitats for birds, bats and invertebrates on what is a managed agricultural landscape.

SNH: While this site lies outwith the current settlement boundary, we note that it is included in the LDP as a longer-term safeguarded site (SEARL006). If you are minded to support development of this site during the current plan period, further detailed assessment will be required.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: This site is expansive and somewhat remote from the rest of the village, especially the eastern part of it. Should it be zoned for development I shall require a new access onto the A6105 just east of Tower Farm. Improvements will be required to urbanise the entrance to the village on the main road from the east in order to reduce vehicle speeds. A link to the Georgefield Road will also be required in order to provide for appropriate street connectivity. The Georgefield road will require significant upgrading, in terms of horizontal and vertical geometry, width, construction make-up, pedestrian provision and street lighting.

As well as internal street connectivity the development will have to connect externally and allow for future connectivity. A coherent masterplan will be required for the whole area of Georgefield. As well as sustainable transport affairs, a Transport Assessment will have to comprehensively assess the full extent of upgrading work required for the Georgefield road and will have to assess the capacity of the main street through the village which has pinch-points for both vehicular and pedestrian traffic.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

No

Sewerage

No

Site Ref **MEARL002**

Site name Georgefield East - Phases 1, 2 & 3

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

**Site area
(ha)**

59.9

**Indicative
capacity**

700

**Housing
SG Status**

Excluded

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Marketability

Average

Land use allocations

On site

If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

**Planning and
Infrastructure summary**

DEVELOPMENT MANAGEMENT: Excepting the area highlighted in green which appears capable of accommodation within Earlston's established setting, the site – certainly those areas denoted in red – are not adjacent to the existing settlement, while mature stands of trees intervene between much of this land and Earlston. To the west, any new housing would be liable to appear divorced from Earlston, cut off by the school and Burn. The eastern edge of the sites is arbitrary in its position, with no existing strong landscaped boundaries to help absorb and structure development. There is an appreciable amount of constraint within the Earlston area because of flood risk concerns at lower level and then more steeply sloping land above the valleys (which I am sure has led to the identification of these areas to the east). However, I would still be concerned about the promotion of an increasingly ribbon-like character of development eastwards and away from the historic centres at Ercildoune (to west of A68) and Earlston (to east of A68). A ribbon running eastwards in the opposite direction would not be in character with the settlement's history, particularly where this might promote the development of further land beyond the arbitrary eastern boundary shown. To avoid an overly-contrived appearance, and any keen sense of Earlston as a tripartite settlement divided by the A68 to the west and High School to the east, consideration would need to be given to how this and any future proposals to the east might be accommodated within a landscaping treatment that is capable of drawing it into a shared setting and sense of place with Earlston, avoiding the impression of a distinct 'Georgefield' satellite community.

SCOTTISH WATER - WWTW: Current growth project being designed and built with completion 2018 to meet a design PE of 2400, no further capacity will be available until post 2025.

SCOTTISH WATER - WTW: Large scale development in Earlston would require same major upgrades on the network, Service Reservoirs and Trunk Mains. This would need to be funded by the developer(s).

ECONOMIC DEVELOPMENT: Already allocated, so pulling implementation forward. Appears a large allocation to bring forward all at once and should only be a single allocation, which is suggested to be part of MEARL001 and replace MEARL003 also.

STRATEGIC TRANSPORT: The proposed mixed use areas are well placed to serve the new high school, but are divorced from the centre of the town and therefore it will be difficult to encourage more sustainable travel movements without significant improvements to the local walking and cycling network in the immediate area. It is recommended that a master-planning exercise is carried out to develop suitable ideas in terms of vehicular access to the site, sustainable transport options and public transport provision. There is a long term ambition to develop the former railway line that lies to the north of the site as a shared access route.

TRANSPORT SCOTLAND: Should this site come forward for inclusion then a proportionate Transport Appraisal will be required. This appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7.

OUTDOOR ACCESS TEAM: Connecting footways to be incorporated into the southern section to link pedestrian use to the Core Path which allows access to the Black Hills

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

EDUCATION: A New Primary School and an extension to the High School would have to be considered.

Site Ref MEARL002**Site name** Georgefield East - Phases 1, 2 & 3**Proposed usage**

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

Site area (ha)

59.9

Indicative capacity

700

Housing SG Status**Excluded**

NETWORK MANAGER: Georgefield Road is not ideal for this scale of development.

NEIGHBOURHOOD SERVICES: Requires a strategic approach to the creation of functional open space due to the scale of development, proximity to village.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment**Unacceptable****Summarised conclusion**

The site is not considered appropriate to bring forward within the Housing SG. There are significant infrastructure constraints with the settlement.

Conclusions

This site is identified as a potential longer term mixed use site within the adopted Local Development Plan. Following this site assessment process it is not considered appropriate to bring forward this site as part of the Housing Supplementary Guidance. There are significant infrastructure constraints within Earlston in relation to wastewater treatment capacity within the settlement. Scottish Water have a growth project being designed and built with completion in 2018 this will be enough to accommodate the current population with some extra capacity for limited growth, no further capacity will be available until post 2025. In addition to this there are also a number of existing housing allocations within Earlston which remain undeveloped including both East Turrford (AEARL010) and Georgefield Site (AEARL011) which are located to the north west of this site.

Site Ref **MEARL003**

Site name Georgefield East - Phase 2

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

Site area (ha)

30.0

Indicative capacity

540

Housing SG Status

Excluded

Initial assessment

Floodrisk

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints Minor

Structure Plan policy The site is in the Central Strategic Development Area and the Central Housing Market Area.

Initial assessment summary

SEPA: We require an FRA which assesses the risk from the small watercourses which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Majority of site will likely be developable. The Turfford burn and a tributary run through/adjacent to the site so would need to be protected and enhanced as part of any development. There should be no culverting for land gain. The Turfford burn is a highly modified waterbody (HMWB). With regard to foul drainage this must be connected to the SW foul network which would likely necessitate an upgrade of the STW. Earlston STW is currently a failing site due to storm sewage infrastructure at the site.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. I would have no objections on the grounds of flood risk.

The site is included within the Local Development Plan as a longer term housing site. As part of the Housing SG process the site has been reassessed to establish its short-term housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land **MOD safeguarded area**

Not applicable

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference There is no planning history on the site.

Site Ref **MEARL003**

Site name Georgefield East - Phase 2

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

Site area
(ha)

30.0

Indicative
capacity

540

Housing
SG Status
Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line
contribution
required?



Accessibility and sustainability summary

BIODIVERSITY: Moderate risk – small part of site in flood plain of Turfford burn (River Tweed SAC), (SEPA 1 in 200 year fluvial flood risk) . Potential connectivity with River Tweed SAC through drainage–Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Arable fields with broad-leaved woodland (including wet woodland) and coniferous woodland on boundary. Mitigation to avoid impacts on protected species such as otter, badger, water vole and breeding birds.

GENERAL COMMENTS: The site has good access to local services and facilities within Earlston. It has good access to employment in the settlement and limited access to employment in Galashiels, 10 miles or 20 minutes drive away. Earlston is on the A68(T) which is also part of the strategic public transport network.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with
existing settlement

The site is too expansive and remote from the rest of the village to be considered for short term development due to the undeveloped housing allocations at East Turfford (AEARL010) and Georgefield site (AEARL011).

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Area includes unclassified linear features, as well as sites alongside. Some general findspot locations in the area, including the findspot location of Early Bronze Age piece.

HERITAGE & DESIGN: Substantial potential allocation which would significantly increase the overall population of Earlston and lead to demands on the infrastructure (road network / schools etc) that would also have to be addressed. An overall Master Plan is needed here to look at the long term vision and how individual phases could be considered including the need for advance infrastructure / structure planting etc at each stage.

GENERAL COMMENTS: The Development and Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site. These include structural tree planting and provision for SUDS areas within the site. The hedges and hedgerow trees on the site should be conserved and enhanced where possible.

Site Ref **MEARL003**

Site name Georgefield East - Phase 2

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

Site area
(ha)

30.0

Indicative
capacity

540

Housing
SG Status
Excluded

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

LANDSCAPE COMMENTS: The topography of the site is gently undulating, sloping very slightly down to the west boundary. The site is currently in use as arable farm land with shelterbelt woodland strips to north and part of east boundary. Track with mixed native hedge to majority of southern boundary.

Landscape summary

LANDSCAPE COMMENTS: The shelterbelt woodlands are important habitat corridors. There is scope to improve habitat along the minor burn along the western boundary and to further improve connectivity from south to north by supplementary planting in association with existing hedgeline. I would only see MEARL003 being developed in the future as an extension to completed development to the NW and not in isolation. Any development of this site will require it to acknowledge buffer zones to existing plantations/ shelterbelts and some additional structure planting belts to subdivide the site to improve local amenity.

SNH: While this site lies outwith the current settlement boundary, we note that it is included in the LDP as a longer-term safeguarded site (SEARL006). If you are minded to support development of this site during the current plan period, further detailed assessment will be required.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: This site is expansive and is remote from the rest of the village. It should not be zoned for development in isolation of the intervening land to the west and north west. Should it be zoned for development I shall require a new access onto the A6105 just east of Tower Farm. Improvements will be required to urbanise the entrance to the village on the main road from the east in order to reduce vehicle speeds. A link to the Georgefield Road will also be required in order to provide for appropriate street connectivity. The Georgefield road will require significant upgrading, in terms of horizontal and vertical geometry, width, construction make-up, pedestrian provision and street lighting.

As well as internal street connectivity the development will have to connect externally and allow for future connectivity. A coherent masterplan will be required for the whole area of Georgefield. As well as sustainable transport affairs, a Transport Assessment will have to comprehensively assess the full extent of upgrading work required for the Georgefield road and will have to assess the capacity of the main street through the village which has pinch-points for both vehicular and pedestrian traffic.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

No

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Marketability

Land use allocations

If yes, what?

Site Ref **MEARL003**

Site name Georgefield East - Phase 2

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

**Site area
(ha)**

30.0

**Indicative
capacity**

540

**Housing
SG Status**

Excluded

Average

On site

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: Excepting the area highlighted in green which appears capable of accommodation within Earlston's established setting, the site – certainly those areas denoted in red – are not adjacent to the existing settlement, while mature stands of trees intervene between much of this land and Earlston. To the west, any new housing would be liable to appear divorced from Earlston, cut off by the school and Burn. The eastern edge of the sites is arbitrary in its position, with no existing strong landscaped boundaries to help absorb and structure development. There is an appreciable amount of constraint within the Earlston area because of flood risk concerns at lower level and then more steeply sloping land above the valleys (which I am sure has led to the identification of these areas to the east). However, I would still be concerned about the promotion of an increasingly ribbon-like character of development eastwards and away from the historic centres at Ercildoune (to west of A68) and Earlston (to east of A68). A ribbon running eastwards in the opposite direction would not be in character with the settlement's history, particularly where this might promote the development of further land beyond the arbitrary eastern boundary shown. To avoid an overly-contrived appearance, and any keen sense of Earlston as a tripartite settlement divided by the A68 to the west and High School to the east, consideration would need to be given to how this and any future proposals to the east might be accommodated within a landscaping treatment that is capable of drawing it into a shared setting and sense of place with Earlston, avoiding the impression of a distinct 'Georgefield' satellite community.

SCOTTISH WATER - WWTW: Current growth project being designed and built with completion 2018 to meet a design PE of 2400, no further capacity will be available until post 2025.

SCOTTISH WATER - WTW: Large scale development in Earlston would require same major upgrades on the network, Service Reservoirs and Trunk Mains. This would need to be funded by the developer(s).

ECONOMIC DEVELOPMENT: Already allocated, so pulling implementation forward. Appears a large allocation to bring forward all at once and should only be a single allocation, which is suggested to be part of MEARL001 and replace MEARL002 also.

EDUCATION: A New Primary School and an extension to the High School would have to be considered.

NETWORK MANAGER: Georgefield Road is not ideal for this scale of development.

STRATEGIC TRANSPORT: The proposed mixed use areas are well placed to serve the new high school, but are divorced from the centre of the town and therefore it will be difficult to encourage more sustainable travel movements without significant improvements to the local walking and cycling network in the immediate area. It is recommended that a master-planning exercise is carried out to develop suitable ideas in terms of vehicular access to the site, sustainable transport options and public transport provision. There is a long term ambition to develop the former railway line that lies to the north of the site as a shared access route.

TRANSPORT SCOTLAND: Should this site come forward for inclusion then a proportionate Transport Appraisal will be required. This appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7.

OUTDOOR ACCESS TEAM: Connecting footways to be incorporated into the southern section to link pedestrian use to the Core Path which allows access to the Black Hills.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: Requires a strategic approach to the creation of functional open space due to the scale of development, proximity to village.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies.

Site Ref MEARL003**Site name** Georgefield East - Phase 2**Proposed usage**

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

Site area (ha)

30.0

Indicative capacity

540

Housing SG Status**Excluded**

This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment**Unacceptable****Summarised conclusion**

The site is not considered appropriate to bring forward within the Housing SG. There are significant infrastructure constraints with the settlement.

Conclusions

This site is identified as a potential longer term mixed use site within the adopted Local Development Plan. Following this site assessment process it is not considered appropriate to bring forward this site as part of the Housing Supplementary Guidance. There are significant infrastructure constraints within Earlston in relation to wastewater treatment capacity within the settlement. Scottish Water have a growth project being designed and built with completion in 2018 this will be enough to accommodate the current population with some extra capacity for limited growth, no further capacity will be available until post 2025. In addition to this there are also a number of existing housing allocations within Earlston which remain undeveloped including both East Turrford (AEARL010) and Georgefield Site (AEARL011).

Site Ref **AGALA029**

Site name Netherbarns

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

7.4

Indicative capacity

45

Housing SG Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?



International/national designation constraints Moderate

Structure Plan policy The site is located within the Central Strategic Development Area.

Initial assessment summary

This site was considered in the Local Plan Inquiry and at the recent Local Development Plan Examination. The Reporter's recommendation at both the Inquiry and the Examination was for the site to be removed from the Local Plan/LDP.

SEPA: Require a FRA which assesses the risk from the River Tweed. We previously requested an FRA for this site to assess the risk to the areas closest to the River Tweed. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. In addition, surface water runoff from the nearby hills may be an issue and may require mitigation measures during design stage. Foul water must be connected to the SW network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Small areas of the site are anticipated to be affected by surface water runoff and this site is relatively steep so I would expect the applicant to consider this and show how this risk would be mitigated.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference 04/00706/FUL - Erection of seventy nine dwellinghouse (refused by the Scottish Ministers after they had called it in).

Site Ref AGALA029

Site name Netherbarns

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area
(ha)

7.4

Indicative
capacity

45

Housing
SG Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South-west

Waverley line
contribution
required?



Accessibility and sustainability summary

BIODIVERSITY: Moderate risk – Potential connectivity with River Tweed SAC/SSSI through drainage. Site separated from River Tweed by minor road and disused railway/broad-leaved woodland strip. Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Within site- improved filed boundary features of tree line and within site old hedgerow. Protect boundary features, mitigation required e.g. badger and breeding birds.

GENERAL COMMENTS: The site has good access to local services and facilities and employment in the settlement. The settlement is on the A7(T) and A6091(T) and the strategic public transport network.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Adjacent to site

Visual relationship/integration with
existing settlement

This site was considered in the Local Plan Inquiry and at the recent Local Development Plan Examination. The Garden and Designed Landscape lies to the south east of the site. The Reporters' assessment was that the site should not be developed because of the adverse impact on the setting of the A Listed Abbotsford House and its Garden and Designed Landscape. However, Historic Scotland have now removed their objection to some form of development on the site. The setting of the listed footbridge to the NE of the site and Netherbarns farmhouse, steading and stables to the west of the site should also be taken into consideration.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

High

Local impact and integration summary

ARCHAEOLOGY: Area includes part of disused railway line (OS1) which remains as an earthwork in part.

HERITAGE & DESIGN: Sensitive site opposite Abbotsford House. Some potential however especially by A7 which already has street lighting and Netherbank development. Structural screen planting is needed to reinforce and protect the visual separation from Abbotsford and there is potential to break up the overall site into a series of "rooms" along the line of the indicative sketch provided. Following a review of the Heritage Statement submitted by the contributor I am content with the general conclusion reached that there is scope for some residential development within the M & J Ballantyne site and that subject to reinforcement of the existing planting adjacent to the old railway line to ensure both summer and winter foliage screening that the impact to Abbotsford House and its setting by housing on the site could be reduced to an acceptable minimal level. The detailed design approach is also important, both in terms of identifying and agreeing the "developable" parts of the site; which are likely to be nearer the A7, the landscaping within the site and crucially looking at the colour and hue of the external finishes of any new buildings.

Site Ref AGALA029

Site name Netherbarns

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area
(ha)

7.4

Indicative
capacity

45

Housing
SG Status

Excluded

HISTORIC ENVIRONMENT SCOTLAND: We are content with the principle of development for 45 units here, on the basis that site development will be forward via a masterplan which will ensure that the detail of scale and detailed views analysis, amongst other things, can be considered. We would wish to be consulted on these details and others as the masterplanning process develops. The Abbotsford Trust have recently commissioned a landscape management plan for the Abbotsford estate. The plan's proposals may involve reopening of historic views from house and estate, which may take in this site. This will also need to be taken into account in the development of the masterplan.

GENERAL COMMENTS: This site was considered in the Local Plan Inquiry and at the recent Local Development Plan Examination. The Garden and Designed Landscape lies to the south east of the site. The Reporters' assessment was that the site should not be developed because of the adverse impact on the setting of the A Listed Abbotsford House and its Garden and Designed Landscape. However, Historic Scotland have now removed their objection to some form of development on the site. The setting of the listed footbridge to the NE of the site and Netherbarns farmhouse, steading and stables to the west of the site should also be taken into consideration.

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Landscape designation

Moderate

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

The site is also visible from the stretches of the A7(T) and the Southern Upland Way immediately adjacent to the site. There is a semi mature/ mature tree belt south of the site and young tree belts in the middle of the site and along the A7 (T). There are also mature trees along the fringe of the site. There is a small hillock in the north west of the site. There are small areas of steep slopes in the SW of the site and along its SE fringe. The impact on the Garden and Designed Landscape is also a constraint on landscape capacity.

Landscape summary

SNH: This site lies outwith the current settlement boundary as shown in the LDP. We understand that the site was included as an allocation in the Proposed Plan but, in their report of examination, the Reporter recommended its deletion. This recommendation was based partly on landscape impacts. We are not aware of a potential solution that should change that decision.

GENERAL COMMENTS: The site is also visible from the stretches of the A7(T) and the Southern Upland Way immediately adjacent to the site. There is a semi mature/ mature tree belt south of the site and young tree belts in the middle of the site and along the A7 (T). There are also mature trees along the fringe of the site. There is a small hillock in the north west of the site. There are small areas of steep slopes in the SW of the site and along its SE fringe. The impact on the Garden and Designed Landscape is also a constraint on landscape capacity.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: The A7 immediately adjacent to the site has the benefit of: street lighting and a 40mph speed limit; a footway for pedestrians, including a crossing island in the main road; and public transport provision by way of bus lay-bys and shelters. The existing road junction serving Kingsknowe Drive, which would also serve this site, has the benefit of a right turn lane on

Site Ref **AGALA029**

Site name Netherbarns

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

**Site area
(ha)**

7.4

**Indicative
capacity**

45

**Housing
SG Status**

Excluded

the A7 to assist with traffic flow on the main road. As such, much of the transport infrastructure required to serve this site is already in place. A Transport Assessment would be required to address any adjustments/upgrades required to accommodate the increase in traffic associated with the site.

With the A7 being a Trunk Road, Transport Scotland would observe on the impact on the A7, adjacent to and in the proximity of the site, including any speed reducing measures to be addressed. While there is often queuing traffic at Kingsknowe Roundabout at peak times, this tends to be short lived.

All matters considered I am supportive of the principle of development on this site from a transport perspective, but you may wish to consult Transport Scotland as the trunk road authority. The internal road layout will have to comply with 'Designing Street's requirements, particularly with respect to connectivity and speed. The design will also have to take significant cognisance of pedestrians and cyclists including external links with the surrounding infrastructure.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

Not applicable

Marketability

Average

Land use allocations

Not applicable

If yes, what?

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: The site is supported through a previous planning approval on the site.

CONTAMINATED LAND OFFICER: A portion of the site appears to have been developed with a railway cutting that has subsequently been infilled. The site is brownfield land and its use may present development constraints and this should be taken into consideration.

STRATEGIC TRANSPORT: There is also access to the new railway station on the proposed Waverley Line. A pedestrian/cycling link onto Boleside Road is recommended.

NETWORK MANAGER: The site has trunk road access.

OUTDOOR ACCESS TEAM: No comments.

EDUCATION: No issues.

SCOTTISH WATER - WWTW: OK

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

NEIGHBOURHOOD SERVICES: Currently maintain a grass strip to right hand side of entrance to Kingsknowe Drive off A7 which appears to be included in site. Would be no issues if that was lost. Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies.

Site Ref AGALA029**Site name** Netherbarns**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

**Site area
(ha)**

7.4

**Indicative
capacity**

45

**Housing
SG Status****Excluded**

This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

This site has been to the Local Plan Inquiry and the recent LDP Examination and was dismissed. It is clear the concerns the Reporters have with regards to the allocation of this site and therefore it is not considered there are any further grounds nor information provided which will alter that stance. Therefore the site is not being take forward into the Housing Supplementary Guidance.

Conclusions

This site was considered in the Local Plan Inquiry and at the recent Local Development Plan Examination. The Reporter's recommendation at both the Inquiry and the Examination was for the site to be removed from the Local Plan/LDP.

As part of the recent LDP Examination the Reporter concurred with the conclusions reached at the previous Local Plan Inquiry. The Reporter noted the lack of formal objection by Historic Scotland and stated that cultural and landscape considerations combine to provide an asset which should remain free of the impact of the suggested allocation and any subsequent development of Netherbarns. The Reporter did not accept that the woodland screening would adequately mitigate the adverse impacts of the allocation on the setting of the house or the designed landscape. Additionally, the re-opening of the railway link to Galashiels is likely to increase the volume of visitors to Abbotsford, therefore further strengthening the need to protect the heritage of the vicinity.

It is acknowledged that this recent submission has re-emphasised why the applicants consider that the proposal will have a minimal detrimental impact on the setting of Abbotsford House. However given that this case has twice been dismissed by Reporters, most recently with regards to the adopted 2016 Local Development Plan, it is clear the concerns the Reporters have with regards to the allocation of this site and therefore it is not considered there are any further grounds nor information provided which will alter that stance. Therefore the site is not being taken forward into the Housing Supplementary Guidance.

Site Ref AGALA032**Site name** Lintburn Street**Proposed usage**
Housing**SDA**
Central**HMA**
Central**Settlement**
Galashiels**Site area (ha)**
0.1**Indicative capacity**
8**Housing SG Status**
Included**Initial assessment****Floodrisk**
1:200**SAC**
Not applicable**SPA**
Not applicable**SSSI**
Not applicable**Ramsar**
Not applicable**Adjacent to River Tweed?**
International/national designation constraints Moderate**Structure Plan policy** The site is located within Central Strategic Development Area and the Central Housing Market Area.**Initial assessment summary** This site has a recent planning approval for eight flats (15/01518/FUL) and has been through the planning application process therefore a full site assessment is not required. The site contributes eight additional units towards the housing land supply.**Information relating to planning applications****Minerals and coal****NNR****Prime Quality Agricultural Land****Current use/s**
Buildings**Common Good Land** **MOD safeguarded area** **Aerodrome/Technical Site Safeguarding****Planning history reference** 15/01518/FUL - Erection of eight dwelling flats and associated works (Approved)**Accessibility and sustainability assessment****Access to public transport****Access to employment****Access to services****Wider biodiversity impacts****Site aspect****Waverley line contribution required?****Accessibility and sustainability summary****Local impact and integration assessment**

Site Ref **AGALA032**

Site name Lintburn Street

Proposed usage
Housing

SDA
Central

HMA
Central

Settlement
Galashiels

Site area
(ha)
0.1

Indicative
capacity
8

Housing
SG Status
Included

Conservation area Scheduled Ancient Monument Garden and designed landscape Ancient woodland inventory

Open space Archaeology Listed buildings Visual relationship/integration with existing settlement

Impact on open space Impact on archaeology Impact on listed buildings

Local impact and integration summary

Landscape assessment

NSA

SLA

Landscape designation

General amenity

Altitude >200m?

Height constraint

Slope >12 degrees?

Slope constraint

Constrained in Landscape Capacity Study

Landscape features

Landscape summary

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Contaminated land

HSE consultation

Water supply

Sewerage

Education provision

Primary school capacity

Secondary school capacity

Right of way

TPOs

Site Ref AGALA032**Site name** Lintburn Street**Proposed usage**
Housing**SDA**
Central**HMA**
Central**Settlement**
Galashiels**Site area (ha)**
0.1**Indicative capacity**
8**Housing SG Status**
Included**Marketability****Land use allocations****If yes, what?****Planning and Infrastructure summary****Overall assessment****Overall assessment****Acceptable****Summarised conclusion**

The site has planning consent for eight flats and is therefore considered to be an appropriate site for a housing allocation through the Housing SG.

Conclusions

This site has a recent planning approval for eight flats (15/01518/FUL) the site has been through the planning application process therefore a full site assessment is not required. The site contributes eight additional units towards the housing land supply. Overall, the site was considered as a preferred option within the Draft Housing SG and it is recommended for inclusion within the Finalised Housing SG.

Site Ref AGALA033

Site name Huddersfield Street

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

0.2

Indicative capacity

26

Housing SG Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area and within the Central HMA.

Initial assessment summary

The site is at risk from a 1:200 year flood event from surface water and the Gala Water which runs along the north east boundary of the site.

SEPA: The Proposed Plan (adopted May 2016) has this larger site allocated as business and industrial, not housing. SEPA have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we require that this site is removed from the SG. The waterbody is Highly Modified Waterbody (HMWB) so moderate classification relates to Moderate Environmental Potential (MEP). The Gala water has extensive grey banking in this location which is unlikely to be able to be changed as a result of this development, however the mill lade also appears to be culverted under the site. The development therefore presents an opportunity to de-culvert the mill lade in this location. Foul water must be connected to the SW network.

SBC FLOOD TEAM: Even with the Gala Flood Protection Scheme, this site is still shown to be at risk of flooding within the SEPA mapping and I would most likely require a Flood Risk Assessment (FRA). Our previous response in 2014 stated: "This site is at risk of flooding during a fluvial and pluvial 1 in 200 year flood event. Dependant on the proposals it would be most likely a flood risk assessment would be required at this site."

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Brownfield

Common Good Land

Not applicable

MOD safeguarded area

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference

06/02158/FUL - Erection of 46 category II sheltered apartments for the elderly, ancillary accommodation, parking and landscaped gardens (REFUSED). This application was refused on the grounds that "it had not been sufficiently demonstrated that the proposed development will not be at risk of flooding and that the development of the site would not materially increase the risk of flooding to other properties". A later appeal was withdrawn.

09/00172/FUL - Erection of 46 category II sheltered apartments for the elderly, ancillary accommodation, parking and landscaped gardens (WITHDRAWN).The

Site Ref AGALA033

Site name Huddersfield Street

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

0.2

Indicative capacity

26

Housing SG Status**Excluded**

application was approved in principle but was not concluded due to issues relating to developer contributions. A Flood Risk Assessment was submitted during the process of the application and layout/design was amended. SEPA subsequently removed their objection.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

BIODIVERSITY: Moderate to Major risk - site lies within the flood plain of the Gala water (River Tweed SAC), (SEPA 1 in 200 year fluvial flood risk). Mitigation required to ensure no significant adverse effect on River Tweed SAC.

SNH: Site is immediately adjacent to River Tweed SAC. If allocated it should be clear that Habitats Regulations Appraisal (HRA) will be required.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is within the Galashiels settlement boundary and is currently allocated for the business and industrial safeguarding. The site was previously part of the mills associated with Gala water. Surrounding land uses include industrial and residential on the other side of Huddersfield Street. Residential properties to south on sloping ground are elevated above and have views over the site. The site has good permeability to rest of Galashiels including across the river by adjacent pedestrian bridge.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Nothing recorded by the HER, but adjacent woollen mill shown by OS1 fed by leats crossing area; OS3 notes tanks for different mill; OS5 shows mill buildings extending into area; potential previously landscaped. Mill lead and flood works likely present as below ground features

HERITAGE & DESIGN: The site is outwith the Conservation Area. Gala Mill which is listed B is nearby but not adjacent. Development of this site would provide an opportunity to exploit the riverside setting.

Site Ref AGALA033

Site name Huddersfield Street

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

0.2

Indicative capacity

26

Housing SG Status

Excluded

Landscape assessment**NSA**

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

The site is currently derelict land covered in natural regeneration woodland consisting of self-seeded tree cover including birch, willow and buddleia. It is a level site on the bank of the Gala Water. Footpath access to bridge over Gala Water along north west of site. Wall separating site from garage business along South east boundary of site. Recent access to river bank to repair gabion next to bridge.

Landscape summary

LANDSCAPE COMMENTS: Existing derelict site currently offers valuable cover to birds, invertebrates etc. Given the relatively small size of site any development on the site will potentially wipe this habitat out. A semi native landscape scheme in association with any development would mitigate to a small degree this loss but may be contrary to the residential potential of the site. To achieve a capacity in the region of 26 units will require high density flatted accommodation. Keeping the building close to the river will allow the views onto the river to be exploited and could allow the southern side of the site to be developed as communal garden ground. The site location, next to the river, should make this location an attractive place to live.

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

ROADS PLANNING TEAM: No objections to residential development at this site. Vehicular access will be a single junction directly onto Huddersfield Street. Internally, I envisage the road and parking layout to be a courtyard type design.

A strong street frontage onto Huddersfield Street is recommended and a direct pedestrian/cycle link to the footpath leading to the footbridge may be required. This can be explored further through a Transport Statement.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Average

Land use allocations

On site

If yes, what?

ED1: Protection of Business and Industrial Land

Site Ref **AGALA033**

Site name Huddersfield Street

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area
(ha)

0.2

Indicative
capacity

26

Housing
SG Status
Excluded

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: Central and highly accessible. Potentially suitable for multi-storey residential development. Some account needs to be had in a design for adjacent industrial uses (noise etc). However, main issue is flooding. A previous scheme for the site resolved the issue, but requirements are even stricter now, so this could be a very serious difficulty still. Parking requirements will also be an issue given the limitation on site size, though the central location will have a bearing on requirements

SCOTTISH WATER - WWTW: OK

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

CONTAMINATED LAND OFFICER: The site appears to have been developed with a Woollen Mill. The site is brownfield land and its use may present development constraints.

ECONOMIC DEVELOPMENT: There are issues with this site in terms of SEPA requirements and flood protection from the Gala Water. Mitigation measures for a business use may make the site unviable, unless it is a class 4 office development with parking at ground level. Therefore, housing on this site may be acceptable, but would have to be tested against planning policy.

HOUSING STRATEGY: Supportive of the allocation of the site at Huddersfield Street as a proposed RSL led development for affordable housing.

STRATEGIC TRANSPORT: Connectivity to the new riverside path should be maintained and enhanced where possible.

OUTDOOR ACCESS TEAM: Urban connectivity already exists for pedestrian movement into the town and direct connectivity to the new Black Path

EDUCATION: No issues.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Whilst the site appears acceptable for residential development in principle, the site is at risk from a 1:200 year flood event. FRA required. Issues such as contamination and habitats would require to be investigated and mitigated.

Conclusions

The site is at risk from a 1:200 year flood event from surface water and the Gala Water which runs along the north east boundary of the site. Issues relating to contamination and habitats would require to be investigated and mitigated. Overall, the site was considered as an alternative option within the Draft Housing SG and it is recommended that the site is not taken forward for inclusion within the Finalised Housing SG.

Site Ref AGALA036

Site name Rose Court

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

0.3

Indicative capacity

12

Housing SG Status
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is located within Central Strategic Development Area and the Central Housing Market Area.**Initial assessment summary** There are no initial constraints on the site that would preclude development.

SEPA: Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. Foul water must be connected to the SW network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Brownfield

Common Good Land MOD safeguarded area

Not applicable

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference 15/00516/HON - Demolition of 24 No dwelling flats (Approved)**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?

Site Ref **AGALA036**

Site name Rose Court

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

0.3

Indicative capacity

12

Housing SG Status

Included

Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - existing structures have low-moderate potential to support protected species such as bats (EPS) and breeding birds. Some tree cover on boundary (landscape planting).

GENERAL COMMENTS: The site is on an existing public road with good vehicular access. The site is in close proximity to the new railway station at Galashiels. There is also a bus stop near to the site with a regular bus service.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a brownfield site within the settlement boundary of Galashiels, the site was previously occupied by a flatted development. The surrounding land uses are predominantly residential and the site integrates well within the existing settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: No comments.

HERITAGE & DESIGN: No comments.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

This site is a sloping site with central level area where blocks of flatted accommodation were formerly located - the site clearance is now complete. There is a line of mature trees just outwith the northern boundary. Three mature trees on grassy slope at elevated east end of site. Mature tree on grassy slope at southern apex of site.

Landscape summary

LANDSCAPE COMMENTS: Twelve units of low level terraced or semi-detached housing does not seem unreasonable and would allow private or community garden space to be included in layout. The site is in an elevated position overlooking the part of the town immediately to the south and the hills on the far side of the valley, including the Eildons. Housing layout and design should therefore fully exploit the southern aspect and expansive views to the south. The existing trees which should be incorporated in to housing layout to maintain amenity. A suitable buffer zone is required to define root protection areas for retained trees.

SNH: No comment.

Site Ref AGALA036

Site name Rose Court

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

0.3

Indicative capacity

12

Housing SG Status
Included

Planning and infrastructure assessment

Physical access/road capacity**Near a trunk road?**

ROADS PLANNING TEAM: No objections to residential development on this site. The site benefits from easy access to local services, including public transport, and there is a well-connected system of footpaths in place.

Development can occur generally taking advantage of the existing street infrastructure in place, with parking provided as appropriate. Alternatively the site can be redeveloped with a stronger street presence onto Primrose Bank. It should be noted that any adjustment to the existing road layout is likely to require a stopping-up order as well as Road Construction Consent.

A Transport Statement will be required to address street connectivity and sustainable transport objectives.

Contaminated land

On/adjacent to site

HSE consultation

Not applicable

Water supply**Sewerage**

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Average

Land use allocations

Not applicable

If yes, what?**Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: This formerly contained multi-storey flats. It is ideal for a replacement, high density residential development. Protection of good trees on/adjacent the site would be a particular issue.

CONTAMINATED LAND OFFICER: A portion of the site appears to have been developed with agricultural buildings before being redeveloped with residential properties. The site is brownfield land and its use may present development constraints.

HOUSING STRATEGY TEAM: The team are supportive of proposed RSL led development of the following sites.

STRATEGIC TRANSPORT: No comments.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: Connectivity already exists towards the town centre and up to Langlee Woodlands, this should be maintained.

EDUCATION: No issues.

SCOTTISH WATER - WWTW: OK

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the

Site Ref **AGALA036**

Site name Rose Court

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

**Site area
(ha)**

0.3

**Indicative
capacity**

12

**Housing
SG Status**
Included

developer to enable a connection.

NEIGHBOURHOOD SERVICES: No comments.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

An acceptable brownfield site located within development boundary of Galashiels. Contamination and water treatment works issues to be investigated.

Conclusions

This is an acceptable brownfield site located within the settlement boundary of Galashiels. It is located on an existing public road with good vehicular access. The site is in an elevated position overlooking the part of the town to the south and the hills on the far side of the valley, including the Eildons. Issues relating to contamination and the water treatment works would require to be explored. Overall, the site was considered as a preferred option within the Draft Housing SG and it is recommended for inclusion within the Finalised Housing SG.

Site Ref AGALA037**Site name** Former Castle Warehouse site**Proposed usage**
Housing**SDA**
Central**HMA**
Central**Settlement**
Galashiels**Site area (ha)**
0.3**Indicative capacity**
30**Housing SG Status**
Included**Initial assessment****Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy**

The site is located within Central Strategic Development Area AND THE Central Housing Market Area.

Initial assessment summary

A very small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area.

SEPA: Although no evidence of a culverted watercourse can be found on historic maps we would highlight the potential risk during site investigations. We would stress that no buildings should be constructed over an existing drain/ lade that is to remain active. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The nearby steep hillslope should also be considered during site design. Foul water must connect to the existing SW foul network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. This site may want to consider surface water runoff.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Buildings

Common Good Land

Not applicable

MOD safeguarded area

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference No relevant planning history.

Site Ref AGALA037

Site name Former Castle Warehouse site

Proposed usage	SDA	HMA	Settlement	Site area (ha)	Indicative capacity	Housing SG Status
Housing	Central	Central	Galashiels	0.3	30	Included

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect	Waverley line contribution required?
Good	Good	Good	Moderate	Not applicable	<input checked="" type="checkbox"/>

Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - existing built structures may have potential to support protected species such as bats (EPS) and breeding birds. Mature trees within the site boundary would need assessment for protected species if to felled or managed.

GENERAL COMMENTS: The site is on an existing public road with good vehicular access. The site is in close proximity to the new railway station at Galashiels. The site has good pedestrian access to Langhaugh Lane to the west of site, across Gala Water by footbridge and along relocated Black path on north side of Gala Water. There is also a bus stop relatively near to the site with a regular bus service.

