

## **Appendix B: Environmental Report**

**Draft Supplementary Guidance  
Glentress Masterplan**

**Strategic Environmental Assessment: Environmental Report**

**July 2015**

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## Non-technical Summary

### Glentress Masterplan and the SEA Process

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

### Context

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

### Environmental Factors

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

**Table 4: Key Local Environmental Factors**

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

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

## Assessment Results

### Air

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

### Biodiversity, Flora and Fauna

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

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

#### Climatic Factors

- ix The potential proposals have not identified any negative impacts for Climatic Factors. Whilst it is acknowledged that development can result in emissions, the potential proposals identified within the Masterplan provide measures to lessen or eliminate adverse impacts. In addition, there are a number of measures present within the vicinity that will assist in reducing the volume of car journeys and the level of emissions they generate as discussed within the Air section above. In addition, with increased planting proposed, this would have an effect on absorbing CO<sub>2</sub>. In addition, the southerly aspect of the site provides excellent opportunity for solar gain benefits.

#### Cultural Heritage

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

#### Landscape and Townscape

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

#### Material Assets

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

#### Population and Human Health

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

### Soil

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

### Water

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

### Assessment Findings

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

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

### Mitigation

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



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

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

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

	<p>potential new cabin development, the additional guidance requires any new cabin development uses a 'floating' floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p>
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**Table 8: Measures Envisaged to Prevent, Reduce and Offset any Significant Adverse Effects**

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

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

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

## 1. Introduction

### Purpose of this Environmental Report and Key Facts

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

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

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

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

<b>Date</b>	10 July 2015
<b>Contact</b>	Trish Connolly, Planning Officer, Planning Policy & Access Council HQ Newtown St Boswells Melrose TD6 OSA <a href="mailto:tconnolly@scotborders.gov.uk">tconnolly@scotborders.gov.uk</a>

### SEA Activities to date

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

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

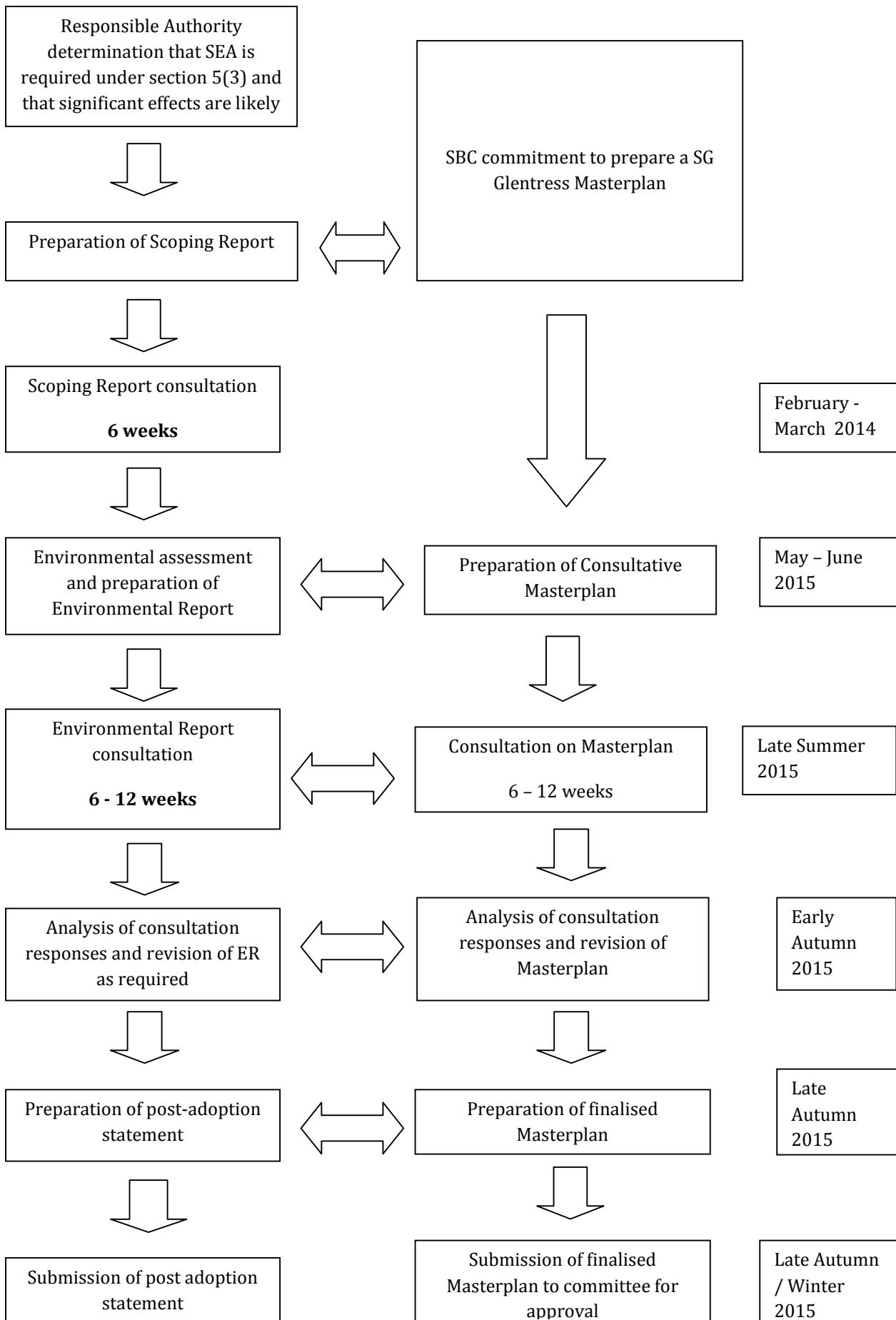
1.4 Consultation timetable:

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

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



**Diagram 1: Timetable**



## 2. Context

### Outline and objectives of the Draft Supplementary Guidance: Glentress Masterplan

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

### Relationship with plans, programmes and strategies (PPS)

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

## Environmental Perspectives and SEA Objectives

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

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

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

**Table 2: Objectives**

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

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

## Current state of the environment

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

**Table 3: Environmental Baseline Information**

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

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

## Environmental Factors

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

**Table 4: Key Local Environmental Factors**

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

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

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

## Likely Evolution of the Environment without the Glentress Masterplan

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

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

## 3. Assessment of Environmental Effects and Measures for Mitigation

### Alternatives considered

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

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

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

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

## Assessment Methods

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

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

## Spatial Assessment

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

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

**Table 5: SEA Topics and Spatial Assessment Criteria**

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



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

### Matrix Assessment

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

### Assessment Results of Glentress Masterplan

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

**Table 6: Assessment Findings**

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

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

## Summary of Findings

### Air

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

### Biodiversity, Flora and Fauna

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

### Climatic Factors

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

### Cultural Heritage

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

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

### Landscape and Townscape

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

### Material Assets

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

### Population and Human Health

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

### Soil

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

### Water

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

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

### Assessment Findings

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

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

### Mitigation

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

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

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

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

	<p>potential new cabin development, the additional guidance requires any new cabin development uses a 'floating' floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p>
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**Table 8: Measures Envisaged to Prevent, Reduce and Offset any Significant Adverse Effects**

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



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

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

## Monitoring

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

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

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

## 4 Next Steps

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

## APPENDIX 2: RELEVANT PLANS, PROGRAMMES AND STRATEGIES

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

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

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

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

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



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

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

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

## **APPENDIX 3: CONSULTATION AUTHORITIES SCOPING RESPONSES**

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

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

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

6 March 2014

Dear Philip

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

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

**1. Scope of assessment and level of detail**

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

**2. Consultation period for the Environmental Report**

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

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

Yours sincerely



Alasdair M<sup>c</sup>Kenzie  
Heritage Management Team Leader (SEA)

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

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

7 March 2014

By email only to: [sea.gateway@scotland.gsi.gov.uk](mailto:sea.gateway@scotland.gsi.gov.uk)

Dear Philip Graham

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

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

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

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

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

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

Yours sincerely

Silvia Cagnoni-Watt  
Senior Planning Officer  
Planning Service

Ecopy: [hssea.gateway@scotland.gsi.gov.uk](mailto:hssea.gateway@scotland.gsi.gov.uk) ; [sea\\_gateway@snh.gov.uk](mailto:sea_gateway@snh.gov.uk)



Chairman  
David Sigsworth  
Chief Executive  
James Curran

### Edinburgh Office

Clearwater House, Heriot Watt Research Park  
Avenue North, Riccarton, Edinburgh EH14 4AP  
tel 0131 449 7296 fax 0131 449 7277  
[www.sepa.org.uk](http://www.sepa.org.uk)

## **Appendix 1: Comments on the Scoping Consultation**

### **General Comments**

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

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

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

### **Detailed Comments**

#### **1. Introduction**

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

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

#### **2. Relevant Plans, Programmes and Strategies**

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

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

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

### Flood Risk

- 3.2 We welcome the reference to the new flood risk maps. The new maps are the most comprehensive national source of data on flood hazard and risk. They will support the development of Flood Risk Management Strategies and are replacing the Indicative River and Coastal Flood Map (Scotland) (IRCFM(S)).
- 3.3 The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km<sup>2</sup> using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess, flood risk at the community level and to support planning policy and flood risk management in Scotland. For further information please visit [http://www.sepa.org.uk/flooding/flood\\_maps.aspx](http://www.sepa.org.uk/flooding/flood_maps.aspx).

### Water

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

### Soil

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

## **4. Alternatives**

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

## **5. Intended Approach to the Assessment**

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



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

## **6. Consultation Dates**

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



## Scottish Natural Heritage Dualchas Nàdair na h-Alba

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

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

07 March 2014

Our ref: CEA129040  
SEA Ref: 00913 Scoping

### **By email**

Dear Mr Graham

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

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

### **Scope of assessment and level of detail**

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

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

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

### **Consultation period for the environmental report**

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

### **Concluding remarks**

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



INVESTOR IN PEOPLE

Scottish Natural Heritage, Greystone Park, 55/57 Moffat Road, Dumfries, DG1 1NP  
Email [Southern\\_scotland@snh.gov.uk](mailto:Southern_scotland@snh.gov.uk) Tel 01387 272440 Fax 01387 259247 [www.snh.org.uk](http://www.snh.org.uk)

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

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

Yours sincerely

by email

**Andrew Panter**  
Operations Manager  
Southern Scotland  
[andrew.panter@snh.gov.uk](mailto:andrew.panter@snh.gov.uk)

cc. [sea.gateway@scotland.gsi.gov.uk](mailto:sea.gateway@scotland.gsi.gov.uk)  
[sea\\_gateway@snh.gov.uk](mailto:sea_gateway@snh.gov.uk)  
[sea.gateway@sepa.org.uk](mailto:sea.gateway@sepa.org.uk)  
[hssea.gateway@scotland.gsi.gov.uk](mailto:hssea.gateway@scotland.gsi.gov.uk)

## Annex to letter

### — Baseline information

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

### — Significant issues

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

### — Effects on Natura site of Masterplan

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

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

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

### — Assessment Methodology

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

## **APPENDIX 4: SEA BASELINE DATA – GLENTRESS MASTERPLAN**

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## **BASELINE INFORMATION**

### **INTRODUCTION**

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

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

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

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



## **1.0 AIR**

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

### **Air Quality**

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

The Climate Change (Scotland) Act 2009 include emissions reduction targets covering greenhouse gases (GHG), the list is as follows: Carbon dioxide (CO<sub>2</sub>), Methane (CH<sub>4</sub>), Nitrus oxide (N<sub>2</sub>O), Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs) and Sulphur hexafluoride (SF<sub>6</sub>). The amount to which these gases are emitted due to human processes varies; far much more CO<sub>2</sub> is emitted than the other five gases, however the five other gases are more powerful in their greenhouse effect (known as Global Warming Potential)<sup>1</sup>. Table 1 below shows the most recent Scottish Borders greenhouse gas emissions data.

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

**Table 1: Scottish Borders Greenhouse Gas Emissions**

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

**Table 2: Method of Travel to work or study**

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



1:550,000  
(A4)




## SEA Baseline Report


Air

### Map 1

Day Traffic Flow At Selected  
Monitoring Sites

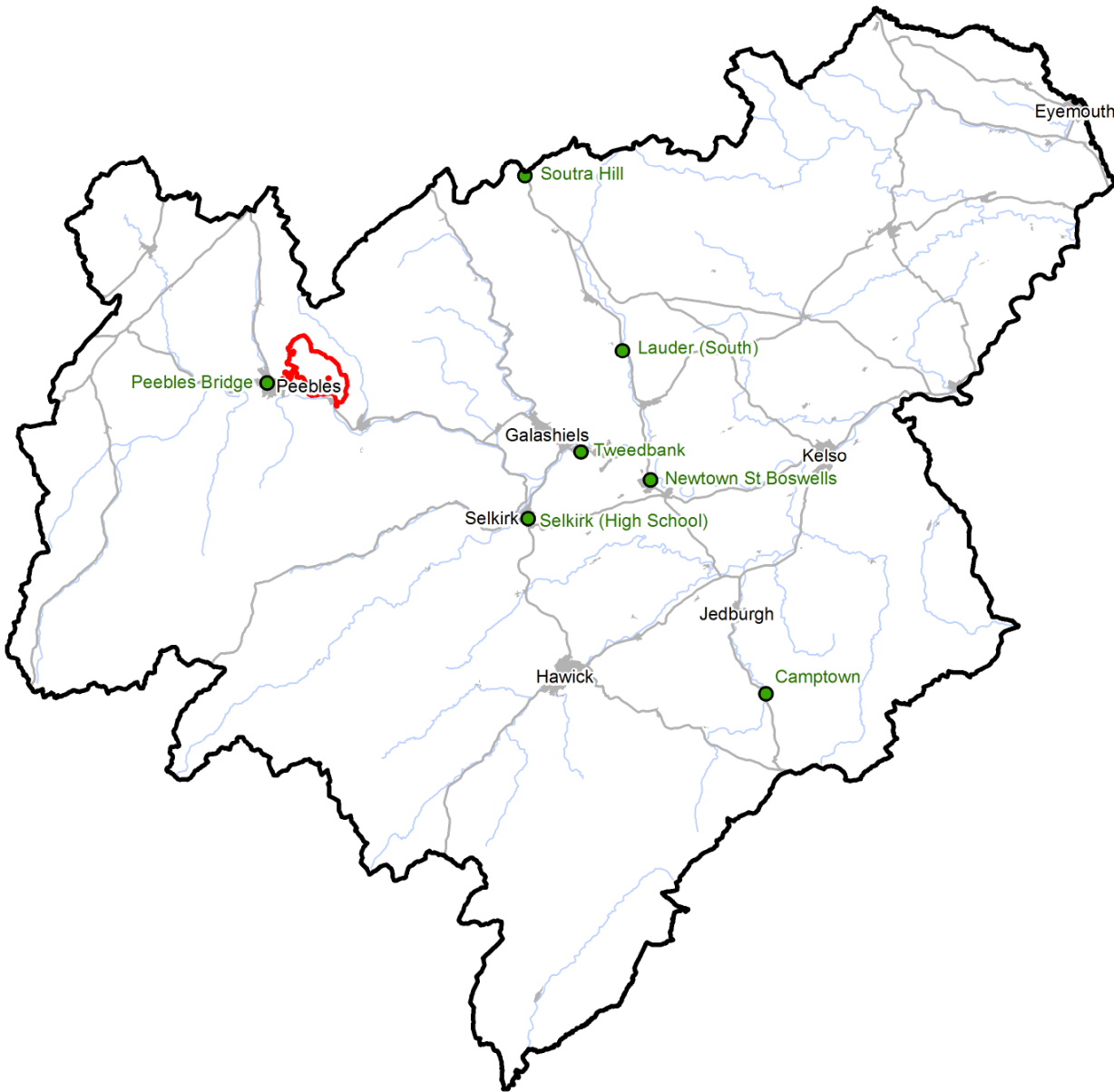
Key:

 Glentress Study Area

 Monitoring Sites

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

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## **2.0 BIODIVERSITY, FLORA AND FAUNA**

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

### **Biodiversity, Flora and Fauna**

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

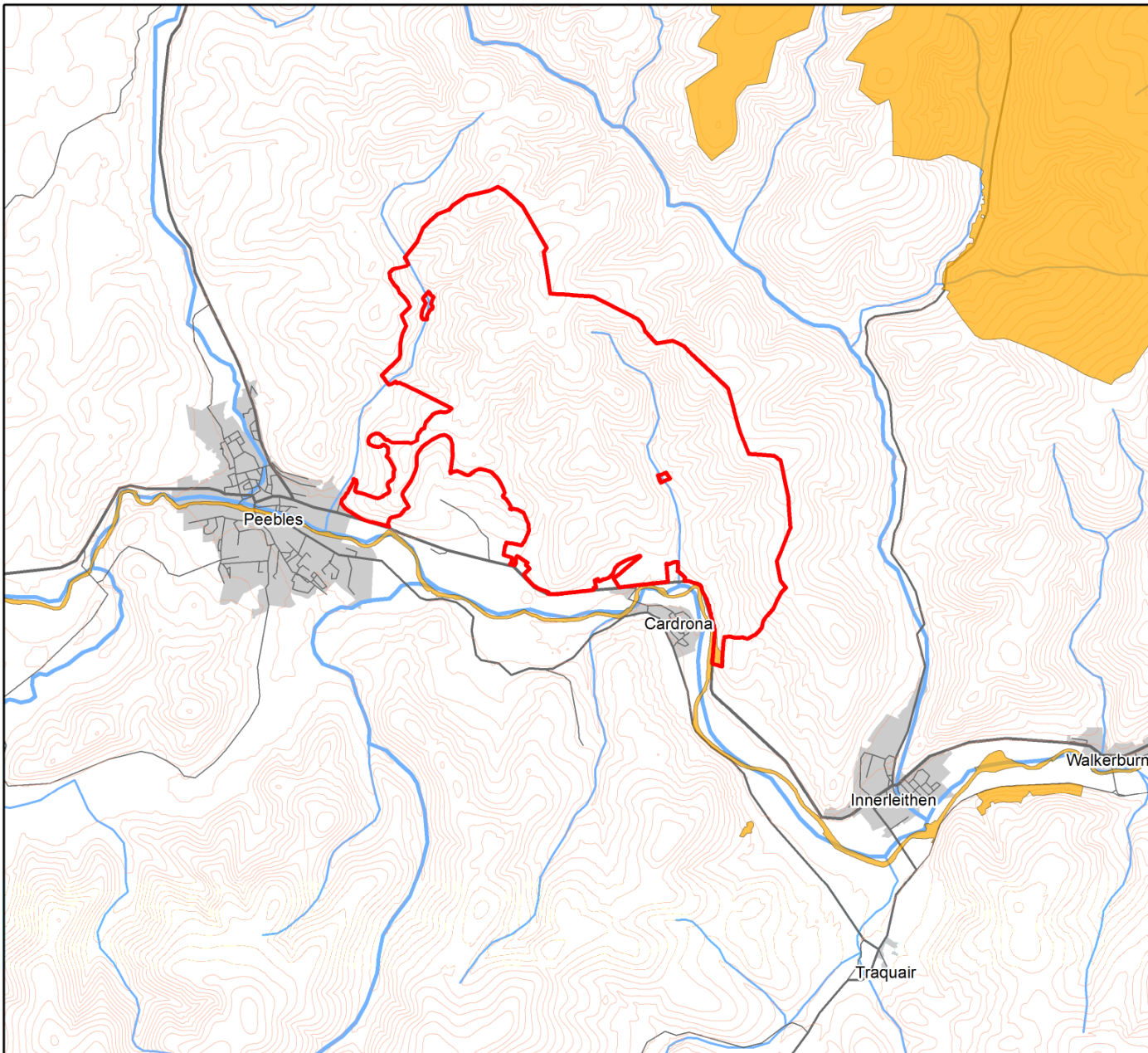
The Land Cover map (2000) classifies the type of land throughout the Scottish Borders using satellite remote sensing. The outputs of the land cover map are shown below in Table 3.

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

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

**Table 3: Land cover of the Scottish Borders**

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





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**SEA Baseline Report**  
Biodiversity, Flora and Fauna

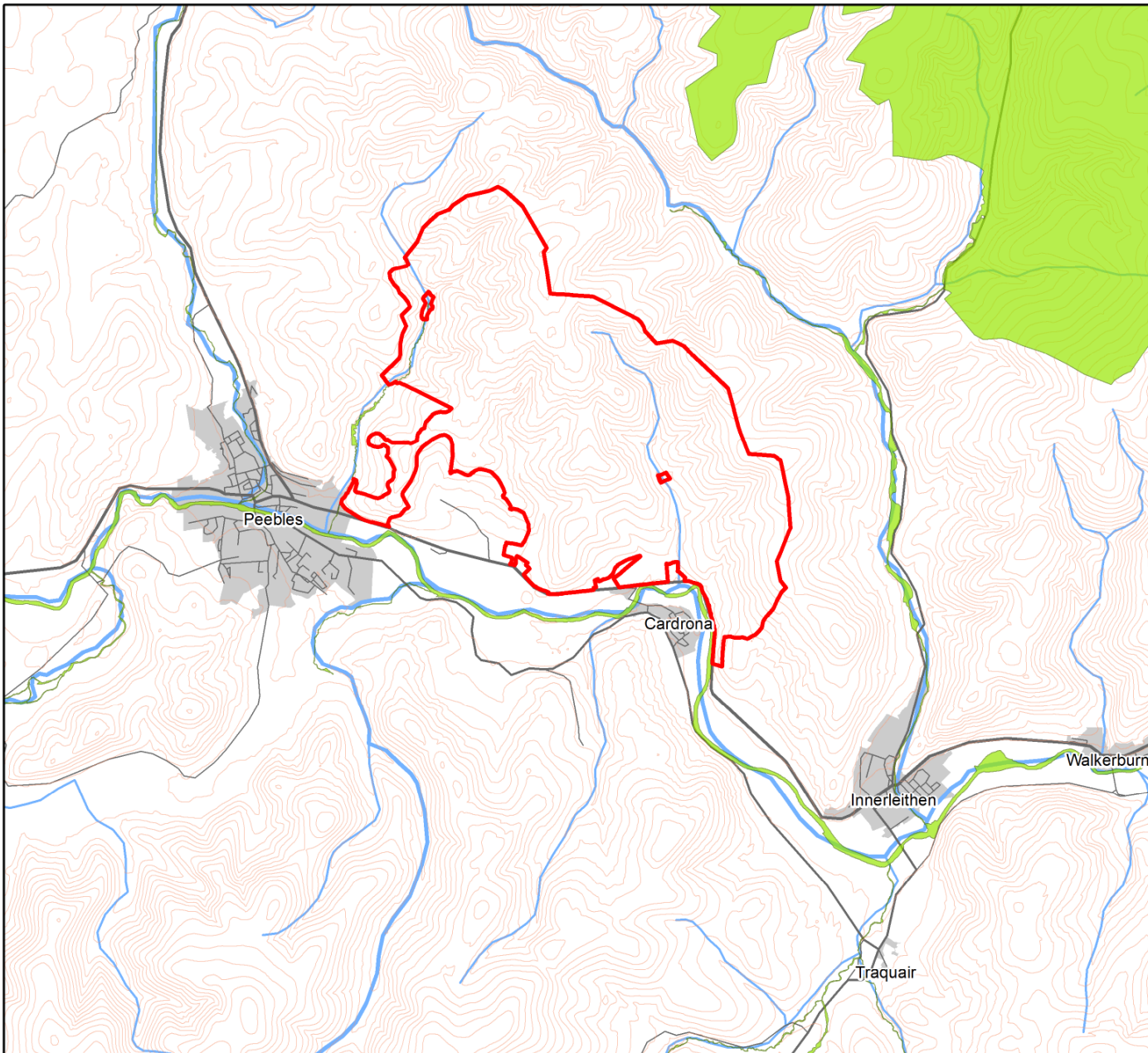
**Map 2**  
Sites of Special  
Scientific Interest

Key:

-  Glentress Study Area
-  Sites of Special Scientific Interest

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**SEA Baseline Report**  
Biodiversity, Flora and Fauna

**Map 3a**  
Special Areas of Conservation

Key:

-  Glentress Study Area
-  Special Areas of Conservation

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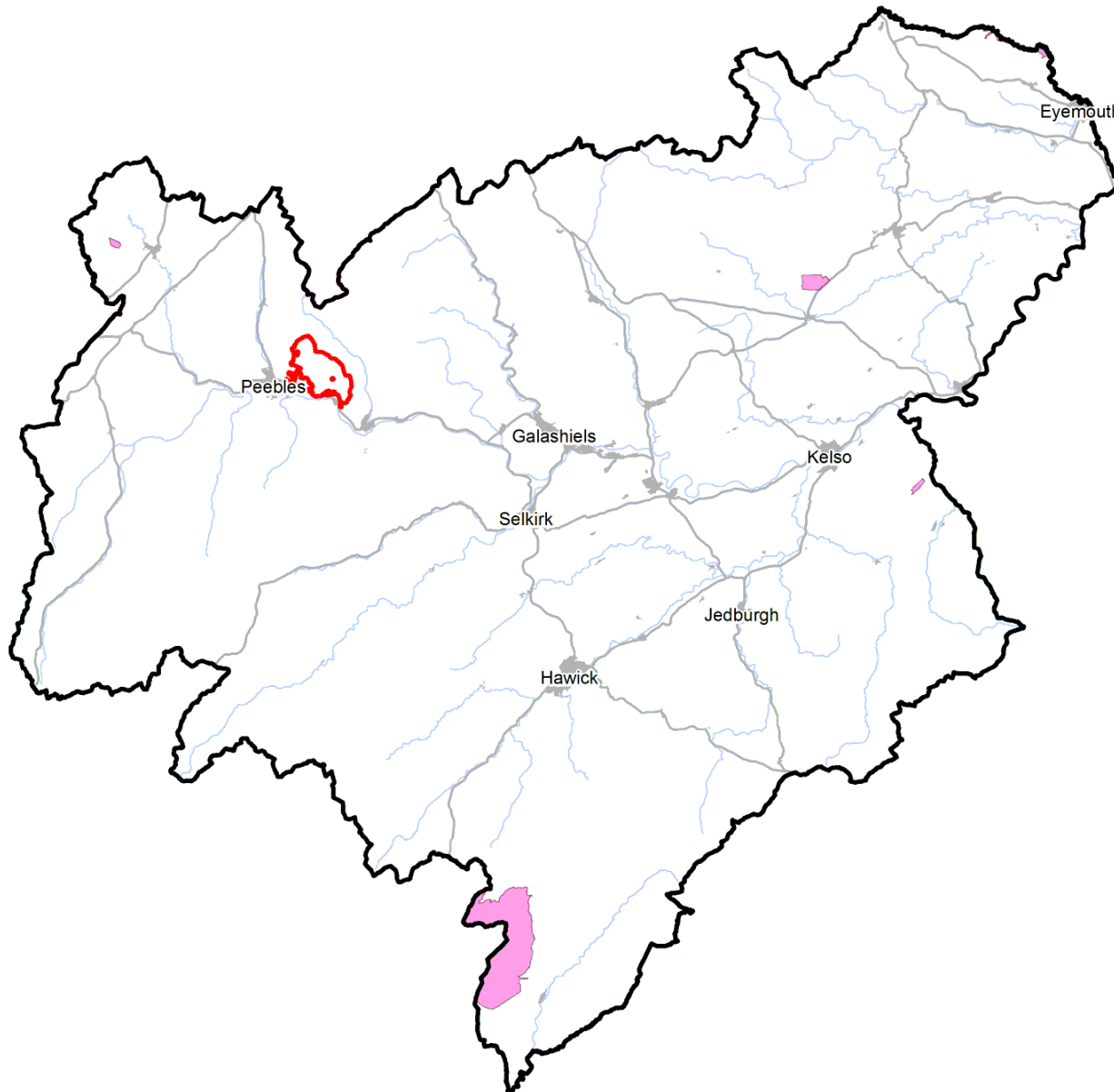


**SEA Baseline Report**  
Biodiversity, Flora and Fauna

**Map 3b**  
Special Protection Areas

Key:

-  Glentress Study Area
-  Special Protection Areas



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
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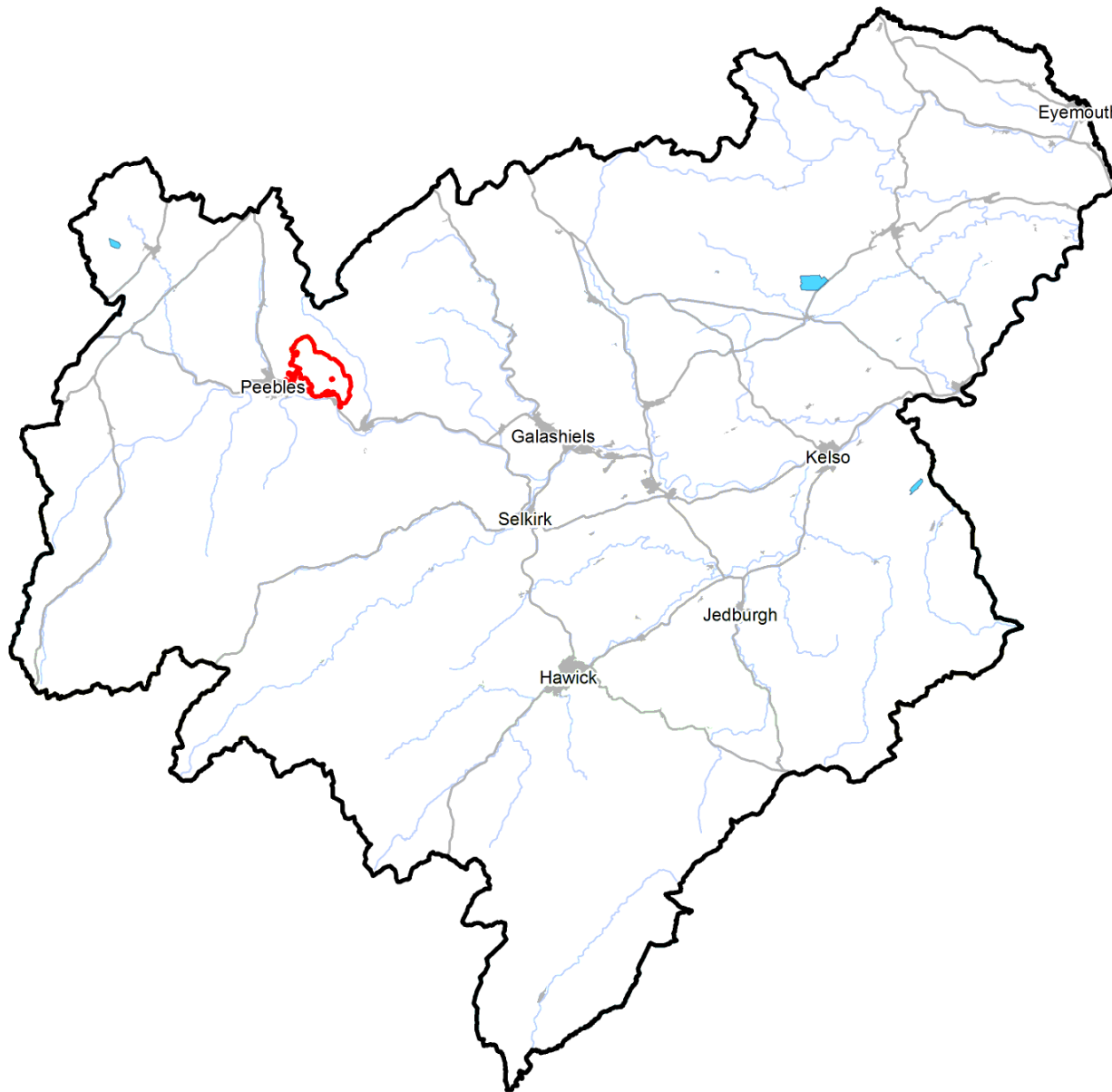
Biodiversity, Flora and Fauna

### Map 4

Ramsar Sites

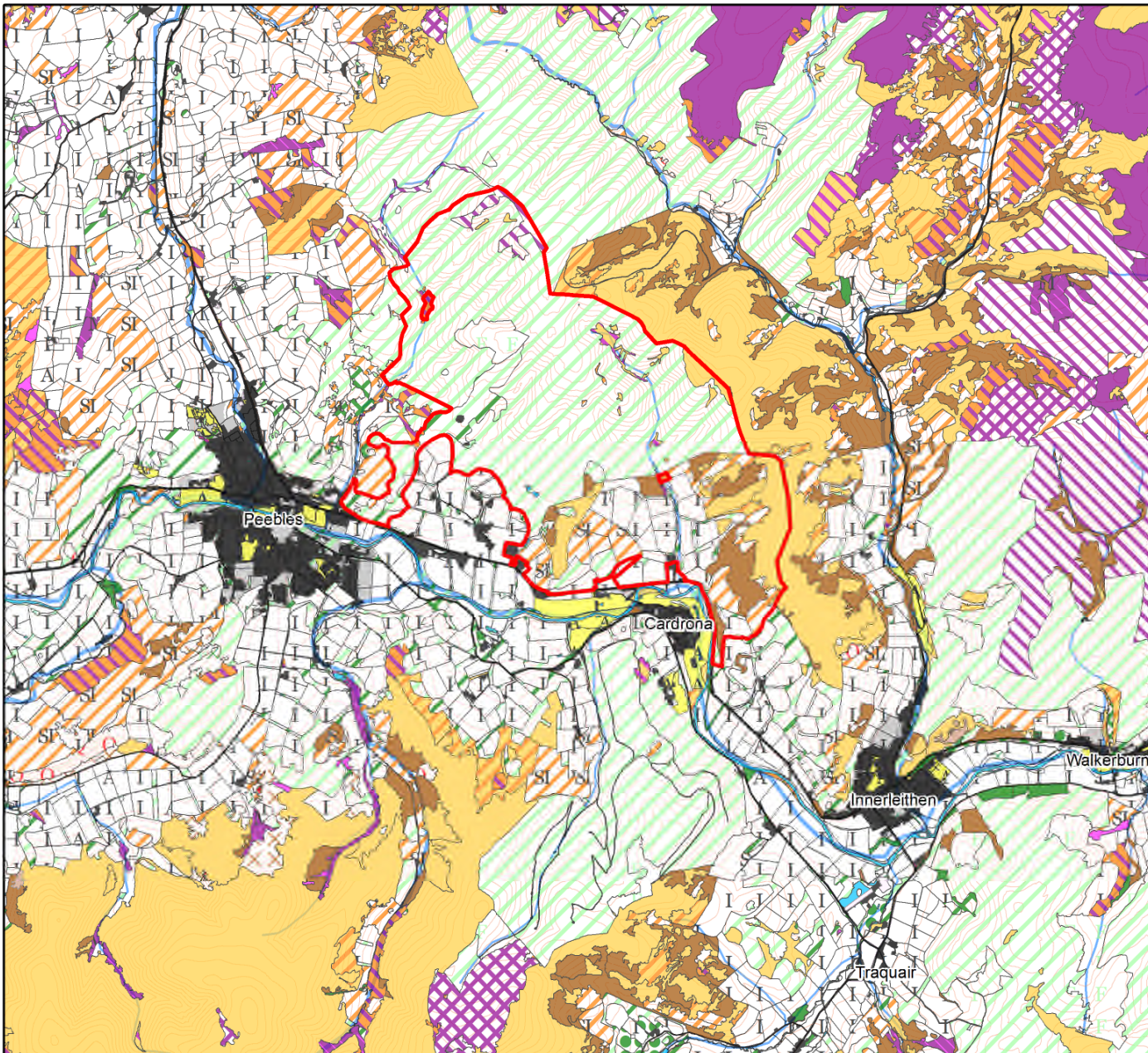
Key:

-  Glentress Study Area
-  Ramsar Sites



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**SEA Baseline Report**  
Landscape and Townscape

**Map 5**

Phase 1 Habitat Survey

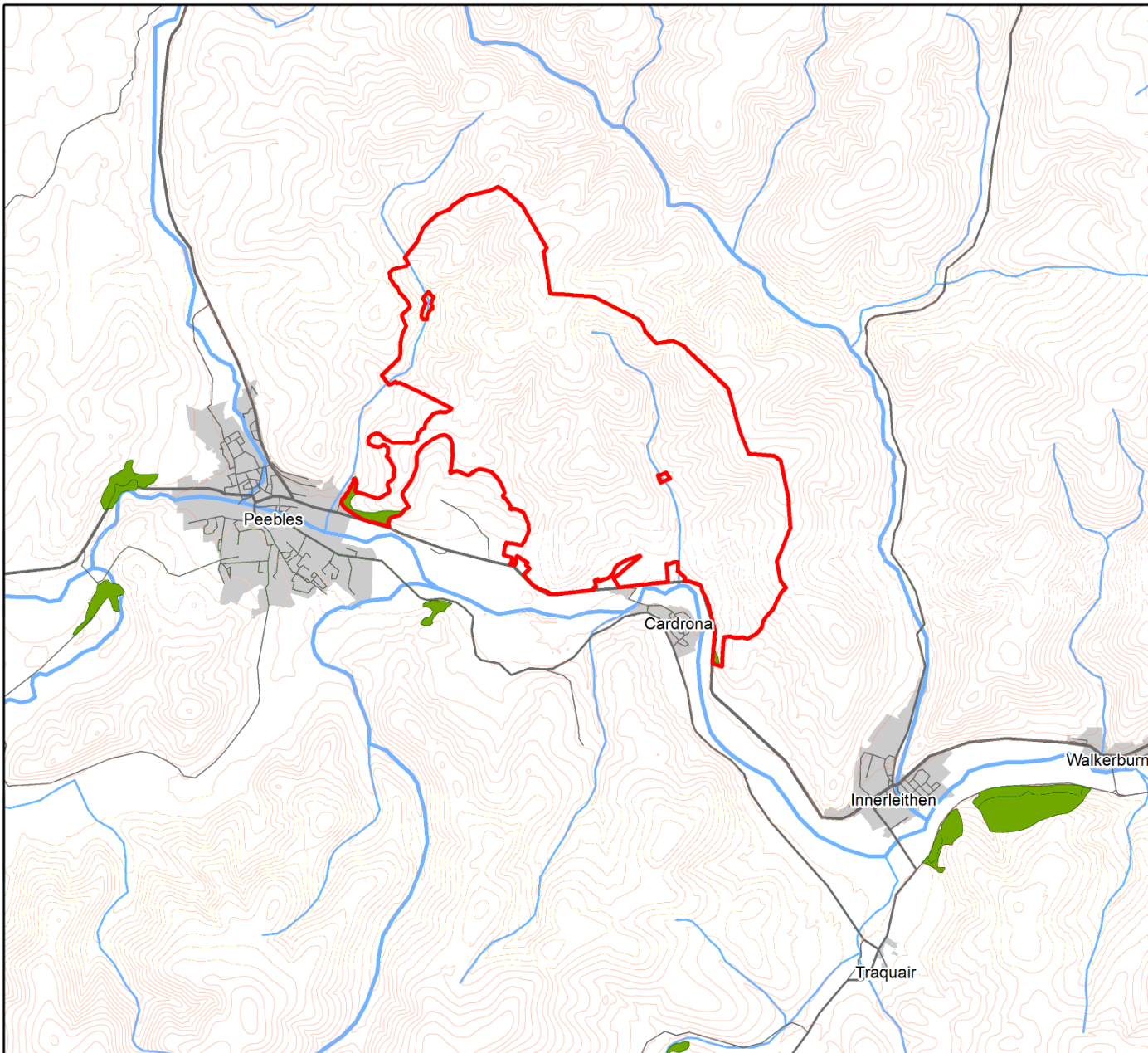
Key:

Glentress Study Area

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

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**SEA Baseline Report**  
Biodiversity, Flora and Fauna

**Map 6**  
Ancient Woodland Inventory

Key:

-  Glentress Study Area
-  Ancient Woodland Inventory

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### 3.0 CLIMATIC FACTORS

Detailed objective: To reduce CO<sup>2</sup> emissions, reduce energy consumption and promote climate change adaptation.