Local impact and integration assessment

Conservation area	Scheduled Ancient Monument	Garden and designed landscape	Ancient woodland inventory
Not applicable	Not applicable	Not applicable	Not applicable
Open space	Archaeology	Listed buildings	Visual relationship/integration with existing settlement
Not applicable	On site	Not applicable	The site is located within the Galashiels settlement boundary. The site is part of land affected by and left largely redundant after rebuilding of railway embankment through this part of the town. The site is allocated as a business and industrial safeguarded site. Immediately to the south east is sheltered housing apartments set in landscaped gardens and accessed from Glenfield Road West.
Impact on open space	Impact on archaeology	Impact on listed buildings	
Low	Medium	Low	

Local impact and integration summary

ARCHAEOLOGY: Previous woollen mill site OS2 area; but first building on site OS5 mill (doesn't look like existing); Steading building in western end of LDP on OS1; Langhaugh Mill complex recorded.

HERITAGE & DESIGN: No comments.

Landscape assessment

NSA	SLA	Landscape designation	General amenity	Altitude >200m?	Height constraint	Slope >12 degrees?	Slope constraint
Not applicable	Not applicable	Minor	Average	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Minor

Site Ref **AGALA037**

Site name Former Castle Warehouse site

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

0.3

Indicative capacity

30

Housing SG Status

Included

Constrained in Landscape Capacity Study

Landscape features LANDSCAPE COMMENTS: The site is flat and located immediately to the north of new Borders Railway embankment. There is prominent and important mature woodland along north boundary and on eastern part of site which is a valuable habitat for birds and invertebrates. The area to the west of site has been engineered as a SUDS scheme as a by-product of railway.

Landscape summary LANDSCAPE COMMENTS: The largely cleared nature of the wider site to the north of the railway and its visually detached location means that there is a largely empty palette on which to create a layout. The trees on the sloping bank on the north side and adjoining Glenfield Court need to be retained with suitable root protection buffers. Therefore, a survey of trees on and adjacent to the site will be necessary to establish the developable area of the site and thus, site capacity. It would be advisable for a masterplan brief for the whole site to be developed to establish how this 'severed' site might best work. Some reference to adjacent housing would be beneficial. The site boundary does not fully capture the area now available as defined by the new railway to the south. Allocating this site provides the opportunity to re-define the now redundant industrial land for residential use.

SNH: No comment.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: I have no objections to this land being zoned for residential development. A suitable vehicular access exists from Glenfield Road West, and a pedestrian route to the north, via steps, takes you on to Langhaugh Lane and Melrose Road. The existing road into the site will have to be extended and appropriate provision made for parking and vehicle turning. I will also require a new adoptable 'ramped' footpath/cycleway to the north onto Langhaugh Lane to meet (as near as possible) DDA standards.

I would question the size of the area shaded red on the proposed plan and consider it should be made larger to accommodate the adjoining developable land.

A Transport Statement will be required to address sustainable transport issues.

ROADS DM (Further Comments): The Officer was consulted as part of the Draft Housing SG, and requested that a site requirement requesting a Transport Assessment be replaced with a site requirement requiring a Transport Statement.

Contaminated land

On/adjacent to site

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Average

Land use allocations

Not applicable

If yes, what?

Site Ref **AGALA037**

Site name Former Castle Warehouse site

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

0.3

Indicative capacity

30

Housing SG Status

Included

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: The principle of residential development would be acceptable, as it is fairly self-contained, accessible and alongside existing residential properties. Issues would include contamination from past uses, bat/bird survey for demolition of existing buildings, noise and vibration from railway, account for noise/disturbance from adjacent industrial uses (though railway might be enough of a buffer) and trees to east and north. I would also query if the entire wedge between the railway and woodland embankment etc would be better allocated, rather than just the building and pocket of trees alongside it as shown. This would give more flexibility for a better scheme.

CONTAMINATED LAND OFFICER: The site appears to have been developed with a Woollen Mill and an 'Mill' of unspecified use. The site is brownfield land and its use may present development constraints.

HOUSING STRATEGY: I am supportive of proposed RSL led development of the this site. This site is emerging as a front runner for a potential new build extra care housing development for Galashiels.

STRATEGIC TRANSPORT: No comments.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: Connectivity to the new Black path and the town exists, check for any enhancement required.

EDUCATION: No issues.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Site relates well to existing settlement and is on an existing public road with good vehicular access. Tree survey required to inform development.

Conclusions

The site relates well to the existing settlement, with existing residential properties immediately to the south east and is on an existing public road with good vehicular access. A tree survey would be required to inform the developable area and the consideration of habitats. Issues relating to archaeology, contamination and the local water treatment works would require to be investigated. Overall, the site was considered as a preferred option within the Draft Housing SG and it is recommended for inclusion within the Finalised Housing SG.

Site Ref RGALA005

Site name Winston Road

Proposed usage

Redevelopment

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

2.5

Indicative capacity

114

Housing SG Status**Excluded****Initial assessment****Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area and the Central Housing Market Area.

Initial assessment summary

SEPA: Require an FRA which assesses the risk from the River Tweed. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Foul water must be connected to the SW network. The site is immediately adjacent to the Gala STW which incorporates a WML for the sludge dryer. Likely to be odour issues due to proximity of houses. Buffer should be provided in line with SPP guidance, however would be best not to develop for housing given sensitivities.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Small areas of the site are anticipated to be affected by surface water runoff so I would expect the applicant to consider this and show how this risk would be mitigated.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference

08/01484/FUL - Erection of 22 metre mono pole supporting 3 no 3G antennas and 2 no transmission dishes, erection of 2 no equipment cabinets and 1 no meter cabinet (APPROVED)

97/05306/FUL - Erection of roof (APPROVED)

Site Ref RGALA005

Site name Winston Road

Proposed usage

Redevelopment

SDA

Central

HMA

Central

Settlement

Galashiels

Site area
(ha)

2.5

Indicative
capacity

114

Housing
SG Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line
contribution
required?



Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - existing built structures (textile mill) have potential to support protected species such as bats (EPS) and breeding birds. Open ground and area of trees and scrub may support protected species e.g. badger and breeding birds. Small part of site within flood plain of River Tweed SAC/SSSI (SEPA 1 in 200year fluvial flood risk).

SNH: This site is for re-development of an abattoir and a former refuse tip. The proximity of the former refuse tip site (RGALA003) to the River Tweed SAC means that assessment and mitigation of impacts on the SAC will be required. It is not clear what the site requirement "there is moderate biodiversity risk associated with the site which must be given due consideration" refers to. As related site requirements refer to potential for protected species to be present, the supplementary guidance should make clear the need for survey. Further advice on survey is available on the SNH website.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site relates well with the existing built up area, with existing residential properties to the west and the eastern boundary being contained by the River Tweed. There are, however, adjoining uses, such as the railway line, substation (with overhead lines extending over the site) and sewage works which make this a challenging site. Whilst the principle of residential development would appear to be acceptable, the adjoining uses present constraints which may be difficult to overcome, resulting in potential conflicts of uses.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

HERITAGE & DESIGN: A challenging site for residential use adjacent to the railway line, substation and close to the sewage works. Potentially some housing might be possible overlooking the river.

ARCHAEOLOGY: No comments.

Site Ref RGALA005

Site name Winston Road

Proposed usage

Redevelopment

SDA

Central

HMA

Central

Settlement

Galashiels

Site area
(ha)

2.5

Indicative
capacity

114

Housing
SG Status

Excluded

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

LANDSCAPE COMMENTS: Fairly level site in elevated location above River Tweed with gently rising ground to N and steep bank down to river on SE side. Site elevation is around 105-110m AOD. Following the closure of the abattoir the site has lain empty and become overgrown. It is 'brownfield' land. To the north of site is Scottish Power Substation and storage yard, with field extending from site boundary up the side of Winston Road and along Melrose Road as far as garage. Line of conifers separating ex-abattoir site from field and storage yard to north. Railway running along base of bank at southern side. Steep partially tree clad bank along east side. Site separated from Winston Rd by line of conifers. 2 attractive deciduous trees in verge to outside of western site boundary. 3/4 mature oak near top of slope down to railway track near SW corner of site and a mature sycamore further to east on same banking. 2 mature sycamores on or just outside SE corner at top of Steeply sloping bank down to Tweed. Trees outside and inside northern boundary adjacent to substation. Overhead HV powerlines on various sizes of pylons overrunning site in SE and SW directions. Attractive views out over Tweed with Eildon Hills beyond. Existing trees have value for birds and invertebrates. Potential for woodland restoration on steep slopes to River Tweed and on slope overlooking railway.

Landscape summary

LANDSCAPE COMMENTS: Capacity depends upon the wayleaves required for OH powerlines and this may take out parts of the site. Environmentally there are few limits although existing trees within site on S and near E side should be retained to provide setting and minimise impacts on River Tweed adjoining. Development should be concentrated in NW and central southern part of site not overrun by powerlines. Opportunities to strengthen tree planting in NE corner and establish a green heart to the development along line of Powerline running SW from substation. Development should be pulled back from eastern boundary to avoid imposing on River Tweed.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: I have no objections in principle to the regeneration of this site. There needs to be two public road access points from Winston Road into the site, and internally a connected street layout is required. A strong street frontage onto Winston Road is recommended. A footway on the east side of Winston Road from Melrose Road to the road bridge over the railway line will be required and pedestrian crossing points will be needed in Winston Road, the locations of which can be determined through A Transport Assessment for the site.

Contaminated land

On site

HSE consultation

On site

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Land use allocations

If yes, what?

Site Ref RGALA005

Site name Winston Road

Proposed usage

Redevelopment

SDA

Central

HMA

Central

Settlement

Galashiels

Site area
(ha)

2.5

Indicative
capacity

114

Housing
SG Status

Excluded

Average

On site

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: Provisional enquiry on the site (16/00330/PREAPP) for residential development on the site. The following comments were made in relation to the provisional enquiry: Removing the abattoir and redeveloping the entire site will remove the problem of conflict of uses within the site itself so, on the basis the entire site is redeveloped for housing, then the broad principle is worth exploring. However, a key issue is potential conflict with adjacent uses. These include the substation site (noise, vibration, overhead lines), sewage works (odours) and railway line (noise/vibration). Any development proposal will firmly need to demonstrate that account has been had for these uses and potential constraints in the development layout. The LDP cautions against residential development because of the nature of adjoining uses. It is up to a developer to demonstrate that the site will be capable of development that does not conflict with adjoining uses, and that the development will deliver benefits that outweigh its LDP allocation. It should be noted that a play area would be required on site, and that a flood risk assessment would not be required. In terms of other uses, the site has the potential for uses in Classes 4-6 or similar given its history and proximity to substation and sewerage works, albeit care would be needed over amenity impacts on residential properties to the west.

STRATEGIC TRANSPORT: A proposal for a roundabout at the junction of Winston Road and Melrose Road should be considered. The proposal provides an opportunity to upgrade the existing pedestrian/cycling network in the area and provide good links to the existing black path and the two local rail stations.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: No comments.

CONTAMINATED LAND OFFICER: The site appears to have been used as a 'refuse tip'. The site is brownfield land and its use may present development constraints.

ECONOMIC DEVELOPMENT: We advocate support for retention of employment uses on this site, as there is currently little available business land in the town. As the site is adjacent to and part of allocated site RGALA003, we would suggest this is developed as a single site and RGALA003 Site Requirements should apply to this overall site.

HOUSING STRATEGY: No comments.

SCOTTISH WATER - WWTW: No issues.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

EDUCATION: No issues.

NEIGHBOURHOOD SERVICES: Possibly a currently maintained roadside grass verge included in within the site.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

GENERAL COMMENTS: There are existing overhead pylons within the site. The site is also within an exclusion zone with gas pipeline running on eastern boundary of the site. The site has also been used as a old refuse tip and abattoir and therefore an assessment would be required to check for contamination fo the site and any remediation works which may be needed.

Site Ref RGALA005

Site name Winston Road

Proposed usage

Redevelopment

SDA

Central

HMA

Central

Settlement

Galashiels

**Site area
(ha)**

2.5

**Indicative
capacity**

114

**Housing
SG Status**

Excluded

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Principle of residential development acceptable however adjoining uses would potentially raise conflicts of uses.

Conclusions

The location of the site is acceptable in principle for residential development. However, a key issue is potential conflict with adjacent uses. These include the substation site (noise, vibration, overhead lines), sewage works (odours), railway line (noise/vibration) and an exclusion zone with gas pipeline running on eastern boundary of the site. These are all issues which would require to be explored in great detail by the developer. A Flood Risk Assessment would be required. There is moderate biodiversity risk. Assessment and mitigation of impact on SAC required. Capacity of the site would depend upon the wayleaves required for OH powerlines and this may take out parts of the site. Environmentally there are few limits although existing trees within the site on the south and near eastern side should be retained to provide setting and minimise impacts on River Tweed adjoining. A Transport Assessment would be required. Contamination would require to be investigated and mitigated.

Site Ref RGALA006**Site name** Borders College Site**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

1.2

Indicative capacity

50

Housing SG Status**Not Applicable****Initial assessment****Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area and the Central Housing Market Area.

Initial assessment summary

SEPA: Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Foul water must be connected to the SW network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. There are small signs of surface water build up in the current car park, so this should be considered.

This site was submitted as part of the Call for Sites process, the site is already included within the Local Development Plan as a redevelopment opportunity. As part of the Housing SG process the site has been reassessed to establish its housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Buildings

Common Good Land

Not applicable

MOD safeguarded area

On/Adjacent to site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference

99/01308/FUL - Erection of lift shaft and link corridor(approved)

99/01462/FUL - Demolition of temporary classrooms and erection of special needs unit (approved)

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Site Ref **RGALA006**

Site name Borders College Site

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

**Site area
(ha)**

1.2

**Indicative
capacity**

50

**Housing
SG Status**

Not Applicable

Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - existing built structures (college buildings) have potential to support protected species such as bats (EPS) and breeding birds. The site is adjacent to mature broad-leaved trees on boundary. Safeguard boundary features.

GENERAL COMMENTS: The site is located within Galashiels with a range of shops and services nearby. The site also has good access to bus and rail links within the town.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

On site

Visual relationship/integration with existing settlement

The site is within the development boundary of Galashiels and is allocated within the Local Development Plan as a redevelopment opportunity. The site is located in the centre of the settlement with surrounding land uses being predominantly residential.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Medium

Local impact and integration summary

ARCHAEOLOGY: There are two primary archaeology elements to the site, and one secondary. First, the former Gala Academy incorporates an early 19th century mansion house formerly known as Oaklee. This was likely a mansion built by one of the early mill owners. Similarly, the area incorporates the later 19th century and C Listed Thorniedean House. Finally the old Gala Academy is of local historic interest. None of this precludes development, but there may be some requirements for historic building recording if these are ultimately altered/demolished.

HERITAGE AND DESIGN: The part to the NW of Langhaugh Lane was of course the Old Gala Academy building which incorporated parts of an earlier Victorian villa, Oaklea. Potentially this part of the site could be redeveloped for residential use possibly up to 3 stories reflecting the current scale of the building as a flatted development rather than individual plots. The part to the SE is more tricky as Thornfield House is listed category C and whilst it has been empty and unused for a number of years, the presumption is that the listed building would be retained. Any residential scheme should aim to retain and reuse the building and take account both of its setting and also effectively that residential new build could be considered as enabling development to cross fund the listed building. Phasing, staged completion would need to be considered to ensure that the listed building was addressed at an early stage of the scheme. It should be noted that ultimately not every listed building can be saved and it would be open to any potential developer to seek to make a case for demolition based on the "SHEP" tests.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

**Altitude
>200m?**

**Height
constraint**

Minor

**Slope >12
degrees?**

**Slope
constraint**

Minor

Constrained in Landscape Capacity Study

Site Ref **RGALA006**

Site name Borders College Site

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

1.2

Indicative capacity

50

Housing SG Status

Not Applicable

Landscape features

LANDSCAPE COMMENTS: Site gently sloping to south but no major changes in level across site. Redundant college buildings, (previous Galashiels Academy to west side of Langhaugh Lane and a detached villa which was incorporated into the college at an earlier date). The buildings fronting onto Melrose Road are the long since adapted residential villas that first occupied the site and slowly extended eastwards along this part of Melrose Road. Various extensions and additions have engulfed the original detached buildings although the villa to the east of Langhaugh Lane still retains much of its stature.

Landscape summary

LANDSCAPE COMMENTS: There is a belt of woodland along the majority of the southern boundary that provides screening and separation from the industrial units below. The woodland belt along the southern boundary offers good habitat for birds, bats and invertebrates as well as valuable screening and separation from industrial units to the south. There is potential for this site to be developed for apartment style living, with either parts of one or two of the older building adapted for this purpose, with complementary new build apartments to the south side of the site.

SNH: While the site may be visible from the NSA, due to its location and as it is redevelopment of an existing site, we do not consider it likely that it would affect either designated site.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: This site is part of a larger site zoned for redevelopment in the LDP (Site zRO202) and there is a planning brief referring to how the site can be developed. With the principle of development already established I am happy to offer my support for a housing allocation on the site in question here.

Development of the site will have to offer integration and connectivity with the residual part of site zRO202 in terms of access, parking and pedestrian/cycle connectivity. Similarly, the adoptable street network will have to extend sufficiently to allow adoptable pedestrian/cycle connectivity with the development site to the south east (Site AGALA037 – former Castle Warehouse site). A Transport Assessment will be required.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Average

Land use allocations

On site

If yes, what?

ED5: Regeneration

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: Applying a capacity to the site will be very helpful. It has quite a suburban surrounding context though, so a modest density would ordinarily have been sought. There is also the setting of the Listed Building on site to consider too. But then it also has the large college buildings already on it, and is fairly accessible from the town centre, so suggesting higher density will work on at least the site of the main buildings. It may be that a mix of modest and higher density will work best. I cannot, though, say if '50' is the right number as it depends on the type of development (i.e. whether flats/houses/or a mix and also the extent of conversion and new-build involved). The level of car parking will have to be high to serve that number and that will have visual implications and there may be some negotiation needed anyway in terms of parking numbers given the accessibility of the site from the town centre. Therefore, if a number is being put on it, I would qualify that this depends on whether an appropriate site layout and scale of built development can be achieved in a manner which respects the neighbouring

Site Ref **RGALA006**

Site name Borders College Site

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

1.2

Indicative capacity

50

Housing SG Status

Not Applicable

context, the setting of the Listed Building on site, protects adjacent woodland and achieves the necessary level of parking in a visually sympathetic manner.

SCOTTISH WATER - WWTW: No issues.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

CONTAMINATED LAND OFFICER: The site appears to have been developed with a school (Galashiels Academy). The site is brownfield land and its use may present development constraints.

ECONOMIC DEVELOPMENT: Development proposals have already been set through the Planning Brief for the site, which recommends 68 units. However, this includes sites E & F which are owned and now occupied by Live Borders so it is unlikely they will be developed in the short to medium term. Therefore by excluding this part of the site, as shown on plan RGALA006, then a capacity of 50 units would seem a fair assessment.

HOUSING STRATEGY: It would be great to see the site redeveloped, as it really detracts from what is an otherwise attractive and sought after part of town.

STRATEGIC TRANSPORT: No comments.

EDUCATION: No issues.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

There are no major constraints which preclude development, however there are a range of minor issues which would need to be addressed. As the site is already allocated in the LDP and included in the Housing Land Audit it is not being taken forward into the Housing SG as the site would not add any additional units to the housing land supply.

Conclusions

This site is allocated within the Local Development Plan as a redevelopment opportunity (zRO202) - although the allocation covers a larger area taking in land to the north west. No indicative capacity is stated within the Local Development Plan and this process has allowed the site to be assessed to establish its housing potential. The site is considered appropriate for residential development as the surrounding land uses are predominantly residential. There is an approved planning brief for the site which includes various considerations and requirements for development of the site. It should also be noted that due to the identified surface water hazard on the site SEPA request this should be investigated further and recommend contact is made with Flood Prevention Officer. Although this site has been assessed as acceptable the site has not been taken forward into the Housing Supplementary Guidance as the site is already included within the Housing Land Audit. Therefore including the site would not add any additional units to the housing land supply.

Site Ref **AGATT016**

Site name Lower Gateside

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Gattonside

**Site area
(ha)**

5.5

**Indicative
capacity**

70

**Housing
SG Status**
Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints Minor

Structure Plan policy

The site is located within the Central Strategic Development Area and within the Central HMA.

Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

SEPA: The site is elevated sufficiently above the River Tweed. Due to steep topography surrounding/ within the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented.

SBC FLOOD TEAM: In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the "third generation flood mapping" prepared by SEPA indicates that the site is not at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year. The Indicative River & Coastal Flood Map (Scotland) has primarily been developed to provide a strategic national overview of flood risk in Scotland. Whilst all reasonable effort has been made to ensure that the flood map is accurate for its intended purpose, no warranty is given. Therefore, I would have no objections to a proposal for housing at this location on the grounds of flood risk. Although no surface water issue was picked up within the SEPA mapping there is a hill at the back of this location and due to the scale of this development it would be beneficial to assess the need for surface water runoff mitigation.

The site was submitted during the process of the consultation on the Draft Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference N/A

Site Ref AGATT016

Site name Lower Gateside

Proposed usage
Housing

SDA
Central

HMA
Central

Settlement
Gattonside

Site area
(ha)
5.5

Indicative
capacity
70

Housing
SG Status
Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Waverley line contribution required?



Accessibility and sustainability summary

Biodiversity Risk: Minor-Moderate

No obvious connectivity with River Tweed SAC/SSSI through drainage. Site on sloping ground, separated from River Tweed by road (B6360) and broad-leaved woodland strip adjacent to River Tweed. Mitigation may potentially be required to ensure no significant adverse effects on integrity of River Tweed SAC. Within site-improved pasture, boundary features of mature trees and hedgerow. Protect boundary features, mitigation required e.g. badger and breeding birds

Local impact and integration assessment

Conservation area

Adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located immediately adjacent to the settlement boundary of Gattonside to the west of the village. Access would be from the B6360 to the south where the existing road layout is problematic. The site would extend the village beyond an existing well established landscape buffer which exists within the garden ground of a residential property known as 'Woodlands' to the south east of the site. Considerable effort would be required to ensure that any development of the site relates to the existing settlement, primarily by implementing appropriate landscaping to provide containment. It would be difficult to assimilate a development of the size proposed into Gattonside and would look out of place and out of character with the existing pattern of development of Gattonside and the wider north side of this section of the Tweed Valley, especially when seen from elevated locations on the other side of the valley.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Archaeology Officer: There's nothing known archaeologically for the site, though neighbouring fields have some evidence of prehistoric settlement and land use. Some form of archaeological evaluation may be warranted, but no show stoppers.

Design and Heritage Officer: The proposed site lies just outside the current conservation area. There seems to be no previous development of the site, so it is truly green land. There are existing natural boundaries site / field proposed. The site, which slopes to the north would be clearly visible from both medium (from towards Lowood Bridge the riverside walks) and distant view points (e.g top of the Eildon Hills) and would adversely impact on the setting of the conservation area and Gattonside generally and would contribute to incremental coalescence between Gattonside and other settlements.

Site Ref **AGATT016**

Site name Lower Gateside

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Gattonside

Site area
(ha)

5.5

Indicative
capacity

70

Housing
SG Status
Excluded

Historic Environment Scotland: We have considered the site, concentrating on scheduled monuments and their setting, listed buildings, the setting of A listed buildings, gardens and designed landscapes and battlefields appearing in their respective Inventories, and Conservation Areas. We consider that development of this site as proposed is not likely to result in adverse impacts on heritage assets within this remit, provided that development is carried out in accordance with the relevant national and local policies.

Landscape assessment

NSA

On site

SLA

Not applicable

Landscape designation

Major

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Moderate

Constrained in Landscape Capacity Study

Landscape features

The site is located within the 'Gattonside North' area as described in the Scottish Borders Development and Landscape Capacity Study 2007. This states: 'Steep, generally south facing slopes surround the village to the north and west, while some small linear fields lie adjacent to the settlement. Development across the undulating slopes is constrained by the more complex topography, and often steep slopes which would require earth moving to accommodate development. This area is also highly open and relatively exposed because of the broadly convex curvature of the hill flank, which also tends to orientate westwards, away from the village. The slopes are very visible, particularly from the south and the Eildon Hills, from where they contribute to the scenic quality of the NSA. The fields are largely cultivated, indicating that this may be a valuable agricultural resource which is difficult to recreate'.

Landscape summary

Landscape Architect: This site at the very edge of the Gattonside settlement does not lend itself to residential development of this scale. A sizeable residential development at this village edge location would be out of character with the historic pattern of development of Gattonside and the localised development pattern of the detached houses, mansion houses on this western edge of the village. It would be very difficult to assimilate a development of this size into Gattonside and would look out of place and out of character with the existing pattern of development of Gattonside and of the wider north side of this section of the Tweed valley, especially when seen from elevated locations on the other side of the valley.

SNH: Concerns centred on the size of the proposed allocation and its position on prominent south-facing slopes within the Eildon and Leaderfoot NSA. In views from the Eildon Hills, developing the entirety of the site would lead to the introduction of development beyond the existing settlement boundary, likely detracting from the existing settlement pattern, while also impacting adversely on landscape character and visual amenity. Impacts would also likely be experienced from the Southern Upland Way which runs alongside and on the western boundary of the site. In the absence of details regarding the overall extent of the area for built development, or the scale and layout of the built development, or the retention of existing landscape features and the incorporation of new planting, SNH highlight the potential for this development to have significant adverse effects on the special qualities of the NSA. SNH therefore object to this proposal.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Whilst Gattonside is well located in terms of access to services being located within the Central Borders, there are difficulties relating to the access at the site. The Roads Planning Officer has objected to the allocation of the site in respect of its poor relationship with the village in respect of pedestrian connectivity. There appears no obvious means of resolving this issue other than by way of affecting third party land. Vehicular access would have to be directly from the B6360 outside the village towards the western end of the site. Whilst appropriate junction visibility splays are

Site Ref **AGATT016**

Site name Lower Gateside

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Gattonside

**Site area
(ha)**

5.5

**Indicative
capacity**

70

**Housing
SG Status**

Excluded

likely to be achievable, particularly since the introduction of 'Designing Streets' and the reduced sight-line requirements therein, the access would be onto a section of road tortuous in nature and the access point would be slightly remote from the village.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Limited

Education provision

Good

Primary school capacity

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Adjacent to site

Marketability

Good

Land use allocations

Not applicable

If yes, what?

Planning and Infrastructure summary

Access Ranger: The west side of the site is bordered by RoW BE84 that also comprises part of core path 189 (aka Southern Upland Way, one of Scotland's Great Trails). Any future development should include at least one link on to this route to allow future residents an off-road link on to the wider path network.

Contamination Officer: The site appears to have remained undeveloped throughout the map extracts reviewed with the exception of an apparent residential property 'Gateside' in the north-western corner of the site in the 1800's. The site appears to have remained greenfield/ residential and there is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

Development Management: The site appears rather detached from the village, beyond the built up area and mature woodland. Any development here would not have a strong visual connection with the village itself. Its size is considerable and the site is elevated. It would also have no access connectivity with the village, except from the main road. I will not speculate on any issues the Roads team may have with it, but I would not be of a mind to endorse this site for housing because of its detachment from the village in terms of visual/landscape impacts and accessibility.

Environmental Health: No objections. Low carbon/Carbon neutral technologies would be required.

Housing Strategy: No comments.

Network Manager: Careful consideration would need to be given to any vehicular access onto the B6360. Similarly footway linkages with the existing village (particularly along the B6360 where it is likely to be problematic. The existing 30 mph limit may need to be extended. Western boundary of site is adjacent to Southern Upland Way.

Roads Planning: Good street design and place-making principles encourage and support developments which can integrate and connect well with their surroundings. It is difficult to see how this divorced site can achieve this. In particular, no pedestrian connectivity with the rest of the village appears to be available other than by way of the main road footway which is extremely narrow in part. There appears no obvious means of resolving this issue other than by way of affecting third party land. Vehicular access would have to be directly from the B6360 outside the village towards the western end of the site. Whilst appropriate junction visibility splays are likely to be achievable, particularly since the introduction of 'Designing Streets' and the reduced sight-line requirements therein, the access would be onto a section of road tortuous in nature and the access point would be slightly remote from the village. Taking all of the above into consideration, unable to recommend in favour of this land being zoned for residential development.

Scottish Water: There would need to be some work done on the network and the SPS prior to the WWTW at Melrose at the developers cost. Howden Water Treatment Works has sufficient capacity for this development. A Water Impact Assessment is required to determine the impact of the development (if any) on the

Site Ref **AGATT016**

Site name Lower Gateside

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Gattonside

Site area
(ha)

5.5

Indicative
capacity

70

Housing
SG Status

Excluded

existing network. Melrose WWTW has sufficient capacity for this development. A Drainage Impact Assessment would be required to ascertain what upgrade works would be required on the existing sewers and pumping station.

SEPA: There is however an exempt composting site located at the Pavillion approx 700m to the west. We receive the occasional odour complaint relating to this site. The SBC landfill is obviously located further to the west however we do not receive odour complaints from Gattonside relating to the landfill operations.

Transport Scotland: No objections.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Following the assessment it is not considered appropriate to allocate this site. The site has a number of significant constraints and there are more appropriate sites within the Central SDA to help meet the housing shortfall.

Conclusions

The site subject to this assessment is for housing with an indicative capacity of 70 units. The site is located immediately adjacent to the settlement boundary of Gattonside to the west of the village. Access would be from the B6360 to the south where the existing road layout is problematic. The site would extend the village beyond an existing well established landscape buffer which exists within the garden ground of a residential property known as 'Woodlands' to the south east of the site. It would be difficult to assimilate a development of the size proposed into Gattonside and would look out of place and out of character with the existing pattern of development of Gattonside and the wider north side of this section of the Tweed Valley, especially when seen from elevated locations on the other side of the valley. SNH has objected to the allocation of the site due to the likely detrimental impact upon the existing settlement pattern, landscape character, visual amenity and the NSA.

Whilst Gattonside is well located in terms of access to services being located within the Central Borders, there are difficulties relating to the access at the site. The Roads Planning Officer has objected to the allocation of the site in respect of it's poor relationship with the village in respect of pedestrian connectivity. There appears no obvious means of resolving this issue other than by way of affecting third party land. Vehicular access would have to be directly from the B6360 outside the village towards the western end of the site. Whilst appropriate junction visibility splays are likely to be achievable, particularly since the introduction of 'Designing Streets' and the reduced sight-line requirements therein, the access would be onto a section of road tortuous in nature and the access point would be slightly remote from the village.

It is not therefore considered that this site should be allocated for housing.

Site Ref AHAWI025**Site name** Leishman Place**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Hawick

Site area (ha)

0.2

Indicative capacity

5

Housing SG Status

Included

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is located within the Central Strategic Development Area.**Initial assessment summary** There are no initial assessment constraints which preclude development.**Information relating to planning applications****Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Brownfield

Common Good Land MOD safeguarded area

Not applicable

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference 08/02116/HON - Demolition of block of flats; 06/01482/HON - Demolition of three blocks of flats.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

ACCESSIBILITY: The site is located within Hawick's settlement boundary, at Burnfoot. The site is within 2 km of Hawick High Street. A wide range of facilities and services are available within Hawick, including a number of key services within Burnfoot. Hawick has regular bus services to several towns in the Borders, and to Edinburgh and Carlisle.

The site consists primarily of amenity grassland. There are no significant biodiversity issues.

Site Ref AHAWI025

Site name Leishman Place

Proposed usage
Housing

SDA
Central

HMA
Central

Settlement
Hawick

Site area
(ha)
0.2

Indicative
capacity
5

Housing
SG Status
Included

Local impact and integration assessment

Conservation area
Not applicable

Scheduled Ancient Monument
Not applicable

Garden and designed landscape
Not applicable

Ancient woodland inventory
Not applicable

Open space
On site

Archaeology
Not applicable

Listed buildings
Not applicable

Visual relationship/integration with existing settlement

Impact on open space
Medium

Impact on archaeology
Low

Impact on listed buildings
Low

The site sits within the settlement boundary of Hawick, in an area within the Burnfoot estate which is primarily in residential use. An appropriately designed residential development in this location would relate well with the surrounding area.

Local impact and integration summary

DEVELOPMENT MANAGEMENT: The site was previously occupied by flats but these have been demolished. Residential would therefore be an appropriate use, though any development should respect the scale of surrounding properties and be designed and sited so as to ensure that no overlooking or loss of light occurs to neighbouring properties.

Landscape assessment

NSA
Not applicable

SLA
Not applicable

Landscape designation
Minor

General amenity
Poor

Altitude >200m?

Height constraint
Minor

Slope >12 degrees?

Slope constraint
Moderate

Constrained in Landscape Capacity Study

Landscape features There are boundary trees to the south and east of the southern-most of the two portions of the site. The site is also sloping. The site consists mainly of amenity grassland.

Landscape summary LANDSCAPE OFFICER: The northern portion (area A) is suitable for residential development that would tie in with adjoining houses. The portion to the south (area B) the road is very small and has various boundary trees which further reduce developable area. Area B is considered unsuitable for development.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS DM: No objections to housing on either of these sites. The site to the south of Leishman Place previously had dwellings on it. Strong street frontages should be encouraged. Appropriate off-street parking would be preferred as there is none in the immediate vicinity and depending on the level of development, the existing road layout may not cater for on-street parking only.

Contaminated land

HSE consultation

Water supply

Sewerage

Site Ref AHAWI025

Site name Leishman Place

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Hawick

Site area (ha)

0.2

Indicative capacity

5

Housing SG Status
Included

Not applicable

Not applicable

Yes

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Poor

Land use allocations

Not applicable

If yes, what?

Planning and Infrastructure summary

ENVIRONMENTAL HEALTH (CONTAMINATION): The site appears to have remained undeveloped until recent residential use. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

SEPA COMMENTS: Foul drainage must connect to SW foul sewer network for Hawick STW.

SEPA COMMENTS (FURTHER COMMENTS): no further comments provided as part of the public consultation on the Draft Housing SG

Marketability has been classed as poor, but the applicant is an RSL and private sector demand is therefore not a requirement to the site being brought forward.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is located within Hawick settlement boundary and scores well in the assessments.

Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process.

The site consists of two portions of land, one to the north-west of Leishman Place, Hawick and another to the south-east. The site relates well to neighbouring uses and its built and natural environment and benefits from good access to services.

There are no roads access issues. There is a preference for appropriate off-street parking as there is none in the immediate vicinity and depending on the level of development, the existing road layout may not cater for on-street parking only.

The site is considered appropriate for housing development subject to a number of points which can be covered through by any accompanying site requirements.

In summary, the site was considered to be a preferred site within the Draft Housing SG and following public consultation the site will be included within the Finalised Housing SG, with an indicative site capacity for 5 units.

Site Ref AHAWI026

Site name Henderson Road

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Hawick

Site area (ha)

0.2

Indicative capacity

6

Housing SG Status
Included

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints Minor

Structure Plan policy The site is located within the Central Strategic Development Area.

Initial assessment summary There are no initial assessment constraints which preclude development.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land **MOD safeguarded area**

Not applicable

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference None

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

ACCESSIBILITY: The site is located within Hawick's settlement boundary, at Burnfoot. The site is less than 2 km from Hawick High Street. A wide range of facilities and services are available within Hawick, including a number of key services within Burnfoot. Hawick has regular bus services to several towns in the Borders, as well as Edinburgh and Carlisle.

ECOLOGY OFFICER: Biodiversity Risk: Minor. Amenity grassland adjacent to garden ground. Hedgerow on NE boundary. No significant biodiversity issues.

Site Ref AHAWI026

Site name Henderson Road

Proposed usage
HousingSDA
CentralHMA
CentralSettlement
HawickSite area
(ha)
0.2Indicative
capacity
6Housing
SG Status
Included**Local impact and integration assessment****Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site sits on the edge of Hawick, within the Burnfoot estate. The wider area to the south is broadly in residential use but the site borders open fields to the north east and north west.

Impact on open space

Medium

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

DM: This site is on the edge of Hawick within a residential area. Residential use would therefore be appropriate. As this site is prominent from the B6359 a high quality of design and materials would be required and any development should be designed and sited so as to ensure that no overlooking or loss of light occurs to neighbouring properties.

HOUSING OFFICER: Site better left as amenity space than development site.

Landscape assessment**NSA**

Not applicable

SLA

Adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

The site consists mainly of amenity grassland. There are 2 semi mature trees at the northern corner of the site. The site forms part of the edge of settlement for Hawick.

Landscape summary

LANDSCAPE OFFICER: Suitable for residential development that is in keeping with adjoining housing. Edge of settlement location and views on approach from B6359 indicate need for strengthening of planting structure on NE boundary. Site is also visible, at a distance from the A7 as it enters Hawick at Galalaw.

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

ROADS DM: No objections to housing on this site provided pedestrian linkage with Boonraw Road is retained and appropriate parking levels are included. An alternative location for the local recycling facility is likely to be required.

Site Ref AHAWI026

Site name Henderson Road

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Hawick

Site area
(ha)

0.2

Indicative
capacity

6

Housing
SG Status
Included

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Poor

Land use allocations

Adjacent to site

If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

Planning and Infrastructure summary

ENVIRONMENTAL HEALTH (CONTAMINATION): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

SEPA COMMENTS: Foul drainage must connect to SW foul sewer network for Hawick STW.

SEPA COMMENTS (FURTHER COMMENTS): no further comments provided as part of the public consultation on the Draft Housing SG

Marketability has been classed as poor, but the applicant is an RSL and private sector demand is therefore not a requirement to the site being brought forward.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is located within Hawick settlement boundary and scores well in the assessments.

Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process.

The site sits on the edge of Hawick and benefits from good access to services and employment. There are no significant biodiversity, sustainability, heritage or visual impact issues anticipated. Development of the site would result in a loss of green space. Structure planting on the NE boundary will be required, including the retention of existing trees.

There are no infrastructure constraints provided pedestrian linkage to Boonraw Road is retained, appropriate parking is included, and SEPA require foul drainage to be connected to SW foul sewer network for Hawick STW.

A recycling point currently located at the site may need to be removed or relocated.