#### **Climatic Factors**

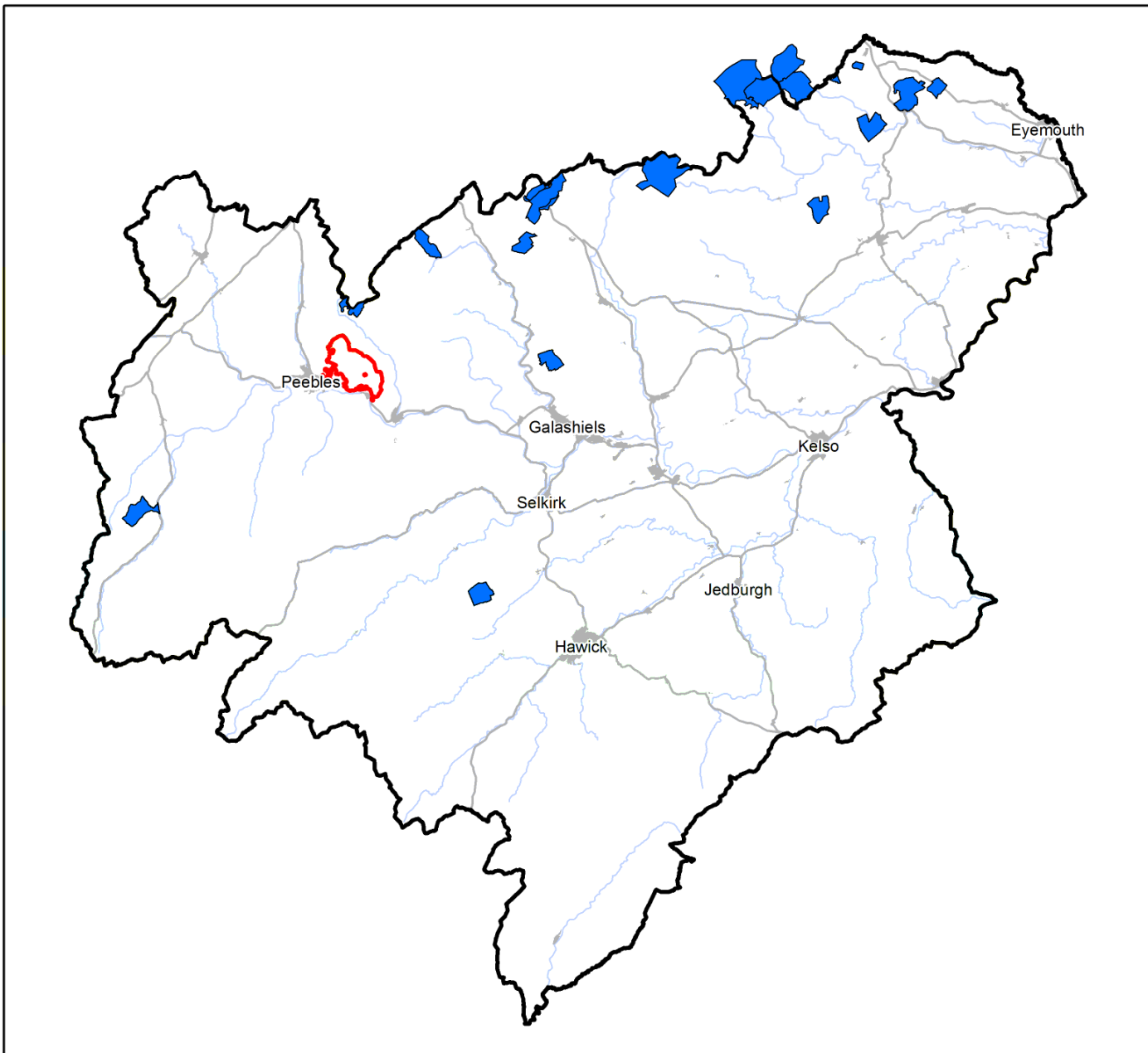
The climate change Act 2009 sets out ambitious targets for Scotland to reduce carbon emissions which are 42% reduction by 2020 and 80% by 2050. It is possible to show a comparison for ecological and greenhouse gas footprints for the Scottish Borders Local Authority area:

- Ecological Footprint (g/ha/capita): 5.52
- GHG Footprint (tCO<sub>2</sub>eq/capita): 17.02

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

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

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



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**SEA Baseline Report**  
Climatic Factors

**Map 7**  
Operational and Consented  
Windfarms

Key:

- Approved Windfarms >5MW
- Glentress Study Area

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## 4.0 CULTURAL HERITAGE

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

### Cultural Heritage

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

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

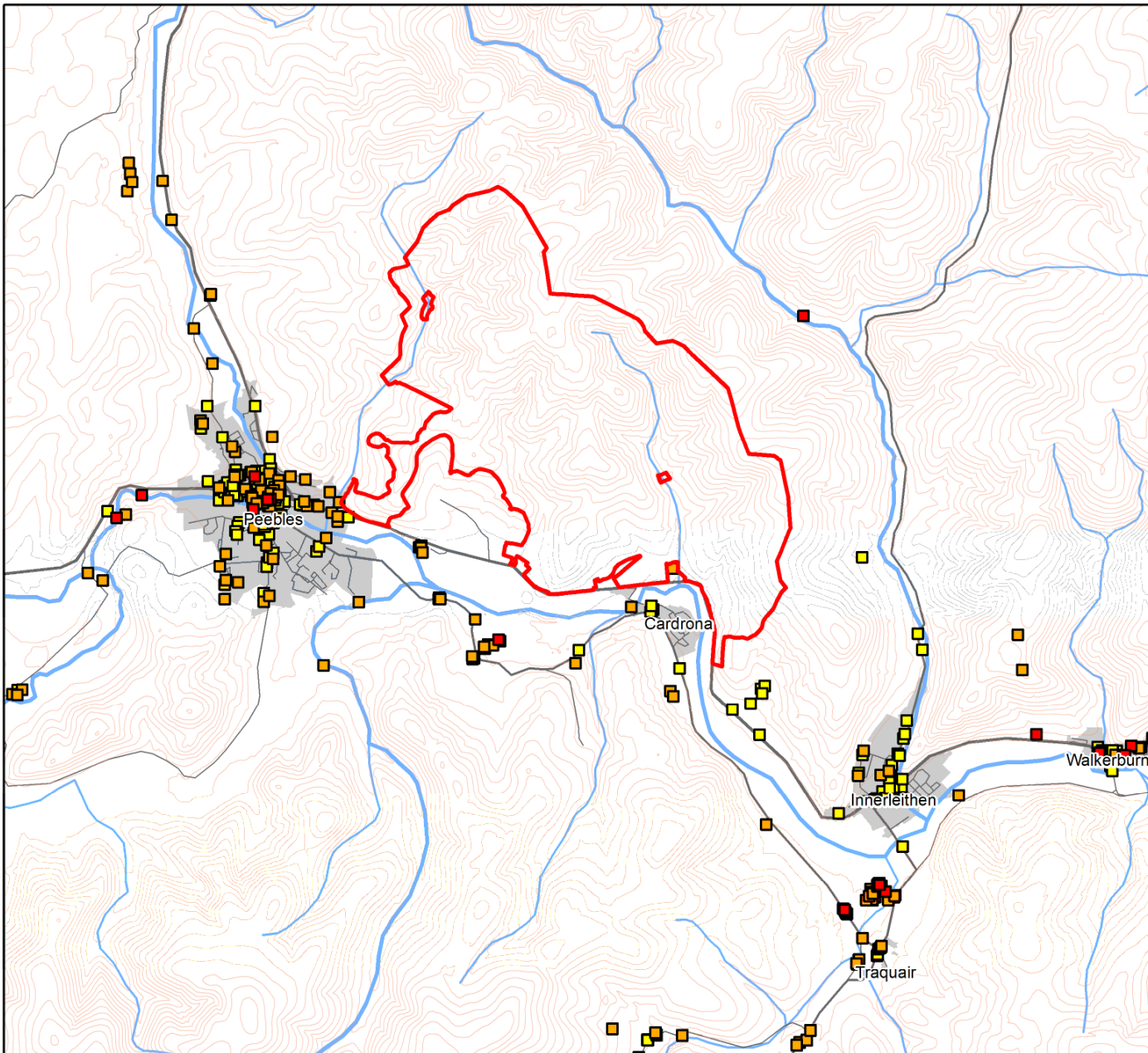
The Scottish Borders has 3021 listed buildings, shown in Map 8; the categories of listed buildings and the description are listed below in Table 4. There are also 43 conservation Areas in the Scottish Borders these have been designated by the Council between 1968 and 2012 to ensure the character of the area is protected. The largest Conservation Areas in the Borders are Peebles (117ha) and Dryburgh (71ha) in total the Conservation Areas cover almost 900ha, as shown in Map 9. There are 752 Scheduled Monuments within the Scottish Borders and locations of these are provided in Map 10. In addition sites contained on the Council's Historic Environment Record are shown in Map 11, and the Gardens and Designed Landscapes are shown in Map 12.

**Table 4: Listed Buildings in the Scottish Borders by Category**

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

Source: Historic Scotland Website





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**SEA Baseline Report**  
Cultural Heritage

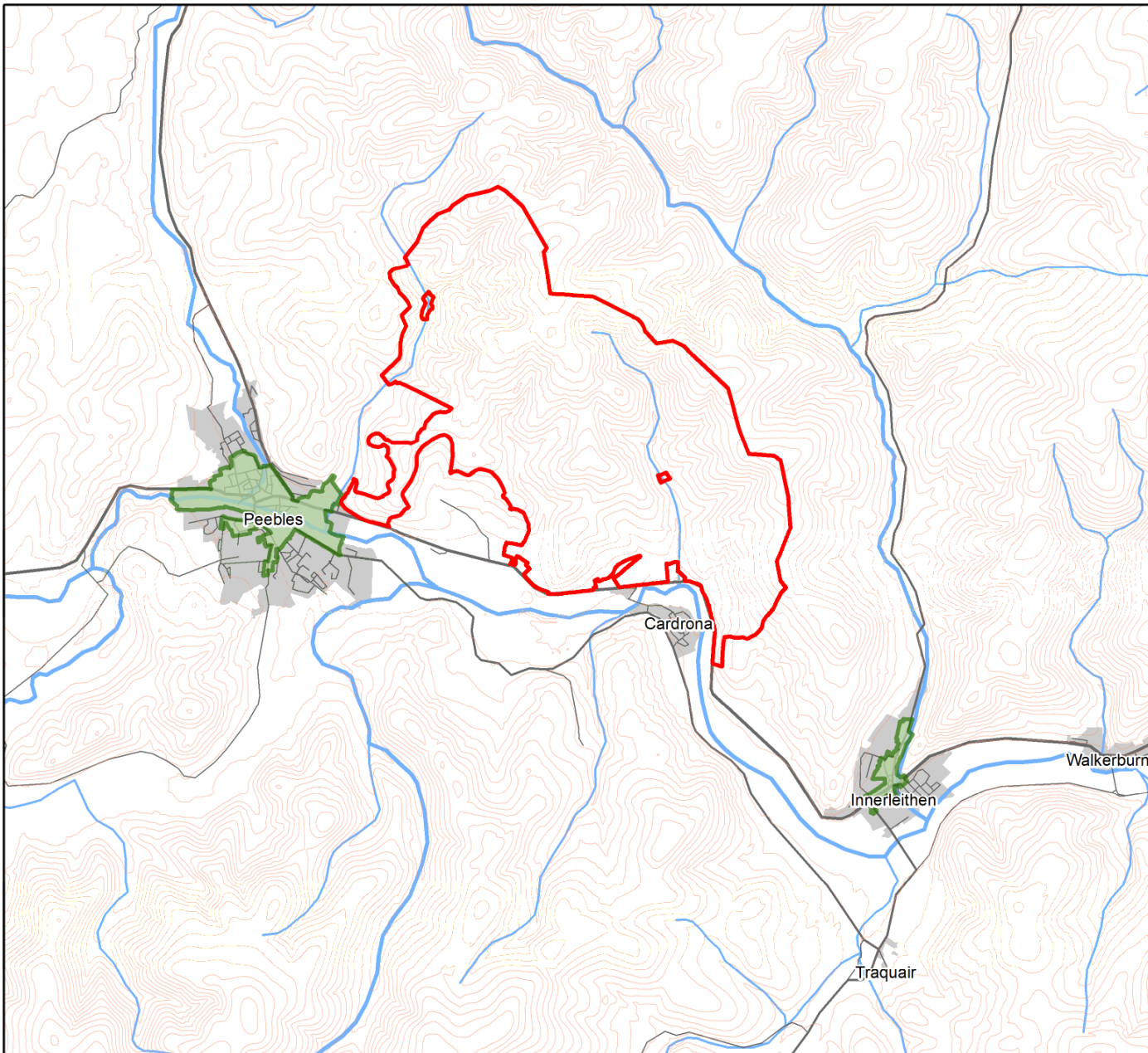
**Map 8**  
Listed Buildings  
by Category

Key:

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

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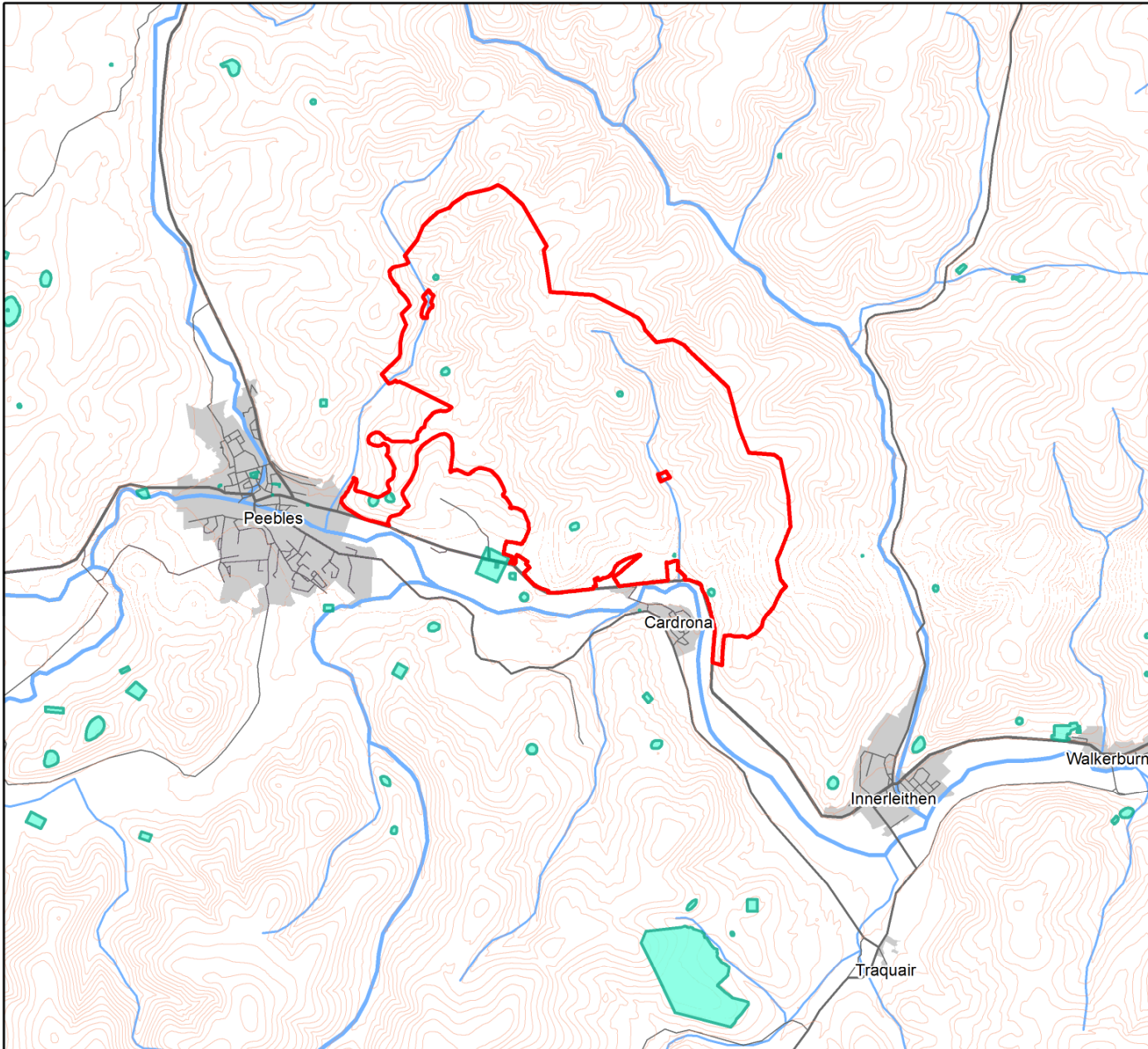
### SEA Baseline Report Cultural Heritage

### Map 9 Conservation Areas

Key:

-  Glentress Study Area
-  Conservation Areas

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Cultural Heritage

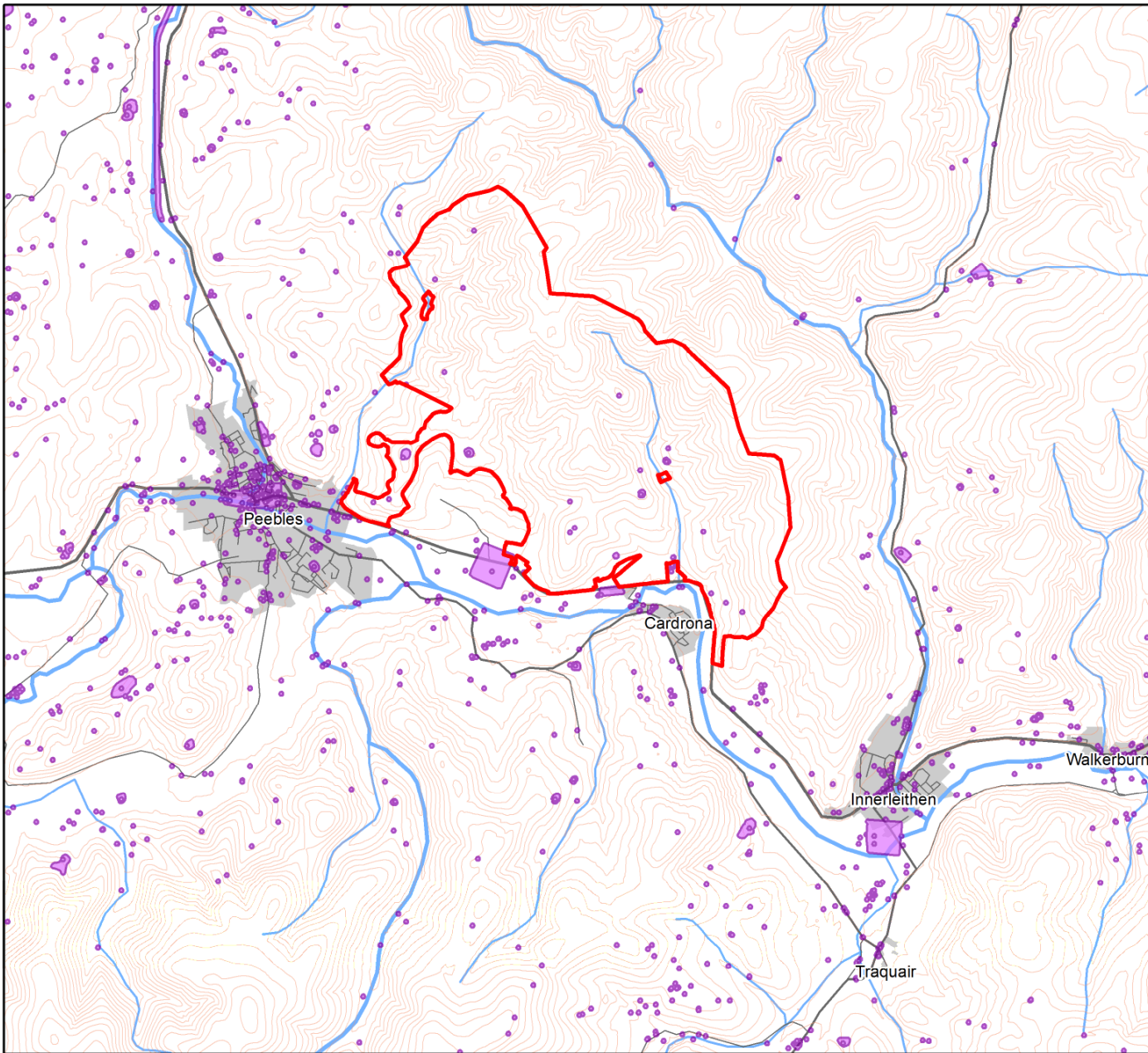
**Map 10**  
Scheduled Monuments

Key:

-  Glentress Study Area
-  Scheduled Monuments

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## SEA Baseline Report Cultural Heritage

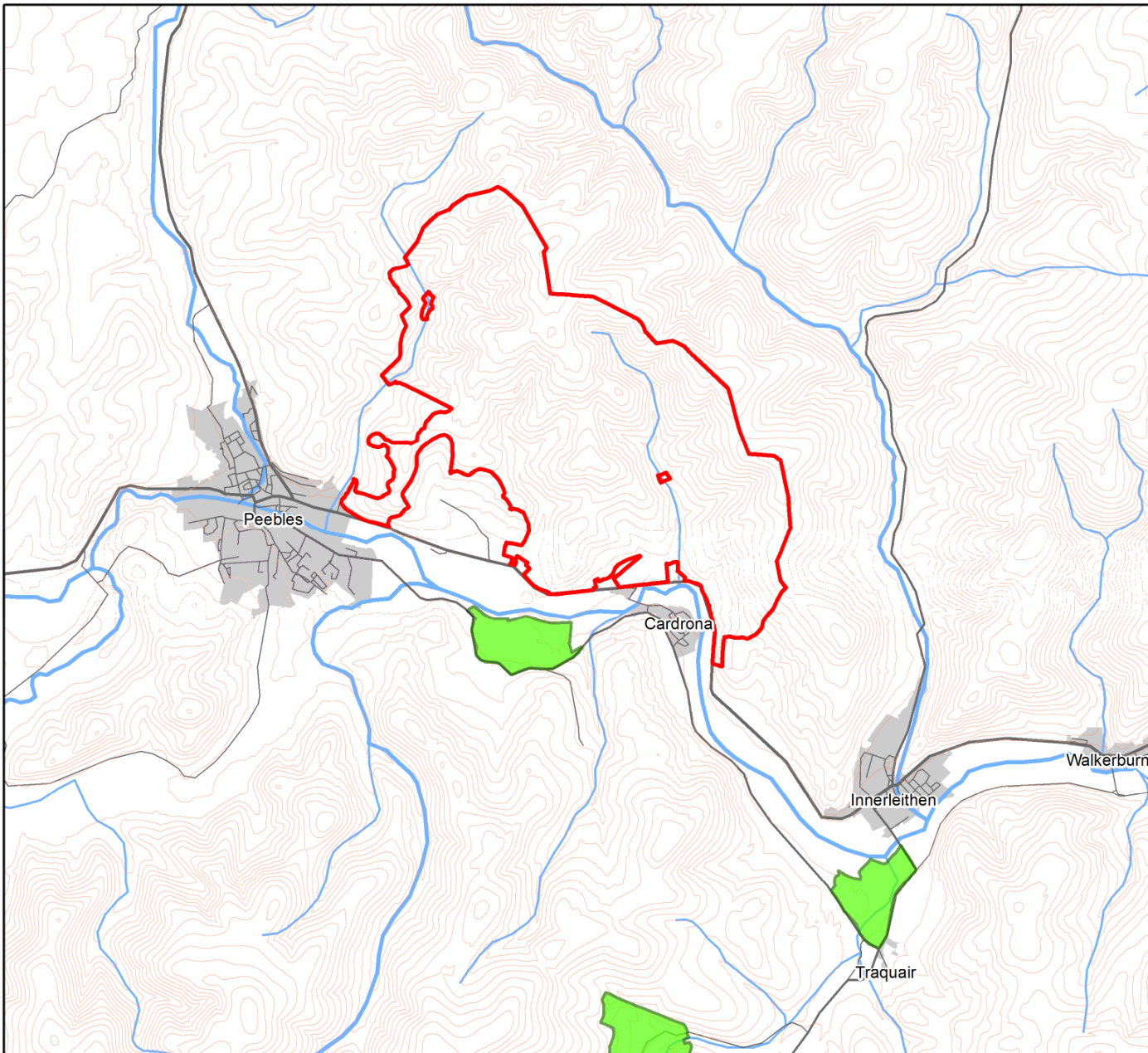
### Map 11

#### Historic Environment Record

Key:

-  Glentress Study Area
-  Historic Environment Record

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**SEA Baseline Report**  
Cultural Heritage

**Map 12**  
Gardens & Designed  
Landscapes

Key:

-  Glentress Study Area
-  Gardens & Designed Landscapes

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## 5.0 LANDSCAPE AND TOWNSCAPE

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

### **Landscape and Townscape**

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

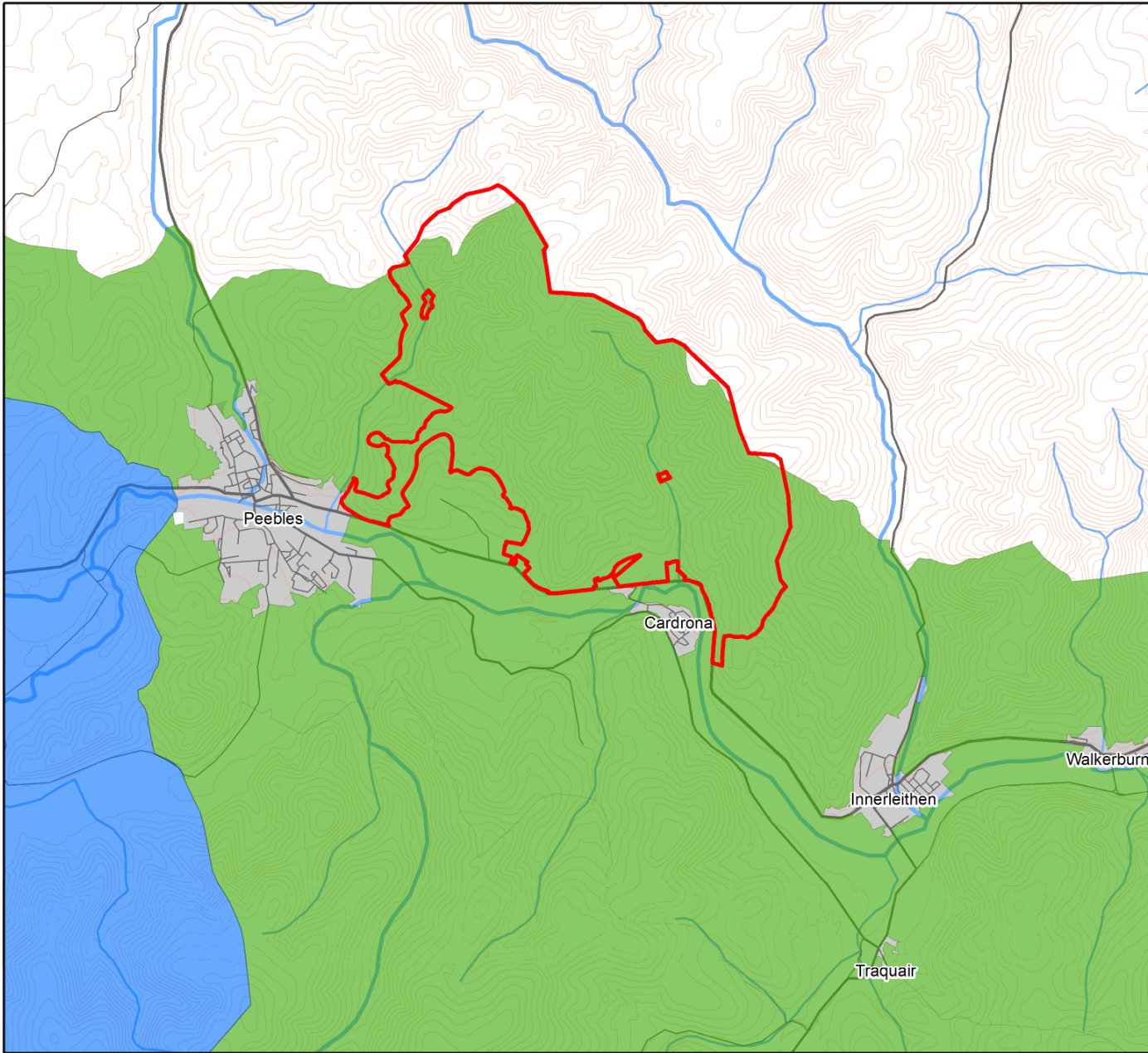
National Scenic Areas were introduced by the Countryside Commission in 1980. NSAs are nationally important areas of outstanding beauty, representing some of Scotland's grandest landscapes, the purpose of their designation is to preserve and enhance their character or appearance (Scottish Natural Heritage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

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

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

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





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**SEA Baseline Report**  
Landscape and Townscape

**Map 13**  
National Scenic Areas and  
Special Landscape Areas

Key:

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

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**SEA Baseline Report**  
Landscape and Townscape

**Map 14**  
Borders Landscape  
Character Assessment

Key:


 Glentress Study Area

**Landscape Character Assessment**

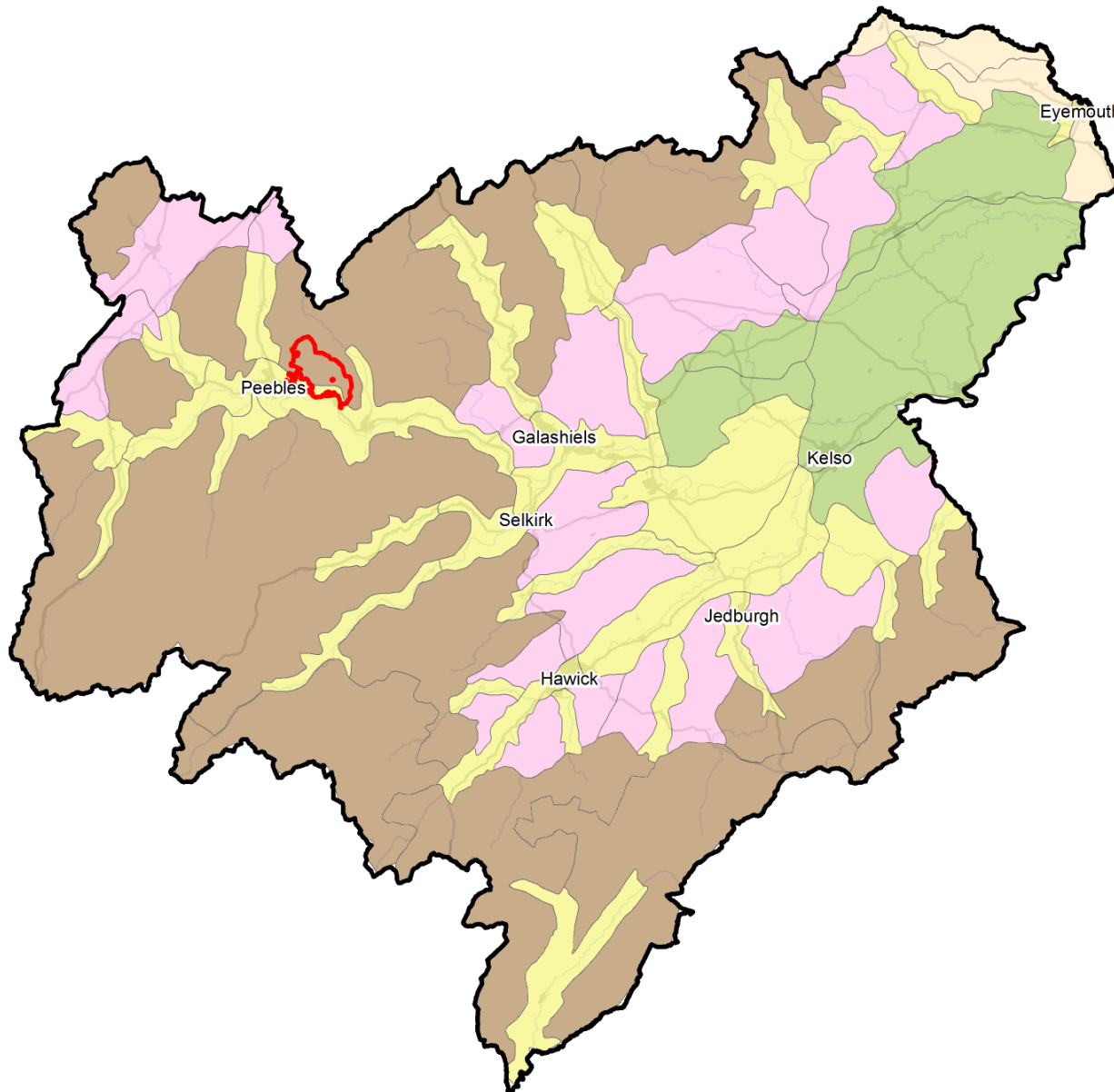
 Coastal

 Lowland

 River Valley

 Upland Fringe

 Upland



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## 6.0 MATERIAL ASSETS

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

### Material Assets

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

#### Transport:

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

#### Access to Cycle Routes:

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

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

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

#### Innerleithen to Peebles Multi Use Path:

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






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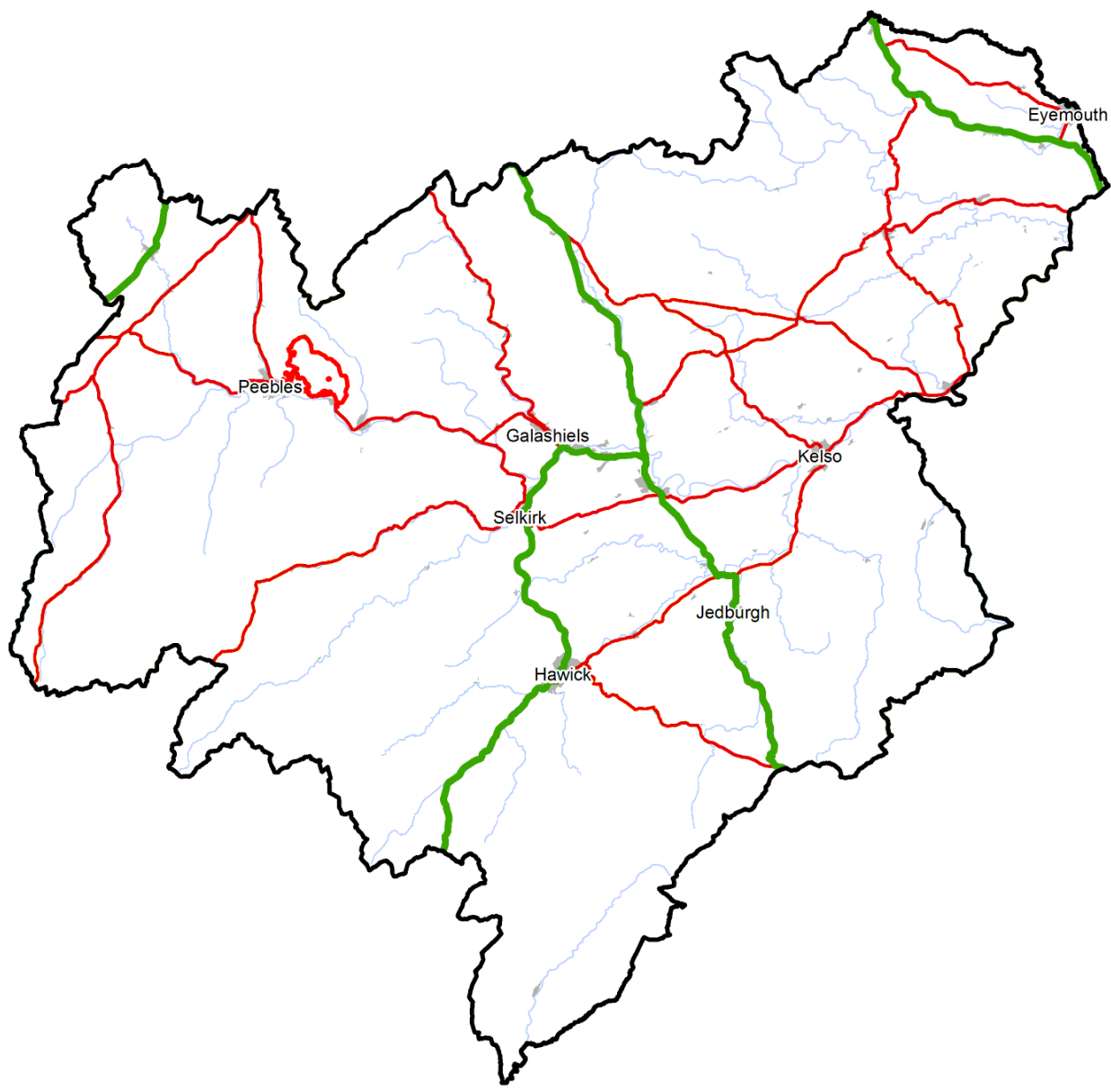