The site was considered appropriate for housing development subject to a number of points which can be covered through by any accompanying site requirements.

In summary, the site was considered to be a preferred site within the Draft Housing SG and following public consultation the site will be included within the Finalised Housing SG, with an indicative site capacity for 6 units.

Site Ref AHAWI027**Site name** Burnfoot (Phase 1)**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Hawick

Site area (ha)

4.9

Indicative capacity

60

Housing SG Status

Excluded

Initial assessment**Floodrisk**

1:100

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area.

Initial assessment summary

SEPA COMMENTS: Historic maps show a watercourse flowing through the middle of the site which may now be culverted. We require an FRA which assesses the risk from this culverted watercourse. Buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. This information is not requested in the 2013 Proposed Plan (adopted May 2016).

SEPA COMMENTS (FURTHER COMMENTS): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments: we support the requirement for a FRA. We require a modification to the developer requirement stating that no built development takes place on top of culverted watercourses/drains.

SBC FLOOD PROTECTION OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. This site will want to consider surface water runoff as the South of the site is shown to be affected by pluvial flooding at a 1 in 200 year flood event.

FLOODING SUMMARY: A Flood Risk Assessment is required to assess the risk from a watercourse which may run through the site (possibly culverted). Buildings must not be constructed over any existing drain (e.g. field drain). Consideration should be given to the potential for surface water runoff in the south of the site, as per SEPA's 1 in 200 year surface water flood risk mapping.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference None

Site Ref AHAWI027

Site name Burnfoot (Phase 1)

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Hawick

Site area (ha)

4.9

Indicative capacity

60

Housing SG Status

Excluded

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY OFFICER: Biodiversity Risk: Minor. Predominantly arable field. Trees and scrub on boundary. Area of rank semi-natural neutral grassland in SW corner. Mitigation for breeding birds and other protected species. No significant biodiversity issues.

ACCESSIBILITY: The site is located adjacent to Hawick's settlement boundary, at Burnfoot. The site is less than 2 km from Hawick High Street. A wide range of facilities and services are available within Hawick, including a number of key services within Burnfoot. Hawick has regular bus service to several places in the Borders, as well as Edinburgh and Carlisle.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

Not applicable

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

The site is located on the edge of Hawick, outwith the settlement boundary. The site is visible from the B6359 and the A7. There is no natural boundary to the north-east of the site. The Local Development Plan allocates land to the north-east for Business and Industrial use. The relationship between the site and the settlement and local area is satisfactory, but the site boundary to the north-east requires careful consideration.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

PARKS OFFICER: Possibly currently maintained roadside grass verges included within site. Would be no issues if lost. Potential for on-site play provision.

BUILT HERITAGE OFFICER: Significant site on edge of town at "arrival" point. Site set down below A7 so roofscape will be important. Careful consideration needed as to the extent of the site both initially and potentially in the future as the proposed NE boundary is not a landscape feature.

The proposed development should not impact on the setting of the B listed building at Burnhead Tower.

Site Ref AHAWI027

Site name Burnfoot (Phase 1)

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Hawick

Site area
(ha)

4.9

Indicative
capacity

60

Housing
SG Status
Excluded

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Landscape designation

Moderate

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Moderate

Constrained in Landscape Capacity Study

Landscape features

Steep to moderately sloping to flat, mostly SE facing land between the A7 and the B6359 on the NE outskirts of Hawick. Mostly arable land but including an area of unfarmed wetland on the W side plus steeply sloping, partly wooded banks below the adjoining roads.

Landscape summary

LANDSCAPE OFFICER: The site indicated is not all developable. Protection of views to and from surrounding roads, avoidance of steeper ground along NW side and avoidance of wetland area to W of site all limit developable area.

SNH: This prominent site lies outwith the current settlement boundary as shown in the LDP but is included as a longer-term safeguard (SHAWI003). Justification for the eastern boundary of the site is unclear – there are no obvious physical features and it appears likely that the site would extend to the field boundary opposite Burnhead. When considered alongside adjacent allocations in the LDP it appears that a design framework for the north of Hawick is required to co-ordinate issues between sites in this area of significant change. If taken forward individually, we would strongly advocate a site brief for this site.

SCOTTISH NATURAL HERITAGE (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments. The site lies adjacent to business and employment allocation BHAWI002. A planning brief is required for both sites and we recommend that a brief that sets out requirements for both sites is prepared. This would support a coordinated, strategic approach to development here from the outset. This should include connectivity between the sites, which is not explicitly set out in the current site requirements in the draft Supplementary Guidance and the LDP. We welcome the requirement that design and layout should aim to enhance biodiversity value of the site. Viewed in its wider context, appropriate habitat networks within this site could provide links between existing habitats on sites to the west and east, bridging an existing gap.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS DM: Access is achievable off the B6359, with pedestrian linkage required to the bus laybys on A7 by the roundabout. A footway will also be required on the north west side of the B6359 to tie-in with A7 footways. Any layout will have to facilitate projections into the adjoining land to the north east (BHAWI001). Whilst there may be some benefits in direct vehicular access to the roundabout on the A7 this is unlikely to be supported by Transport Scotland as trunk road authority and it is not an absolute requirement for the development of this site.

Any development will have to incorporate the principles of 'Designing Streets' in terms of layout and design and there is an opportunity to create a street-feel onto the B6359.

A Transport Assessment will be required for this level of development.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Site Ref AHAWI027

Site name Burnfoot (Phase 1)

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Hawick

Site area
(ha)

4.9

Indicative
capacity

60

Housing
SG Status
Excluded

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Poor

Land use allocations

On site

If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

Planning and Infrastructure summary

ENVIRONMENTAL HEALTH (CONTAMINATION): The site appears to have remained undeveloped throughout the map extracts reviewed with the exception of a water course intersecting the site. This appears to have subsequently been infilled. The site is brownfield land and its use may present development constraints

SEPA COMMENTS: Foul drainage must connect to SW foul sewer network for Hawick STW.

ACCESS OFFICER: Connecting footways to be incorporated into this area to link pedestrian use from Henderson Road B6359 Gala Law road and A7 to paths to Gala Law Industrial area and Gala law footpaths.

TRANSPORT SCOTLAND: We would like to discuss the access strategy for this site as it appears to be located adjacent to the A7 trunk road.

STRATEGIC TRANSPORT OFFICER: Opportunity to create better pedestrian/cycling access along the B6359 and also to provide connectivity to the A7 and the rest of Burnfoot.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is located within Hawick settlement boundary and scores well in the assessments.

Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process.

This site is currently identified as having longer term housing potential in the LDP. The site sits outwith Hawick but is effectively encircled the town's development boundary on all sides, including to the north-east of the site, which is allocated for employment use.

The site's relationship with Hawick is acceptable, but careful consideration of that NE boundary and connectivity and boundary treatment between the sites is required. Accessibility within the town, and to neighbouring towns is good.

In landscape terms, the site is acceptable but not all will be developable. Protection of views and attention to the site's boundary to the NE will be required. Up to half the site could need to be given over to landscaping or SUDS, or lost due to being steeply sloping ground on the periphery of the site. Although the LDP longer term site has a capacity of 100 units this does not account for these constraints. In practice the site capacity is around 60 units.

A Flood Risk Assessment is required in order to assess the risk from a watercourse which is understood to run through the site and may be culverted. Consideration should be given to the potential for surface water runoff in the south of the site, as per SEPA's 1 in 200 year surface water flood risk mapping.

Site Ref AHAWI027

Site name Burnfoot (Phase 1)

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Hawick

Site area (ha)

4.9

Indicative capacity

60

Housing SG Status

Excluded

There are no significant biodiversity issues, but mitigation for protected species would be required and may be necessary. There is potential for on-site play provision.

In summary, with the possible exception of market demand/ marketability, there are no constraints to development.

Overall, the site was considered as a alternative site within the Draft Housing SG and further to public consultation, the site will not be included within the Finalised Housing SG.

Site Ref RHAWI011**Site name** Factory, Fairhurst Drive**Proposed usage**

Redevelopment

SDA

Central

HMA

Central

Settlement

Hawick

Site area (ha)

0.5

Indicative capacity

10

Housing SG Status
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is located within the Central Strategic Development Area and the Central Housing Market Area.**Initial assessment summary**

SEPA COMMENTS (FLOODING): Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage.

SEPA COMMENTS (FURTHER COMMENTS): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments: We support the requirement to consider surface water runoff from the nearby hills at design stage.

SBC FLOODING TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

SUMMARY: The initial assessment criteria do not raise any issues that would preclude development. SEPA have suggested that there may be potential for surface water runoff issues from nearby hills, which would require mitigation measures during the planning application and design stage.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land

Not applicable

MOD safeguarded area

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference11/01603/FUL - Change of use of land to incorporate siting of 15 storage containers for leasing [temporary]
08/00693/OUT - Residential development
08/00970/OUT - Erection of dwellinghouse [adjacent garage site]

Site Ref RHAWI011

Site name Factory, Fairhurst Drive

Proposed usage

Redevelopment

SDA

Central

HMA

Central

Settlement

Hawick

Site area (ha)

0.5

Indicative capacity

10

Housing SG Status

Included

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

ACCESSIBILITY: The site is located to within Hawick's settlement boundary, at Burnfoot. The northern portion of the site drops slightly to the south. The site is less than 2 km from Hawick High Street. A wide range of facilities and services are available within Hawick, including a number of key services within Burnfoot. Hawick has regular bus services to several towns in the Borders, and Edinburgh and Carlisle.

ECOLOGY: Biodiversity Risk: Moderate. Existing built structures have potential to support protected species such as bats (EPS) and breeding birds. Area of rank grassland/ tall ruderals. Landscape planting on boundary.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

There are no visual impact issues. The development of the site for housing would be expected to improve visual amenity.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

PARKS SERVICE: Potential off-site contribution for play.

There are no visual impact issues. The neighbouring land uses are varied, with residential properties to the north, storage and manufacturing to the east, and sui generis motor garage use to the west. A tree buffer to the west of the site would help separate the site from the neighbouring garage use.

The local impact and integration criteria raise no issues that would preclude development at the site.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Poor

Altitude >200m?

Height constraint

Moderate

Slope >12 degrees?

Slope constraint

Minor

Site Ref RHAWI011

Site name Factory, Fairhurst Drive

Proposed usage

Redevelopment

SDA

Central

HMA

Central

Settlement

Hawick

Site area
(ha)

0.5

Indicative
capacity

10

Housing
SG Status
Included

Constrained in Landscape Capacity Study

Landscape features

The main feature is a strip of structure planting woodland on the southern boundary of an estimated age of 20-25 years. If left undeveloped, most of site will gradually convert to woodland. The current vegetation cover provides wildlife habitat value which would be lost if site developed.

Landscape summary

LANDSCAPE OFFICER: The Site is suitable for residential development similar to that adjoining the site, but a 15m buffer zone is recommended along the S boundary to reduce conflict / shading issues associated with adjoining woodland. Given its existing wildlife value and likely use for informal recreation by children coupled with the expected conflicts with a developing woodland on the S boundary, this site may be better held in reserve.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS DM: This site had outline permission for residential development (08/00693/OUT and 08/00928/OUT). I am in support of the redevelopment of the site subject to my usual requirements for parking and a 'Designing Streets type' layout. A connected street layout would be preferred over a cul-de-sac arrangement and a 'street-feel' on to Fairhurst Drive is recommended. The existing footway on the south side of Fairhurst Drive will have to extend to tie in with the footway in Wilson Drive and a direct pedestrian link onto Wilson Drive is desirable.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Poor

Land use allocations

On/Adjacent to site

If yes, what?

PMD3: Land Use Allocations

Planning and Infrastructure summary

ENVIRONMENTAL HEALTH (CONTAMINATION): The site appears to have been developed as an unspecified 'factory'. The site is brownfield land and its use may present development constraints.

ECONOMIC DEVELOPMENT: We would suggest that this site is retained for continued employment uses, rather than lose it to housing redevelopment. We are aware that the extension of the Borders railway to Hawick, and beyond, is under consideration and feel this needs to be considered in association with this site, as it is possible the route could impact on its southern edge, especially if the alignment changes.

SEPA COMMENTS (WATER ENVIRONMENT): Foul drainage must connect to SW foul sewer network for Hawick STW

Comments from Economic Development are noted. There has been discussion with the Strategic Transport Officer on the potential impact on any extension of the Borders Railway to Hawick. The requirement of a buffer strip along the Southern boundary would be considered to reasonably address the potential for the railway route and its associated embanking to cross this part of the site. Regarding the preference for retaining the site for employment use, it is considered that there is an ample supply of available employment land in the Hawick area, including sites within Burnfoot and nearby Galalaw industrial estate.

Site Ref RHAWI011

Site name Factory, Fairhurst Drive

Proposed usage

Redevelopment

SDA

Central

HMA

Central

Settlement

Hawick

Site area
(ha)

0.5

Indicative
capacity

10

Housing
SG Status
Included

There are overhead lines running through the site.

Overall assessment

Overall assessment

Summarised conclusion

Acceptable

Conclusions

The site is an existing LDP redevelopment site. The site has been considered for redevelopment with housing potential, as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. The site sits within the settlement boundary of Hawick, within the largely residential area of Burnfoot. Fairhurst Drive is characterised by a mix of uses, including housing to the north of the road, and employment uses and derelict land to the south. There is some conflict in these uses, and there would be benefit to residential amenity in achieving the redevelopment of the derelict land. The site benefits from good access to services and employment. It is noted that the Economic Development service would have a preference for retaining the site for employment use. The principle of housing development at this location is already established given the previous allocation of the site for redevelopment use, and is considered acceptable. There is also an ample supply of available employment land in the Hawick area, including sites within Burnfoot and nearby Galalaw industrial estate.

The site sits in close proximity to the former Waverley rail line through Hawick. Following discussions with the Strategic Transport Officer, it has been agreed that a buffer on the southern boundary of the site will address any potential for the allocation to prejudice the use of this route in the future. The Landscape officer has also recommended a buffer on this boundary to reduce conflict/ shading issues associated with the adjoining woodland. A buffer will be required, the exact size can be determined at the time of the planning application process.

No sustainability issues have been raised which would preclude development, but moderate biodiversity risk has been noted, and potential impact on protected species would need to be mitigated. SEPA have suggested that there may be potential for surface water runoff issues from nearby hills, which would require mitigation measures during the design stage. The Council's roads planning service have sought a 'designing streets' layout with a connected layout and frontage onto Fairhurst Drive, and application of the usual parking standards. The existing footway on the south side of Fairhurst Drive will have to extend along the northern boundary of the site, potentially to tie in with the footway in Wilson Drive. A direct pedestrian link onto Wilson Drive is also desirable. A tree buffer to the west of the site would help separate the site from the neighbouring garage use. There may be a contamination legacy from previous uses of the site which will need to be investigated, and if confirmed, mitigated. An off-site contribution for play may be required. These points can all be addressed through site requirements and the planning application process.

UPDATE MAY 2017: During the Housing SG public consultation process a planning application was submitted on behalf of Scott and Charters, the adjoining textiles business. The application boundary included a portion in the east of the proposed site. The application was for the demolition of the existing factory building and a replacement building to its rear. The application was approved in May 2017. The portion of the proposed site which sits within the application site is intended to be used as a works compound during development and has been bought from the adjoining landowner. The new landowner (i.e. the owners of the Scott & Charters factory) contacted the Council during the early stages of the consultation to ensure that their efforts to buy this land, and their redevelopment, would not be prejudiced. This was discussed to the owner's apparent satisfaction and no written representation was received subsequently. It is considered that as planning permission has now been granted, there is no risk the allocation for redevelopment with an indicative housing capacity will prejudice the owner's interests and it is considered appropriate to retain the proposed allocation as set out through the draft SG. It should be noted that the Reporter provided no means to de-allocate sites. Were the portion in question to be removed from the remainder of the site (the portion which is to be provided with an indicative housing capacity through the SG process), it would still need to remain as a redevelopment allocation. On balance, it is considered appropriate to retain the one site with no boundary changes given that (a) no development has yet taken place, and (b) there would be no practical benefit to splitting the site in two.

In summary, the site was considered as a preferred site within the Draft Housing SG and following public consultation the site will be included within the Finalised Housing SG, with an indicative site capacity of 10 units.

Site Ref AKELS025

Site name Tweed Court

Proposed usage

Affordable Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area (ha)

0.3

Indicative capacity

15

Housing SG Status

Included

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints Minor

Structure Plan policy

The site is located within the Central Strategic Development Area and the Central Housing Market Area.

Initial assessment summary

No initial constraints on site that would preclude development.

SEPA: Foul water must connect to the existing SW foul network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Adjacent to site

Current use/s

Other

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference

08/00983/FUL - Change of use from care home and alterations to form three dwellinghouses (approved) – consent not implemented

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Site Ref AKELS025

Site name Tweed Court

Proposed usage

Affordable Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area
(ha)

0.3

Indicative
capacity

15

Housing
SG Status
Included

Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - Existing built structures have moderate potential to support protected species such as bats (EPS) and breeding birds. Some mature tree cover within site boundary

GENERAL COMMENTS: The site is within walking distance from the town centre with access to local services and schools. Kelso is also included in the Strategic Public Transport network.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is within the Kelso settlement boundary and is currently used for low-amenity residential accommodation. The surrounding land uses are predominantly residential and the site is considered a suitable redevelopment opportunity.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Final remains of planned fieldscape; some previous archaeological work, no HER recorded sites.

HERITAGE & DESIGN: No comments.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

Nearly all the external ground is communally maintained open space. There are a number of mature trees, potentially of TPO quality, within the grounds making a significant contribution to the amenity of the site and surroundings. Views into the site from adjoining housing areas need to be considered.

Landscape summary

LANDSCAPE COMMENTS: Residential area consisting of an older stone built house and 3 blocks of more modern apartments dating from around 1960s. There is potential for redevelopment of the site. However, there are trees of TPO quality that should be retained, subject to survey to confirm condition. The existing stone built house also looks worthy of retention and the modern blocks may have potential for conversion. Existing site roads may provide cost effective access or may need to be replaced. A feasibility study is required to establish the above parameters and suggest appropriate forms of development and it is suggested that site capacity should only be established following such a study.

Site Ref AKELS025**Site name** Tweed Court**Proposed usage**

Affordable Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area (ha)

0.3

Indicative capacity

15

Housing SG Status
Included

SNH: No comment.

Planning and infrastructure assessment

Physical access/road capacity**Near a trunk road?**

ROADS PLANNING TEAM: I am happy to support the redevelopment of this site. A stopping up order for the public roads within the site may be required should an alteration to the current layout be proposed. Strong street frontages should be sought in respect of the existing streets.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Good

Land use allocations

Not applicable

If yes, what?**Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: This site is currently residential in nature and is located within a predominantly residential part of the town. It is accessed off Spylaw Park and is currently owned by SBHA. Development Management would have no objections in principle to the redevelopment of this site for residential development. A pre-app was lodged in June 2015 (15/00639/PREAPP) although no formal response was given. The draft proposals included the refurbishment of Abbey House (stone built) and the refurbishment of the existing buildings v's new build. Concern was expressed by the architect regarding the level of parking required but no formal response from RPS was sought. I would have no objections to the redevelopment of this for residential development. This corner plot could accommodate a slightly higher density than the nearby Spylaw Park.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: Large scale development in Kelso may require some significant upgrades on the Network (and possibly Service Reservoirs & Trunk Mains). This would need an assessment undertaken by the Developer(s) who would need to fund any upgrades.

HOUSING STRATEGY: Supportive of the allocation of Tweed Court as a proposed RSL led development for affordable housing.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped until recent residential use. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

STRATEGIC TRANSPORT: No comments.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: No comments.

Site Ref **AKELS025**

Site name Tweed Court

Proposed usage

Affordable Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area
(ha)

0.3

Indicative
capacity

15

Housing
SG Status
Included

EDUCATION: No comments.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The redevelopment of the site for housing is supported by the Roads Planning Team and Development Management. As the site is currently used for residential purposes the impact of redeveloping the site is minimal. There are no significant constraints and the site is easily accessible and fully serviced.

Conclusions

This site is located within the Kelso settlement boundary and is currently used for low-demand amenity housing. The site is owned by Scottish Borders Housing Association who intend to replace the existing accommodation with affordable housing. As the site is currently used for residential purposes the impact of redeveloping the site is minimal. There are no significant constraints and the site is easily accessible and fully serviced. The site is also relatively close to the town centre which has a range of services and shops and is serviced by the local bus service. Consideration must be given to site design, existing trees within the site and the residential amenity of neighbouring properties. The redevelopment of the site for housing is supported by the Roads Planning Team and Development Management. The site is considered as acceptable as part of the site assessment process and therefore the site has been taken forward into the Housing Supplementary Guidance. Following the consultation process the site boundary has been amended to reflect the site boundary included within the Strategic Housing Investment Programme (SHIP). The site area is to be updated to reflect this change. As a result of the boundary change the indicative capacity for the site has been reduced from 20 to 15 units.

This site was considered as 'preferred' option as part of the Draft Housing SG and further to public consultation, the site has been included within the Finalised SG on Housing.

Site Ref AKELS026**Site name** Nethershot (Phase 2)**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area (ha)

6.3

Indicative capacity

100

Housing SG Status**Included****Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is located within the Central Strategic Development Area and within the Central Housing Market Area.**Initial assessment summary**

SEPA: The 2013 Proposed Plan (adopted May 2016) states "Water Impact Assessment would be required". We support this. Foul water must connect to the existing SW foul network.

SEPA ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor supports the requirement to investigate and mitigate surface water runoff from the site.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. This site should consider surface water runoff mitigation.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference

13/00427/PPP - Mixed use development including housing, site for school, community facilities and associated landscaping, roads and footpaths – the application is currently pending decision due to an outstanding legal agreement.

Site Ref AKELS026

Site name Nethershot (Phase 2)

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area (ha)

6.3

Indicative capacity

100

Housing SG Status

Included

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

BIODIVERSITY: Minor risk - Arable fields. Trees and hedgerows on boundary. Mitigation for breeding birds and other protected species e.g. badger. No significant biodiversity issues.

GENERAL COMMENTS: The site is within walking distance from the town centre with access to local services and schools. Kelso is also included in the Strategic Public Transport network.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site forms part of a potential longer term housing site identified within the Local Development Plan and is located adjacent to the Kelso settlement boundary. There is existing residential development across Angraflat Road to the southeast and also at Queen's House to the south. Further agricultural land to the east and north. The site is gently sloping towards the southeast and the existing settlement. Limit residential development to two stories to limit visual impact of development on the site. The site is made up by fields adjacent to Queen's House and further east, that are gently sloping towards the town.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Final remains of planned fieldscape; some previous archaeological work; medieval archaeology in the wider area.

HERITAGE & DESIGN: Significant edge of settlement site. The site design will be critical including edge of site treatment. A master plan is needed.

Site Ref **AKELS026**

Site name **Nethershot (Phase 2)**

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Kelso

**Site area
(ha)**

6.3

**Indicative
capacity**

100

**Housing
SG Status**

Included

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Good

**Altitude
>200m?**

**Height
constraint**

Minor

**Slope >12
degrees?**

**Slope
constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features

LANDSCAPE COMMENTS: Gently sloping SE facing land currently used as arable farmland. NW boundary is country lane to Kelso Racecourse. NE boundary is field hedge abutting new High School. SE boundary – is arbitrary line across existing fields. SW boundary is field hedge. The area is enclosed on 3 sides by existing hedges associated with the field boundaries. The NW boundary coincides with the 'viewshed' skyline for northern Kelso i.e. it is a ridge top that contains views of the town from the NW. This is an important landscape feature that needs to be retained and strengthened in any future development scenarios.

Landscape summary

LANDSCAPE COMMENTS: The site has low habitat values within site itself but moderate values in perimeter hedgerows. The area can only be developed via access improvements off site – most likely via the adjoining field on the SE side AKELS021. The NW boundary needs to be strengthened by new planting (20m wide) to protect and strengthen the woodland structure that defines the site boundaries and, in particular, the skyline when viewed from Kelso. This will also contribute to the setting of Kelso. Boundary hedgerows should also be retained. Within these planting structures, the site has capacity for medium density development.

SNH: This site represents a northward continuation of allocations AKELS021 and RKE17B. Co-ordination between sites and the principles as set out in our comments on AKELS027 detailed below would also apply to this site.

SNH COMMENTS ON AKELS027 ALSO RELEVANT TO AKELS026: We understand that there are allocations for housing at the southern half of this site (AKELS021, RKE17B) and for education at its easternmost extent adjacent to the racecourse (DKELS001). In addition, there is a safeguard for the remainder of the site between the cultivation terraces and the unclassified road to the racecourse (SKELS004). Site requirements for AKELS021 state that a planning brief in the form of supplementary guidance will be prepared for that site and that it is to be masterplanned together with future development phases at Nethershot. If you are minded to support development of this site during the current plan period, we recommend that it is included in the site development brief / design framework alongside AKELS021 to ensure that a coordinated, strategic approach is achieved from the outset.

SNH ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: We welcome the requirement that this site should be masterplanned alongside earlier development phases at Nethershot. While we are unsighted as to the content or merits of these earlier masterplans, as discussed in our comments on the site siff, it is important that a coordinated, strategic approach to development here is achieved from the outset. In particular we highlight the need to ensure appropriate design consistency and connections between the landscape frameworks of development areas and an appropriate continuity and connection of the proposed routes for walking and cycling. Delivering successful co-ordination may require greater detail on the site requirements for these issues.

While we welcome the site requirements to include pedestrian and cycle links from the site to the new adjoining High School site, there is no reference to the National Cycle Network (NCN) Route 1, which runs along the north boundary of the site. We advise that appropriately designed active travel connections to the NCN should also be sought.

As the site requirements identify the minor public road here as a potential access point, any transport assessment and design for a reconfigured road should include provision to maintain this as a safe route for cyclists and pedestrians.

Planning and infrastructure assessment

Site Ref AKELS026

Site name Nethershot (Phase 2)

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area (ha)

6.3

Indicative capacity

100

Housing SG Status

Included

Physical access/road capacityNear a trunk road?

ROADS PLANNING TEAM: I am not opposed to these sites being developed for residential development, but not in isolation of the allocated housing sites to the south directly adjacent to Angraflat Road (A6089). The sites benefit from good access options, these being from Angraflat Road via the existing allocated sites as well as from the minor public road (D79/4) serving the racecourse. The minor public road would require to be upgraded and the junction of the minor road with the A6098 is poor and not suited to serving increased traffic without significant upgrading work affecting land on the north side of the junction. A Transport Assessment will help inform any other requirements.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Marketability

Good

Land use allocations

On site

If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: Have no objections to this site being considered for housing as part of the call for sites. This site has previously been assessed and considered to be acceptable. It is located outwith the settlement boundary but is allocated for longer term housing within the LDP 2016. This site forms part of application 13/00427/PPP which was approved on 6 May 2014 subject to conditions and legal agreement. The legal agreement remains outstanding and consent has yet to be issued. The PPP application site also includes AKELS021 and DKELS001 as contained within the LDP.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: Large scale development in Kelso may require some significant upgrades on the Network (and possibly Service Reservoirs & Trunk Mains). This would need an assessment undertaken by the Developer(s) who would need to fund any upgrades.

STRATEGIC TRANSPORT: The National Cycling Network runs past the northern boundary of this site. Access to the site would need to be carefully planned. There are opportunities to provide good ped/cycling linkages to the new high school.

NETWORK MANAGER: Need to resolve access issues but could lead to removal/improvement of existing junction with A6089. Would need to extend 30 mph limit

OUTDOOR ACCESS TEAM: No comments.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

EDUCATION: If this site is completed, an extension may be required.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of

Site Ref AKELS026**Site name** Nethershot (Phase 2)**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Kelso

**Site area
(ha)**

6.3

**Indicative
capacity**

100

**Housing
SG Status****Included**

nearby existing noise sources.

Overall assessment

Overall assessment**Acceptable****Summarised conclusion**

The site is identified within the Local Development Plan as part of a large potential longer term housing site. It is considered that this site is a logical expansion to the settlement.

Conclusions

The site has been assessed as acceptable as part of the site assessment process. The site is identified within the adopted Local Development Plan as part of a larger potential longer term housing site. It is considered that this site is a logical expansion to the settlement. There is a planning application on phase 1 of the development at the allocated site at Nethershot (AKELS021 & DKELS001) which is pending decision due to an outstanding legal agreement (13/00427/PPP). The roads planning team state this proposed site must not be developed in isolation of the housing allocation to the south (AKELS021). This site creates opportunities to provide good pedestrian and cycling linkages to the new high school. The site was received as part of the call for sites process and the landowner is in discussions with a developer.

This site was considered as 'preferred' option as part of the Draft Housing SG and further to public consultation, the site has been included within the Finalised SG on Housing.

Site Ref AKELS027**Site name** Nethershot (Phase 2 & 3)**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area (ha)

12.7

Indicative capacity

260

Housing SG Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area and within the Central Housing Market Area.

Initial assessment summary

SEPA: Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. 2013 Proposed Plan (adopted May 2016) states "Water Impact Assessment would be required". Foul water must connect to the existing SW foul network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. This site should consider surface water runoff mitigation.

The site is included within the Local Development Plan as a longer term housing site. As part of the Housing SG process the site has been reassessed to establish its short-term housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference

13/00427/PPP - Mixed use development including housing, site for school, community facilities and associated landscaping, roads and footpaths – the application is currently pending decision due to an outstanding legal agreement.

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref **AKELS027**

Site name Nethershot (Phase 2 & 3)

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Kelso

**Site area
(ha)**

12.7

**Indicative
capacity**

260

**Housing
SG Status**

Excluded

Accessibility and sustainability summary

BIODIVERSITY: Minor risk - Arable fields. Trees and hedgerows on boundary. Mitigation for breeding birds and other protected species e.g. badger. No significant biodiversity issues.

GENERAL COMMENTS: The site is within walking distance from the town centre with access to local services and schools. Kelso is also included in the Strategic Public Transport network.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is identified within the Local Development Plan as a potential longer term housing site and the site is located adjacent to the Kelso settlement boundary. There is existing residential development across Angraflat Road to the southeast and also at Queen's House to the south. Further agricultural land to the east and north. The site is gently sloping towards the southeast and the existing settlement. Limit residential development to two stories to limit visual impact of development on the site. The site is made up by fields adjacent to Queen's House and further east, that are gently sloping towards the town.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Final remains of planned fieldscape; some previous archaeological work, no HER recorded sites within, but immediately alongside cultivation terraces recorded in woodland to south.

HERITAGE & DESIGN: Significant edge of settlement site. The site design will be critical including edge of site treatment. Site isolated by land to SW – future intention of this site to be investigated. A master plan is needed.

GENERAL COMMENTS: Consideration must be given to the Angraflat Plantation adjacent to Queen's House and southwest of the site. The adjacent 'garden and designed landscape' at Floors Castle should also be considered at design and layout stage. The woodland is required to reduce any impact on Floors Castle Designed Landscape and to reduce visual impact from the countryside. Existing woodland needs to be retained and improved. An archaeological valuation is needed for south western part of site, near Angraflat Plantation, to examine if there are remains of cultivation terraces. Associated mitigation should be implemented. A buffer area is required for additional woodland on southern and western boundary after archaeological valuation is carried out.

Site Ref AKELS027

Site name Nethershot (Phase 2 & 3)

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area
(ha)

12.7

Indicative
capacity

260

Housing
SG Status

Excluded

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

LANDSCAPE COMMENTS: Gently sloping SE facing land currently used as arable farmland. SW boundary abuts A6089 Edinburgh Road. NW boundary is country lane to Kelso Racecourse. NE boundary is field hedge abutting new High School. SE boundary – E section is arbitrary line across existing fields. SE boundary – W section abuts Queens House grounds and Angryflat plantation. The area is partially enclosed by trees at Queens House, woodland at Angryflat and by mature hedgerows on SW, NW and NE boundaries but is open along the E section of the SE boundary. The SW boundary is a narrow strip of woodland on a steep bank and it provides significant screening from the A6089. The NW boundary coincides with the 'viewshed' skyline for northern Kelso i.e. it is a ridge top that contains views of the town from the NW.

Landscape summary

LANDSCAPE COMMENTS: The NW boundary coincides with the 'viewshed' skyline which is an important landscape feature that needs to be retained and strengthened in any future development scenarios. Low habitat values within site itself but moderate values in perimeter hedgerows and woodland. The area can only be developed via access improvements off site – most likely via the adjoining field on the SE side AKELS021. The NW and SW boundaries needs to be strengthened by new planting (20m wide) and the Angryflat Plantation needs a protective buffer zone (15m wide) to protect and strengthen the woodland structure that defines the site boundaries and, in particular, the skyline formed by the NW boundary when viewed from Kelso. This will also contribute to the setting of Kelso and Kelso Bank Plantation on the SW side and help to protect the setting of Floors Castle grounds. Within these planting structures, the site has capacity for medium density development.

SNH: We understand that there are allocations for housing at the southern half of this site (AKELS021, RKE17B) and for education at its easternmost extent adjacent to the racecourse (DKELS001). In addition, there is a safeguard for the remainder of the site between the cultivation terraces and the unclassified road to the racecourse (SKELS004). Site requirements for AKELS021 state that a planning brief in the form of supplementary guidance will be prepared for that site and that it is to be masterplanned together with future development phases at Nethershot. If you are minded to support development of this site during the current plan period, we recommend that it is included in the site development brief / design framework alongside AKELS021 to ensure that a coordinated, strategic approach is achieved from the outset.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: I am not opposed to these sites being developed for residential development, but not in isolation of the allocated housing sites to the south directly adjacent to Angraflat Road (A6089).

The sites benefit from good access options, these being from Angraflat Road via the existing allocated sites as well as from the minor public road (D79/4) serving the racecourse. The minor public road would require to be upgraded and the junction of the minor road with the A6098 is poor and not suited to serving increased traffic without significant upgrading work affecting land on the north side of the junction. A Transport Assessment will help inform any other requirements.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

No

Sewerage

No

Site Ref **AKELS027**

Site name Nethershot (Phase 2 & 3)

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area (ha)

12.7

Indicative capacity

260

Housing SG Status

Excluded

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Marketability

Good

Land use allocations

On site

If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: No objections to this site being considered for housing as part of the call for sites. This site has previously been assessed and considered to be acceptable. It is located outwith the settlement boundary but is allocated for longer term housing within the LDP 2016.

SCOTTISH WATER - WWTW: Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER - WTW: Large scale development in Kelso may require some significant upgrades on the Network (and possibly Service Reservoirs & Trunk Mains). This would need an assessment undertaken by the Developer(s) who would need to fund any upgrades.

CONTAMINATED LAND OFFICER: The site appears to have been developed with a reservoir which was subsequently infilled. The site is brownfield land and its use may present development constraints and this should be taken into consideration.

STRATEGIC TRANSPORT: The National Cycling Network runs past the northern boundary of this site. Access to the site would need to be carefully planned. There are opportunities to provide good ped/cycling linkages to the new high school.

NETWORK MANAGER: Need to resolve access issues but could lead to removal/improvement of existing junction with A6089. Would need to extend 30 mph limit

OUTDOOR ACCESS TEAM: Provide path links to new high school site and Angryflat Plantation.

EDUCATION: If this site is completed, an extension may be required.

NEIGHBOURHOOD SERVICES: Town entrance sign flower bed appears to be within the site. Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is identified within the Local Development Plan as part of a large potential longer term housing site. It is considered that part of this site should be taken forward into the Housing SG.

Conclusions

Overall the site has been assessed as acceptable as part of the site assessment process. The site is identified within the Local Development Plan as a potential longer term housing site. It is

Site Ref AKELS027**Site name** Nethershot (Phase 2 & 3)**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Kelso

**Site area
(ha)**

12.7

**Indicative
capacity**

260

**Housing
SG Status****Excluded**

considered this is an area identified for future settlement expansion. There is a planning application on phase 1 of the development at the allocated site at Nethershot (AKELS021 & DKELS001) which is pending decision due to an outstanding legal agreement (13/00427/PPP). The roads planning team state this site must not be developed in insolation of the housing allocation to the south (AKELS021). The site creates opportunities to provide good pedestrian and cycling linkages to the new high school. The site was received as part of the call for sites process and the landowner is in discussions with a developer. It is considered at this stage there is only a need to bring forward part of the longer term site within the Housing SG. Therefore phase two (AKELS026) of Nethershot will be taken forward as part of the Supplementary Guidance with a site capacity of 100 units with the remainder of this site being identified as a potential longer term housing site.

Site Ref AKELS028**Site name** Hendersyde (Phase 2)**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area (ha)

9.5

Indicative capacity

190

Housing SG Status**Excluded****Initial assessment****Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area and within the Central Housing Market Area.

Initial assessment summary

SEPA: Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. 2013 Proposed Plan (adopted May 2016) states "Water Impact Assessment would be required". Foul water must connect to the existing SW foul network although the area zoned appears to be beyond the existing network.

SEPA ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor supports the requirement stating that investigation and mitigation measures may be required in relation to surface water run-off within the site.

SBC FLOOD TEAM: This site is shown to be at risk of flooding at a 1 in 200 year flood event from surface water flooding in a few sections. I would have no objections if the development could show that they are mitigating the risk from surface water.

The site is included within the Local Development Plan as a longer term housing site. As part of the Housing SG process the site has been reassessed to establish its short-term housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

On site

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference 16/01002/S37 - Rebuild 33Kv over head line (PENDING DECISION)

Site Ref AKELS028

Site name Hendersyde (Phase 2)

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area
(ha)

9.5

Indicative
capacity

190

Housing
SG Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line
contribution
required?