### SEA Baseline Report Material Assets

### Map 15 Strategic Road Network

Key:

-  Glentress Study Area
-  Trunk Road
-  A Road



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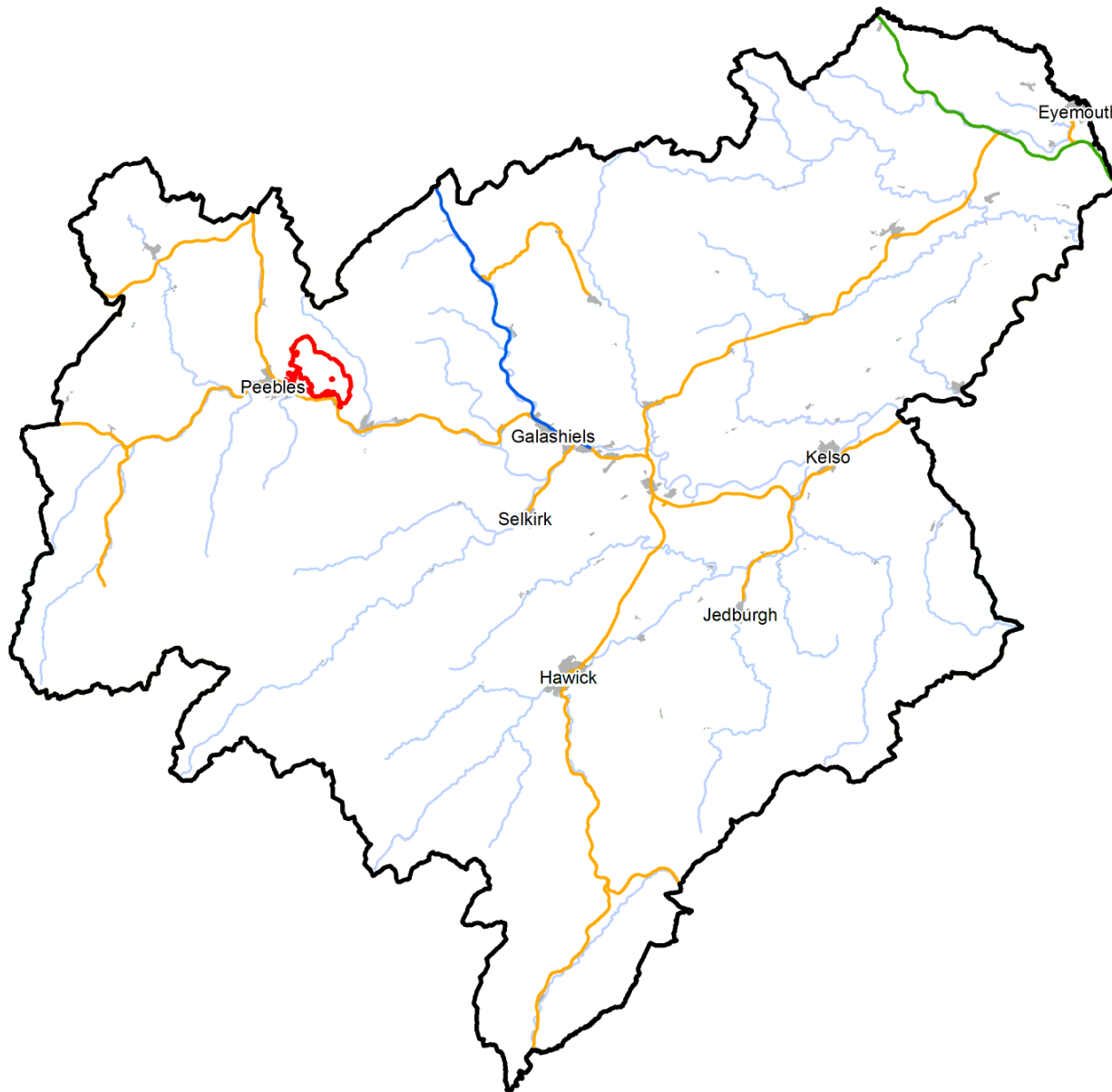


## SEA Baseline Report Material Assets

### Map 16 Rail Network

Key:

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



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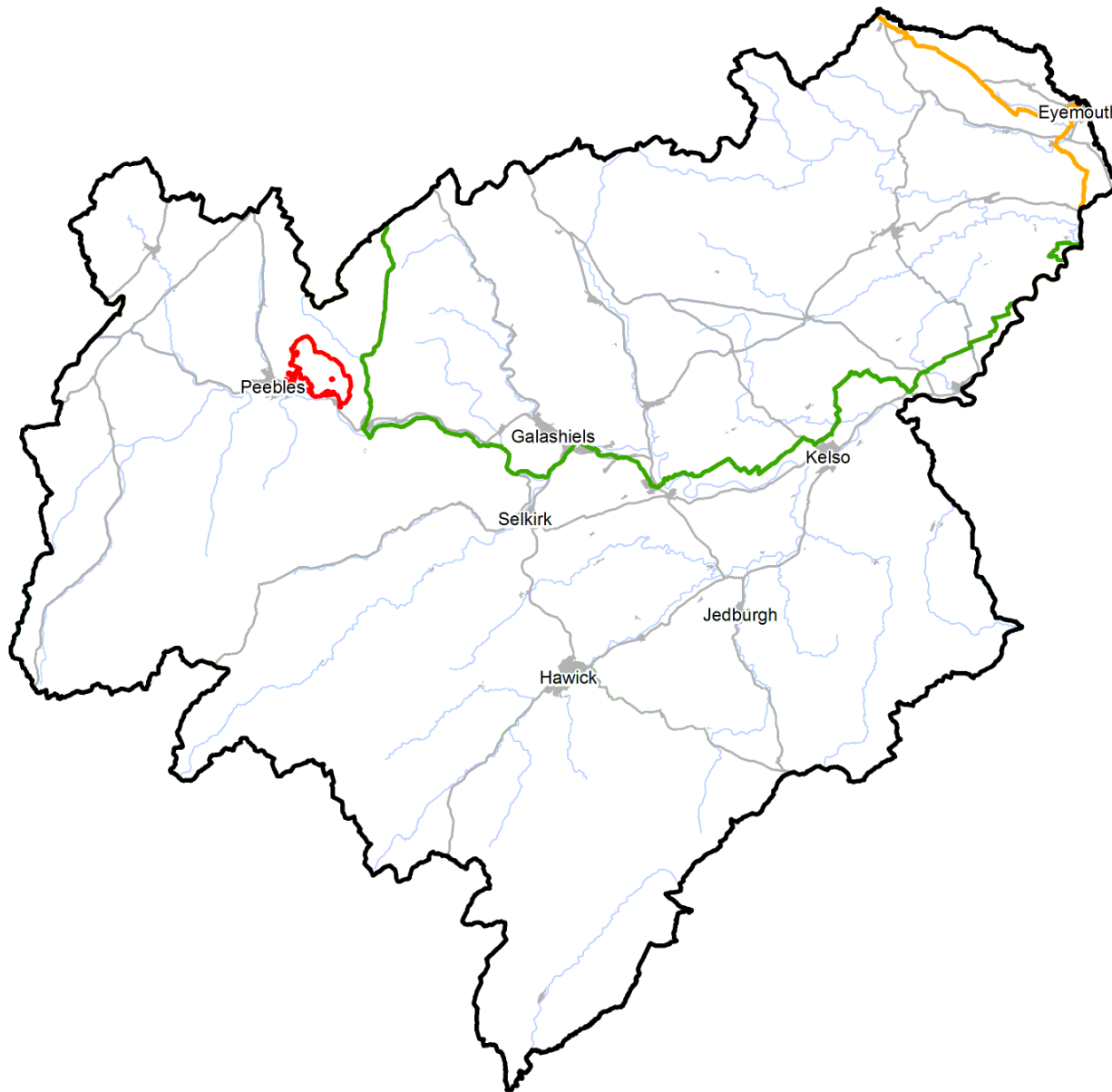


## SEA Baseline Report Material Assets

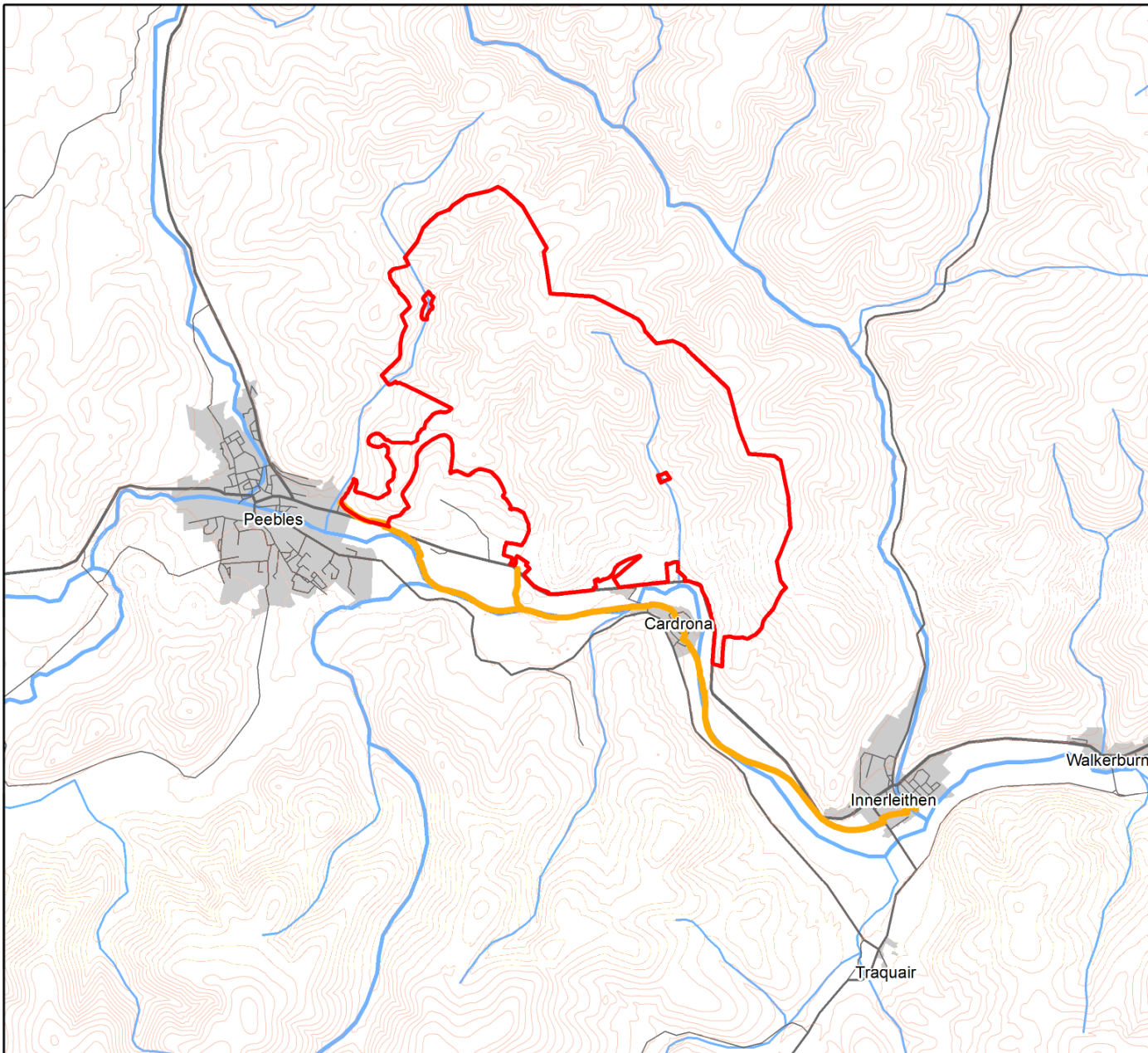
### Map 17 National Cycle Network

Key:

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



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**SEA Baseline Report**  
Material Assets

**Map 18**  
Innerleithen to Peebles  
Multi-Use Path

Key:

-  Glentress Study Area
-  Multi-Use Path

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### Waste:

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

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

**Table 6: Municipal Waste Collected Within the Borders 2009**

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

Source: SEPA Waste Data Digest 11: Data Tables 2009

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

**Table 7: Water and Wastewater Asset Capacity**

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

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

Map 19 below shows the Borders Waste Treatment Facilities.