Accessibility and sustainability summary

BIODIVERSITY: Minor risk - Arable fields. Mature trees on the southern site boundary- lowland mixed deciduous woodland. Woodland is within Hendersyde Park HGDL. Mitigation for breeding birds and other protected species e.g. badger. No significant biodiversity issues.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a greenfield site to the north of the Kelso development boundary. The site is visible from the north but there is a stone wall along the B6461 and some existing residential buildings to the west that can help minimise impact. The race course is located to the west of the site, the cemetery to the north and to the south is an undeveloped allocated housing site (AKELS022). There is also further agricultural land to the north of the site.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Site immediately alongside site of Medieval hospital which has seen previous archaeological work and alongside the designed landscape to the south; nothing recorded within the site itself (cf. Soutra; Brompton on Swale; Partmey; Tynemouth etc).

HERITAGE & DESIGN: Significant edge of settlement site. Design will be critical including edge of site treatment.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

Site Ref AKELS028

Site name Hendersyde (Phase 2)

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area
(ha)

9.5

Indicative
capacity

190

Housing
SG Status

Excluded

Landscape features

LANDSCAPE COMMENTS: Arable field partially enclosed by high stone walls. Random rubble stone wall with half round coping in excess of 2m high on NW boundary and partially down NE and SW boundaries. S corner includes a utility depot. Arable land to SW and NE. Woodland associated with Hendersyde Park driveway to SE. Kelso cemetery to NW. Woodland adjoining to SE is part of Hendersyde Park Designed Landscape and stone boundary walls are a feature. OH power line crosses site just south of cemetery. Wooded driveway from Hendersyde North Lodge to Hendersyde House forms a significant visual feature and currently contains the settlement boundary of Kelso. Development of this site would breach this physical feature and spill out development into a much wider open area to the north.

Landscape summary

LANDSCAPE COMMENTS: There are potential new pedestrian links might be negotiated via the Hendersyde Designed Landscape. Very limited habitat value on site but there may be bat roosts in existing boundary walls and there is habitat value in the woodland on the south boundary. There is a landscape argument that development should not extend north of Hendersyde Park which currently provides physical containment for Kelso. However, some land has already been allocated at AKELS022 and this area could be developed in conjunction with that site. A buffer zone (15m wide) is required to protect the existing woodland abutting SE boundary and new planting (15m wide) is proposed along NE and NW boundaries to provide new visual containment and shelter and screening of views from the north.

SNH: This site is adjacent to housing allocation AKELS022 and is included in the LDP as a longer-term safeguarded site (SKELS005). Site requirements for AKELS022 state that a site development brief in the form of supplementary guidance will be prepared for that site and that it is to be masterplanned together with future development phases at the safeguard site. If you are minded to support development of this site during the current plan period, we recommend that it is included in the planning brief alongside AKELS022 to ensure that a coordinated, strategic approach is achieved from the outset.

SNH ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: We note that the site requirements include assessment of impact on the River Tweed SAC. Due to the distance from the SAC and the intervening landform and use, including intervening walls along the A698, we do not consider there to be a pathway between the SAC and this site. This requirement could therefore be removed.

This site and AKELS002 (SBC assume the contributor means AKELS022) are open and, due to this lack of containment, careful consideration of boundary treatments will be required. Establishment of new structure planting along the north-eastern and north-western boundaries would generally accord with the existing settlement edges, which are characterised by woodland belts. Nevertheless, careful consideration will be required to ensure that an appropriate gateway to the settlement is established. We consider that this could be achieved more effectively if this site was included in the planning brief for AKELS022 as well as a joint masterplan for these sites.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: I have no objection to this site being allocated for residential development. The adjacent land to the south west is already allocated for housing and benefits from planning permission where allowance has been made for street connectivity with this site. A Transport Assessment will be required to inform infrastructure adjustments required.

Contaminated land

Not applicable

HSE consultation

On site

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Marketability

Land use allocations

If yes, what?

Site Ref AKELS028

Site name Hendersyde (Phase 2)

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area
(ha)

9.5

Indicative
capacity

190

Housing
SG Status
Excluded

Good

On site

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: No objections to this site being considered for housing as part of the call for sites. This site has previously been assessed and considered to be acceptable. It is located outwith the settlement boundary but is allocated for longer term housing within the LDP 2016.

SCOTTISH WATER - WWTW: Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER - WTW: Large scale development in Kelso may require some significant upgrades on the Network (and possibly Service Reservoirs & Trunk Mains). This would need an assessment undertaken by the Developer(s) who would need to fund any upgrades.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed with the exception of a small pumping station. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

STRATEGIC TRANSPORT: Opportunity to improve the local path network and provide enhanced connectivity to the existing Hendersyde development and also to the new high school.

NETWORK MANAGER: Unclear where access would come from.

OUTDOOR ACCESS TEAM: Consideration be given to incorporate a 'safe route to school' (Broomlands PS) in the SE.

EDUCATION: If this site is completed, an extension may be required.

NEIGHBOURHOOD SERVICES: Shared boundary wall with Ferneyhill Cemetery. Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is identified within the Local Development Plan as part of a large potential longer term housing site. It is considered that this site is a logical expansion to the settlement.

Conclusions

This site is identified as a potential longer term housing site within the adopted Local Development Plan 2016. Overall the site has been assessed as acceptable and there are some site constraints that will need to be taken into consideration as part of the site design. There is currently a planning application pending decision (13/00259/PPP) for a residential development on phase 1 of the Hendersyde site (AKELS022) which is to the south of this proposed site. Therefore this site is a logical extension of the settlement to the north east however it is not known if there is a developer associated with this part of the site. The site has not been submitted as part of the Call for Sites process however the site has been reviewed by the Council due to its identification as a potential longer term housing site within the Local Development Plan.

This site was considered as 'alternative' option as part of the Draft Housing SG and further to public consultation, the site has not been included within the Finalised SG on Housing.

Site Ref RKELS002**Site name** Former Kelso High School**Proposed usage**

Redevelopment

SDA

Central

HMA

Central

Settlement

Kelso

Site area (ha)

2.5

Indicative capacity

50

Housing SG Status
Included**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is located within the Central Strategic Development Area.**Initial assessment summary** There are no major issues at this initial assessment stage.

SEPA: Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. No mention of this in 2013 Proposed Plan (adopted May 2016). Foul water must connect to the existing SW foul network.

SEPA ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor supports the requirement for investigation and mitigation measures in relation to surface water run-off within the site.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

The site is included within the Local Development Plan as a redevelopment opportunity. As part of the Housing SG process the site has been reassessed to establish its housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land MOD safeguarded area Aerodrome/Technical Site Safeguarding

Not applicable

Not applicable

Not applicable

Planning history reference No relevant previous planning history on the site.

Site Ref RKELS002

Site name Former Kelso High School

Proposed usage

Redevelopment

SDA

Central

HMA

Central

Settlement

Kelso

Site area
(ha)

2.5

Indicative
capacity

50

Housing
SG Status
Included

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South-west

Waverley line
contribution
required?

Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - Existing built structures (High School) have moderate potential to support protected species such as bats (EPS) and breeding birds. Some tree cover within site boundary

GENERAL COMMENTS: The site is located close to the town centre and the area offers a wide range of facilities and services.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

On site

Visual relationship/integration with existing settlement

This is a brownfield site within an predominantly residential area and the buildings on site offer many opportunities for redeveloping the site which could be done in an appropriate manner taking cognisance of the surrounding townscape.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

High

Local impact and integration summary

ARCHAEOLOGY: Listed Building school buildings; portions within Medieval burgh and OS1 shown street frontage and extensive backland plot.

HERITAGE & DESIGN: An options appraisal has been undertaken for this site by SBC by Simpson and Brown, which identified a mixture of new build and conversions of the significant parts of this category B listed building.

GENERAL COMMENTS: This is a brownfield site within an predominantly residential area and the buildings on site offer many opportunities for redeveloping the site which could be done in an appropriate manner taking cognisance of the surrounding townscape. The main high school building is B listed and there are some archaeological issues to be addressed and mitigated.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Site Ref RKELS002**Site name** Former Kelso High School**Proposed usage**

Redevelopment

SDA

Central

HMA

Central

Settlement

Kelso

Site area (ha)

2.5

Indicative capacity

50

Housing SG Status**Included****Constrained in Landscape Capacity Study**

Landscape features There are diverse trees located across the site many meriting retention. There is residential property to the north, west and south with Poynder Park rugby ground adjoining on the south eastern boundary.

Landscape summary LANDSCAPE COMMENTS: Due to the significant constraints imposed by the listed buildings, restricted access and potential tree retentions, a feasibility study should be carried out to consider development options in more detail including a tree survey to BS5837:2012 to identify trees that might merit retention. Development capacity and form can only be determined following the study.

SNH: No comments.

SNH ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor recommends the site requirement referring to listed building on the site (bullet point 5) should be amended to read: Existing listed buildings on site must be retained including those buildings listed by curtilage. However removal of other non-listed perimeter buildings may be acceptable.

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

ROADS PLANNING TEAM: I am happy to support the redevelopment of this site. Vehicular access is available from Bowmont Street and from Croft Road. A further minor access is available from Orchard Park with a further pedestrian link available to Croft Road at the north west of the site. A Transport Statement will be required.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Average

Land use allocations

On site

If yes, what?

ED5: Regeneration

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: No objections in principle to the redevelopment of this site. It has previously been assessed and considered acceptable as a redevelopment opportunity and is allocated in the LDP. Consideration must be given to the retention of the B listed school. This site may be suitable for housing and/or mixed use development however the surrounding area is predominantly residential therefore the amenity of the area must be protected. It would be important to ensure connectivity with the site and the surrounding area.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: Large scale development in Kelso may require some significant upgrades on the Network (and possibly Service Reservoirs & Trunk Mains). This would need an assessment undertaken by the Developer(s) who would need to fund any upgrades.

Site Ref **RKELS002**

Site name Former Kelso High School

Proposed usage

Redevelopment

SDA

Central

HMA

Central

Settlement

Kelso

**Site area
(ha)**

2.5

**Indicative
capacity**

50

**Housing
SG Status
Included**

CONTAMINATED LAND OFFICER: The site appears to have been developed as a horticultural nursery and more recently as a school. The site is brownfield land and its use may present development constraints and this should be taken into consideration.

ECONOMIC DEVELOPMENT: We support the redevelopment of this site and protection of the main section of the B listed building. We are aware of the Simpson Brown Options Appraisal report from August 2013. We therefore support any employment generating opportunities by creating tourist based accommodation and / or commercial activity, as noted in options 5 & 6 in the report, as well as some ancillary housing.

STRATEGIC TRANSPORT: Potential opportunity to provide connectivity through the site to Croft Road and beyond to the new high school.

NETWORK MANAGER: May need to consider parking restrictions in adjacent Bowmont Street which narrows to one lane because of parked cars to north/west of school entrance.

OUTDOOR ACCESS TEAM: No comments.

EDUCATION: If this site is completed, an extension may be required.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play at Croft Park.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

SPORTSCOTLAND COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor notes that this is a school site which is to be replaced with a new school including sports facilities developed in consultation with sportscotland. Nevertheless, as the last use of part of the site appears to be an outdoor sports facility, we would be a statutory consultee under the Development Management Procedure (Scotland) Regulations 2013 and would determine our position on any proposal against the above mentioned SPP criteria.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Redevelopment of this brownfield site offers a range of opportunities including housing.

Conclusions

This is a brownfield site within a predominantly residential area. The buildings on site offer various opportunities for redeveloping the site which should be undertaken in an appropriate manner taking cognisance of the surrounding townscape. The use of the site as a High School has generated considerable vehicle movements and it is not anticipated redevelopment of the site will cause any insurmountable vehicular issues although this would be addressed at a further stage in the process once a planning brief is prepared and more firm proposals are considered. Cognisance should be taken of the B listed main building, protection of boundary trees and archaeological matters to be addressed. There is also the potential opportunity to provide connectivity through the site to Croft Road and beyond to the new high school.

The site was included within the adopted Local Development Plan as a redevelopment opportunity although no indicative capacity was stated. This site was considered as 'preferred' option as part of the Draft Housing SG and further to public consultation, the site has been included within the Finalised SG on Housing with an indicative capacity of 50 units.

Site Ref ANEWS005**Site name** The Orchard**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Newstead

Site area (ha)

0.3

Indicative capacity

6

Housing SG Status
Included**Initial assessment****Floodrisk**

1:100

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy**

Site located within the Central Strategic Development Area.

Initial assessment summary

SEPA COMMENTS: We require an FRA which assesses the risk from the small watercourse which is partially culverted through the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Developable area/ development type may be constrained due to flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments: we support the requirement for a FRA. As explained in our previous response, consideration will need to be given to bridge and culvert structures within and adjacent to the site. Developable area/ development type may be constrained due to flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This is a matter for the Council to consider. We also support the requirement to explore the potential for culvert removal and channel restoration.

SBC FLOOD TEAM: A drain / spring run directly through this site. It would need to be shown that this does not generate a flood risk at the site. This will probably end up in a Flood Risk Assessment.

ASSESSMENT SUMMARY: A Flood Risk Assessment is required to assess the risk associated with a small watercourse which is partially culverted through the site. A Flood Risk Assessment is required to assess the risk associated with this watercourse. Flood risk may constrain development potential.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference

03/00182/OUT - Erection of six dwellinghouses; 06/02207/FUL - Erection of six dwelling houses with attached garages.

Site Ref **ANEWS005**

Site name The Orchard

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Newstead

Site area (ha)

0.3

Indicative capacity

6

Housing SG Status
Included

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?



Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate. Trees and thorn scrub and rank semi-natural neutral grassland within site. Site with Eildon & Leaderfoot NSA. Mitigation for breeding birds and other protected species e.g. badger, reptiles and amphibia.

ACCESSIBILITY: The site has good access to local services and facilities in Melrose, one mile or less than 15 minutes drive away. It has good access to employment particularly in Galashiels, 6 miles or less than 15 minutes drive away. The settlement is on the A6091(T) which is also part of the strategic public transport network.

Local impact and integration assessment

Conservation area

On site

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site sits within the settlement boundary of Newstead, and within Newstead Conservation Area. The neighbouring land uses are primarily residential. The site benefits from partial screening from an existing wall to the north of the site, which is understood to be of heritage significance. The site is considered to be well related to Newstead. A sensitively designed development could be acceptable in this location.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

HERITAGE OFFICER: Within CA. Appears to have not previously been developed since 1850s. The surrounding wall is significant.

ARCHAEOLOGY OFFICER: Plot shown open by OS1; nothing recorded in HER for location, but number of finds and old buildings in surroundings; Located in backlands of medieval village; High potential for Roman archaeology assoc with Newstead.

DEVELOPMENT MANAGEMENT: This site has previously been approved for six houses, though since lapsed. I don't see any difficulty with the principle, albeit different design expectations will apply though Placemaking and Design

In summary, the site is located within Newstead Conservation Area, but this does not preclude development. The boundary wall to the north and west is historic, and provides a screening function and should be retained. A sensitive design will be required. There is a high potential for Roman archaeology.

Site Ref ANEWS005

Site name The Orchard

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Newstead

Site area (ha)

0.3

Indicative capacity

6

Housing SG Status

Included

Landscape assessment**NSA**

On site

SLA

Not applicable

Landscape designation

Major

General amenity

Average

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features** This is an edge of historic village site where density within the village is high and pattern of development is complex.**Landscape summary** LANDSCAPE SECTION: This is an edge of historic village site where density within the village is high and pattern of development is complex. It would enhance the development if the historic wall is retained and incorporated into the site and at least a portion of the trees along the western boundary and the specimen apple tree are retained as part of any future development. Suggested capacity of 6 probably about right if trees were not a consideration but the retention of trees in the western part might reduce this capacity to 3 or 4.**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?**

ROADS DM: I was able to support the planning application (06/02207/FUL) for 6 houses on this site on the basis of the junction of Back Road with Main Street being upgraded including improved provision for pedestrians. The initial length of Back Road would then be upgraded to adoptable standards to serve the site road which would also have to be to adoptable standards.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Marketability

Good

Land use allocations

Adjacent to site

If yes, what?

EP6: Countryside Around Towns

Planning and Infrastructure summary

ENVIRONMENTAL HEALTH (CONTAMINATION): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

STRATEGIC TRANSPORTATION: Opportunity to provide enhanced connectivity within the settlement and also to provide improvements to the existing path network.

SEPA COMMENTS: Foul water must connect to the SW network in Newstead. There appears to be a culverted watercourse running through the site. The development should seek to de-culvert to make a feature of this and no further culverting for land gain should be allowed.

Site Ref ANEWS005**Site name** The Orchard**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Newstead

**Site area
(ha)**

0.3

**Indicative
capacity**

6

**Housing
SG Status****Included**

Overall assessment

Overall assessment**Acceptable****Summarised conclusion**

Previous approval for six units on the site, now lapsed. The site remains acceptable for housing use, subject to a number of site requirements.

Conclusions

The site was been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. The site has previously been approved for six dwelling houses but this consent lapsed.

The site sits within the settlement boundary of Newstead, and within Newstead Conservation Area. The neighbouring land uses are primarily residential. The site benefits from partial screening from an existing wall on the north and west of the site, which is understood to be of heritage significance and would need to be retained. Trees on the site also require retention and integration within the site design.

There are no major accessibility and sustainability issues. There is an opportunity to provide enhanced connectivity within the settlement and also to provide improvements to the existing path network. There appears to be a culverted watercourse running through the site. The development should seek to de-culvert to make a feature of this.

A Flood Risk Assessment is required to assess the risk associated with the partially culverted watercourse which runs through the site. Flood risk may constrain development potential.

Overall, the site is considered to be well related to Newstead and a sensitively designed development which acknowledges and respects the character of the Conservation Area could be acceptable in this location. This inclusion reflects the principle that development can take place on the site which has been tested and approved via the Development Management planning application process.

In summary, the site was considered to be a preferred site within the Draft Housing SG and following public consultation the site will be included within the Finalised Housing SG, with an indicative capacity of 6 units.

Site Ref ANEWS006**Site name** Newstead North**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Newstead

Site area (ha)

1.1

Indicative capacity

23

Housing SG Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Moderate**Structure Plan policy** Site located within the Central Strategic Development Area.**Initial assessment summary**

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

SEPA: Contours indicate a sufficient height difference between site and River Tweed.

SUMMARY: No flooding issues identified. The site is adjacent to the River Tweed SAC and SSSI.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference N/a**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGICAL OFFICER: Biodiversity Risk: Minor. Improved pasture with some mature tree cover within site. Woodland strip on N boundary. Garden ground with mature tree cover on boundary. No significant biodiversity issues.

ACCESSIBILITY: The site has good access to local services and facilities in Melrose, one mile or less than 15 minutes drive away. It has good access to

Site Ref **ANEWS006**

Site name Newstead North

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Newstead

Site area (ha)

1.1

Indicative capacity

23

Housing SG Status

Excluded

employment particularly in Galashiels, 6 miles or less than 15 minutes drive away. The settlement is on the A6091(T) which is also part of the strategic public transport network.

Local impact and integration assessment

Conservation area

On/adjacent to site

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located adjacent to the settlement boundary of Newstead, and within the CAT policy area. The CAT policy does not preclude development, and this particular part of the CAT is less sensitive than other areas, as the risk of coalescence in this location is limited. The site sits partly within, and partly adjacent to Newstead Conservation Area. Potential impacts on the Conservation Area are a key issue. The neighbouring land uses are residential to the south, whilst the boundary to the north is defined by mature trees.

Impact on open space

Medium

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

HERITAGE OFFICER: Mostly outwith CA. Prominent location. Edge treatment and “sense of place” will be important given the narrowness of the proposed site. Likely to be restricted in heights of buildings.

ARCHAEOLOGY OFFICER: Nothing recorded in the area save for possible Roman road lines from Newstead and Dere Street descending to the Tweed.

PARKS OFFICER: Potential off-site contribution for play

DEVELOPMENT MANAGEMENT: On the one hand, I can see its appeal, with its landscape containment and some scope for discrete development. On the other hand, it clearly has access issues, not just into it, but through it. It also contains/sits alongside mature trees. In particular, though, it is a varied, somewhat disjointed collection of spaces that (while it could be argued this would allow housing that would complement the varied townscape already in the village), does make it difficult to foresee how residential development could work in a manner which complements the Conservation Area. I am not convinced this should be a housing allocation based purely on a simple location plan. It requires a good deal more analysis and design to show how a development would work.

Landscape assessment

NSA

On site

SLA

Not applicable

Landscape designation

Major

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Moderate

Constrained in Landscape Capacity Study

Site Ref **ANEWS006**

Site name Newstead North

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Newstead

Site area
(ha)

1.1

Indicative
capacity

23

Housing
SG Status
Excluded

Landscape features

Site elevated above haugh land to the north. Western half of site sloping down to north west. Mature trees (mainly ash) along some of the historic field boundaries in the western half of site. Mature woodland to the north an important feature of the site. A detailed tree survey will be required to establish quality and health of existing tree resource that contributes so much to the amenity of the immediate area.

Landscape summary

SNH COMMENTS: While this site was not considered by the Reporter, their comments on Newstead in relation to Issue 250 are relevant. Newstead's position within the Eildon & Leaderfoot National Scenic Area (NSA) and a Countryside Around Towns (CAT) area demonstrates the sensitivity of the landscape and the quality of place of the existing settlement. If you are minded to allocate this site, the special qualities of the NSA and policy of the current Countryside Around Towns Supplementary Planning Guidance should be used to establish site requirements and secure delivery of a high quality place that respects this setting.

SCOTTISH NATURAL HERITAGE (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments: we welcome the requirement that "Pedestrian paths through the site to be established, linking with the local path network, including paths at the River Tweed" and agree that there are positive opportunities to enhance the local path network which should be sought through development of this site. The site requirements also state that existing trees on site should be protected. We suggest that there are also opportunities to review management of the adjacent woodland to enhance its role in setting of the site and in its role in delivering further path connectivity through the site and to the River Tweed.

LANDSCAPE SECTION: Indicative site capacity of 23 units unlikely to be achieved given mature trees on the western half of site and severe constraints to access. If access constraints from the east can be overcome it should be possible to develop the eastern half of the site. Any further development to the western half is severely constrained by the location of mature and high value amenity trees along historic field boundaries. Given above comments capacity is likely to be about half of suggested capacity. The paddocks are an attractive and valuable local open space which contrasts with the complex pattern of development in the historic core of the village and the newer residential developments to the south east of the site. If access could be overcome a more limited development of the eastern portion of the site would be possible if adequate buffer zones were identified to woodland and mature trees.

PD: The site sits with Eildon and Leaderfoot National Scenic Area, but is well screened to the north, and to some degree to the west. The Landscape Capacity Study (2007) found the southern-most portion of the site to be suitable for a small cluster of houses, but the remainder of the site to be within a wider area of constrained land to the north of Newstead. With respect to the

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS DM: I am able to support this site for development, but only on the basis that significant upgrading work is undertaken in the public road known as Rushbank leading to the site. Similarly the private road known as Eddy Road leading to the site needs to be upgraded to an adoptable standard. In both cases third party land owners are directly affected. For Rushbank part of the road needs to be widened and provision for on-street parking needs to be improved. For Eddy Road the junction with Main Street needs to be improved to the west in terms of junction visibility by lowering the roadside wall and shifting street furniture and dealing with vegetation. The road itself needs to be upgraded to an adoptable standard in terms of construction, drainage, lighting etc. and it needs to be widened and on-street parking provision formalised. The two buildings on the west side of the road combined with the high roadside wall on the east side create pinch-points which appear too narrow and a minimum width of 3.4m (wall to wall) is required.

In conclusion, if this off-site work can be achieved along with the creation of an internally connected street network, including pedestrian links to St. John's Wynd and Townhead Way, then I will be able to support an indicative number of 23 houses on the site.

ROADS DM (Further Comments): The Officer was consulted as part of the Draft Housing SG, and requested that a site requirement is added, stating, 'A Transport Statement will be required'.

Site Ref **ANEWS006**

Site name Newstead North

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Newstead

Site area (ha)

1.1

Indicative capacity

23

Housing SG Status

Excluded

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

On/adjacent to site

TPOs

Not applicable

Marketability

Good

Land use allocations

On/Adjacent to site

If yes, what?

EP6: Countryside Around Towns

Planning and Infrastructure summary

ACCESS OFFICER: it is essential to retain the path heading north out of St John's Wynd; the path then connects to the River Tweed and its associated path network.

NETWORK MANAGER: Access issues likely

ENVIRONMENTAL HEALTH (CONTAMINATION): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided no further comments on this site.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Roads access may prove insurmountable, but the site can go forward as an alternative site to allow further consideration. Landscaping/ loss of trees also a key issue.

Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process.

The site sits on the northern periphery of Newstead, partly within the settlement boundary. Similarly the site is partly within both Newstead Conservation Area, and partly within the Countryside Around Towns (CAT) policy area. The CAT policy does not preclude development, and this particular part of the CAT is less sensitive than other areas, as the risk of coalescence in this location is minimal.

The settlement's relationship with Newstead Conservation Area is a key consideration. The site is large relative to the size of the settlement and sensitive integration into the settlement would be essential. The site sits on the edge of Eildon & Leaderfoot National Scenic Area (NSA) and adjacent to the River Tweed SSSI and SAC. The applicant has submitted an indicative site layout proposing 23 units. Due to the need to protect healthy trees on the site it is likely if the site was to be allocated this figure would be reduced considerably.

A portion of the proposed site was considered and rejected on access grounds at the time of the Local Plan Amendment. Roads access has been reassessed and is not opposed in principle by the Council's Road section, as in this instance further investigation is being sought with regards to the possibility of forming a road link between Rushbank and Eddy Road. However, key issues remain to be resolved: significant upgrading work is required in the public road known as Rushbank; and the private road known as Eddy Road needs to be upgraded to an adoptable standard. In both cases third party land owners are directly affected. For the whole site to be developed, access would be required from both. It remains to be seen whether the developer is in a position to address these

Site Ref **ANEWS006**

Site name Newstead North

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Newstead

**Site area
(ha)**

1.1

**Indicative
capacity**

23

**Housing
SG Status**

Excluded

points and that the Council can consequently be satisfied the requirements can be resolved. A Transport Statement would also be required for any development.

To conclude, there are more preferable sites available in the Central Housing Market Area but it is considered the site can go forward to public consultation as an alternative site to enable further consideration of these points.

Overall, the site was considered as a alternative site within the Draft Housing SG but following public consultation the site will not be included within the Finalised Housing SG.

Site Ref AROXB003

Site name Land north east of Roxburgh

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Roxburgh

Site area
(ha)

0.6

Indicative
capacity

20

Housing
SG Status

Excluded

Initial assessment

Floodrisk

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints

Minor

Structure Plan policy

The site is located within the Central Strategic Development Area and within the Central HMA.

Initial assessment summary

The north-eastern part of the site falls within the 1:200 year flood risk area.

SEPA: Request a Flood Risk Assessment is undertaken for the site to assess the risk from the River Teviot and the unnamed small watercourse adjacent to the site. They also state consideration will need to be given to the bridge and culvert structures within and adjacent to the site. Foul water should be connected to the SW foul network. It is noted that this may require an extension of the network and if so, opportunity should be taken to picking up other existing properties which appear also to be off the network.

SBC FLOOD TEAM: This site is shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Map and also has a small watercourse running adjacent to the site. I would likely ask for a flood risk assessment for this site.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference

There is no planning history on this site.

Site Ref AROXB003

Site name Land north east of Roxburgh

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Roxburgh

Site area (ha)

0.6

Indicative capacity

20

Housing SG Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Poor

Access to employment

Poor

Access to services

Poor

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - Arable field with garden ground on small boundary of site, small burn to North. Potential connectivity with River Tweed SAC/SSSI through drainage—Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located alongside the settlement boundary for Roxburgh. The site could potentially be developed in linear form similar to that on the opposite side of the road and throughout the village.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: There is a possibility of street frontage plots.

HERITAGE & DESIGN: Potential linear development echoing farm rows.

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Landscape designation

Moderate

General amenity

Average

Altitude >200m?

Height constraint

Moderate

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

A narrow (15m) strip of land on side of single track country lane opposite existing cottages. The ground slopes down towards the road and is elevated above the road by a stone retaining wall. The site is within the Tweed Lowlands Special Landscape Area.

Site Ref AROXB003

Site name Land north east of Roxburgh

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Roxburgh

Site area
(ha)

0.6

Indicative
capacity

20

Housing
SG Status

Excluded

Landscape summary

LANDSCAPE COMMENTS: The site is a narrow (15m) strip of land on side of single track country lane opposite existing cottages. The ground slopes down towards the road and is elevated above the road by a stone retaining wall. The long north western boundary is entirely arbitrary and does not relate to any landscape feature. Opposite the site there is intermittent rural housing on opposite side of the existing lane. The site shape is arbitrary and is presumably based on direct access off the existing lane. Development would require considerable excavation of material to achieve level access. This would also require major retention of excavated banking along the long (rear) NW boundary. There is a telecom and/or pole mounted electricity line running along the road side to the south of the site. The residential amenity of the existing properties would be affected by development at this location. Overall the site does not represent a viable or acceptable development scenario and it is therefore concluded that the site as proposed is not viable.

SNH: No comment.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: The roads currently serving the site are restrictive but the site is accessible from the north and south to assist with spread of traffic. A linear development respecting the existing village layout and road capacity is acceptable. Some improvements to the existing road adjacent to the site will be required e.g. passing provision and street lighting requirements to consider. It should be noted that there is a level difference between the public road and the site which will require careful consideration to overcome.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

No

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Average

Land use allocations

Not applicable

If yes, what?

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: The topography of the ground leads Development Management to conclude that any such development on this elevated site would struggle to make acknowledgement of the historical context and would erode the sense of place. Although Roxburgh has a settlement boundary, extensions of ribbon development along public roads will not normally be permitted (for building groups) and this is equally applicable in this situation. Amenity of immediate neighbours would also be a material concern. To finalise, there is no natural context to contain or determine the extent of a development either; in the topography of the ground or; defined by natural land cover. This would lead to an uncomfortable relationship with the existing settlement. Any development would be visually prominent without significant changes to levels and boundary treatments, which could recourse to character of surrounding area, and be contrary to policy PMD2.

SCOTTISH WATER - WWTW: No capacity, small septic tank only a new works will need to be built, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

Site Ref AROXB003

Site name Land north east of Roxburgh

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Roxburgh

Site area
(ha)

0.6

Indicative
capacity

20

Housing
SG Status

Excluded

STRATEGIC TRANSPORT: There is an opportunity to provide enhanced pedestrian access in this area of the village.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: As this housing proposal is on a minor road shared with Core path 01 (Borders Abbeys Way) with no current footway. A road pavement path should be made up within the site to be brought up to adoptable standard, links made to the development and entered in to the list of public roads per section 1 of the Roads (Scotland) Act 1984.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

EDUCATION: No issues.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

The site has been assessed as doubtful. The site has various constraints including wastewater infrastructure and site topography. The site is within the Tweed Lowlands SLA. The residential amenity of adjacent properties would need to be taken into consideration if the site was to be developed.

Conclusions

It is not considered appropriate to allocate this site for housing within the Housing Supplementary Guidance. The site is significantly elevated above the road and development of the site would require considerable excavation of material to achieve level access. This would also require major retention of excavated banking along the long (rear) NW boundary. The residential amenity of the existing properties would be affected by development at this location. There are also infrastructure constraints in relation to the wastewater treatment capacity within the settlement. Roxburgh is currently served by a small septic tank and therefore the foul system will need to be upgraded to support any development at this location. The site is also within the Tweed Lowlands Special Landscape Area and careful consideration must be given to boundary treatments, the landscape and visual impact mitigation as well as the site design. There are no key facilities or public services within the village and there is also limited access to public transport links. Overall it is considered there are more appropriate sites to meet the housing land shortfall as part of the Housing Supplementary Guidance.

Site Ref ASELK031**Site name** Land north of Bannerfield**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

11.9

Indicative capacity

10

Housing SG Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is located within Central Strategic Development Area and Central Housing Market Area.**Initial assessment summary**

There is a small area within the site that may be at risk of surface water flooding.

SEPA: Site is adjacent to fluvial Flood Map however OS Map contours indicate a sufficient height difference between the site and the Etrick and Linglie Burn. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Also surface water runoff from the nearby hills may be an issue and may require mitigation measures during design stage. Foul water must be taken to the SW foul network. There appears to be a reservoir shown on the map just to the north of the site. It is not known what this is or if it is still active.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. This will be even further enforced in that the Selkirk Flood Protection Scheme will be completed in Late 2016/Early 2017.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference There is no relevant planning history on the site.

Site Ref ASELK031

Site name Land north of Bannerfield

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

11.9

Indicative capacity

10

Housing SG Status

Excluded

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?**Accessibility and sustainability summary**

BIODIVERSITY: Minor risk - improved pasture with some mature tree and scrub cover and garden ground on boundary of site. No obvious connectivity to Ettrick water (River Tweed SAC/SSSI) (Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues. Whilst this area of Selkirk is some distance from the town, there is a nearby general store, a primary school and good public transport links available within the vicinity. The capacity of Philiphaugh Community School to accommodate development would need to be checked with Education.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

On site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located adjacent to the settlement boundary of Selkirk, to the north of Bannerfield. Part of the site has been considered previously in 2006, and was discounted for the reason that "the site is detached from the settlement by a steep, tree covered bank". However, the Scottish Borders Development and Landscape Capacity Study (February 2007) states that "there is potentially scope for several houses to be located to extend the existing pattern of individual house development north east of Levenlea, sited behind the belt of woodland which extends along the roadside. These proposals were not, however, interpreted as offering a serious expansion opportunity for Selkirk, as this area, while technically part of Selkirk, feels very detached from the main settlement". It is therefore considered that the principal of residential development at this location may be acceptable.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Area partly within Registered Battlefield (Philiphaugh); no other archaeological comments; Archaeological potential; Setting should be accounted for.
HERITAGE & DESIGN: No natural boundary to rear, a softer boundary is needed. Possible series of larger individual houses on elevated sites.

Site Ref ASELK031**Site name** Land north of Bannerfield**Proposed usage**
Housing**SDA**
Central**HMA**
Central**Settlement**
Selkirk**Site area (ha)**
11.9**Indicative capacity**
10**Housing SG Status**
Excluded**Landscape assessment****NSA**

Not applicable

SLA

On site

Landscape designation

Moderate

General amenity

Good

Altitude >200m?**Height constraint**

Major

Slope >12 degrees?**Slope constraint**

Major

Constrained in Landscape Capacity Study **Landscape features**

LANDSCAPE COMMENTS: Substantial mature shelterbelt planting along part of southern boundary, on steeply sloping bank above road with evidence of previous felling done to lower slopes. Difficulty of access must be a major constraint on development. The expansion of development onto sloping and highly visible slopes outwith the settlement boundary is another constraint on (the type of) development. Attractive and well maintained drystone walls to field boundaries. Possible access through field gate at top of drive to Levenlea or otherwise from NE corner of site – but in the latter the visibility and speed of traffic at this location may preclude this. Poor access to town centre but good pedestrian access to countryside and hills to north. Woodland on slopes along the southern boundary is good habitat for birds, bats and invertebrates. Structure planting in the form of a robust shelterbelt along the northern boundary would provide additional habitat as well as a backdrop to any development.

Landscape summary

LANDSCAPE COMMENTS: The suggested capacity of 10 units reflects the type of detached villa development to date along this side of the A707 road and further development of this style and density would be the most appropriate to the location.

SNH: This site lies outwith the current settlement boundary as shown in the LDP. It is within a Special Landscape Area. The site is elevated relative to the A707 which runs along its southern boundary. Development in the eastern third of the site is likely to be visible from the A707 east of Linglie, bringing the perceived entry to Selkirk some 0.5km east of its current point.

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

ROADS PLANNING TEAM: I am opposed to this site being allocated for development owing to it being on the opposite side of the A708 Principal Road from the rest of the town and the lack of opportunity for access to it. Due to the topography of the site and the elongated nature of the proposed site, there is no obvious means of access which would adequately serve the development.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Average

Land use allocations

Not applicable

If yes, what?

Site Ref **ASELK031**

Site name Land north of Bannerfield

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

11.9

Indicative capacity

10

Housing SG Status

Excluded

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: I have very significant concerns given the landscape designation (the site is within the SLA). Development of this site would do major harm to the landscape setting of the town. The site is remote from town centre, and would not be my first or even second choice site to develop on this scale in Selkirk. The other Selkirk sites rank ahead of this in terms of suitability for development.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

STRATEGIC TRANSPORT: No comments.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: There is no existing provision on or adjacent to this site to allow responsible access into the countryside, the creation of this should be a major consideration. Connection to the existing path network on the south side of the road should also be created.

EDUCATION: No issues.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

NEIGHBOURHOOD SERVICES: No comments.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Summarised conclusion

Unacceptable

It is not possible to achieve an appropriate access into the site due to topography and the elongated nature of the site.

Conclusions

The site area and capacity was reduced for the purposes of the consultation process as it was considered that a reduced area/capacity was worth exploring. There is a small area within the site that may be at risk of surface water flooding which would require investigation as well as surface water run off from the nearby hills. There are no significant biodiversity issues relating to the site. Whilst this area of Selkirk is some distance from the town, there are facilities within the vicinity, including Philiphaugh Primary School. The site is located adjacent to the settlement boundary of Selkirk, to the north of Bannerfield. Part of the site has been considered previously in 2006, and was discounted for the reason that "the site is detached from the settlement by a steep, tree covered bank". However, the Scottish Borders Development and Landscape Capacity Study (February 2007) states that "there is potentially scope for several houses to be located to extend the existing pattern of individual house development north east of Levenlea, sited behind the belt of woodland which extends along the roadside. These proposals were not, however, interpreted as offering a serious expansion opportunity for Selkirk, as this area, while technically part of Selkirk, feels very detached from the main settlement". It is therefore considered that the principal of residential development at this location may be acceptable. However, the extend of the site from that submitted during the 'Call for Sites' was significantly reduced for the consultation process. Consideration would need to be given to the location of the site within a Special Landscape Area. Detached villa development would be most appropriate to the location. However, it is not possible to achieve an appropriate access

Site Ref ASELK031

Site name Land north of Bannerfield

Proposed usage
Housing

SDA
Central

HMA
Central

Settlement
Selkirk

Site area (ha)
11.9

Indicative capacity
10

Housing SG Status
Excluded

into the site due to topography and the elongated nature of the site.

Site Ref **ASELK033**

Site name Angles Field

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

2.0

Indicative capacity

30

Housing SG Status
Included

Initial assessment

Floodrisk

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints Minor

Structure Plan policy

The site is located within the Central Strategic Development Area and the Central Housing Market Area.

Initial assessment summary

The eastern part of the site is within the 1:200 year flood risk area.

SEPA: We require an FRA which assesses the risk to this site from the Long Philip Burn and small drain as well as the Ettrick Water and interaction between. The FRA will need to take into consideration the recent changes to the channel and the FPS as well as blockages to structures. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will likely be heavily constrained due to flood risk and the council may wish to consider removing this from the LDP. A drain is shown running through the east edge of the site. Foul water must be connected to the SW foul sewer.

SBC FLOOD TEAM: Part of this site is now protected to a 1 in 200 year flood event by the Selkirk Flood Protection Scheme. If all of the area is raised to this level of protection I would have no objection. The levels etc. will be with the Selkirk FPS and they would be best in terms of consultation on this.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference

No relevant planning history on the site.

Site Ref **ASELK033**

Site name Angles Field

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area
(ha)

2.0

Indicative
capacity

30

Housing
SG Status
Included

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line
contribution
required?



Accessibility and sustainability summary

BIODIVERSITY: Minor risk - Site being developed and cleared for development. Selkirk Flood Protection scheme removes site from SEPA 1 in 200 year flood risk, so will no longer be within functional floodplain of Ettrick water (River Tweed SAC). Although the site is some distance from the town centre, there is a nearby general store, a primary school and good public transport links available within the vicinity. The capacity of Philiphaugh Community School to accommodate development would need to be checked with Education.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is situated within a triangular area surrounded by the A707 and A708 roads. There are well established residential areas to the north and east. It is considered a suitably designed development at this location would have a negligible impact upon the built environment.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Within Registered Battlefield (Philiphaugh) and area of previous archaeological work; no sites within immediate area. Nothing shown by previous OS; Setting of battlefield to be considered. Site has been assessed for archaeology.

HERITAGE & DESIGN: Works have been carried out as part of Selkirk Flood Protection Scheme. The site is very exposed site with three outer faces.

HISTORIC ENVIRONMENT SCOTLAND (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments which referred to a number of sites within Selkirk: these sites are fully or partially within the Inventory Battlefield - Battle of Philiphaugh. However, the site requirements for these sites refer only to the need to consider the setting of the battlefield, rather than the necessity to ensure that development is sensitive and appropriate to their location within the battlefield. The site requirements should be amended to require that developments must not have a negative impact on key landscape characteristics and special qualities of the battlefield.

Site Ref **ASELK033**

Site name **Angles Field**

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

**Site area
(ha)**

2.0

**Indicative
capacity**

30

**Housing
SG Status**

Included

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

**Altitude
>200m?**

**Height
constraint**

Minor

**Slope >12
degrees?**

**Slope
constraint**

Minor

Constrained in Landscape Capacity Study

Landscape features

LANDSCAPE OFFICER: The southern part of the field immediately to the south has been adapted to incorporate embankments to the re-aligned Long Philip Burn (LPB). The eastern boundary adjoins the busy A707 road. The NW boundary is adjacent to the recently stopped up A708 so it is likely site access would be off this road. Important line of mature trees along the eastern boundary with small drain running along this boundary into the LPB. Good opportunity to access the LPB walkway from the SW and SE of site which links to both Corby Linn and to Bannerfield and across the new pedestrian bridge to Riverside. The mature trees provide a valuable habitat for birds, bats and invertebrates. Additional structure planting to the corners and wall/hedge planting along NW boundary would provide additional habitat.

Landscape summary

LANDSCAPE OFFICER: A site capacity of 20-30 given the actual size of the site after installation of FPS would seem an appropriate density. Further structure and hedge planting will be important in establishing a 'sense of place' for this development.

SNH: This site is within the existing settlement boundary, as shown in the LDP. At present it relates more strongly to the surrounding countryside than to the urban area. If taken forward as an allocation, the principles for development set out in site requirements for the adjacent ASELK006 would be relevant to this site. In particular: pedestrian/cycle links between the site and Selkirk; retain existing trees along the southern and eastern boundaries; mitigation measures to prevent impact on the River Tweed SAC via the Long Philip Burn on the south boundary of the site; the southern boundary of the site appears to have been chosen to avoid flood risk. It appears likely that there will be some similar restrictions on the eastern side of the site. We recommend that these areas are safeguarded as open space and that no built development takes place. SEPA's advice should be sought on flood risk.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: I have no objections to this site being zoned for housing.

In terms of access there are several options available for both vehicular access and pedestrian/cycle linkage therefore the site can connect and integrate well with its surroundings as well as internally.

Recent alterations to the road network means that the road along the western boundary is no longer an 'A' class road. The street lighting, footway etc. on this road can be extended to serve the development of the site.

Vehicular access will be via the two roads directly adjacent to the site and the creation of strong street frontages onto these existing roads is strongly recommended in the interests of good street design as well to help fashion an environment which encourages slower traffic speeds.

In its favour this site is close to public transport links.

A Transport Statement will be required.

Site Ref **ASELK033**

Site name Angles Field

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

2.0

Indicative capacity

30

Housing SG Status
Included

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Average

Land use allocations

Not applicable

If yes, what?

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: No concerns about housing development here – I support fully this land being allocated for housing. The site could tie in very well with the enhancement and greenspace works on the Long Philip Burn through the Selkirk FPS, which could make for a high quality environment for housing. It is considered this is the best of the Selkirk sites brought forward by a considerable margin. Selkirk Flood Protection Scheme contributions should also be highlighted.

EDUCATION: No issues

STRATEGIC TRANSPORT: Creates an opportunity to provide enhanced pedestrian/cycling facilities and also to provide links to the local path network. The key issue is access to the site and how to get people safely across the A class roads.

OUTDOOR ACCESS TEAM: Path links should be made to the path adjacent to the Long Philip Burn.

NETWORK MANAGER: Careful consideration needs to be given to access arrangements.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Summarised conclusion

Site Ref ASELK033**Site name** Angles Field**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

**Site area
(ha)**

2.0

**Indicative
capacity**

30

**Housing
SG Status****Included****Acceptable**

The principle of development at this location is considered to be acceptable. Consideration required to flood risk issues, a FRA required.

Conclusions

The eastern part of the site is within the 1:200 year flood risk area, SEPA require a FRA. The Council's Flood Team has, however, advised that part of the site is now protected to a 1 in 200 year flood event by the Selkirk Flood Protection Scheme and if all the area is raised to this level of protection this would be acceptable. The required levels would be informed by the Selkirk FPS. There is minor biodiversity risk and accessibility to local services is good. It is considered that the site relates well to the existing settlement at this location. The setting of the historic battlefield (Battle of Philiphaugh) would require to be considered. Further structure and hedge planting will be important in establishing a 'sense of place' for this development. Mitigation measures would be required to prevent impact on the River Tweed SAC via the Long Philip Burn on the south boundary of the site. In terms of access there are several options available for both vehicular access and pedestrian/cycle linkage therefore the site can connect and integrate well with its surroundings as well as internally. Contamination will require to be investigated. Potential local Water Treatment Works issues. Overall, the site was considered as a preferred option within the Draft Housing SG and it is recommended for inclusion within the Finalised Housing SG.

Site Ref ASELK038**Site name** Heather Mill**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

1.3

Indicative capacity

75

Housing SG Status**Excluded****Initial assessment****Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Moderate**Structure Plan policy** The site is located within the Central Strategic Development Area.**Initial assessment summary**

SEPA COMMENTS: This proposed change to the land use is an increase in vulnerability and is reliant on the FPS to protect the site from the Etrick Water. There is a residual risk from surface water ponding behind defences. Council should be mindful that allocating land for housing will increase the number of persons reliant on a FPS to protect them from flooding. We would stress that FPSs have a finite design life. We would be more supportive of a land use type that is similar to the current land use.

SBC FLOOD TEAM: I would have no objections on the grounds of flood risk to any site that is protected to a 1 in 200 year flood event by the Selkirk Flood Protection Scheme. This site will be protected to a 1 in 500 year plus climate change level of protection so I would have no objections on the grounds of flood risk.

SFPS: SEPA are correct that the site's development would place new property behind a FPS defence and that that creates a new risk that the FPS must be maintained – this is however the Council's intention. The Scheme has been designed to take into account ponding behind the defences through a drainage network etc.

SEPA's flood maps identify the site as being at risk from 1 in 200 year flood events. However, the Selkirk Flood Protection Scheme will provide flood protection to this site and the Council is of the view that the flood scheme will enable development at this location, including housing. SEPA have been consulted and would be more supportive of a land use type similar to the existing use. SEPA also note a residual risk from surface water ponding behind defences, but the design of the Scheme takes account of this risk.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Buildings

Common Good Land MOD safeguarded area

Not applicable

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference 96/01386/FUL - Replacement of roof coverings

Site Ref ASELK038

Site name Heather Mill

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

1.3

Indicative capacity

75

Housing SG Status

Excluded

Accessibility and sustainability assessment**Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?**Accessibility and sustainability summary**

ECOLOGY OFFICER: Existing built structures (textile mill and domestic properties) have potential to support protected species such as bats (EPS) and breeding birds. Part of site contains and area of developing woodland and scrub including semi-mature trees (protected species interest may include bats and breeding birds). Possible drainage connectivity with River Tweed SAC. Site within Selkirk FPS area.

Local impact and integration assessment**Conservation area**

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This site sits within Selkirk's settlement boundary, in the Riverside area. The Riverside area is situated adjacent to the Ettrick Water, and is historically the site of several mills, including Heather Mill which operated on the proposed site. The site is visually prominent from the crossing the riverside footpath along the Ettrick and at Bannerfield, and particularly from Bridge Street footbridge.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

The existing neighbouring land uses include class 4 office, class 6 storage, and also within the vicinity are class 9 residential properties, class 11 assembly and leisure uses and a small number of retail units.

Local impact and integration summary

BUILT HERITAGE OFFICER: Redevelopment opportunity but will need a design vision and integrity to echo the more substantial mill buildings in this area.

ARCHAEOLOGY OFFICER: Mill site since OS3; some mill buildings demolished, others remain (OS6 date); small part of the area clips Registered Battlefield (Philiphaugh).

Site Ref ASELK038

Site name Heather Mill

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

1.3

Indicative capacity

75

Housing SG Status

Excluded

Landscape assessment**NSA**

Not applicable

SLA

Adjacent to site

Landscape designation

Moderate

General amenity

Poor

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

Mill buildings at SW end of site originally built from whinstone and latterly brick built additions but in poor state of repair. NE half of site cleared of mill buildings and covered by natural regeneration woodland. Parts of original mill boundary walls and gates still extant along Whinfield Road.

Landscape summary

LANDSCAPE OFFICER: Now that the flood protection scheme is installed (almost complete) this becomes a prime location overlooking the new bridge and plaza and on an important route to main pedestrian river crossing. (It could act as a catalyst to further prestige development and set the standard in design.). The pattern of past industrial development suggests a high density development with a mixture of residential units including flatted apartments and contemporary interpretations of the local artisan dwellings.

SNH: This site lies within business allocation BSELK003 and as such, the principle of redevelopment has been established. The site requirements for BSELK003 in the LDP highlight the site's relationship to the Ettrick Water. As this is part of the River Tweed SAC we recommend that the required planning brief highlights the need for assessment and mitigation of potential impacts.

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

ROADS DM: I have no objections to this site being redeveloped. There are multiple acceptable permutations in terms of accessing the site, however best use of the existing road infrastructure should be employed. An opportunity will exist for street connectivity between Whinfield Road and Riverside Road at the east end of the site. Any development will have to take into account the alterations to the road network as part of the Selkirk Flood Prevention Scheme. A Transport Assessment will be required.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Marketability

Average

Land use allocations

On site

If yes, what?

PMD3: Land Use Allocations

Site Ref **ASELK038**

Site name Heather Mill

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area
(ha)

1.3

Indicative
capacity

75

Housing
SG Status
Excluded

Planning and Infrastructure summary

ENVIRONMENTAL HEALTH (CONTAMINATED LAND): The site appears to have been developed with a Woollen Mill, a Yarn Mill, and a weaving and spinning mill. The site is brownfield land and its use may present development constraints.

The Council's Access team commented that the erection of an unsuitable building, not in keeping with the stone mills, would detract from the aesthetics of the path network in this area.

STRATEGIC TRANSPORT: Good opportunity to provide enhanced links to the existing riverside shared access route.

PARKS OFFICER: Potential off-site contribution for play at Victoria Park

SEPA: Foul water should be connected to the SW foul sewer network. Site is located near to an exempt scrap site, but this is not anticipated to be an issue.

DM Officer raised various concerns including: contamination; mix/ conflicts of uses; Selkirk FPS contributions; and long term intentions for the Riverside area, in terms of allocations.

ECONOMIC DEVELOPMENT: Do not support loss of employment land for housing. Selkirk FPS & proximity to Tweedbank Station could encourage development for business use.

SUMMARY: The site is located within Riverside 8, which is allocated for business and industrial use as a designated 'local' site. LDP policy ED1 aims to maintain the supply of employment land, but gives a low level of protection to Local Sites. Development other than Classes 4, 5 and 6 is likely to be supported on local sites, subject to respecting the character and amenity of the surrounding area and being compatible with neighbouring business and industrial uses. The site is considered to meet the requirements of this policy. Comments from Economic Development regarding loss of employment land are noted, but change of use of 'local' employment land to housing is already established as appropriate by the Local Development Plan.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. This site has been assessed for housing use, and mixed use. This assessment is for housing use.

The site sits within Selkirk's settlement boundary, in the Riverside area. The site is currently allocated for 'local' employment use by the Local Development Plan. This is a more flexible employment land designation which allows the change of use of employment land to other uses, including housing, under certain conditions. The Riverside area is situated adjacent to the Ettrick Water, and is historically the site of several mills, including Heather Mill which operated on the proposed site.

SEPA's flood maps identify the site as being at risk from 1 in 200 year flood events. However, the Selkirk Flood Protection Scheme will provide flood protection to this site and the Council is of the view that the flood scheme will enable development at this location, including housing. SEPA have been consulted and would be more supportive of a land use type similar to the existing use. SEPA also note a residual risk from surface water ponding behind defences, but the flood protection scheme is designed to account for this. SEPA have not objected to the site. Overall, the Council considers the FPS to have provided the opportunity for high quality, high density housing development at this location.

Site Ref ASELK038**Site name** Heather Mill**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

1.3

Indicative capacity

75

Housing SG Status**Excluded**

The site is subject to a moderate level of biodiversity risk due to the potential on the site for protected species. There are also potential archaeological interests at the site. Detrimental impacts on the SAC and SSSI must be mitigated. The site appears to have been developed with a Woollen Mill, a Yarn Mill, and a weaving and spinning mill. The site is brownfield land and its use may present development constraints.

In terms of access to the site, there are multiple acceptable permutations. The best use of the existing road infrastructure should be employed.

In conclusion, the site is acceptable for housing use. However, the site has also been assessed for mixed use, which is the preference of the developer. The site is considered equally suited to mixed use development, which provides greater flexibility and is the preference of the developer. The site will be excluded for housing use only, and put forward as a preferred site for mixed use.

Site Ref **ASELK040**

Site name Philiphaugh Mill

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area
(ha)

1.6

Indicative
capacity

19

Housing
SG Status
Excluded

Initial assessment

Floodrisk

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints

Minor

Structure Plan policy

The site is located within Central Strategic Development Area and Central Housing Market Area.

Initial assessment summary

SEPA: Due to the site being in a sparsely developed area and a proposed increase in sensitivity from commercial to residential we do not consider that it meets with the requirements of Scottish Planning Policy and our position is unlikely to change. We have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we recommend that this site is not included within the SG. However, we would be supportive of redevelopment of the site for a similar commercial use.

The SEPA Flood Risk Hydrology acknowledges that the Selkirk Flood Prevention Scheme (FPS) will reduce the risk of flooding to Selkirk, including to site ASELK040 (previously zRO200) Philiphaugh Mill. However, the existing properties behind the proposed defences will remain in a flood risk area. Likewise site ASELK040 will remain in a flood risk area and any development located on that site will increase the overall numbers of properties and people at risk of flooding. Flood defences do not entirely remove the risk of flooding to a site. Defences can be breached or overtopped leading to a scenario that can be significantly worse than if there are no defences present as flooding can be sudden, unexpected and floodwater trapped behind defences can extend the period of inundation which can lead to greater damage. FPS have a finite design life, which may be less than that of the proposed and future development.

The mill lade which went through old fish farm runs through the site. This would need to be protected to maintain flow and protect water quality. Foul water should be connected to the SW foul sewer network. SEPA is aware that there is made ground on the site (filling in of old fish tanks) which could contain unsuitable materials (ie be considered contaminated land). It should be noted that SEPA have also submitted a Flood Risk Technical Report alongside as part of their response.

Mill lade which went through old fish farm runs adjacent the site. This would need to be protected to maintain flow and protect water quality. Foul water should be connected to the SW foul sewer network. It should be noted that SEPA have also submitted a Flood Risk Technical Report alongside as part of their response.

SBC FLOOD TEAM: Strongly refutes SEPA's position in relation to this site, and furthermore how sites that will now fall behind the protection provided by one of the most comprehensive flood protection schemes delivered to date in Scotland should be evaluated / assessed (from a planning perspective) further to the precedent set by SEPA in relation to this site. The Selkirk Flood Protection Scheme was not provided to allow development or to provide protection to undeveloped land, however the Scheme is now delivered and operational in this area and thus flooding from the 0.5% AEP Event will not occur.

The site was identified by Scottish Borders Council as having potential to contribute to the housing land supply, as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Site Ref **ASELK040**

Site name Philiphaugh Mill

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

1.6

Indicative capacity

19

Housing SG Status

Excluded

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Buildings

Common Good Land

Not applicable

MOD safeguarded area

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference There is no relevant planning history on the site.

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?



Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - existing built structures (textile mill) have potential to support protected species such as bats (EPS) and breeding birds. Site contains trees and scrub and derelict buildings adjacent to mill lade, potential connectivity to Ettrick water (River Tweed SAC/SSSI) (protected species interest may include bats, badger and breeding birds). Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Although the site is some distance from the town centre, there is a nearby general store, a primary school and good public transport links available within the vicinity. The capacity of Philiphaugh Community School to accommodate development would need to be checked with Education.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Whilst the site is located on the edge of the settlement, it is adjacent to existing residential properties. It is considered a suitably designed development at this location would have a negligible impact upon the built environment.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Mill site since OS1; site includes ancillary features of mill race and much survival of these (shown by APs); area lies completely within Registered Battlefield (Philiphaugh); Setting should also be accounted for.

HERITAGE & DESIGN: Building not listed but desirable to incorporate at least part of the existing buildings into any redevelopment.

Site Ref ASELK040**Site name** Philiphaugh Mill**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

1.6

Indicative capacity

19

Housing SG Status**Excluded**

HISTORIC ENVIRONMENT SCOTLAND (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments which referred to a number of sites within Selkirk: these sites are fully or partially within the Inventory Battlefield - Battle of Philiphaugh. However, the site requirements for these sites refer only to the need to consider the setting of the battlefield, rather than the necessity to ensure that development is sensitive and appropriate to their location within the battlefield. The site requirements should be amended to require that developments must not have a negative impact on key landscape characteristics and special qualities of the battlefield.

Landscape assessment**NSA**

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

LANDSCAPE COMMENTS: Disused stone built mill buildings dating from 1850. Small scale of buildings associated woollen mill business. Mill lade in good condition and an attractive (and an historic) feature of the site as are some of the buildings that could make an attractive conversion. Philiphaugh Mill is at the end of the Ettrickhaugh Road which serves Philiphaugh Mill and Ettrickhaugh House and artisan cottages built along the road to house mill workers. Mill lade is main feature of site and worthy of retention as an attractive feature of the site. Trees along mill lades, especially along north and east boundaries should be protected from development as they have a screening and amenity value. Building survey should be undertaken to assess cultural and historic value of remaining buildings. Need to explore potential to make direct pedestrian link onto footpath that runs along south and west boundary site. Perimeter trees and scrub have ecological value and should be retained and supplemented.

Landscape summary

LANDSCAPE COMMENTS: Capacity is dependent on ability to convert some of the better quality mill buildings and infill development. A capacity of approximately 15-20 does not seem inappropriate for an ex-industrial site where density could be higher than surrounding area. The site has potential to be an interesting combination of building conversion, retaining the more attractive buildings, supplemented by infill development in keeping with the character of the site.

SNH: No comments.

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

ROADS PLANNING TEAM: No objections to the site being zoned for housing. Some minor widening of Ettrickhaugh Road will be required to mitigate the increase in traffic movements. Access to the site will require a new bridge over the Ettrickhaugh Burn. Given that the site only has one realistic point of access, any proposal will need to provide a well-connected layout internally with a potential link to the adjacent site to the north east if that site is also to be allocated for housing. Pedestrian/cycle links will also be required to take advantage of the new riverside path which has been constructed as part of the Selkirk Flood Prevention Scheme.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Site Ref **ASELK040**

Site name Philiphaugh Mill

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

**Site area
(ha)**

1.6

**Indicative
capacity**

19

**Housing
SG Status**
Excluded

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Average

Land use allocations

Not applicable

If yes, what?

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: Building not listed but desirable to incorporate at least part of the existing buildings into any redevelopment.

STRATEGIC TRANSPORT: Good opportunity to provide enhanced links to the existing path network. Ped/access on Ettrickhaugh Road will need to be given further consideration.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: The erection of an unsuitable building, not in keeping with the stone mills, at this site will further detract from the aesthetics of the path network in this area. The site would also need to be linked to the existing path network.

CONTAMINATED LAND OFFICER: The site appears to have been developed with a Woollen Mill. The site is brownfield land and its use may present development constraints

EDUCATION: No issues.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

It is considered that the principle of residential development at this location is acceptable in principle.

Conclusions

SEPA object to the allocation of the site on flooding grounds on the basis that despite the recent Selkirk Flood Protection Scheme, the site remains at risk as a FPS does not entirely remove the risk of flooding to a site. The Council's Flood Team, however, refute this view and consider that the site is now protected from the 0.5% AEP Event. Further discussions between the Council and SEPA

Site Ref ASELK040**Site name** Philiphaugh Mill**Proposed usage**

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

1.6

Indicative capacity

19

Housing SG Status**Excluded**

will take place to see if an agreement can be reached. Moderate risk to biodiversity. Mitigation required relating to River Tweed SAC. It is considered that the site relates well to the existing settlement at this location. Setting of historic battlefield to be considered. Accessibility to local services is acceptable. The site has the potential to be an interesting combination of building conversion with infill development in keeping with the character of the site. An acceptable access arrangement is achievable. Pedestrian/cycle links required. Potential contamination issues. WTW local network issues possible. Overall, the site was considered as an alternative option within the Draft Housing SG and it is recommended that the site is not taken forward for inclusion within the Finalised Housing SG.

Site Ref ASELK041

Site name Philiphaugh 2

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

0.6

Indicative capacity

8

Housing SG Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy****Initial assessment summary**

SEPA: We have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we recommend that this site is removed from the Housing SG. We have reviewed the information provided in this consultation and it is noted that the entire application site lies within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map, and may therefore be at medium to high risk of flooding. The Selkirk FPS is currently being constructed and will offer protection to existing development along Ettrickhaugh Road. With the scheme in place, Ettrickhaugh Road and adjacent properties will be protected to a 1:200 year event with an allowance for climate change incorporated into the scheme design.

As the housing allocation is located on Greenfield land, and has been flooded in the past, we strongly recommend that this site is removed from the Housing SG. In line with our SEPA position on development behind formal FPSs, development in this area would add to the overall area at risk and would therefore be contrary to the policy principles of Scottish Planning Policy and the aspirations of the Flood Risk Management (Scotland) Act. As such we do not support housing in this area.

SBC FLOOD TEAM: Strongly refutes SEPA's position in relation to this site, and furthermore how sites that will now fall behind the protection provided by one of the most comprehensive flood protection schemes delivered to date in Scotland should be evaluated / assessed (from a planning perspective) further to the precedent set by SEPA in relation to this site. The Selkirk Flood Protection Scheme was not provided to allow development or to provide protection to undeveloped land, however the Scheme is now delivered and operational in this area and thus flooding from the 0.5% AEP Event will not occur.

The site was identified by Scottish Borders Council as having potential to contribute to the housing land supply, as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference 04/02026/OUT - Erection of eight dwellinghouses (REFUSED)

Site Ref ASELK041

Site name Philiphaugh 2

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area
(ha)

0.6

Indicative
capacity

8

Housing
SG Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?



Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - improved pasture with some mature tree and scrub cover and garden ground on boundary of site. Potential drainage connectivity to Ettrick water (River Tweed SAC/SSSI) via mill lade. (Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Whilst the site is located on the edge of the settlement, it is adjacent to existing residential properties. It is considered a suitably designed development at this location would have a negligible impact upon the built environment.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Area lies completely within Registered Battlefield (Philiphaugh) and to immediate northeast of previous area. Nothing recorded for area, but previously developed; Setting should also be accounted for.

HERITAGE & DESIGN: No comments.

HISTORIC ENVIRONMENT SCOTLAND (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments which referred to a number of sites within Selkirk: these sites are fully or partially within the Inventory Battlefield - Battle of Philiphaugh. However, the site requirements for these sites refer only to the need to consider the setting of the battlefield, rather than the necessity to ensure that development is sensitive and appropriate to their location within the battlefield. The site requirements should be amended to require that developments must not have a negative impact on key landscape characteristics and special qualities of the battlefield.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?



Height constraint

Minor

Slope >12 degrees?



Slope constraint

Minor

Site Ref ASELK041

Site name Philiphaugh 2

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area (ha)

0.6

Indicative capacity

8

Housing SG Status

Excluded

Constrained in Landscape Capacity Study

Landscape features LANDSCAPE COMMENTS: Trees in association with the mill lade to SE boundary are a valuable bird and bat habitat and must be retained and an adequate buffer must be enforced to ensure their successful retention. Capacity of 8 units not inappropriate for the area and would reflect the density of existing residential units. Care will be required to retain the special qualities of the Ettrickhaugh Rd. Caution should be used in any development to maintain scale of surrounding houses i.e. Single or one and a half storey houses would be most appropriate.

Landscape summary LANDSCAPE COMMENTS: Trees in association with the mill lade to SE boundary are a valuable bird and bat habitat and must be retained and an adequate buffer must be enforced to ensure their successful retention. Capacity of 8 units not inappropriate for the area and would reflect the density of existing residential units. Care will be required to retain the special qualities of the Ettrickhaugh Rd. Caution should be used in any development to maintain scale of surrounding houses i.e. Single or one and a half storey houses would be most appropriate.

SNH: Refer to HRA of zRO200 for measures to avoid likely significant effect on River Tweed SAC.

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

ROADS PLANNING TEAM: No objections to the site being zoned for housing. Some minor widening to Ettrickhaugh Road will be required to mitigate the increase in traffic movements. A strong street frontage should be incorporated into the design to mirror the housing opposite.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Yes

Sewerage

Yes

Education provision

Good

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Average

Land use allocations

Not applicable

If yes, what?**Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: No comments.

STRATEGIC TRANSPORT: No comments.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: The erection of an unsuitable building, not in keeping with the stone mills, at this site will further detract from the aesthetics of the path network in this area. The site would also need to be linked to the existing path network.

Site Ref **ASELK041**

Site name Philiphaugh 2

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

**Site area
(ha)**

0.6

**Indicative
capacity**

8

**Housing
SG Status**

Excluded

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped until aerial images identify a portion of the site as a storage facility/ yard (precise us unknown). The site is brownfield land and its use may present development constraints

EDUCATION: No issues.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

Despite an objection from SEPA on flooding grounds, it is considered that the allocation of this site for housing is acceptable in principle.

Conclusions

The site is a greenfield site, and has flooded in the past. SEPA object to the allocation of the site on flooding grounds on the basis that despite the recent Selkirk Flood Protection Scheme, the site is at risk of flooding. The Council's Flood Team, however, refute this view and consider that the site is now protected from the 0.5% AEP Event. Further discussions between the Council and SEPA will take place to see if an agreement can be reached. There is moderate risk to biodiversity and River Tweed SAC mitigation would be required. Accessibility to local services is acceptable. Archaeological investigation and mitigation required. Setting of registered battlefield requires consideration. In principle it is considered that the site offers a suitable location for housing. Trees in associated with mill lade would require to be retained and an adequate buffer must be enforced to ensure their successful retention. Site acceptable from a physical access/road capacity point of view and should be linked to existing path network. Possible contamination would require to be investigated and mitigated. Overall, the site was considered as an alternative option within the Draft Housing SG and it is recommended that the site is not taken forward for inclusion within the Finalised Housing SG.

Site Ref **MSELK002**

Site name Heather Mill

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Selkirk

Site area
(ha)

1.4

Indicative
capacity

75

Housing
SG Status
Included

Initial assessment

Floodrisk

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints

Moderate

Structure Plan policy

The site is located within the Central Strategic Development Area.

Initial assessment summary

SEPA COMMENTS: This proposed change to the land use is an increase in vulnerability and is reliant on the FPS to protect the site from the Ettrick Water. There is a residual risk from surface water ponding behind defences. Council should be mindful that allocating land for housing will increase the number of persons reliant on a FPS to protect them from flooding. We would stress that FPSs have a finite design life. We would be more supportive of a land use type that is similar to the current land use.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. We require a modification to the development requirement to mention the Flood Protection Scheme. We note that the use of the site has been changed to mixed use. This proposed change to the land use is an increase in vulnerability and is reliant on the FPS to protect the site from the Ettrick Water. There is a residual risk from surface water ponding behind defences, structural failure and overtopping. Council should be mindful that allocating land for housing will increase the number of persons reliant on a FPS to protect them from flooding. We would stress that FPSs have a finite design life. We would be more supportive of a land use type that is similar to the current land use. The Council should satisfy itself in respect of water resilient/resistant design and evacuation in the event of inundation. This also applies to other sites in the built up area.

SBC FLOOD TEAM: I would have no objections on the grounds of flood risk to any site that is protected to a 1 in 200 year flood event by the Selkirk Flood Protection Scheme. This site will be protected to a 1 in 500 year plus climate change level of protection so I would have no objections on the grounds of flood risk.

SFPS: SEPA are correct that the site's development would place new property behind a FPS defence and that that creates a new risk that the FPS must be maintained – this is however the Council's intention. The Scheme has been designed to take into account ponding behind the defences through a drainage network etc.

SEPA's flood maps identify the site as being at risk from 1 in 200 year flood events. However, the Selkirk Flood Protection Scheme will provide flood protection to this site and the Council is of the view that the flood scheme will enable development at this location, including housing. SEPA have been consulted and would be more supportive of a land use type similar to the existing use. SEPA also note a residual risk from surface water ponding behind defences, but the design of the Scheme takes account of this risk.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Buildings

Common Good Land

Not applicable

MOD safeguarded area

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Site Ref MSELK002

Site name Heather Mill

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Selkirk

Site area
(ha)

1.4

Indicative
capacity

75

Housing
SG Status
Included

Planning history reference 96/01386/FUL - Replacement of roof coverings

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line
contribution
required?

Accessibility and sustainability summary

The following consultation responses were received in relation to the potential housing use of the site.

ECOLOGY OFFICER: Existing built structures (textile mill and domestic properties) have potential to support protected species such as bats (EPS) and breeding birds. Part of site contains and area of developing woodland and scrub including semi-mature trees (protected species interest may include bats and breeding birds). Possible drainage connectivity with River Tweed SAC. Site within Selkirk FPS area.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with
existing settlement

This site sits within Selkirk's settlement boundary, in the Riverside area. The Riverside area is situated adjacent to the Ettrick Water, and is historically the site of several mills, including Heather Mill which operated on the proposed site. The site is visually prominent from the crossing the riverside footpath along the Ettrick and at Bannerfield, and particularly from Bridge Street footbridge.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

The existing neighbouring land uses include class 4 office, class 6 storage, and also within the vicinity are class 9 residential properties, class 11 assembly and leisure uses and a small number of retail units.

Local impact and integration summary

The following consultation responses were received in relation to the potential housing use of the site.

BUILT HERITAGE OFFICER: Redevelopment opportunity but will need a design vision and integrity to echo the more substantial mill buildings in this area.

ARCHAEOLOGY OFFICER: Mill site since OS3; some mill buildings demolished, others remain (OS6 date); small part of the area clips Registered Battlefield (Philliphaugh).

Site Ref MSELK002

Site name Heather Mill

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Selkirk

Site area
(ha)

1.4

Indicative
capacity

75

Housing
SG Status
Included

HISTORIC ENVIRONMENT SCOTLAND (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments which referred to a number of sites within Selkirk: these sites are fully or partially within the Inventory Battlefield - Battle of Philiphaugh. However, the site requirements for these sites refer only to the need to consider the setting of the battlefield, rather than the necessity to ensure that development is sensitive and appropriate to their location within the battlefield. The site requirements should be amended to require that developments must not have a negative impact on key landscape characteristics and special qualities of the battlefield.

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Landscape designation

Moderate

General amenity

Poor

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Mill buildings at SW end of site originally built from whinstone and latterly brick built additions but in poor state of repair. NE half of site cleared of mill buildings and covered by natural regeneration woodland. Parts of original mill boundary walls and gates still extant along Whinfield Road.

Landscape summary The following consultation responses were received in relation to the potential housing use of the site.

LANDSCAPE OFFICER: Now that the flood protection scheme is installed (almost complete) this becomes a prime location overlooking the new bridge and plaza and on an important route to main pedestrian river crossing. (It could act as a catalyst to further prestige development and set the standard in design.). The pattern of past industrial development suggests a high density development with a mixture of residential units including flatted apartments and contemporary interpretations of the local artisan dwellings.

SNH: This site lies within business allocation BSELK003 and as such, the principle of redevelopment has been established. The site requirements for BSELK003 in the LDP highlight the site's relationship to the Ettrick Water. As this is part of the River Tweed SAC we recommend that the required planning brief highlights the need for assessment and mitigation of potential impacts.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

The following consultation responses were received in relation to the potential housing use of the site.

ROADS DM: I have no objections to this site being redeveloped. There are multiple acceptable permutations in terms of accessing the site, however best use of the existing road infrastructure should be employed. An opportunity will exist for street connectivity between Whinfield Road and Riverside Road at the east end of the site. Any development will have to take into account the alterations to the road network as part of the Selkirk Flood Prevention Scheme. A Transport Assessment will be required.

Contaminated land

HSE consultation

Water supply

Sewerage

Site Ref MSELK002

Site name	Proposed usage	SDA	HMA	Settlement	Site area (ha)	Indicative capacity	Housing SG Status
Heather Mill	Mixed Use	Central	Central	Selkirk	1.4	75	Included

On site Not applicable Yes Yes

Education provision **Primary school capacity** **Secondary school capacity** **Right of way** **TPOs**
Good Yes Yes Adjacent to site Not applicable

Marketability **Land use allocations** **If yes, what?**
Average On site PMD3: Land Use Allocations

Planning and Infrastructure summary

The following consultation responses were received in relation to the potential housing use of the site.

ENVIRONMENTAL HEALTH (CONTAMINATED LAND): The site appears to have been developed with a Woollen Mill, a Yarn Mill, and a weaving and spinning mill. The site is brownfield land and its use may present development constraints.

The Council's Access team commented that the erection of an unsuitable building, not in keeping with the stone mills, would detract from the aesthetics of the path network in this area.

STRATEGIC TRANSPORT: Good opportunity to provide enhanced links to the existing riverside shared access route.

PARKS OFFICER: Potential off-site contribution for play at Victoria Park

SEPA: Foul water should be connected to the SW foul sewer network. Site is located near to an exempt scrap site, but this is not anticipated to be an issue.

DM Officer raised various concerns including: contamination; mix/ conflicts of uses; Selkirk FPS contributions; and long term intentions for the Riverside area, in terms of allocations.

ECONOMIC DEVELOPMENT: Do not support loss of employment land for housing. Selkirk FPS & proximity to Tweedbank Station could encourage development for business use.

SUMMARY: The site is located within Riverside 8, which is allocated for business and industrial use as a designated 'local' site. LDP policy ED1 aims to maintain the supply of employment land, but gives a low level of protection to Local Sites. Development other than Classes 4, 5 and 6 is likely to be supported on local sites, subject to respecting the character and amenity of the surrounding area and being compatible with neighbouring business and industrial uses. The site is considered to meet the requirements of this policy. Comments from Economic Development regarding loss of employment land are noted, but change of use of 'local' employment land to housing is already established as appropriate by the Local Development Plan.

Overall assessment

Overall assessment **Summarised conclusion**

Acceptable

Conclusions

Site Ref MSELK002**Site name** Heather Mill**Proposed usage**

Mixed Use

SDA

Central

HMA

Central

Settlement

Selkirk

**Site area
(ha)**

1.4

**Indicative
capacity**

75

**Housing
SG Status****Included**

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. This site has been assessed for housing use, and mixed use. This assessment is for mixed use.

This site sits within Selkirk's settlement boundary, in the Riverside area. The site is currently allocated for 'local' employment use by the Local Development Plan. This is a more flexible employment land designation which allows the change of use of employment land to other uses, including housing, under certain conditions. The Riverside area is situated adjacent to the Etrick Water, and is historically the site of several mills, including Heather Mill which operated on the proposed site.

SEPA's flood maps identify the site as being at risk from 1 in 200 year flood events. However, the Selkirk Flood Protection Scheme will provide flood protection to this site and the Council is of the view that the flood scheme will enable development at this location, including housing. SEPA have been consulted and would be more supportive of a land use type similar to the existing use. SEPA also note a residual risk from surface water ponding behind defences, but the flood protection scheme accounts for this. SEPA have not objected to the site. Overall, the Council considers the FPS to have provided the opportunity for high quality, high density mixed use development at this location.

The site is subject to a moderate level of biodiversity risk due to the potential on the site for protected species. There are also potential archaeological interests at the site. Detrimental impacts on the SAC and SSSI must be mitigated. The site appears to have been developed with a Woollen Mill, a Yarn Mill, and a weaving and spinning mill. The site is brownfield land and its use may present development constraints. Furthermore, HES identifies the site as being fully or partially within the Inventory Battlefield, Battle of Philiphaugh.

In terms of access to the site, there are multiple acceptable permutations. The best use of the existing road infrastructure should be employed.

In conclusion, the site is acceptable for mixed use. The site has also been assessed for housing use, and found to be acceptable for such use. However, the site is considered equally suited to mixed use development, which provides greater flexibility and is the preference of the developer. The site will be excluded for housing use only, and put forward as a preferred site for mixed use.

In summary, the site was considered to be a preferred site within the Draft Housing SG and following public consultation the site will be included within the Finalised Housing SG, with an indicative site capacity of 75 units.

Site Ref **ACHAR003**

Site name Charlesfield West

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

St Boswells

**Site area
(ha)**

3.9

**Indicative
capacity**

50

**Housing
SG Status**

Excluded

Initial assessment

Floodrisk

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints Minor

Structure Plan policy The site is located within the Central Strategic Development Area and Central Housing Market Area.

Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

SEPA: A review of the surface water 1 in 200 year flood map indicates that there may be flooding issues encroaching within this site. This should be investigated further and it is recommended that contact is made with the Flood Prevention Officer.

SBC FLOOD TEAM: The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the "third generation flood mapping" prepared by SEPA indicates that the site is not at risk from a fluvial flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year. The site appears to have very small areas where surface water run-off may be an issue at a 1 in 200 year flood event. However, I would have no objections to this development on the grounds of flood risk. If it were new housing we'd likely ask for them to consider the surface water run-off risk during their planning stage.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference No relevant planning history on the site.

Site Ref ACHAR003

Site name Charlesfield West

Proposed usage
Housing

SDA
Central

HMA
Central

Settlement
St Boswells

Site area
(ha)
3.9

Indicative
capacity
50

Housing
SG Status
Excluded

Accessibility and sustainability assessment

Access to public transport
Limited

Access to employment
Limited

Access to services
Limited

Wider biodiversity impacts
Moderate

Site aspect
Not applicable

Waverley line
contribution
required?



Accessibility and sustainability summary

BIODIVERSITY: Minor-moderate risk. Arable fields with fragmented hedgerows and trees on boundary of site. Mill pond south of Charlesfield features on OS 1st edition map and lies within known core range of great crested newt. Site is approximately 350m north of pond. Some connecting habitat but intensive agricultural land use surrounding pond. Habitat suitability of pond should be assessed. Protected species may include e.g. badger and breeding birds. Safeguard trees and hedgerows on boundary and ponds

Local impact and integration assessment

Conservation area
Not applicable

Scheduled Ancient Monument
Not applicable

Garden and designed landscape
Not applicable

Ancient woodland inventory
Not applicable

Open space
Not applicable

Archaeology
Adjacent to site

Listed buildings
Not applicable

Visual relationship/integration with existing settlement

The site is not connected to an existing settlement and is located to the south-west of St Boswells. The business and industrial sites at Charlesfield are located adjacent from the proposed site.

Impact on open space
Low

Impact on archaeology
Medium

Impact on listed buildings
Low

Local impact and integration summary

HERITAGE & DESIGN: No heritage assets would be affected by this potential development site; there are no listed buildings in the vicinity and the nearest conservation area is over at St Boswells. The former munitions factory site has been redeveloped over the years and there is an established "ribbon" development of private housing along the road to the east of the site. Key design issues would include boundary treatments, how the steep slope of the site to the south would be accommodated and possible distant views of the development from example the Eildon Hills and what the "sense of place" would be. There is little local context in terms of significant architecture to consider and potentially there is an opportunity for a more contemporary design approach.

HISTORIC ENVIRONMENT SCOTLAND: We have reviewed this site in relation to our main area of interest for the historic environment, and confirm that allocation of the site would not raise concerns for our statutory interests.

ARCHAEOLOGY: No comments.

Site Ref ACHAR003

Site name Charlesfield West

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

St Boswells

Site area
(ha)

3.9

Indicative
capacity

50

Housing
SG Status

Excluded

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

LANDSCAPE COMMENTS: There is no built form to the site, the site is relatively level with gentle undulating landform falling away to south. Charlesfield Industrial Estate to east with single line of residential properties along main road to north. Site is located in countryside next to a large scale industrial estate so in landscape terms there is an incompatibility in locating a sizeable residential development next to an industrial area and at some distance from the nearest settlement. There is mixed native hedge along north boundary - gaps in places. Mixed and cypress hedge along eastern boundary with residential property and industrial estate. No formal boundary along southern or western boundary as only part of a larger field.

The site is good quality farmland and there is an overhead powerline running 10m inside eastern boundary in a north/south direction. There are glimpsed views of tops of Eildon Hills over ridge to north with habitat value in the mixed hedges along the north and east boundaries and in the mature field boundary trees to the south of the site boundary.

Landscape summary

LANDSCAPE COMMENTS: This site is not considered an appropriate site for housing - it is detached from the nearest settlement by more than a 1km and has none of the facilities that should support a sustainable residential area. Sustainable travel and access to and from the nearest settlement is poor. In landscape terms a residential development at this location would be out of keeping with the adjacent land uses - industrial and agricultural.

SNH: This site lies outwith the settlement boundary and appears likely to create a new village. If allocated, a planning brief would be required and due recognition of the open landscape context and the potential impacts from the National Scenic Area, integrated into the development approach.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: In our observations on the larger mixed use site (MCHAR002) which was recently assessed, we confirmed the extensive road improvements that would be required to better connect this area with St Boswells and the public transport network. While it was justified to ask for this in terms of the scale of development in question it would be unreasonable to expect such improvements for a housing site of this magnitude (50 houses). Without these improvements this site would then be somewhat isolated resulting in residents being over reliant on the use of a private car. In the best interests of sustainable transport we would not be in favour of a site of this scale for housing in this location.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

No

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Site Ref ACHAR003

Site name Charlesfield West

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

St Boswells

Site area
(ha)

3.9

Indicative
capacity

50

Housing
SG Status

Excluded

Marketability

Average

Land use allocations

Not applicable

If yes, what?

Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: I remain of the view that employment development would be better than any further housing at Charlesfield. This site is too remote from St Boswells and access to any significant services / facilities. Charlesfield should not be considered as a settlement, and should not in my view be allowing this housing allocation. There is no development boundary around Charlesfield in the current LDP. This is not an extension of a settlement being proposed. Its seeking a housing allocation added onto the existing linear building group that adjoins the industrial estate. This site is on the far side of the top road into the estate, which forms in my view, a significant boundary to the built environment at Charlesfield.

The site is within the Countryside Around Towns policy area. Policy EP6 of the existing LDP sets out that where a proposal is assessed under the CAT policy and the HIC policy, it is the CAT policy that will carry greater weight. Very quickly assessing in terms of EP6 - I don't see an essential requirement for the rural location for this housing (Criteria a); the policy requires that "in the case of new build housing it must be located within the confines of an existing building group as opposed to extending outwith it"(criteria c) that's not the case here – this is beyond the group; I'm not seeing any enhancement in terms of criteria d and there is no national or strategic need for this location, and there are alternatives to location within the CAT area. (Criteria e).

The front part of this site is at least reasonably related to the existing linear housing, relative to the remainder of the site, however, this does not make the site acceptable in placemaking terms, nor appropriate as a reduced housing site (in comparison to previous mixed use proposals). In the considerably longer term, this site could have a role to play, as a buffer between the minor Charlesfield road and the land to the south, perhaps in a future planned expansion of Charlesfield IE, contained by and integrated with the railway line.

HOUSING STRATEGY: No substantive comments to make at this point in time, other than this site appears to be a bit out on a limb. I am not convinced that 25% affordable units would be an attractive proposition at this location meantime.

ROADS NETWORK MANAGER: Depending upon the level of direct frontage onto the main access road, there may need to be consideration given to a reduced speed limit on that road. This would happen by default if there was a system of street lights less than 200 metres apart installed on the road as part of the development.

SCOTTISH WATER (WWTW): St Boswell's Waste Water Treatment works has sufficient capacity. A Drainage Impact assessment is required as there are issues within the network, and an upgrade of the pumping station and sewers are likely to be required. The main issue with the site is that the effluent will have to use the Charlesfield network which is very poor also the SPS that serves the site is at capacity. The developer would have to upgrade the sewer to the SPS and upsize the pumps.

SCOTTISH WATER (WTW): Robertson Water Treatment works has sufficient capacity for this development however dependant on the number of housing units proposed, a Water Impact assessment may be required to determine the impact on the network (if any).

STRATEGIC TRANSPORT: Railway corridor for a potential extension of Borders Rail is located to the west of the site. There is an opportunity to upgrade the existing path network.

OUTDOOR ACCESS TEAM: To provide connectivity with other local paths along the north edge of the site alongside the public road or parallel to it, a road pavement path should be made up within the site. This new path on the north perimeter of the site to be brought up to adoptable standard, links made to the development and entered in to the list of public roads per section 1 of the Roads (Scotland) Act 1984.

CONTAMINATED LAND OFFICER: The site is immediately adjacent to a former munition factory however the site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

Site Ref **ACHAR003**

Site name Charlesfield West

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

St Boswells

Site area
(ha)

3.9

Indicative
capacity

50

Housing
SG Status

Excluded

NEIGHBOURHOOD SERVICES: Consideration for functional open space, i.e. sport & recreation as well as play.

TRANSPORT SCOTLAND: Transport Scotland does not have any significant concerns regarding the site which is accessed from the local road network.

ENVIRONMENTAL HEALTH: On further review of the proposed site, there are concerns regarding current activity in the industrial estate which have not identified by Environmental Health in previous consultations. These activities have potential detrimental impacts on the amenity of the surrounding area in relation to odour, fumes, noise and dust etc. Environmental Health have powers to protect the public from such impacts where they are deemed to be intolerable or prejudicial to health. These powers may not protect the amenity of a site where the levels of odour, noise etc are not considered to be a statutory nuisance i.e. intermittent odour, low frequency noise etc. Therefore, any application would need to be carefully considered on the basis of residents being protected from adverse environmental impacts and the assessment of any mitigation measures.

PROJECTS TEAM: No comments.

ECONOMIC DEVELOPMENT: Much of the zoned land with allocation zEL3 is in use, with only small, poorly serviced, plots remaining. By contrast, allocation zEL9 has begun to be serviced and there is still a substantial area remaining, but it suffers from fragmented ownership and an unwilling seller in part, and having some unusable areas due to the landform.

Charlesfield benefits from having a good road link to the strategic road network, the A68, and in a location having a concentration of varied businesses, mainly in the rural support sector. In the past, a proposal was forwarded for a large allocation to the SW of the main existing estate for a new rural agriculture / manufacturing base and would have included the proposed housing allocation site ACHAR003. Therefore, looking to the longer term, this land to the SW of the existing estate would be a sensible future allocation for business use and perhaps could be looked at for a future zoning. It has the benefit of a single owner, can be linked to the existing internal road network, is generally flat, and could be easily integrated into the existing infrastructure.

In regard to this as a housing allocation, it is remote from other small settlements, but is accepted that it is adjacent to an existing grouping of housing, even if it is a ribbon development grouping. Should this proposal ACHAR003 be accepted, an early decision would have to be made on the extent of this and any future housing allocation at this location so that a suitable landscape/screen buffer can be created to separate this from the current business allocation and any new aspirational business allocation.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Following the assessment it is not considered appropriate to allocate this site. The site has a number of significant constraints and there are more appropriate sites within the Central SDA to help meet the housing shortfall.

Conclusions

The site subject to this assessments is a housing site with an indicative capacity of 50 units. The site is located to the west of Charlesfield Industrial Estate, St Boswells. A larger site at this location was submitted as part of the Housing SG Call for Sites process and was not included within the draft Housing SG as it was considered there were more appropriate sites to meet the housing land shortfall.

Although this smaller site has been resubmitted to address some of the concerns raised as part of the Council's internal consultation there remain a number of constraints associated with a site at this location. The site is outwith the settlement boundary of St Boswells and falls within the Countryside Around Towns area. There are also issues relating to the current activity within the adjacent

Site Ref **ACHAR003**

Site name Charlesfield West

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

St Boswells

**Site area
(ha)**

3.9

**Indicative
capacity**

50

**Housing
SG Status**

Excluded

Industrial Estate.

Overall the site has been assessed as doubtful and the Council still consider there are more appropriate sites to allocate to help meet the housing shortfall. However it should be noted that the site could be considered as part of a future Local Development Plan process.

Site Ref MCHAR002

Site name Charlesfield West

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

St Boswells

Site area (ha)

31.8

Indicative capacity

750

Housing SG Status

Excluded

Initial assessment

Floodrisk

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints

Minor

Structure Plan policy

The site is located within the Central Strategic Development Area and Central Housing Market Area.

Initial assessment summary

SEPA: We require an FRA which assesses the risk from the small watercourse on the boundary of the site as well as taking into account the pond on site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Majority of site will likely be developable. There appears to be a large pond and drain within the site. It is not known what purpose these serve however SEPA is aware of surface water from this field causing problems at the foul water pumping station serving the industrial estate. Foul water must be connected to the SW foul sewer network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. As a few drains and a pond are within the proposed site I would expect the applicant to show this risk from surface water would be mitigated.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference

No relevant planning history on the site.

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Site Ref MCHAR002

Site name Charlesfield West

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

St Boswells

Site area (ha)

31.8

Indicative capacity

750

Housing SG Status

Excluded

Accessibility and sustainability summary

BIODIVERSITY: Moderate risk: Mature broad-leaved woodland and parkland, improved pasture and pond. Potential drainage connectivity River Tweed SAC/SSSI), N boundary and NW part of site in SEPA 1 in 200year fluvial flood risk area. Noctule bat recorded at this site (pers.comm). Existing built structures and woodlands of high suitability for bats (EPS). Potential to support otter (other Protected species may include e.g. bats badger and breeding birds). Pond was assessed for GCN in previous national survey- unsuitable, check survey results. Safeguard trees on boundary. Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Safeguard mature woodland and parkland trees and maintain buffer area to River Tweed SAC/SSSI. This would constrain the number of potential units.

GENERAL COMMENTS: The site has good access to the trunk road A68 and access to some employment at Charlesfield. Other services and wider employment opportunities are available in St Boswells, Newtown St Boswells and Selkirk.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is not connected to an existing settlement and is located to the south-west of St Boswells. The business and industrial area at Charlesfield are located adjacent from the proposed site.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Site immediately outside incendiary factory/industrial estate site; a portion of this extends into the area (but possible pillbox and other defences).

HERITAGE & DESIGN: Scale of development would need careful phasing and consideration of infrastructure needs. Rolling nature of the land could be used to break up the site. Not all the site can be developed.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Moderate

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

LANDSCAPE COMMENTS: The site is generally flat and slightly undulating. The site is currently in use as arable farm land. Along the short NW boundary is the road which connects the A68 with B6359 near Clarilaw. To the NE is Charlesfield Industrial Estate and to the south and west are agricultural fields. There are existing hedges and field boundary trees along some of the field divisions but the site is predominantly open. The main constraint to this site being considered for residential development

Site Ref MCHAR002

Site name Charlesfield West

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

St Boswells

Site area (ha)

31.8

Indicative capacity

750

Housing SG Status

Excluded

is the isolation from the towns of St Boswells or Newtown St Boswells and its location alongside Charlesfield Industrial Estate.

Landscape summary LANDSCAPE COMMENTS: The hedgerows and boundary trees offer valuable habitat for birds, bats and invertebrates and any additional structure planting and hedges will increase these habitats. SUDS ponds could create wetland habitat. If it was decided this was an appropriate location for a large housing development the site could accommodate a significant number of houses but it would be important to allow for a substantial belt of structure tree planting to act as a buffer between the industrial estate and the residential site

SNH: This site lies outwith the settlement boundary and appears likely to create a new village. If allocated, a planning brief would be required and due recognition of the open landscape context and the potential impacts from the National Scenic Area, integrated into the development approach.

Planning and infrastructure assessment

Physical access/road capacity**Near a trunk road?**

ROADS PLANNING TEAM: To support this relatively large mixed use development site, several extensive road improvements will be required on both the local road and Trunk Road network outwith the site

The junction with the A68 which serves Charlesfield Industrial Estate will likely need to be upgraded from a standard T-Junction to a simple right Hand turning lane type layout. Pedestrian connectivity, including street lighting provision, between this junction and St Boswells also requires to be provided. It should be noted that all these improvements will require Transport Scotland's approval. Consideration must be given to public transport provision. The Charlesfield road will require a footway along its entire length, and it should be street lit. The latter part of this road towards the site would need to be widened as required for HGV, mixed use and residential traffic. As well as direct access from the Charlesfield road, good road connectivity with the existing business/industrial site will be required. Internally, a well-connected street layout is required.

A comprehensive Transport Assessment will be required to fully assess transport infrastructure requirements.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

No

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Yes

Right of way

Not applicable

TPOs

Not applicable

Marketability

Average

Land use allocations

Not applicable

If yes, what?**Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: The site is subject to the Countryside Around Towns policy. The site is too remote from St Boswells and access to any significant services, certainly for initial phases of a development. The rear of Charlesfield is not the most immediately pleasant of locations for significant housing development. Given the location between Charlesfield and the protected Waverley railway route, Development Management would rather see this site identified for rail freight/interchange type of development, or for very long term employment development, and even then it is unclear how this would not be contrary to the CAT designation. Only the northern most part of the site would seem to have any potential of accommodating housing due to the noisy, and less attractive mixture of uses present within Charlesfield.

Site Ref MCHAR002

Site name Charlesfield West

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

St Boswells

Site area
(ha)

31.8

Indicative
capacity

750

Housing
SG Status

Excluded

SCOTTISH WATER - WWTW: No capacity. Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER - WTW: Large scale development in the St Boswells area will require some significant upgrades on the network.

ECONOMIC DEVELOPMENT: We do not support this option. This location for part residential use does not sit comfortably with the mix of existing uses currently at Charlesfield industrial estate for which there is a historic precedent, and suggest housing development would be better located elsewhere.

CONTAMINATED LAND OFFICER: An area of the site appears to have been developed with a mill pond which appears to have been infilled. The site is brownfield land and its use may present development constraints and this should be taken into consideration.

STRATEGIC TRANSPORT: Railway corridor for a potential extension of Borders Rail is located to the west of the site. There is an opportunity to upgrade the existing path network.

TRANSPORT SCOTLAND: Should this site come forward for inclusion then a proportionate Transport Appraisal will be required. This appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7.

OUTDOOR ACCESS TEAM: To provide connectivity with other local paths - Along the north edge of the site alongside the public road or parallel to it a . Road pavement path should be made up within the site. This new path on the north perimeter of the site to be brought up to adoptable standard, links made to the development and entered in to the list of public roads per section 1 of the Roads (Scotland) Act 1984.

EDUCATION: A new Primary School and an extension to the Primary School would have to be considered.

NEIGHBOURHOOD SERVICES: Consideration for functional open space, i.e. sport & recreation as well as play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources. For land near or adjacent to commercial/industrial land uses, busy roads or the railway, the design of dwellings may need to take cognisance of nearby existing noise sources (e.g. no openable windows on facades subject to noise exposure).

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Following the assessment it is not considered appropriate to allocate this site. The site has a number of significant constraints and there are more appropriate sites within the Central SDA to help meet the housing shortfall.

Conclusions

The proposed site is a large mixed use site outwith a settlement and is remote from nearest settlement St Boswells. The site is located adjacent to the Charlesfield Industrial Estate and the railway corridor for a potential extension of Borders Rail is located to the west of the site. To bring forward the site for development significant investment would be required for road improvements and water/wastewater infrastructure upgrades. The site also falls within the Countryside Around Towns area and Development Management consider only the northern most part of the site as having any potential of accommodating housing due to the noisy, and less attractive mixture of uses present within Charlesfield Industrial Estate.

Site Ref MCHAR002**Site name** Charlesfield West**Proposed usage**

Mixed Use

SDA

Central

HMA

Central

Settlement

St Boswells

Site area (ha)

31.8

Indicative capacity

750

Housing SG Status**Excluded**

The allocation of this site for housing is not supported by Economic Development Team as it is considered residential use does not sit comfortably with the mix of existing uses currently within the industrial estate for which there is a historic precedent, and suggest housing development would be better located elsewhere. Overall the site is assessed as doubtful due to the various constraints associated with the site and is therefore not being taken forward into the Housing Supplementary Guidance as it is considered there are more appropriate sites to meet the housing land shortfall.

Site Ref **MTWEE002**

Site name Lowood

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Tweedbank

Site area (ha)

33.9

Indicative capacity

300

Housing SG Status

Included

Initial assessment

Floodrisk

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?



International/national designation constraints Moderate

Structure Plan policy

The site is located within the Central Strategic Development Area and the Central Housing Market Area.

Initial assessment summary

SEPA: We require an FRA which assesses the risk from the River Tweed. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk. The site borders the River Tweed along a large part of its length so care must be taken to protect this sensitive water environment. There also appears to be a pond within the estate which should be protected. Foul water must be connected to the SW foul network, however this site is not currently within the sewered catchment. Co-location issues include potential for odour from E Langlee landfill (PPC) and WML exempt composting site at Pavillion Farm.

SBC FLOOD RISK TEAM: This site is shown to be at flood risk within the SEPA 1 in 200 Year indicative flood map for fluvial and surface water flooding. We would require a flood risk assessment to assess the flood risk from the River Tweed and require the applicant to demonstrate how the risk from surface water flooding would be mitigated.

The site was identified by Scottish Borders Council as having potential to contribute to the housing land supply, as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land **MOD safeguarded area**

Not applicable

On site

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference 03/01027/FUL - Alterations to flats (Approved)

Site Ref **MTWEE002**

Site name Lowood

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Tweedbank

Site area (ha)

33.9

Indicative capacity

300

Housing SG Status

Included

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?



Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - mature broad-leaved woodland and parkland, improved pasture and pond. Potential drainage connectivity River Tweed SAC/SSSI, N boundary and NW part of site in SEPA 1 in 200 year fluvial flood risk area. Noctule bat recorded at this site (pers.comm). Existing built structures and woodlands of high suitability for bats (EPS). Potential to support otter (other Protected species may include e.g. bats badger and breeding birds). Pond was assessed for GCN in previous national survey- unsuitable, check survey results. Safeguard trees on boundary. Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Safeguard mature woodland and parkland trees and maintain buffer area to River Tweed SAC/SSSI. This would constrain the number of potential units.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This site is outwith the Tweedbank settlement boundary however it benefits from close proximity to the station at Tweedbank and business and industrial sites. The northern site boundary runs along the River Tweed SAC. The site is located within an area subject to the Council's Countryside Around Towns policy (EP6) which seeks to protect the high quality living environment. The policy aims to prevent piecemeal development, which would detract from the area's environment, and to avoid coalescence of settlements, thereby retaining their individual identity. The site is entirely enclosed by the River Tweed to the north and by the existing settlement of Tweedbank to the south. The development of the site would not result in settlement coalescence. It is considered that the site offers a strategic opportunity due to its immediate proximity to the railway terminus and its location within the Central Borders. Internally there are a number of constraints which would require to be sensitively addressed. A masterplan for the development of the site would be required.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Landscape park across whole area, anticipated road route in area – but uncertain – direction; Location of 'Bridgend' medieval settlement likely, as well as bridge footings and medieval road.

Site Ref MTWEE002

Site name Lowood

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Tweedbank

Site area (ha)

33.9

Indicative capacity

300

Housing SG Status

Included

HERITAGE & DESIGN: The site needs a masterplan to consider the overall potential of this site to take account of the existing planned landscape and consider appropriate zoning and phasing for redevelopment. Connectivity at the western end of the site will need to be carefully considered as the railway line cuts off the site from the rest of Tweedbank, some careful paths / cycle ways of an appropriate gradient will need to be provided.

Landscape assessment**NSA**

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

Development within the 'Policies and Parkland' character area is severely constrained by the quality and integrity of the designed landscape associated with Lowood, and the secluded quality of the setting of the River Tweed. In addition, the embankments and planting associated with the disused railway create a robust settlement edge, and any development which breaches this will be perceived as detached from the main settlement of Tweedbank.

Lowood Estate forms an attractive backdrop in views from the B6374 Gala to Melrose Road and from the Borders Railway and station, the offices at Tweedside Park and from north Tweedbank generally. The main driveway from Lowood Bridge to the mansion house is a landscape receptor in own right and is set within attractive parkland. In addition, the estate forms the setting for various houses and a nursery each with their own visual issues.

Landscape summary

LANDSCAPE: Area of land within large meander of the River Tweed, gently to moderately sloping with steep slopes in places with various slope orientations, between river level around 85m AOD at Backbrae Pool up to 105m AOD at Well Park (N of the station). The ground forms a rural estate with a mansion house, driveway with entrance gatehouse, parkland, fields, gardens, steading and various cottages. W, N and E boundaries formed by River Tweed a designated SSSI and SAC. Long southern boundary largely formed by Borders rail line, Tweedbank Station and Lowood access road. Although remarkably lacking in designations, the estate shows clear indications of being a 'designed landscape' with an attractive meandering driveway leading from the gatehouse through parkland to the main house and associated buildings. There is a significant tree and woodland structure on the estate much of it of potential TPO quality. The river and riparian strip and pond are also notable features as is the stone boundary wall that defines much of the southern boundary.

The main constraint is access with the river and railway line forming a significant barrier around most of the perimeter and leaving only the section of ground between Tweedbank Station and Lowood Bridge as potential access points (unless substantial and potentially intrusive engineering is to be undertaken.) Future extension of the railway is also a consideration. A further constraint is provided by mature existing woodland which would probably need to be breached to some degree. The river flood zone limits development around the N perimeter. An OH power line crosses the W section of the site.

Despite its central location in central borders, this area is quite isolated and presently undeveloped. There is some scope for development particularly towards the western section but access is problematic. Great care would be required to form any development in the easier to reach eastern (parkland) parts of the site where the amenity values and potential for disruption are greatest. Given the exceptional quality of the parkland area, it is recommended that development be restricted to 'prestige' forms that benefit from such a setting e.g. corporate headquarters or luxury hotel. More mundane development would constitute a wasted opportunity and would likely cause environmental degradation. The site merits a detailed feasibility study including tree survey to BS5837 prior to any revision of status.

SNH: This site lies outwith the settlement boundary. Its northern boundary abuts the River Tweed SAC.

At present the site is characterised by areas of woodland, specimen trees and boundary walls enclosing Lowood. It is a relatively well contained site that would nevertheless benefit from its proximity to Tweedbank Station. If allocated, we recommend that development is designed around these existing features, making use of

Site Ref MTWEE002

Site name Lowood

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Tweedbank

Site area (ha)

33.9

Indicative capacity

300

Housing SG Status

Included

them to create a high-quality, sustainable development. The quality of the existing site and the proposed extent of development suggest that a site development brief will be required. The proximity to the River Tweed SAC and the need for assessment and mitigation of potential impacts should be clearly highlighted in the planning brief.

Planning and infrastructure assessment

Physical access/road capacity**Near a trunk road?**

ROADS PLANNING TEAM: This site has the potential to be a key development site given its location between the expanding east side of Galashiels and Tweedbank, including Tweedbank Railway Station and the proposed Central Borders Business Park. I am able to offer my support for this land being zoned for mixed use in that it offers ample opportunity for good accessibility and for supporting sustainable transport initiatives. The site is well positioned to take advantage of the comprehensive range of services and transport infrastructure in the vicinity. If this land is to be zoned for development then in light of its strategic significance it will have to be carefully master planned, including the undertaking of comprehensive transport appraisal work.

There will have to be at least two key vehicular access points into the site and good internal street connectivity will be expected as well as good external connectivity. Creation of effective pedestrian/cycle connectivity with both Galashiels and Tweedbank is a prerequisite for development of the site.

Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement for Lowood Bridge as identified in the 'Local Access and Transport

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Marketability

Good

Land use allocations

Not applicable

If yes, what?**Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: This is a large site. I would expect development here would be best served by a masterplan. Planning applications may also likely require EIA. That said, it has the potential to complement the landscape setting of the village, being naturally bound by the river, so I certainly would consider it a sound prospect as an addition to the village, in broad principle. Woodland/trees are key constraints, as are flooding and proximity to the River Tweed SAC/SSSI. These need not rule out development though. Impact on the local road network will be a key issue. Also, a key design/access issue within the site will be to ensure the development can link to the existing village/railway station so it forms part of it (and not a detached estate on the other side of the railway tracks). The potential for non-residential uses is obvious given proximity to the railway, though I would be concerned about how such uses would complement the area around the railway station and the LDP's aspirations for the industrial estate. Therefore, I think it would be wise that the distribution and siting of uses should account for the existing village allocations and industrial estate, so they form part of a cohesive future plan for the entire village.

TRANSPORT SCOTLAND: Should this site come forward for inclusion then a proportionate Transport Appraisal will be required. This appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7.

STRATEGIC TRANSPORT: Significant opportunities to provide a mixed use development in close proximity to the rail station and also to provide a new bridge

Site Ref MTWEE002

Site name Lowood

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Tweedbank

Site area
(ha)

33.9

Indicative
capacity

300

Housing
SG Status

Included

across the tweed to replace the existing bottle bridge. There are also significant opportunities to develop the local walking and cycling network in this area and promote sustainable transport. Any proposal will need to be aware of the Council's ambition to extend the Borders Railway Line towards Hawick and to provide improvements to the local road network which will be challenging. The possibility of promoting the existing bottle bridge at Gattonside as shared access should be considered if a new bridge comes to fruition.

NETWORK MANAGER: Potentially significant impact on local road network.

OUTDOOR ACCESS TEAM: As this housing proposal is on a land shared with Core path 01 (Borders Abbeys way) along the riverside which is prone to flood damage. A wide strip of land (guideline 10 metres- ideally more in particular around the North West corner of the site near Oak Pool and should be left to accommodate the path and future possible damage due to bank erosion. This should additionally have a natural buffer of landscaping to allow the continued "countryside path " nature of this route to continue after development. There may also be scope to create a circular route around the perimeter of the site with the south side providing a path away from vehicles. Road pavement path should be made up within the site. This new path on the south perimeter of the site to be brought up to adoptable standard, links made to the development and entered in to the list of public roads per section 1 of the Roads (Scotland) Act 1984. Path linkages to Tweedbank and Galasheils would need to be developed.

CONTAMINATED LAND OFFICER: The site appears to have been developed with an estate including an agricultural and horticultural aspect. Small quarries that appear to have been infilled are also recorded. The site is brownfield land and its use may present development constraints.

EDUCATION: An extension would have to be considered.

SCOTTISH WATER - WWTW: No capacity in network also no gravity solution developer will need to install SPS, Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection. A Drainage Impact Assessment would be required.

ECONOMIC DEVELOPMENT: We fully support the zoning of this site for a mix of uses, but would prefer to ensure that a business park allocation is specified to the eastern part of the site with easy links to the railway station and that there is a clear separation from the housing developments. Therefore instead of a general mixed use we would prefer that specific zonings were identified. This is a sensitive site so we consider that a clear planning brief should be provided to support and guide future development.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

HOUSING STRATEGY TEAM: I am supportive of MTWEE002 as a mixed use development site. We intend to include this as a potential site opportunity for inclusion in the next SHIP submission due in Nov 2016.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

Overall assessment

Site Ref MTWEE002

Site name Lowood

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Tweedbank

**Site area
(ha)**

33.9

**Indicative
capacity**

300

**Housing
SG Status****Included****Overall assessment****Overall assessment****Acceptable****Summarised conclusion**

The site offers a strategic opportunity in terms of housing/mixed use development but is subject to constraints which require full investigation through a masterplan.

Conclusions

The submission of a Flood Risk Assessment would be required to assess risk from the River Tweed as well as surface water flooding issues. Co-location issues include potential for odour from E Langlee landfill (PPC) and WML exempt composting site at Pavillion Farm. There is moderate risk to biodiversity and mitigation would be required to ensure no significant adverse effects on the integrity of the River Tweed SAC. Archaeological investigation would be required. This site is outwith the Tweedbank settlement boundary however it benefits from its close proximity to the station at Tweedbank and business and industrial sites as well as a range of services in Galashiels. The site is entirely enclosed by the River Tweed to the north and by the existing settlement of Tweedbank to the south. The development of the site would not result in settlement coalescence. It is considered that the site offers a strategic opportunity due to its immediate proximity to the railway terminus and it's location within the Central Borders. Internally there are a number of constraints which would require to be sensitively addressed. Although lacking in designations, the estate shows clear indications of being a 'designed landscape' with an attractive meandering driveway leading from the gatehouse through parkland to the main house and associated buildings. There is also a significant tree and woodland structure on the estate as well as a pond which is a notable feature. These issues will require careful consideration through the process of the aforesaid masterplan and a tree survey. A Transport Appraisal will be required, with the need for at least two key vehicular access points into the site and effective pedestrian/cycle connectivity. Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement for Lowood Bridge as identified in the Local Access and Transport Strategy. Potential contamination would require investigation/mitigation. A full Drainage Impact Assessment would be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. The site, with it's close proximity to the existing business and industrial uses at Tweedbank offers the opportunity for the extension of the Central Borders Business Park. A masterplan for the site is currently being prepared which will address relevant matters in more detail, including taking account of the existing planned landscape and the consideration of appropriate zoning and phasing. Overall, the site was considered as a preferred option within the Draft Housing SG and it is recommended for inclusion within the Finalised Housing SG.

Site Ref MCARD008

Site name Nether Horsburgh

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Cardona

Site area (ha)

18.0

Indicative capacity

140

Housing SG Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Moderate**Structure Plan policy** The site sits within the Western SDA and within the Northern HMA.**Initial assessment summary** Small areas of flood risk on site (surface and river), though this is not considered to be a constraint on development.

SEPA: There is a watercourse running through the site that should be protected and enhanced as part of any development. There should be no culverting for land gain. There is no sewerage provision in this area however it would be expected that this site would connect to Cardona STW and also take the opportunity to pick up Horsburgh housing which had its own SW septic tank system. This would require an upgrade to Cardona STW due to the scale of development. We require an FRA which assesses the risk from the small watercourses which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Due to the scale and there is a few drains / springs running through the site, I would expect the applicant to show how surface water would be mitigated. Consider Surface Water Runoff.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference 14/00573/FUL Formation of new access.

Site Ref MCARD008

Site name Nether Horsburgh

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Cardrona

Site area
(ha)

18.0

Indicative
capacity

140

Housing
SG Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line
contribution
required?

Accessibility and sustainability summary

BIODIVERSITY: Biodiversity Risk: Minor
Improved pasture. Hedgerow on boundary. No significant biodiversity issues.

The site is located adjacent to the A72 and is a short walking distance from Cardrona. The site is a potential mixed use site which would require to provide an element of employment. However, consideration will need to be given to how active travel between the site and the village of Cardrona will be achieved.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Adjacent to site

Visual relationship/integration with
existing settlement

The site is separate from the rest of Cardrona with the A72 running between them. Located within the Tweed Valley the site sits within an area of open landscape along the valley floor. There are two scheduled monuments adjacent to the site and whilst it is acknowledged that the setting of these monuments, and particularly the tower situated to the north east which will need to be respected; it is noted that enhanced forest planting is proposed in the area to the north of the site to be undertaken by FES.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

HISTORIC ENVIRONMENT SCOTLAND: Development of this site, particularly at the level of units proposed, has the potential for significant adverse effects on the setting of SM 3118. Whilst we are content that it could be possible to develop this site without significant effects, this will require robust mitigation. Detailed evaluation of potential effects should inform a masterplan or development brief to guide detailed proposals.

HERITAGE & DESIGN: Would be a substantive intrusion into the Tweed Valley. At present the Cardrona development is restricted to the south bank of the Tweed, which is screened behind the former railway embankment, with the exception of the hotel / golf club. Not desirable.

ARCHAEOLOGY: Nothing recorded within area, but close to Medieval towerhouse and presumed village; Setting of Scheduled tower must be taken into account; some potential for medieval archaeology.

Site Ref MCARD008

Site name Nether Horsburgh

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Cardrona

Site area
(ha)

18.0

Indicative
capacity

140

Housing
SG Status

Excluded

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Landscape designation

Major

General amenity

Good

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

The site is a reasonably flat site located on the floor of the Tweed Valley, and primarily forms the open area to the north of the River Tweed. There is minimal landscaping on the site at present. A stone boundary wall runs along the western part of the site and an area of mature trees are located within the extreme northern part of the site.

Landscape summary

SCOTTISH NATURAL HERITAGE: This site lies outwith the current settlement boundary as shown in the LDP and is within a Special Landscape Area. Due to its physical separation there is little relationship of this site to Cardrona or to Peebles and it appears likely that development here would essentially involve the creation of another new village. Due to the prominence and location of this site here is a high potential for adverse landscape and visual impacts within the SLA, even with mitigation.

LANDSCAPE: There is a significant landscape issue in relation to development at this site as built development would obstruct existing panoramic views currently enjoyed from the main road and adjoining properties including Nether Horsburgh House (listed) looking SW and Cardrona Hotel looking NE. Development would change the character of this section of the Tweed Valley and could easily impair the qualities of the Special Landscape Area (SLA) by introducing an urban character. Mitigation measures designed to screen out 'lower amenity' buildings would, unfortunately, further restrict existing views. Features such as a new roundabout, street lighting, pedestrian crossing etc. could not be screened from the road.

In addition, the main road and river separate this site physically from Cardrona village and would prevent it becoming an extension of that settlement. It would therefore be isolated and disconnected in a very conspicuous location.

For these reasons, allocation of this site is not supported. Any development options in this area need to be considered more widely including relationships with approved woodland creation to the N, the R Tweed to the S and the built form S of the A72. A local landscape study is therefore recommended.

Located within the Tweed Valley Special Landscape Area.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING: I am not hugely in favour of this site for mixed use development. The site is on the opposite side of the A72, the main arterial route linking the central Borders with the west, from the existing settlement of Cardrona. The A72 would effectively split the extended village in two. In order to satisfactorily serve the site from a vehicular aspect, this would involve a roundabout at the main access into Cardrona to replace the existing junction arrangement. Whilst there is an engineering solution for vehicular access, dealing with pedestrians and cyclists is more challenging, an underpass or an overbridge being the preferred solution, but difficult to achieve due to the lie of the land and physical constraints. Any such structure will be convoluted in nature and likely out of place for the setting. Pedestrians crossing the A72 at grade to access mixed uses including housing on either side of the A72, even with a roundabout introduced to slow traffic speeds, would be far from ideal.

If this site is to be zoned for development, a Transport Assessment will be required to inform infrastructure adjustments required and to address sustainable travel requirements. Addressing concerns on the ability to properly integrate the two parts of Cardrona separated by the A72 will be a key consideration for the Transport Assessment to address.

NETWORK MANAGER: Concern over access onto A72. Fast section of road and additional junction will complicate layout and increase potential for accidents.

Site Ref **MCARD008**

Site name Nether Horsburgh

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Cardrona

Site area (ha)

18.0

Indicative capacity

140

Housing SG Status

Excluded

STRATEGIC TRANSPORT: Key issues are the junction arrangement onto the A72 and finding a suitable arrangement that provides good safe access for pedestrians, cyclists and horse riders. There are good opportunities to provide links to the popular Tweed Valley Railway Path which is located nearby and also to the local path network and additional facilities at Glentress.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

No

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Marketability

Good

Land use allocations

Not applicable

If yes, what?

Planning and Infrastructure summary

SCOTTISH WATER WWTW: Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER WTW: This area is supplied from Innerleithen WTW but is also on the boundary of the Bonnycairn WTW (Peebles) zone. Currently SW are nearing capacity at both WTW and therefore this additional site may require a growth capex (would need to be assessed).

ECONOMIC DEVELOPMENT: As Peebles is a difficult location to find high quality useable business land, then we would support this proposal which has the benefit of creating new flat development sites, even though this location is somewhat remote from the Town. We are not in favour of arbitrary site boundaries being the field fence boundaries; which can restrict development design and should be more related to land form and existing infrastructure or natural features. This is a major allocation and its relationship of housing to business development needs careful consideration, so we welcome feedback on the proposed mix for the site. The Cavalry Park development has been successful and, providing regular transport links can be provided to this location, then this site has the potential to be successful.

DEVELOPMENT MANAGEMENT: Totally opposed to any development here on natural landscape containment grounds. Urbanisation can be limited to some extent by development staying on the south side of the A72.

ENVIRONMENTAL HEALTH: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ACCESS: EN – connectivity from this site to the Tweed Valley Railway Path would be essential and path connections into Glentress.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

There is a high potential for adverse landscape and visual impacts within the SLA even with mitigation. In addition finding a solution to the access issues that will fit within the environment would be difficult.

Site Ref MCARD008**Site name** Nether Horsburgh**Proposed usage**

Mixed Use

SDA

Western

HMA

Northern

Settlement

Cardrona

**Site area
(ha)**

18.0

**Indicative
capacity**

140

**Housing
SG Status****Excluded**

Conclusions

A mixed use site with potential to deliver employment land. The site has minor flood risk however SEPA state that they would require a FRA, Surface water run off should also be considered. There is the potential for a minor impact on biodiversity. The setting of the Scheduled Monument to be taken into account, potential for archaeology on site.

There is a high potential for adverse landscape and visual impacts within the SLA even with mitigation.

Concern has been expressed to developing at this location by Roads colleagues. In order to satisfactorily serve the site from a vehicular aspect, this would involve a roundabout at the main access into Cardrona to replace the existing junction arrangement. Whilst there is an engineering solution for vehicular access, dealing with pedestrians and cyclists is more challenging, an underpass or an overbridge being the preferred solution, but difficult to achieve due to the lie of the land and physical constraints. In addition, finding a solution that will fit sensitively within environment would be very difficult.

It is noted that strong objections were raised by the Development Management section and by the Council's Landscape Architect who stated that "Development would change the character of this section of the Tweed Valley and could easily impair the qualities of the Special Landscape Area (SLA) by introducing an urban character. Mitigation measures designed to screen out 'lower amenity' buildings would, unfortunately, further restrict existing views. Features such as a new roundabout, street lighting, pedestrian crossing etc. could not be screened from the road".

In addition, Scottish Natural Heritage also stated that "Due to the prominence and location of this site here is a high potential for adverse landscape and visual impacts within the SLA, even with mitigation".

Therefore the site is unacceptable and will not be included with in the SG.

Site Ref MINNE001

Site name Caerlee Mill

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Innerleithen

Site area (ha)

1.5

Indicative capacity

35

Housing SG Status
Included**Initial assessment****Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Western SDA and within the Northern HMA.

Initial assessment summary

Small area of surface flood risk in south eastern corner.

FLOODING TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. The culvert that runs from St Ronan's takes a 90 degree turn towards the Tennis Courts so does not run underneath this site, neither does the Mill Lade. I would be unlikely to object to this development but dependant on the type of development, the applicant may have to show that they are not at risk.

SEPA: Foul drainage must connect to SW foul sewer network for Walkerburn stw. There appear to be 1 or 2 potential watercourses which may be culverted through the site (unnamed tributary and mill lade). Opportunity should be taken to de-culvert where possible.

Should the agreed layout or development type differ from what was previously agreed we would require an updated FRA which considers our previous responses. As this area of Innerleithen is at flood risk, it is essential that any new development will have a neutral impact on flood risk and the FRA will inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Furthermore flood resilient and resistant materials may be incorporated. Site will likely be constrained as a result. Consideration should be given to any lade structures through the site and buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the statement that a Flood Risk Assessment (FRA) may be required. As explained in their previous responses, SEPA state that should the agreed layout or development type differ from what was previously agreed in the context of planning application 14/00638/PPP, they would require an updated FRA which considers our previous responses. As this area of Innerleithen is at flood risk, it is essential that any new development will have a neutral impact on flood risk and the FRA will inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Furthermore flood resilient and resistant materials may be incorporated. They also support the requirement to de-culvert.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Brownfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Site Ref MINNE001

Site name Caerlee Mill

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Innerleithen

Site area
(ha)

1.5

Indicative
capacity

35

Housing
SG Status
Included

Planning history reference

11/009777/LBC Demolition of weaving sheds, knitting sheds, mill shop, offices and outbuildings.
14/00638/PPP Residential development and associated access, parking and infrastructure works.
14/00639/LBC Demolition and internal and external alterations.

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

Building on site - potential for habitat, although it is noted that some of the former mill buildings have already been removed from the site.

ECOLOGY: Existing built structures have potential to support protected species such as bats (EPS) and breeding birds. See Planning applications 14/00638/PPP and 14/00639/LBC.

SCOTTISH NATURAL HERITAGE: No comment.

Local impact and integration assessment

Conservation area

On/adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

On site

Visual relationship/integration with existing settlement

Brownfield site with listed building. Site is also located with the Innerleithen Conservation Area.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

High

Local impact and integration summary

Any new development will require to consider the setting of the Listed Building on site. Furthermore careful consideration is also required in finding new uses for the buildings onsite.

HERITAGE & DESIGN: The principle of this redevelopment at Caerlee is accepted and proposals brought forward for the first phase of housing. The link between the redevelopment and the repair and reuse of the listed category B Brodie's Mill needs to be monitored.

ARCHAEOLOGY: Previous woollen mill site (pre-OS1 onwards); standing historic building and selective demolition; historic building recording carried out previously; Mill lead through the site.

Site Ref MINNE001

Site name Caerlee Mill

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Innerleithen

Site area (ha)

1.5

Indicative capacity

35

Housing SG Status

Included

Landscape assessment**NSA**

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?**Height constraint**

Minor

Slope >12 degrees?**Slope constraint**

Minor

Constrained in Landscape Capacity Study **Landscape features**

Mill Lade running through site.
Stone Boundary walls would require to be retained and would be part of listing.

Landscape summary

LANDSCAPE: If the major issue of the fate of the listed buildings can be resolved, this brownfield site is an obvious opportunity for re-development to residential use. It appears to be suitable for medium to high density development.

Planning and infrastructure assessment**Physical access/road capacity****Near a trunk road?**

NETWORK MANAGER: Chapel Street very narrow with no parking at all at this location.

STRATEGIC TRANSPORT: Proposal needs to provide good connectivity to the rest of the town and there is an opportunity to upgrade the existing path network in the immediate area and provide enhanced access.

ROADS PLANNING: I have no objections to the redevelopment of this site. A planning brief has already been approved for the site. A pedestrian/cycle link from the site is required to connect in with the existing network to the west of the site. Maxwell Street is currently not adopted and whilst a vehicular link with Maxwell Street is desirable it will require the entire length of Maxwell Street to be upgraded to an adoptable standard. Main access will be via Chapel Street.
A Transport Statement will be required for the site.

Contaminated land

On/adjacent to site

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Marketability

Good

Land use allocations

Not applicable

If yes, what?

Site Ref **MINNE001**

Site name Caerlee Mill

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Innerleithen

Site area
(ha)

1.5

Indicative
capacity

35

Housing
SG Status
Included

Planning and Infrastructure summary

SCOTTISH WATER WWTW: Limited capacity at works.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site would need further assessment as other sites are developed.

ECONOMIC DEVELOPMENT: This site has an existing approved planning brief and we support the adherence to this brief which advocates mixed use and re-use of the protected buildings for future business use. We believe it is important that some business uses are retained on this site.

DEVELOPMENT MANAGEMENT: This site has PPP and LBC for a residential and mixed use development, no follow up applications yet.

ENVIRONMENTAL HEALTH: The site appears to have been developed as a Woollen Mill with associated petroleum storage. The site is brownfield land and its use may present development constraints.

ACCESS: EN – connectivity for pedestrians required to Victoria Park and BT91 (The Strip).

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is an acceptable site as it offers the opportunity to enhance the listed building and the conservation area, as well as making use of a brownfield site within the settlement.

Conclusions

The site is considered to be an acceptable site. It is proposed for mixed use development and has the benefit of recent planning permission. Planning consent on the site related around the demolition of the lesser important mill buildings, and making-good of historic listed building on site, and for residential development to take place on part of the site. The site not only provides for a brownfield site to be brought back into use, but also for the enhancement of the listed building on site and the conservation area. It is also noted that a Planning Brief in the form of an SPG has been produced on the site. It is noted that SEPA have stated that should the agreed layout for the site differ they would require an updated FRA. Surface Water should also be considered and flood resilient material incorporated into the proposed development. Existing buildings on site have potential to support protected species. The main vehicular access will be required to be taken off Chapel Street. Provision of amenity access within the development for pedestrians and cyclists will be required and links to the footpath network to be created and amenity maintained and enhanced. A Transport Statement is also required to inform the proposed development. Economic Development request that some business use is retained on the site. Potential contamination on the site should be investigated and mitigated.

Overall, the site was considered as a preferred option within the Draft Housing SG and is recommended for inclusion within the Finalised Housing SG, with an indicative site capacity of 35 units.

Site Ref APEEB046**Site name** Glensax Road**Proposed usage**

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

0.1

Indicative capacity

6

Housing SG Status**Excluded****Initial assessment****Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is located within the Western SDA and within the Northern HMA.**Initial assessment summary**

Surface water flood risk on site.

FLOODING TEAM: This site is shown to be at risk of flooding at a 1 in 200 year flood event from surface water flooding in a few sections. I would have no objections if the development could show that they are mitigating the risk from surface water. Consider Surface Water Runoff.

SEPA: Foul water should be connected to the SW foul network.

We require an FRA which assesses the surface water risk at this location. As LiDAR indicates it is within/ on the edge of a depression and any alterations to ground levels here could increase flood risk elsewhere we require an FRA to assesses this risk.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Combination

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference Formation of parking area.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line contribution required?

Site Ref **APEEB046**

Site name Glensax Road

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

0.1

Indicative capacity

6

Housing SG Status

Excluded

Accessibility and sustainability summary

ECOLOGY: Garages with corrugated iron roof. Mitigation for breeding birds. Low potential for bats for timber sheds. No significant biodiversity issues.

SCOTTISH NATURAL HERITAGE: No comment.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is a relatively enclosed site, generally surrounded by buildings and is set back from the Glensax Road. Used as garaging, residential at this location would integrate well into the surroundings, however displacement of parking would need to be considered. The site is located adjacent to Victoria Park.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

HERITAGE & DESIGN: No comments; seems to replacing existing garages – displacement of parking.

ARCHAEOLOGY: No comments.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Minimal landscaping features on site - potential for enhancement of the area.

Landscape summary LANDSCAPE: Suitable for single or 1.5 storey housing in scale and density with new development to west.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Site Ref **APEEB046**

Site name Glensax Road

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

0.1

Indicative capacity

6

Housing SG Status

Excluded

STRATEGIC TRANSPORT: Connectivity past the site needs to be maintained.

ROADS PLANNING: I am not willing to support any development of this garage court site which will result in vehicles being displaced onto the surrounding road network in an inappropriate manner. The site was extended in the late 1990's to provide additional parking and this would appear to demonstrate that parking is at a premium in the area. The existing public road, which terminates at the entrance to the garage court, can easily be extended to serve this site and opportunities are available for good pedestrian/cycle connectivity with the surrounding street network. Any development of this site though will have to clearly demonstrate existing demand for parking and how this can be incorporated in a revised layout for the site. This requirement will control the number of houses, if any, that the site can accommodate.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Yes

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Marketability

Average

Land use allocations

Not applicable

If yes, what?

Planning and

Infrastructure summary

SCOTTISH WATER WWTW: OK

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

ECONOMIC DEVELOPMENT: Looks like sensible infill but will involve car displacement, which may be an issue in this locale.

DEVELOPMENT MANAGEMENT: Lock-up garages site, should be possible to achieve a small development though daylighting regs will need to be assessed. The displacement of parking should be checked with Roads Planning.

ENVIRONMENTAL HEALTH: The site appears to have been developed with a curling pond which was subsequently infilled and used as a 'refuse tip'. The site is brownfield land and its use may present development constraints.

ACCESS: EN – connectivity to Victoria Park exists.

NEIGHBOURHOOD SERVICES: No comments.

Overall assessment

Overall assessment

Unacceptable

Summarised conclusion

Issues around roads, day-lighting and potential contamination as well as flood risk.

Conclusions

Site Ref APEEB046**Site name** Glensax Road**Proposed usage**

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

**Site area
(ha)**

0.1

**Indicative
capacity**

6

**Housing
SG Status****Excluded**

Whilst the site has many positive aspects, a flood risk assessment would be required. In addition Roads Planning have issues in relation to the displacement of parking. There is also the potential for day-lighting issues and potential for contamination on site. Therefore this site is considered to be Unacceptable and will not be identified within the Draft SG.

Site Ref **APEEB049**

Site name South West of Whitehaugh

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

4.0

Indicative capacity

100

Housing SG Status

Excluded

Initial assessment

Floodrisk

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?

International/national designation constraints Minor

Structure Plan policy The site is located within the Western SDA and within the Northern HMA.

Initial assessment summary No initial constraints on site.

SEPA: To reiterate what was stated in our 2014 consultation. We require an FRA which assesses the risk from the Haystoun Burn and small drain which is identified as being flowing adjacent to the site. There is potentially a mill lade to the south of the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. A holistic approach to development within this area of Peebles is recommended to ensure flood risk is not increased, or developable area reduced, as a result of piecemeal development. Foul water should be connected to the SW foul network. There may be a culverted watercourse running through the site however this is not shown or is not clear on the map. If so, the watercourse should preferably be de-culverted.

FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. However, I would recommend that potential source of surface water flooding be considered.
Consider Surface Water Runoff

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference N/A. The site is identified as a longer term housing site within the LDP.

Site Ref APEEB049

Site name South West of Whitehaugh

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area
(ha)

4.0

Indicative
capacity

100

Housing
SG Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line
contribution
required?

Accessibility and sustainability summary

The site is just outside Peebles settlement boundary. Peebles has a wide range of services, facilities and employment opportunities.

ECOLOGY: Biodiversity Risk: Minor
Improved pasture with mature tree cover around boundary of site (Lowland mixed deciduous woodland). Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with
existing settlement

This area contributes to the local setting of the immediate development, but not significantly to the wider setting of the town.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

HERITAGE & DESIGN: Outwith CA; Whitehaugh is listed B, but its setting has already been changed by the existing developments. Boundary treatment and roofscape important.

ARCHAEOLOGY: Nothing recorded within area, but general surroundings of Scheduled Monument palisaded enclosure; Setting should be accounted for.

Site adjacent to SBC Haystoun Designed Landscape.
An extension at this location would integrate well within the enclosed landscaping.

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Site Ref **APEEB049**

Site name South West of Whitehaugh

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

**Site area
(ha)**

4.0

**Indicative
capacity**

100

**Housing
SG Status**

Excluded

Constrained in Landscape Capacity Study

Landscape features Some tree belts and hedges on/adjacent site but these would require enhancing.

Landscape summary The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site.

SCOTTISH NATURAL HERITAGE: This site is included in the LDP as SPEEB003.

Given the proximity of this site to SPEEB004, we recommend that the consideration to design of the overall site that is included in site requirements should be undertaken for both sites as part of a site development brief / framework. Both sites lie outwith the existing settlement boundary as shown in the LDP, where there is a recognisable change in character along Glen Road and the paths that continue onwards to Hogbridge and Whitehaugh.

The site benefits from mature woodland and trees along all of its boundaries. We strongly support the existing site requirement that the woodland and landscape buffer is enhanced and suggest that this forms part of the detailed design work on the overall site. Existing path links should be retained and integrated into footpaths and cycle routes in the development site.

LANDSCAPE: Due to the potential for development to damage the amenity and recreational value of the adjacent Drovers Road, I recommend that any buildings should be positioned well back on the site from the Drovers Road (at least 20-30m) and preferably in the northern half of the plot to maintain some openness of views under the canopy of the mature trees out across the valley.

Tree and hedgerow planting on the boundary of the development would assist in linking it to the surrounding landscape.

If there is a requirement for vehicle access to link with Glen Road I suggest this is done round the back of the existing house in the western corner of the site and through the tree belt in order to retain the integrity of the Cross Borders Drove Road.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING: This land is already identified as a site potentially suitable for longer term housing (Site SPEEB003). In general, development in this location is reliant on a new crossing over the Tweed. Development of the site also relies on vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park. Furthermore the upgrading of Glen Road adjacent to Forest View needs to be considered as part of any submission.

Pedestrian/cycle links to the surrounding network to be incorporated into the development.

A Transport Assessment will be required for this site.

STRATEGIC TRANSPORT: New bridge across the River Tweed will be required before development progresses. A new vehicular link through Whitehaugh will be required. Along with an enhanced walking and cycling facilities. Opportunity to enhance the surrounding path network.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

Not applicable

Site Ref **APEEB049**

Site name South West of Whitehaugh

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

**Site area
(ha)**

4.0

**Indicative
capacity**

100

**Housing
SG Status**

Excluded

Marketability

Good

Land use allocations

On site

If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

Planning and Infrastructure summary

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

ECONOMIC DEVELOPMENT: Sensible extension and already allocated, so just pulling implementation forward. Appears a large allocation to bring forward all at once, but assume strong demand available.

DEVELOPMENT MANAGEMENT: This site is very visible from the A72 approach to Peebles and there is an existing dwellinghouse to respect. I am not keen on this being advanced until the bridge changes the whole visual aspect in this location, then it would be less prominent.

ENVIRONMENTAL HEALTH: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ACCESS: EN – this site should be connecting to the existing path network on all four sides that allows all people flow through the site; with this in mind there should be a buffer round the whole side to maintain the aesthetic enjoyment of the paths.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

The site is an acceptable site, however for it to come forward it requires a new bridge, upgrading of Glen Road and a vehicular connection through to Whitehaugh.

Conclusions

The site takes in almost all of the longer term housing site SPEEB003 identified within the LDP, with exception of the plot of land where a new house has already been constructed.

Whilst the site is an acceptable site for development, SEPA have stated that a flood risk assessment would be required and the Council's flood team have stated that surface water would need to be considered. The site would have a potential minor impact on biodiversity; the site is located on the edge of the settlement and has good access to services and facilities; consideration should be given to the design of the overall site to take account of the Special Landscape Area, the adjacent SBC Garden and Designed Landscape and the setting of the the adjacent Scheduled Monument. Additional landscape enhancement would also be required along with buffers to existing and proposed landscaping. Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI.

Further assessment on nature conservation interest will also be required and mitigation put in place. Development should not take place in the required buffer area of the Scheduled Monument but rather that area should be left as open space. Enhancement of the footpath would also be required.

Roads Planning also states that development in this location is reliant on a new crossing over the Tweed, vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park as well as the upgrading of Glen Road adjacent to Forest View.

Therefore based on all of the above, the site is Doubtful and will therefore not be included within the Draft SG on Housing.

Site Ref APEEB050**Site name** South West of Whitehaugh**Proposed usage**
Housing**SDA**
Western**HMA**
Northern**Settlement**
Peebles**Site area (ha)**
4.5**Indicative capacity**
100**Housing SG Status**
Excluded**Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is located within the Western SDA and within the Northern HMA.**Initial assessment summary** No initial constraints on site.

SEPA: We require an FRA which assesses the risk from the Haystoun Burn and small drain which is identified as being flowing adjacent to the site. There is potentially a mill lade to the south of the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. A holistic approach to development within this area of Peebles is recommended to ensure flood risk is not increased, or developable area reduced, as a result of piecemeal development. Foul water should be connected to the SW foul network. There may be a culverted watercourse running through the site however this is not shown or is not clear on the map. If so, the watercourse should preferably be de-culverted.

FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. However, I would recommend that potential source of surface water flooding be considered. Consider Surface Water Runoff

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference Application for a single house on site.

Site Ref APEEB050

Site name South West of Whitehaugh

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area
(ha)

4.5

Indicative
capacity

100

Housing
SG Status

Excluded

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line
contribution
required?

Accessibility and sustainability summary

The site is just outside Peebles settlement boundary. Peebles has a wide range of services, facilities and employment opportunities.

ECOLOGY: Biodiversity Risk: Minor
Improved pasture with mature tree cover around boundary of site (Lowland mixed deciduous woodland). Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with
existing settlement

This area contributes to the local setting of the immediate development, but not significantly to the wider setting of the town.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

HERITAGE & DESIGN: Outwith CA; Whitehaugh is listed B, but its setting has already been changed by the existing developments. Boundary treatment and roofscape important.

ARCHAEOLOGY: Nothing recorded within area, but general surroundings of Scheduled Monument palisaded enclosure; Setting should be accounted for.

Site adjacent to SBC Haystoun Designed Landscape.
An extension at this location would integrate well within the enclosed landscaping.

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Site Ref **APEEB050**

Site name South West of Whitehaugh

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

**Site area
(ha)**

4.5

**Indicative
capacity**

100

**Housing
SG Status**

Excluded

Constrained in Landscape Capacity Study

Landscape features Some tree belts and hedges on/adjacent site but these would require enhancing.

Landscape summary The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site.

SCOTTISH NATURAL HERITAGE: This site is included in the LDP as SPEEB003.

Given the proximity of this site to SPEEB004, we recommend that the consideration to design of the overall site that is included in site requirements should be undertaken for both sites as part of a site development brief / framework. Both sites lie outwith the existing settlement boundary as shown in the LDP, where there is a recognisable change in character along Glen Road and the paths that continue onwards to Hogbridge and Whitehaugh.

The site benefits from mature woodland and trees along all of its boundaries. We strongly support the existing site requirement that the woodland and landscape buffer is enhanced and suggest that this forms part of the detailed design work on the overall site. Existing path links should be retained and integrated into footpaths and cycle routes in the development site.

LANDSCAPE: Due to the potential for development to damage the amenity and recreational value of the adjacent Drovers Road, I recommend that any buildings should be positioned well back on the site from the Drovers Road (at least 20-30m) and preferably in the northern half of the plot to maintain some openness of views under the canopy of the mature trees out across the valley.

Tree and hedgerow planting on the boundary of the development would assist in linking it to the surrounding landscape.

If there is a requirement for vehicle access to link with Glen Road I suggest this is done round the back of the existing house in the western corner of the site and through the tree belt in order to retain the integrity of the Cross Borders Drove Road.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING: This land is already identified as a site potentially suitable for longer term housing (Site SPEEB003). In general, development in this location is reliant on a new crossing over the Tweed. Development of the site also relies on vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park. Furthermore the upgrading of Glen Road adjacent to Forest View needs to be considered as part of any submission.

Pedestrian/cycle links to the surrounding network to be incorporated into the development.

A Transport Assessment will be required for this site.

STRATEGIC TRANSPORT: New bridge across the River Tweed will be required before development progresses. A new vehicular link through Whitehaugh will be required. Along with an enhanced walking and cycling facilities. Opportunity to enhance the surrounding path network.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

On/adjacent to site

TPOs

Not applicable

Site Ref APEEB050

Site name South West of Whitehaugh

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area
(ha)

4.5

Indicative
capacity

100

Housing
SG Status

Excluded

Marketability

Good

Land use allocations

On site

If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

Planning and Infrastructure summary

It should be also be noted that whilst this site takes in the Longer Term Housing Site SPEEB003, part of the site has already been developed with the completion of a single house within the north west corner.

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

ECONOMIC DEVELOPMENT: Sensible extension and already allocated, so just pulling implementation forward. Appears a large allocation to bring forward all at once, but assume strong demand available.

DEVELOPMENT MANAGEMENT: This site is very visible from the A72 approach to Peebles and there is an existing dwellinghouse to respect. I am not keen on this being advanced until the bridge changes the whole visual aspect in this location, then it would be less prominent.

ENVIRONMENTAL HEALTH: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ACCESS: EN – this site should be connecting to the existing path network on all four sides that allows all people flow through the site; with this in mind there should be a buffer round the whole side to maintain the aesthetic enjoyment of the paths.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

Site requires a new bridge, upgrading of Glen Road and a vehicular connection through to Whitehaugh, also part of site has been developed for a house, also part of site has been developed for a house.

Conclusions

The site takes in the longer term housing site SPEEB003 identified within the LDP.

Whilst the site is an acceptable site for development, SEPA have stated that a flood risk assessment would be required and the Council's flood team have stated that surface water would need to be considered. The site would have a potential minor impact on biodiversity; the site is located on the edge of the settlement and has good access to services and facilities; consideration should be given to the design of the overall site to take account of the Special Landscape Area, the adjacent SBC Garden and Designated Landscape and the setting of the the adjacent Scheduled Monument. Additional landscape enhancement would also be required along with buffers to existing and proposed landscaping. Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI.

Further assessment on nature conservation interest will also be required and mitigation put in place. Development should not take place in the required buffer area of the Scheduled Monument but rather that area should be left as open space. Enhancement of the footpath would also be required.

Roads Planning also states that development in this location is reliant on a new crossing over the Tweed, vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park as well as the upgrading of Glen Road adjacent to Forest View.

Site Ref APEEB050**Site name** South West of Whitehaugh**Proposed usage**

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

**Site area
(ha)**

4.5

**Indicative
capacity**

100

**Housing
SG Status****Excluded**

It should be also be noted that whilst this site takes in the Longer Term Housing Site SPEEB003, part of the site has already been developed with the completion of a single house within the north west corner.

Therefore based on all of the above, the site is Doubtful and will therefore not be included within the Draft SG on Housing.

Site Ref APEEB051**Site name** North West of Hogbridge**Proposed usage**

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

2.8

Indicative capacity

55

Housing SG Status

Excluded

Initial assessment**Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is located within the Western SDA and within the Northern HMA.**Initial assessment summary** 1:200 flood risk to south western part of site, majority of site not affected.

SEPA: We require an FRA which assesses the risk from the Haystoun Burn. There is a mill lade/ small watercourse which also flows through the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will likely be constrained due to flood risk. A holistic approach to development within this area of Peebles is recommended to ensure flood risk is not increased, or developable area reduced, as a result of piecemeal development. Foul water should be connected to the SW foul network. There is a watercourse running just beyond the southern boundary of the site which should be protected.

FLOOD TEAM: This site is shown to be at risk of flooding within the SEPA 1 in 200 Year Indicative Flood Mapping for both fluvial and pluvial flooding. Therefore, I would require a Flood Risk Assessment to be undertaken.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference N/A. Site identified as potential longer term housing within the LDP.**Accessibility and sustainability assessment****Access to public transport**

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line contribution required?

Site Ref APEEB051

Site name North West of Hogbridge

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

2.8

Indicative capacity

55

Housing SG Status

Excluded

Accessibility and sustainability summary

ECOLOGY: Biodiversity Risk: Minor
Improved pasture with mature tree cover around boundary of site (Lowland mixed deciduous woodland). Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues.

The site is located adjacent to the Peebles Development Boundary and has good access to services and facilities within the settlement.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

This area contributes to the local setting of the immediate adjacent development, but not significantly to the wider setting of the town.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

Site adjacent to SBC Haystoun Designed Landscape.

ARCHAEOLOGY: Nothing recorded within area, but general surroundings of Scheduled Monument palisaded enclosure; Setting should be accounted for.

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

Trees and hedgrows on site boundary, would require enhancement.

Landscape summary

The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site.

SCOTTISH NATURAL HERITAGE: This site is included in the LDP as SPEEB003. Given the proximity of this site to SPEEB004, we recommend that the consideration to design of the overall site that is included in site requirements should be undertaken for both sites as part of a site development brief / framework. Both sites lie outwith the existing settlement boundary as shown in the LDP, where there is a recognisable change in character along Glen Road and the paths that continue onwards to Hogbridge and Whitehaugh.

The site benefits from mature woodland and trees along all of its boundaries. We strongly support the existing site requirement that the woodland and landscape buffer is

Site Ref APEEB051**Site name** North West of Hogbridge**Proposed usage**

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

2.8

Indicative capacity

55

Housing SG Status**Excluded**

enhanced and suggest that this forms part of the detailed design work on the overall site. Existing path links should be retained and integrated into footpaths and cycle routes in the development site.

LANDSCAPE: If it can be shown that flood prevention can be designed into the development this site should be consider for extension of connection to existing developments to north and west with agreement to access site avoiding mature trees. A buffer of 25m width should run parallel with Glen Road to protect the mature TPO trees.

Recommend low density housing appropriate to urban fringe location. Linked with hedge and tree planting to wider landscape. Maintain some permeability of views through to hills from boundaries and across site.

The area most at risk of flooding could be planted up increasing the tree buffers to the south and further assisting site containment.

Existing perimeter tree structure on all perimeters to be retained -important part of Landscape Character and setting. Careful design of site/ consideration of shading required – adequate separation between existing trees and new buildings to reduce risk of damage or removal and future problems.

Planning and infrastructure assessment

Physical access/road capacity**Near a trunk road?**

ROADS PLANNING: This land is already identified as a site potentially suitable for longer term housing (Site SPEEB004). In general, development in this location is reliant on a new crossing over the Tweed. Development of the site also relies on vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park. Furthermore the upgrading of Glen Road adjacent to Forest View needs to be considered as part of any submission.

Pedestrian/cycle links to the surrounding network to be incorporated into the development.

A Transport Assessment will be required for this site.

STRATEGIC TRANSPORT: New bridge across the River Tweed will be required before development progresses. A new vehicular link through Whitehaugh will be required. Along with an enhanced walking and cycling facilities. Opportunity to enhance the surrounding path network.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Adjacent to site

TPOs

On/adjacent to sit

Marketability

Good

Land use allocations

Not applicable

If yes, what?**Planning and Infrastructure summary**

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

TPO along north-eastern boundary.

Site Ref **APEEB051**

Site name North West of Hogbridge

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

**Site area
(ha)**

2.8

**Indicative
capacity**

55

**Housing
SG Status**

Excluded

ECONOMIC DEVELOPMENT: Sensible extension and already allocated, so just pulling implementation forward. Appears a large allocation to bring forward all at once, but assume strong demand available.

DEVELOPMENT MANAGEMENT: The woodland edge needs to be thickened up here and sufficient separation distances left from the existing trees.

ENVIRONMENTAL HEALTH: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ACCESS: EN – this site should also allow for connectivity to the path network.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

The site is Doubtful as it relies on a bridge over the River Tweed, upgrading of the Glen Road and connection through to the Whitehaugh development.

Conclusions

A flood risk assessment would be required. The site has good access to nearby services and facilities and has the potential to result in a minor biodiversity risk. The setting of the nearby scheduled monument should be taken into consideration. Site identified within the Development & Landscape Capacity study as suitable for development, the site sits within a Special Landscape Area. SNH requests that a development brief is produced that covers the three longer term sites.

Roads Planning and Strategic Transport have stated that development at this location is reliant on a new bridge of the River Tweed, and connection through to the Whitehaugh development. In addition Roads Planning also state that the Glen Road requires upgrading for this site to come forward.

As the site is reliant on the connection through to Whitehaugh via another potential development site, as well as the other Roads requirements, it is not considered appropriate to allocate this site, therefore this site is a Doubtful and will not be included within the SG on Housing.

Site Ref **MPEEB004**

Site name Land South East of Peebles (Part of SPEEB005)

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

**Site area
(ha)**

14.0

**Indicative
capacity**

150

**Housing
SG Status**

Excluded

Initial assessment

Floodrisk

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?



International/national designation constraints Moderate

Structure Plan policy

The site is located within the Western Strategic Development Area and within the Northern HMA.

**Initial assessment
summary**

A large part of the site is affected by 1:200 flood risk. Haystoun Burn runs beyond the south of the site. Therefore likely implications for the SAC and SSSI.

FLOOD TEAM: This site is shown to be at risk of flooding within the SEPA 1 in 200 Year Indicative Flood Mapping for both fluvial and pluvial flooding. Therefore, I would definitely require a Flood Risk Assessment for the Haystoun Burn to be undertaken for this site. I would note that the Haystoun Burn burst its banks and flooded a few properties in Kittlegairy View over the 2015/16 winter. Scottish Water have also raised concerns about their capacity in the Kittlegairy area. Additional Info: It is noted that the contributor has submitted a planning application (17/00606/PPP) on the site supported by a FRA, in reference to that application the Flood Team have objected (07/06/2017).

SEPA RESPONSE AT SG STAGE: We require an FRA which assesses the risk from the Haystoun Burn and the River Tweed, including the interaction between. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Development may be heavily constrained at this site and council may wish to consider removal from the LDP. A holistic approach to development within this area of Peebles is recommended to ensure flood risk is not increased, or developable area reduced, as a result of piecemeal development. Therefore, we would recommend that the council commissions an FRA prior to allocating this site within the LDP.

(EXTRACT ON RECEIPT OF NON-TECHNICAL SUMMARY PROVIDED BY BW): If formally consulted through the planning process on the proposed development we would object on the grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy based on the information supplied with this consultation.

..... In the first instance we would recommend that an updated FRA is provided which adheres to Scottish Planning Policy and our Technical Flood Risk Guidance and demonstrates that development can take place out with the functional floodplain giving due consideration to all sources of flooding including fluvial and surface water. ... Site bounded by either Glensax burn or R Tweed, classified as Good and Moderate respectively. These watercourses should be protected. Foul water must be connected to the SW foul network.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land **MOD safeguarded area**

Aerodrome/Technical Site Safeguarding

Site Ref MPEEB004

Site name	Land South East of Peebles (Part of SPEEB005)	Proposed usage	Mixed Use	SDA	Western	HMA	Northern	Settlement	Peebles	Site area (ha)	14.0	Indicative capacity	150	Housing SG Status	Excluded
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Not applicable Not applicable Not applicable

Planning history reference Previous application for lowering of ground levels.
16/00721/PAN Residential development with associated roads, infrastructure, open space and landscaping.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect	Waverley line contribution required?
Good	Good	Good	Major	South	<input type="checkbox"/>

Accessibility and sustainability summary

This site is being considered for mixed use however, the LDP states that some employment use could take place in the short term.

The site is outside the development boundary. Peebles has a range of services, facilities and has employment opportunities. Parts of site on flood in of River Tweed SAC/SSSI including Haystoun burn (SAC).

ECOLOGY: Biodiversity Risk: Major - All of the site in flood plain of Haystoun burn (River Tweed SAC) and River Tweed SAC/SSSI, (SEPA 1in 200year fluvial flood risk). Potential connectivity with River Tweed SAC through drainage—Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Improved pasture, remnant thorn hedge within site. Mature trees and woodland strip on part of boundary.

Local impact and integration assessment

Conservation area	Scheduled Ancient Monument	Garden and designed landscape	Ancient woodland inventory
Not applicable	Not applicable	Adjacent to site	Not applicable
Open space	Archaeology	Listed buildings	Visual relationship/integration with existing settlement
Not applicable	Adjacent to site	Adjacent to site	The majority of the site is flat, exposed and open in character. It is at this location where the hard edge of the adjacent development is evident. It is considered that any development to take place within this areas and on the other side of the B7062 should aim to enhance the area and seek to integrate the development into its surroundings.
Impact on open space	Impact on archaeology	Impact on listed buildings	
Low	Medium	Low	

Local impact and integration summary

ARCHAEOLOGY: Not sites recorded in the area, but previous (negative) evaluation trenching across area.

HERITAGE & DESIGN: Is this the natural edge of the west expansion of Peebles south of the river? Care will be needed to consider the boundaries of the site and how the development could be phased.

Site adjacent to SBC kailze Designed Landscape.

Site Ref MPEEB004

Site name	Land South East of Peebles (Part of SPEEB005)	Proposed usage	Mixed Use	SDA	Western	HMA	Northern	Settlement	Peebles	Site area (ha)	14.0	Indicative capacity	150	Housing SG Status	Excluded
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Landscape assessment

NSA	Not applicable	SLA	On/adjacent to site	Landscape designation	Minor	General amenity	Good	Altitude >200m?	<input type="checkbox"/>	Height constraint	Minor	Slope >12 degrees?	<input type="checkbox"/>	Slope constraint	Minor
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Constrained in Landscape Capacity Study

Landscape features Mature trees particularly along the northern boundary of the site. Burn running beyond the southern boundary of the site.

Landscape summary The Landscape Capacity Study considered this area not to be appropriate for development. However it is considered that this area provides a good opportunity to enhance the settlement edge. This site however is part of an enlarged longer term site - SPEEB005.

SCOTTISH NATURAL HERITAGE: While this site is outwith the current settlement boundary as shown in the LDP, it is identified as part of a longer-term safeguard (SPEEB005).

If you are minded to support development of this site during the current plan period, further detailed assessment will be required. Given the site's proximity to MPEEB006/APEEB050 and APEEB003, SPEEB001 & SPEEB005, MPEEB007/APEEB051, we suggest that requirements for these sites are detailed in a design framework that should include the open space safeguard to the north of the B7062.

LANDSCAPE AT SG STAGE: I recommend that this site is one of the less suitable sites for development as it would perpetuate the outward creep of the town east along the valley floor. However the density of the latest development on the adjacent site and lack of structure planting visually detracts from the amenity of the area. A sensitive development to the east of this including adequate treebelts, hedgerows and open space could mitigate the 'hard' edge to the town that is currently apparent. In drawing a conclusion on this site the risk of flooding should be considered.

Planning and infrastructure assessment

Physical access/road capacity **Near a trunk road?**

Roads Planning have stated in advance of the LDP that they can support some employment use at this location in the short term.

ROADS PLANNING: This land is already identified as part of a site potentially suitable for longer term mixed use development (Site SPEEB005). In general, development in this location is reliant on a new crossing over the Tweed, but some development could be brought forward to meet a need for employment land.

Upgrading of the B7062 Kingsmeadows Road will be required to support vehicular access to the site and the creation of a street frontage onto the B7062 is recommended. Links into the adjacent housing development, both pedestrian/cycle and vehicular are critical.

Flooding is an issue with this area and will need to be considered as part of any development proposal.

A Transport Assessment will be required.

NETWORK MANAGER COMMENTS AT SG STAGE: 30 mph limit would need to be extended.

STRATEGIC TRANSPORT AT SG STAGE: New bridge across the River Tweed will be required before development progresses. A new vehicular link through Whitehaugh, linking to Glen Road is

Site Ref MPEEB004

Site name	Proposed usage	SDA	HMA	Settlement	Site area (ha)	Indicative capacity	Housing SG Status
Land South East of Peebles (Part of SPEEB005)	Mixed Use	Western	Northern	Peebles	14.0	150	Excluded

recommended. To improve connectivity and to reduce pressure on the B7062. Improvements to the B7062 will be required as part of this proposal. There is an opportunity to develop the walking and cycling network in this location. The Council has a long term aspiration to develop an off-road walking and cycling link between the south eastern part of the town and the town centre, potentially on the river corridor.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Marketability

Good

Land use allocations

On site

If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

Planning and Infrastructure summary

Site identified in the Consolidated Local Plan for Longer Term Mixed Use.

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

ECONOMIC DEVELOPMENT AT SG STATE: It is noted that this site is already allocated, so this just suggests pulling the implementation forward. We are concerned that there is no new general allocation of employment land for Peebles and therefore would welcome a substantial allocation within this mixed use site. As Cavalry Park is generally completed and full, we consider a new development should be encouraged as there is known demand and provision of serviced plots or new development should form part of any agreement and be provided by the developer. We are unclear on what area, and what location, is proposed for mixed use. We suggest progress is needed with a formal Planning Brief to resolve this issue.

ACCESS: EN – this site should connect to the existing path networks through the site to the west and connect to the path network at its southern end.

EDUCATION AT SG STAGE: An extension may have to be considered.

DEVELOPMENT MANAGEMNT: A PAN is currently in for this site, much depending on them persuading Roads Planning that it can go ahead before the bridge. No PPP yet submitted. I fail to see how it could now be acceptable but wasn't when it was put in the original Consultative Draft. Roads and Flooding led.

ENVIRONMENTAL HEALTH: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

Overall assessment

Overall assessment

Summarised conclusion

Site Ref MPEEB004

Site name	Proposed usage	SDA	HMA	Settlement	Site area (ha)	Indicative capacity	Housing SG Status
Land South East of Peebles (Part of SPEEB005)	Mixed Use	Western	Northern	Peebles	14.0	150	Excluded

Unacceptable

Site is unacceptable as there are issues in relation to roads and floodrisk, also in terms of placemaking.

Conclusions

It is noted that this site is part of site SPEEB005 that has been identified as a longer term mixed use site within the LDP and has the potential to bring forward employment land within the short term.

The site is being considered as a mixed use site. Whilst the LDP sets out that part of the Longer Term Mixed Use site SPEEB005 could come forward for employment land during the lifetime of the Plan, it is not considered appropriate to bring forward the site at this stage for mixed use, this is primarily as a result of issues around flood risk and roads access/bridge. In addition, in relation to good placemaking, should this site come forward in the future it should be in conjunction with the area of land to the north of the B7062 as identified within the LDP and which is part of site SPEEB005.

Other issues that have been raised in relation to this site are: potential moderate impact on biodiversity; the site is adjacent to the River Tweed SAC/SSSI; the site sits within the Tweed Valley SLA and the site was identified as being constrained within the Development and Landscape Capacity Study.

Therefore based on all of the above it is not considered appropriate to include this site within the Draft SG on Housing.

Site Ref MPEEB006**Site name** Rosetta Road Mixed Use**Proposed usage**

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

6.4

Indicative capacity

30

Housing SG Status**Included****Initial assessment****Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is located within the Western Strategic Development Area and within the Northern HMA.**Initial assessment summary**

SEPA SG STAGE: We require an FRA which assesses the risk from the Gill Burn and other small watercourses which flow along the northern, southern, and western boundaries. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. There are 2 unnamed tributaries running through the site which should be protected as part of any development. There should be no culverting for land gain. Foul water must be connected to the SW foul network for Peebles STW.

FLOODING TEAM AT SG STAGE: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Due to the scale and there is a few drains / springs running through the site, I would expect the applicant to show how surface water would be mitigated. Consider Surface Water Runoff.

This site was recommended for inclusion in the LDP by the LDP Examination Reporter. In line with with the Reporter's Recommendations, longer term housing and mixed use sites identified in the plan will be considered first. In addition, it should be noted that the Reporter did not identify an indicative site capacity for this site.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the requirement for a Flood Risk Assessment, as well as the statement that there should be no culverting for land gain. In addition SEPA objected to the site in that they would require a modification to the Supplementary Guidance to include an additional requirement for the developer to investigate the possibility of de-culverting, as a result an additional requirement was recommended for inclusion in the Finalised SG.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Other

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference

96/01158/FUL Extension to caravan park to erect 32 static caravans.
13/00444/FUL Mixed use development including housing - Pending Consideration.

Site Ref MPEEB006

Site name Rosetta Road Mixed Use

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area
(ha)

6.4

Indicative
capacity

30

Housing
SG Status
Included

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line
contribution
required?

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate

Site contains built structures with known bat roosts and parkland trees/ designed landscape, potential veteran trees, also featured on OS 1st ed. map. Boundary features include broadleaved trees, hedgerow and riparian woodland along Gill burn, connectivity with Eddleston water (River Tweed SAC). Bat, badger and breeding birds identified re planning application 13/00444/PPP.

Mitigation required to ensure no significant adverse effects on River Tweed SAC Retain mature trees. EPS survey (bats) will be required. Site clearance outside breeding bird season.

SCOTTISH NATURAL HERITAGE: This site is included in the LDP. We understand that this allocation is for redevelopment of the existing caravan site for residential development. As the site is subject to a planning application (13/00444/PPP), we have no further comment to make at this stage. Should that consent not be implemented, we would be happy to advise on natural heritage issues for the required planning brief.

SCOTTISH NATURAL HERITAGE (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments: It is understood that this allocation is for the redevelopment of the existing caravan site for residential development. As the site is subject to a planning application, Scottish Natural Heritage have no further comment to make at this stage.

Should that consent not be implemented, Scottish Natural Heritage would be happy to advise on natural heritage issues for the required planning brief.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

On site

Visual relationship/integration with existing settlement

Grounds of country house currently used as part of a caravan park. Category B Listed Roetta House, and B Listed Stables as well as C listed Walled Garden and Garden Building (part of a B group). Although the site sits within the Development Boundary it sits on the edge of the settlement and rises to the west.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

High

Local impact and integration summary

ARCHAEOLOGY: Historic parkland (OS1) with number of Listed Building portions surviving, but currently camping and caravan site; form of the ROC post mentioned unknown (could be underground 1960s or sandbagged WW2 post) and may be only vaguely located; Roman road potentially running through the site.

HERITAGE & DESIGN: Sensitive scheme needed to respect the listed buildings within the site and ensure that an appropriate use for them is delivered as part of the works; before the last phase new build works is undertaken. Visibility across the valley needs to be considered as well as a design approach to create appropriate

Site Ref MPEEB006

Site name Rosetta Road Mixed Use

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area
(ha)

6.4

Indicative
capacity

30

Housing
SG Status
Included

sense of place.

There may be potential for some (minor) development to take place however caution would be required as over-development at this location would result in a negative impact not only on the listed buildings and archaeology onsite but would also detract from the attractive approach into the settlement from the north; as well as the impact that such development would have on the tourism facility onsite. Also, as a site that rises to above 200m, the site can be seen from other parts of the town and although currently well screened due to the mature trees on site as well as those on the neighbouring site APEEB044 - loss of that landscaping would have a negative impact.

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude
>200m?



Height
constraint

Moderate

Slope >12
degrees?



Slope
constraint

Moderate

Constrained in Landscape Capacity Study

Landscape features

Site consists of the upper section of Rosetta House grounds with the N and S drive to the house forming the E site boundary. The W boundary is a field boundary within the estate with the boundary woodland a further field to the W. Strong pattern of landscape structure and mature tree cover consistent with a designed landscape (undesigned and not recorded on recent SBC survey but a designed landscape nevertheless) Taken in conjunction with APEEB044, there is a significant house, a courtyard block, a walled garden, N and S formal driveways with N and S gates, a gatehouse, perimeter policy woodland and plentiful parkland tree planting, particularly in APEEB044. N and S policy woodlands are associated with small streams which have also been retained for ornamental purposes.

Landscape summary

LANDSCAPE AT SG STAGE: The area on higher ground above the cluster of listed buildings could be sensitively developed for housing subject to suitable access arrangements. Rosetta House, the stable block and the walled garden with garden building require protection with sufficient grounds around them as a setting for these historic buildings. The walled garden and the stable block could be converted for small scale housing or community purposes. On the adjoining area below Rosetta House, the lower slopes could remain as a camping and caravan park. Any development should respect the historic aspect of both the house and its surroundings as well as its location on the rural edge of the town. Because development in this area is likely to be visible from across the valley and from adjacent path systems the density of housing should be low and the tree and screen planting carefully sited to protect the amenity of the area and link with tree bands and planting within and out with the site.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING: I am not opposed to this land being zoned for mixed use development with an indicative capacity of 50 units. That said this site along with Site APEEB044 forms part of the larger planning application site – 13/00444/PPP. These two sites combined would need to proceed in accordance with the requirements agreed by the council with regards to its consideration of that application. Further to consultation, a Transport Assessment will be required.

Site Ref MPEEB006**Site name** Rosetta Road Mixed Use**Proposed usage**

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

6.4

Indicative capacity

30

Housing SG Status**Included**

NETWORK MANAGER: Potential pressure on existing road network.

STRATEGIC TRANSPORT: Potential pressure on existing road network and existing Tweed Bridge. The adjacent road that links Violet Bank to the A703 is currently single track with passing places and not currently designed for additional increased traffic movements. There is a proposal for a new bridge at Dalatho but if this proposal and potentially others in this area go ahead there will still be increased pressure on this particular road.

Rosetta Road is currently very difficult to access because of the historical nature of the street and the number of vehicles that are currently travelling and parking in this area. This proposal and other significant proposals in this area will exacerbate this situation and careful consideration will be required in terms of any potential access and proposed uses for the site. This proposal in conjunction with other potential proposals in the immediate area will also put more pressure on Tweed Bridge and the local road network. The Council is currently involved in developing proposals to promote a shared access route between Peebles and Eddleston and beyond to Midlothian.

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Marketability

Good

Land use allocations

On site

If yes, what?

PMD3: Land Use Allocations

Planning and Infrastructure summary

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

ACCESS: EN – this site in itself is a good resource for shorter recreational access, the remnants of the designed landscape including old buildings and mature trees and to the quality of the experience. This should be considered if development is increased here.

ENVIRONMENTAL HEALTH: The site appears to have been developed with agricultural buildings. The site is brownfield land and its use may present development constraint.

ECONOMIC DEVELOPMENT: We understand that the mixed use allocation has been decided by the Scottish Government Reporter. We still however, would wish to ensure that the bulk of the allocation is retained for the Tourism based Caravan and camping site, with minimum support for residential development.

DEVELOPMENT MANAGEMENT: This site is minded to approve for housing and an improved caravan site facility but no idea why the settlement boundary does not expand to the west to reflect the minded to grant position. The Housing capacity is a bit low and doesn't reflect the LDP figure, even though that may be a bit high. Still challenged over developer contributions and the Committee still to make a determination on this matter.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision with scope for further development if further development nearby.

Overall assessment

Site Ref MPEEB006**Site name** Rosetta Road Mixed Use**Proposed usage**

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

6.4

Indicative capacity

30

Housing SG Status**Included****Overall assessment****Acceptable****Summarised conclusion**

The site is Acceptable as the site is already allocated within the LDP and has been subject to a planning application. There is moderate biodiversity risk. Caution required regarding impact that development could have on heritage and landscape assets onsite and the settlement. Road improvements would be required. Economic Development would wish to the bulk of the site retained for tourism use.

Conclusions

This site was recommended for inclusion in the LDP by the LDP Examination Reporter. In line with the Reporter's Recommendations, longer term housing and mixed use sites identified in the plan will be considered first. In addition, it should be noted that the Reporter did not identify an indicative site capacity for this site.

A flood risk assessment will be required to assess the risk from the Gill Burn and other small watercourses which flow along the northern, southern, and western boundaries. Consideration will also need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. It is considered that there will be a moderate impact on the biodiversity, further assessment on biodiversity would be required alongside appropriate mitigation. In addition further assessment on archaeology and appropriate mitigation would also be required. Whilst, there may be potential for some (minor) development to take place, caution would be required as over-development at this location would result in a negative impact on the listed buildings and archaeology onsite as well as detracting from the attractive approach into the settlement from the north. Road improvements would be required. Economic Development would wish to see the bulk of the site retained in tourism use. Investigation and mitigation of potential contamination would also be required.

Overall, the site was considered as a preferred option within the Draft Housing SG and is recommended for inclusion within the Finalised Housing SG, with an indicative site capacity of 30 units.

Site Ref MPEEB007**Site name** March Street Mill**Proposed usage**

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

2.3

Indicative capacity

70

Housing SG Status**Included****Initial assessment****Floodrisk**

1:200

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is located within the Western SDA and within the Northern HMA.**Initial assessment summary** Some areas shown to be at risk through surface water flooding.

SEPA: Although no evidence of a culverted watercourse can be found on historic maps we would highlight the potential risk during site investigations. We would stress that no buildings should be constructed over an existing drain/ lade that is to remain active. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Large pond and drain shown on the map which presumably related to the historic use as a mill. These would need to be investigated further before any development could be started. Foul water must be connected to the SW foul sewer network.

FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Due to the scale and there is a few drains / springs running through the site, I would expect the applicant to show how surface water would be mitigated. Consider Surface Water Runoff.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the requirement to consider surface water flooding for any new development.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Buildings

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference 16/00714/PAN Redevelopment of former mill to accommodate a range of uses including residential, retirement, commercial, allotment and other community use.

Site Ref MPEEB007

Site name March Street Mill

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

2.3

Indicative capacity

70

Housing SG Status

Included

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?

Accessibility and sustainability summary

ECOLOGY: Biodiversity risk: Moderate-Major

Existing built structures (textile mill) have potential to support protected species such as bats (EPS) and breeding birds. Part of site within flood plain of Eddleston water (River Tweed SAC) (SEPA 1 in 200year fluvial flood risk)

SCOTTISH NATURAL HERITAGE: This site is adjacent to key greenspace GSPEEB008. Redevelopment of this site should not obstruct existing or planned footpath and cycle route access to this site and the development itself should be linked to and beyond via this key space.

Allotments on site will require to be retained inline with LDP Policy EP11.

The site is a brownfield site located within the settlement.

Local impact and integration assessment

Conservation area

On/adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located within the Peebles Conservation area, within the site there are many buildings which relate to the previous use onsite. Whilst it is very likely that not all of the buildings would require to be retained, there are some of good architectural quality and others that relate well to the character of the conservation area. Consideration of retention and reuse of some of the buildings onsite will be required.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

Local impact and integration summary

HERITAGE & DESIGN: A balance is needed to ensure that the street frontage is respected and that the overall scale and height of the scheme respects the conservation area made up of primarily residential properties. Some of the buildings on site, e.g. the boiler and engine house are capable of being reused.

ARCHAEOLOGY: Extensive woollen mill site from OS2; buildings and other features may survive within larger complex. Not listed buildings; recording required.

Following further consideration and a site visit with DM, H&D have requested that the Boiler House and the Lodge House be retained.

Site Ref MPEEB007

Site name March Street Mill

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

Site area
(ha)

2.3

Indicative
capacity

70

Housing
SG Status
Included

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Some trees on site that would receive protection through the Conservation Area designation. Good opportunity for landscape enhancement to take place.

Landscape summary LANDSCAPE: Suitable for 1 to 1.5 storey housing particularly towards southern and western parts of site so as not to dominate existing built form adjacent, unless existing buildings can be redeveloped for residential use.
Opportunity for higher flatted properties towards rear of site linking with more recent developments (such as Ballantyne Place) particularly on lower parts of site to east.
Allow sufficient space for tree planting.
Retain allotments and include open space. (EP11) Retain open views to east to hills.
Retain and make use of existing street frontage buildings, gates and gateways to retain character. Reuse stone from sheds for walling or retainment structures.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING: This is a good site for mixed use development given its close proximity to the town centre and the well-connected street network. Access can be achieved via a number of locations which include Dovecot Road, March Street and Ballantyne Place. A pedestrian/cycle link can also be achieved via the access to the allotments on Rosetta Road. Whilst the topography of the site limits the options of internal connectivity, any housing development on the site must adopt the principles of 'Designing Streets' to achieve a well-connected/integrated development which naturally calms traffic and creates a sense of place. A Transport Statement will be required for this site.

STRATEGIC TRANSPORT: Rosetta Road is currently very difficult to access because of the historical nature of the street and the number of vehicles that are currently travelling and parking in this area. This proposal and other significant proposals in this area will exacerbate this situation and careful consideration will be required in terms of any potential access and proposed uses for the site. This proposal in conjunction with other potential proposals in the immediate area will also put more pressure on Tweed Bridge and the local road network. The Council is currently involved in developing proposals to promote a shared access route between Peebles and Eddleston and beyond to Midlothian.

NETWORK MANAGER: Concern if vehicle access is off of Rosetta Road

Contaminated land

On site

HSE consultation

Not applicable

Water supply

Limited

Sewerage

Limited

Education provision

Average

Primary school capacity

Limited

Secondary school capacity

Limited

Right of way

Not applicable

TPOs

Not applicable

Site Ref MPEEB007

Site name March Street Mill

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

Site area
(ha)

2.3

Indicative
capacity

70

Housing
SG Status
Included

Marketability

Good

Land use allocations

On site

If yes, what?

EP11: Protection of Greenspace

Planning and Infrastructure summary

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

ECONOMIC DEVELOPMENT: We advocate support for retention of some employment uses on this site, as there is currently little available business land in the town. Class 4 uses would fit comfortably in a redeveloped site, with housing, although conversion of some of the existing space into class 5/6 uses would also be supported. Until a new employment site can be developed in Peebles, there are limited opportunities for business space and therefore continuation of business use on this site should be a priority.

DEVELOPMENT MANAGEMENT: Subject of a current PAN and ongoing meetings to discuss the best mix on this site, but an infill opportunity and largely to be residential.

ENVIRONMENTAL HEALTH: The site appears to have been developed as a Woollen Mill with associated petroleum storage. The site is brownfield land and its use may present development constraints.

ACCESS: EN – no comments on access.

NEIGHBOURHOOD SERVICES: Need to protect allotments. Potential for on-site play provision.

Overall assessment

Overall assessment

Acceptable

Summarised conclusion

The site is acceptable as it is a brownfield site within the the settlement and Conservation Area and provides the opportunity for enhancement of the area. Potential for enhanced connectivity and retention of some employment us on the site.

Conclusions

A brownfield site within the settlement and located within the Peebles Conservation Area. Potential to allow for mixed use to take place and retention of boiler house and lodge house onsite. Archaeological recording of the site would be required prior to the commencement of development. Consideration of surface water flood risk must be taken into account along with any associated mitigation. Potential for moderate/major impact on biodiversity. Allotments on site safeguarded through Polict EP11. The site has potential to improve connectivity to the surrounding area and the site to be accessed from a number of locations. Economic Development seeks retention of some employment use on the site.

Overall, the site was considered as a preferred option within the Draft Housing SG and is recommended for inclusion within the Finalised Housing SG, with an indicative site capacity of 70 units.

Site Ref MPEEB008

Site name Peebles East (South of the River)

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

32.3

Indicative capacity

150

Housing SG Status

Excluded

Initial assessment

Floodrisk

1:200

SAC

Adjacent to site

SPA

Not applicable

SSSI

Adjacent to site

Ramsar

Not applicable

Adjacent to River Tweed?



International/national designation constraints

Moderate

Structure Plan policy

The site is located within the Western SDA and within the Northern HMA.

Initial assessment summary

A large part of the site is affected by 1:200 flood risk. Haystoun Burn runs beyond the south of the site and River Tweed to the north and east. Therefore likely implications for the SAC and SSSI.

FLOOD TEAM: This site is shown to be at risk of flooding within the SEPA 1 in 200 Year Indicative Flood Mapping for both fluvial and pluvial flooding. Therefore, I would definitely require a Flood Risk Assessment for the Haystoun Burn to be undertaken for this site. I would note that the Haystoun Burn burst its banks and flooded a few properties in Kittlegairy View over the 2015/16 winter. Scottish Water have also raised concerns about their capacity in the Kittlegairy area.

SEPA RESPONSE AT SG STAGE: We require an FRA which assesses the risk from the Haystoun Burn and the River Tweed, including the interaction between. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Development will likely be constrained at this site and council may wish to consider removal from the LDP. A holistic approach to development within this area of Peebles is recommended to ensure flood risk is not increased, or developable area reduced, as a result of piecemeal development. Therefore, we would recommend that the council commissions an FRA prior to allocating this site within the LDP.

(EXTRACT ON RECIEPT OF NON-TECHNICAL SUMMARY PROVIDED BY BW): If formally consulted through the planning process on the proposed development we would object on the grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy based on the information supplied with this consultation.

..... In the first instance we would recommend that an updated FRA is provided which adheres to Scottish Planning Policy and our Technical Flood Risk Guidance and demonstrates that development can take place out with the functional floodplain giving due consideration to all sources of flooding including fluvial and surface water. ... Site bounded by either Glensax burn or R Tweed, classified as Good and Moderate respectively. These watercourses should be protected. Foul water must be connected to the SW foul network.

Information relating to planning applications

Minerals and coal

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land

Not applicable

MOD safeguarded area

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Site Ref MPEEB008

Site name Peebles East (South of the River)

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

Site area
(ha)

32.3

Indicative
capacity

150

Housing
SG Status
Excluded

Planning history reference 06/02124/FUL Engineering works to reduce ground levels.
16/00721/PAN Residential development with associated roads, infrastructure, open space and landscaping on southern part of site.

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

**Waverley line
contribution
required?**

Accessibility and sustainability summary

ECOLOGY: Biodiversity Risk: Major - All of the site in flood plain of Haystoun burn (River Tweed SAC) and River Tweed SAC/SSSI, (SEPA 1in 200year fluvial flood risk). Potential connectivity with River Tweed SAC through drainage—Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Improved pasture, remnant thorn hedge within site. Mature trees and woodland strip on part of boundary.

The site is just outside Peebles development boundary and has good access to local employment, services and facilities within the settlement. Development at this location would provide opportunity for increased accessibility through a new bridge. Parts of site on flood plain of River Tweed SAC/SSSI including Haystoun burn (SAC).

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

**Visual relationship/integration with
existing settlement**

The majority of the site is flat, exposed and open in character. This is a very large site for the settlement and would have a noticeable impact on its character. However as a mixed use site that is being considered as a potential location for some employment use it is being considered in the context of the longer term site SPEEB005. The site also provides an opportunity to continue the green space element along the riverside which continues through most of the settlement.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

ARCHAEOLOGY: Not sites recorded in the area, but previous (negative) evaluation trenching across area.

The site is adjacent to a number of Scottish Borders Designed Landscapes - Kingsmeadows, Eshiels, Kalzie, and also the Haystoun.

Site Ref MPEEB008

Site name Peebles East (South of the River)

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

Site area
(ha)

32.3

Indicative
capacity

150

Housing
SG Status

Excluded

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude
>200m?

Height
constraint

Minor

Slope >12
degrees?

Slope
constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Mature trees particularly along the road edges. Burn running beyond the southern boundary of the site and River Tweed along the north and eastern boundary of the site.

Landscape summary The Landscape Capacity Study considered this area not to be appropriate for development. It also suggested areas for landscape enhancement within the site. The site is located within the Tweed Valley Special Landscape Area.

SCOTTISH NATURAL HERITAGE: While this site is outwith the current settlement boundary as shown in the LDP, it is identified as part of a longer-term safeguard (SPEEB005).

If you are minded to support development of this site during the current plan period, further detailed assessment will be required. Given the site's proximity to MPEEB006/APEEB050 and APEEB003, SPEEB001 & SPEEB005 MPEEB007/APEEB051, we suggest that requirements for these sites are detailed in a design framework that should include the open space safeguard to the north of the B7062.

LANDSCAPE AT SG STAGE: I recommend that this site is one of the less suitable sites for development as it would perpetuate the outward creep of the town east along the valley floor. However the density of the latest development on the adjacent site and lack of structure planting visually detracts from the amenity of the area.

A sensitive development to the east of this including adequate treebelts, hedgerows and open space could mitigate the 'hard' edge to the town that is currently apparent. In drawing a conclusion on this site the risk of flooding should be considered.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Roads Planning have stated in advance of the LDP that they can support some employment use at this location in the short term.

ROADS PLANNING: This land is already identified as part of a site potentially suitable for longer term mixed use development (Site SPEEB005). In general, development in this location is reliant on a new crossing over the Tweed, but some development could be brought forward to meet a need for employment land.

Upgrading of the B7062 Kingsmeadows Road will be required to support vehicular access to the site and the creation of a street frontage onto the B7062 is recommended. Links into the adjacent housing development, both pedestrian/cycle and vehicular are critical.

Flooding is an issue with this area and will need to be considered as part of any development proposal.

A Transport Assessment will be required.

NETWORK MANAGER: Would need to extend 30 mph limit

Pressure on Tweed Bridge?

STRATEGIC TRANSPORT: New bridge across the River Tweed will be required before development progresses. A new vehicular link through Whitehaugh, linking to Glen Road is recommended. To improve connectivity and to reduce pressure on the B7062. Improvements to the B7062 will be required as part of this proposal.

Site Ref MPEEB008

Site name	Proposed usage	SDA	HMA	Settlement	Site area (ha)	Indicative capacity	Housing SG Status
Peebles East (South of the River)	Mixed Use	Western	Northern	Peebles	32.3	150	Excluded

There is an opportunity to develop the walking and cycling network in this location. The Council has a long term aspiration to develop an off-road walking and cycling link between the south eastern part of the town and the town centre, potentially on the river corridor.

Contaminated land HSE consultation Water supply Sewerage

Not applicable Not applicable Limited Limited

Education provision Primary school capacity Secondary school capacity Right of way TPOs

Average Limited Limited Not applicable Not applicable

Marketability Land use allocations If yes, what?

Good On site HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

Planning and Infrastructure summary

Peebles is located within the Western Strategic Development Area, and in the Northern Housing Market Area. The site is currently identified as a potential longer term mixed use site within LDP. The LDP also states that there is currently a shortfall of good quality business and industrial land in Peebles and that employment land at this location could come forward early to meet this shortfall.

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

ACCESS: EN – this site should connect to the existing path networks through the site to the west and connect to the path network at its southern end.

ECONOMIC DEVELOPMENT: It is noted that this site is already allocated, so this just suggests pulling the implementation forward. We are concerned that there is no new general allocation of employment land for Peebles and therefore would welcome a substantial allocation within this mixed use site. As Cavalry Park is generally completed and full, we consider a new development should be encouraged as there is known demand and provision of serviced plots or new development should form part of any agreement and be provided by the developer. We are unclear on what area, and what location, is proposed for mixed use. We suggest progress is needed with a formal Planning Brief to resolve this issue.

DEVELOPMENT MANAGEMNT: A PAN is currently in for this site, much depending on them persuading Roads Planning that it can go ahead before the bridge. No PPP yet submitted. I fail to see how it could now be acceptable but wasn't when it was put in the original Consultative Draft. Roads and Flooding led.

ENVIRONMENTAL HEALTH: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

Overall assessment

Overall assessment Summarised conclusion

Unacceptable

Site Ref MPEEB008**Site name** Peebles East (South of the River)**Proposed usage**

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

**Site area
(ha)**

32.3

**Indicative
capacity**

150

**Housing
SG Status****Excluded****Conclusions**

It is noted that this site is the same area as site SPEEB005 that has been identified as a longer term mixed use site within the LDP and has the potential to bring forward employment land within the short term.

The site is being considered as a mixed use site. Whilst the LDP sets out that part of the Longer Term Mixed Use site SPEEB005 could come forward for employment land during the lifetime of the Plan, it is not considered appropriate to bring forward the site at this stage for mixed use, this is primarily as a result of issues around flood risk and Roads Access/bridge which would require to be resolved. Roads colleagues state that for development to occur at this location a second bridge over the Tweed would be required.

Other issues that have been raised in relation to this site are: potential major impact on biodiversity; the site is adjacent to the River Tweed SAC/SSSI; the site sits within the Tweed Valley SLA and the site was identified as being constrained within the Development and Landscape Capacity Study.

Therefore based on all of the above it is not considered appropriate to include this site within the Draft SG on Housing.

Site Ref AROMA003**Site name** Halmyre Loan**Proposed usage**

Housing

SDA

Western

HMA

Northern

Settlement

Romanobridge

Site area (ha)

2.6

Indicative capacity

25

Housing SG Status

Excluded

Initial assessment**Floodrisk**

Not applicable

SAC

Not applicable

SPA

Not applicable

SSSI

Not applicable

Ramsar

Not applicable

Adjacent to River Tweed?**International/national designation constraints** Minor**Structure Plan policy** The site is located outwith any SDA and within the Northern HMA.**Initial assessment summary** No initial constraints.

SEPA: There is a burn upstream and culverted through Romano Mains. Based on the OS Map contours this could potentially pose a flood risk by directing water through the site. As such we require additional information to ensure there is no increase in flood risk elsewhere and the development itself is not at risk of flooding. In addition, surface water runoff from the nearby hills may be an issue and may require mitigation measures during design stage. Foul water should be connected to the SW foul network.

FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

Information relating to planning applications**Minerals and coal**

Not applicable

NNR

Not applicable

Prime Quality Agricultural Land

Not applicable

Current use/s

Greenfield

Common Good Land MOD safeguarded area

Not applicable

Not applicable

Aerodrome/Technical Site Safeguarding

Not applicable

Planning history reference N/A**Accessibility and sustainability assessment****Access to public transport**

Limited

Access to employment

Limited

Access to services

Limited

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line contribution required?

Site Ref AROMA003

Site name Halmyre Loan

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Romanobridge

Site area
(ha)

2.6

Indicative
capacity

25

Housing
SG Status

Excluded

Accessibility and sustainability summary

ECOLOGY: Biodiversity Risk: Minor
Improved pasture with garden ground on boundary of site-Railway embankment. No significant biodiversity issues.

Whilst the site is located adjacent to a settlement, the settlement is outwith any of the Strategic Development Areas. Residents are required to travel for many services and facilities.

Flood risk is an issue that has been raised by SEPA, they have raised concerns and request further information to ensure there is no increase in flood risk elsewhere and that the development itself is not at risk of flooding.

Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

On/adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located adjacent to the Development Boundary, and reasonably recent development is located adjacent to the site. It is noted that SNH state that the eastern part of the site falls within the beginning of the rise from the lower lying area around the River Tweed to the transition around Deans Hill and Drum Maw and recommend that development is kept away from this transitional area.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

Local impact and integration summary

HERITAGE & DESIGN: Design context will need to be carefully considered.

ARCHAEOLOGY: No archaeological comments.

Site sits within the SBC Romano Designed Landscape.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude
>200m?



Height
constraint

Minor

Slope >12
degrees?



Slope
constraint

Minor

Constrained in Landscape Capacity Study

Landscape features

Stone walls, timber palisade fencing.
Mature individual Beech tree to eastern side of site.

Site Ref AROMA003

Site name Halmyre Loan

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Romanobridge

Site area
(ha)

2.6

Indicative
capacity

25

Housing
SG Status
Excluded

Landscape summary

SCOTTISH NATURAL HERITAGE: This site lies outwith the current settlement boundary as shown in the LDP.

The eastern part of the site falls within the beginning of the rise from the lower lying area around the River Tweed to the transition around Deans Hill and Drum Maw. If you are minded to allocate this site, we recommend that development is kept away from this transitional area. The resulting buffer area of approximately 60m could then be used to extend the adjacent woodland strip.

The Cross Borders Drove Road runs along the western and southern boundaries of the site. The context of the route through Damside suggests that development at this site would not significantly alter the characteristic of this section.

LANDSCAPE: Low – mid density housing suited to rural location and compatible with existing adjacent. Allowing sufficient space for tree belts, individual trees and hedgerows to link to wider environment both residential and rural.

Adequate consideration needs to be given to Cross Borders Drovers Road and existing mature Beech tree. These are important attributes of the site.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING: I have no objections to housing development on this site. The road serving the site is well designed in terms of traffic calming. Any new road serving this site should follow the 'Designing Streets' theme.

The existing road to the south west of the site serving Romanno House Farm has a sub-standard junction with the A701 in terms of junction visibility and there may be an opportunity here for the road to be re-routed as part of the development of this site. Pedestrian connectivity will be a further consideration.

A Transport Statement will be required for this site.

STRATEGIC TRANSPORT: Opportunity to enhance the local path network and potentially provide enhanced off-road access to the primary school.

Contaminated land

Not applicable

HSE consultation

Not applicable

Water supply

Limited

Sewerage

No

Education provision

Average

Primary school capacity

Yes

Secondary school capacity

Yes

Right of way

Adjacent to site

TPOs

Not applicable

Marketability

Good

Land use allocations

Not applicable

If yes, what?

Planning and Infrastructure summary

SCOTTISH WATER WWTW: No capacity, small septic tank only a new works will need to be built, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

ECONOMIC DEVELOPMENT: Looks like sensible infill. Extra cost in developing due to removing overhead electricity cables.

ENVIRONMENTAL HEALTH: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

Site Ref **AROMA003**

Site name Halmyre Loan

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Romanobridge

**Site area
(ha)**

2.6

**Indicative
capacity**

25

**Housing
SG Status**

Excluded

ACCESS: EN – this site would need to allow for the retention of core path 168 and the enhancement of it.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

DEVELOPMENT MANAGEMENT: There may be road access issues. Landscaping scheme would be required to reduce impact on landscape.

Overall assessment

Overall assessment

Doubtful

Summarised conclusion

The site is Doubtful as further detail is required on flood risk to ensure the site will not result in increased risk elsewhere and on the site, there are limited services and facilities, within the settlement and a new WWTW is required.

Conclusions

SEPA have stated that there is a burn upstream and culverted through Romano Mains. Based on the OS Map contours this could potentially pose a flood risk by directing water through the site, as such they would require additional information to ensure there is no increase in flood risk elsewhere and the development itself is not at risk of flooding.

It is noted that no evidence has been submitted with regards to any potential flood risk which would satisfy SEPA's concerns.

The site has limited access to services and facilities.

SNH have stated that development at this location is acceptable however it should be kept away from the transitional area.

Roads planning can support the development of the site, however SW have stated that a new WWTW would need to be built.

Therefore the site is Doubtful and will not be included within the Draft SG.