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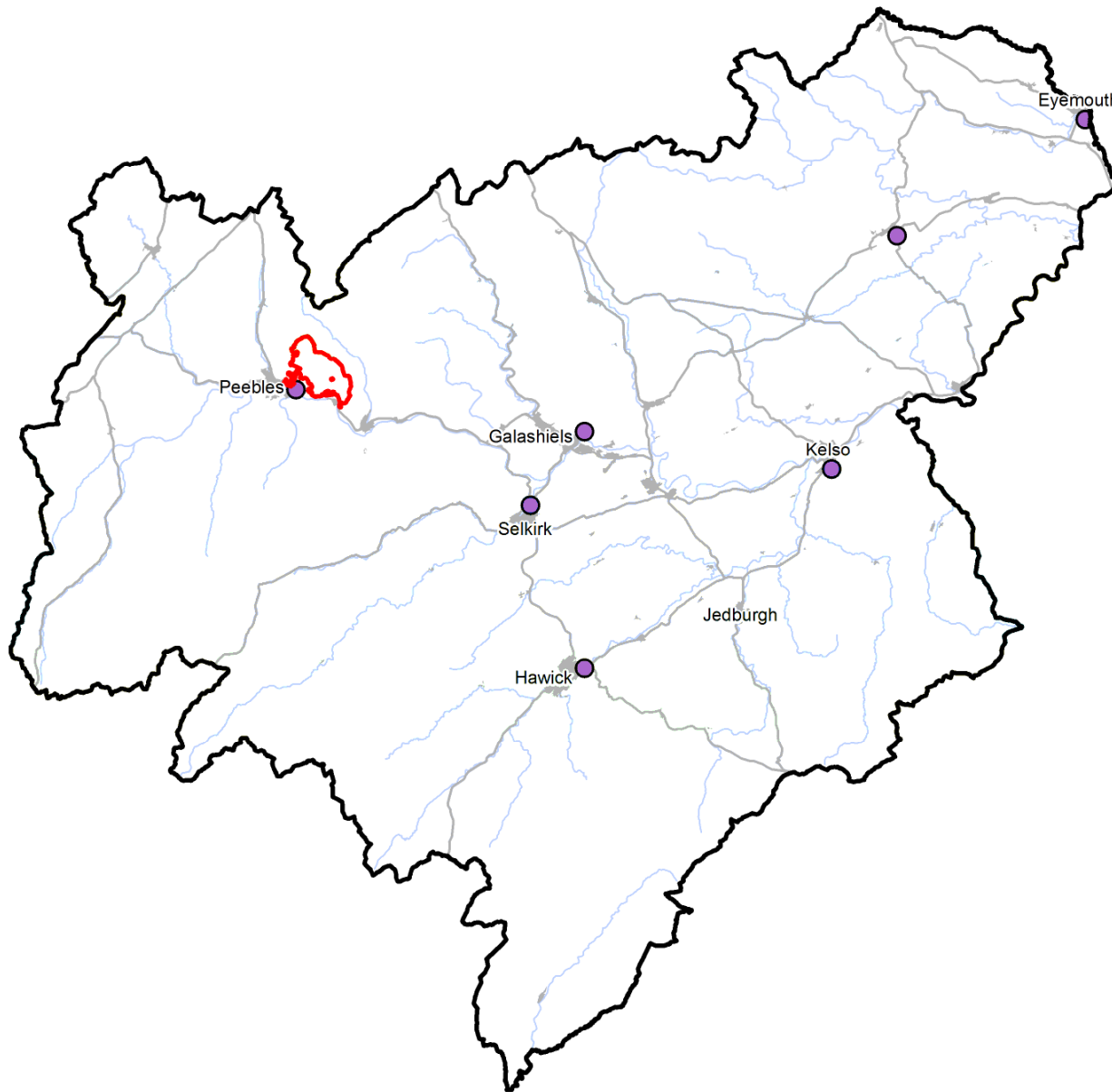


## SEA Baseline Report Material Assets

### Map 19 Waste Recycling Centres

Key:

-  Glentress Study Area
-  Community Recycling Centres



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

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

**Table 8: Consented Mineral Operations in the Borders**

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

## 7.0 POPULATION AND HUMAN HEALTH

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

### Population and Human Health

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

**Table 9: Scottish Borders Population Breakdown**

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

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

#### Access to Services:

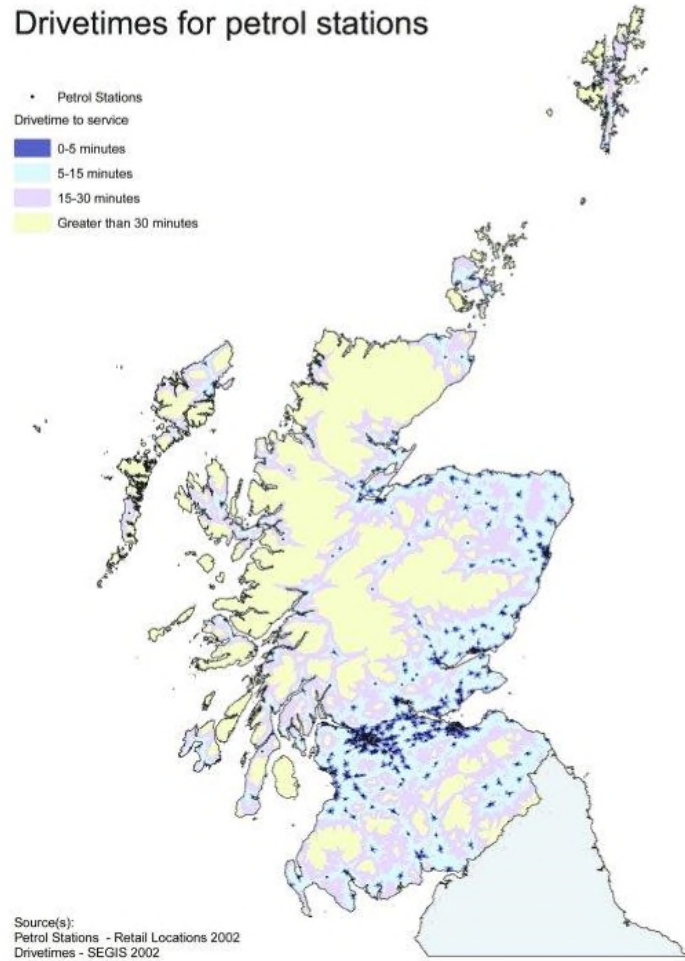
Access to Services includes a diverse range of issues including: retail, education, policing, leisure facilities and cultural activities.

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

**Figure 1**

**Drivetimes for petrol stations**

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

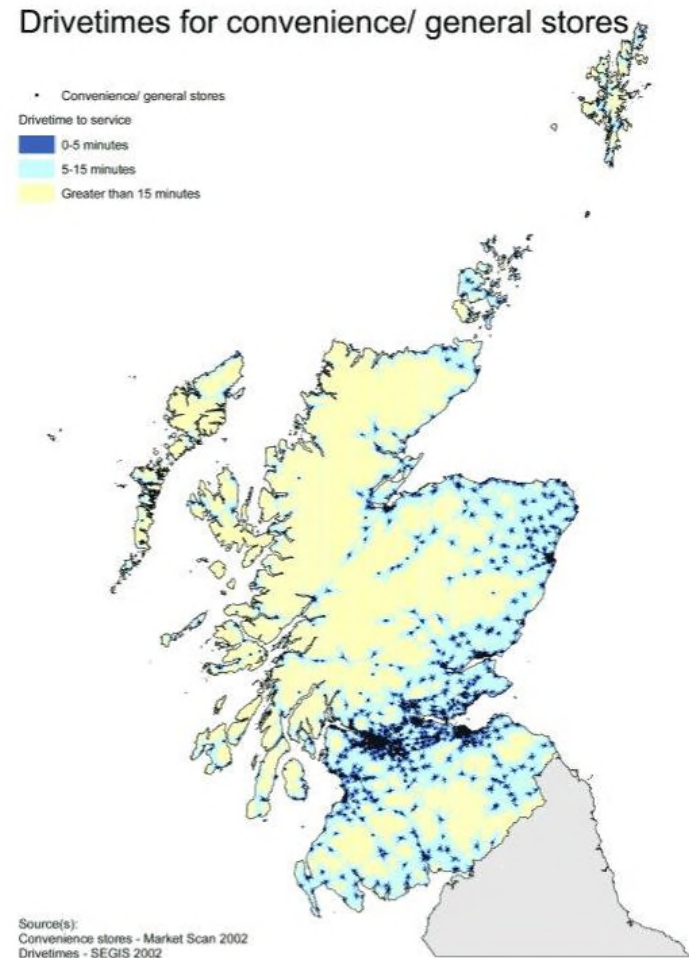


Source(s):  
Petrol Stations - Retail Locations 2002  
Drivetimes - SEGIS 2002

**Figure 2**

**Drivetimes for convenience/ general stores**

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



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

### Access to Recreation:

#### Core Paths:

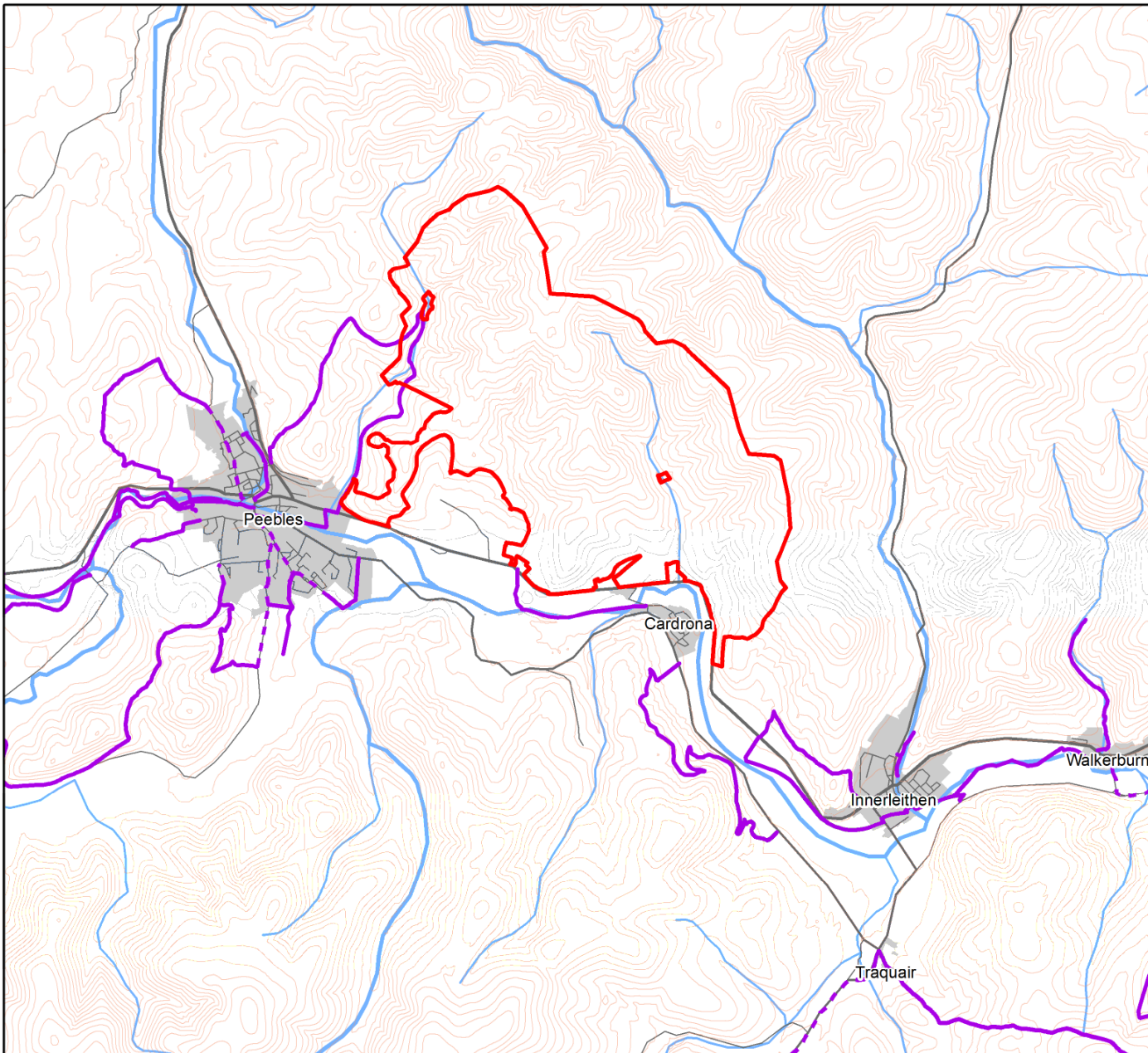
Core paths are described in the Land Reform (Scotland) Act 2003 as "a system of paths sufficient for the purpose of giving the public reasonable access throughout their area". These paths include Rights of Way, Council managed routes and any other route that provides reasonable countryside access. The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

#### Strategic Green Network:

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

#### Key Greenspace:

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



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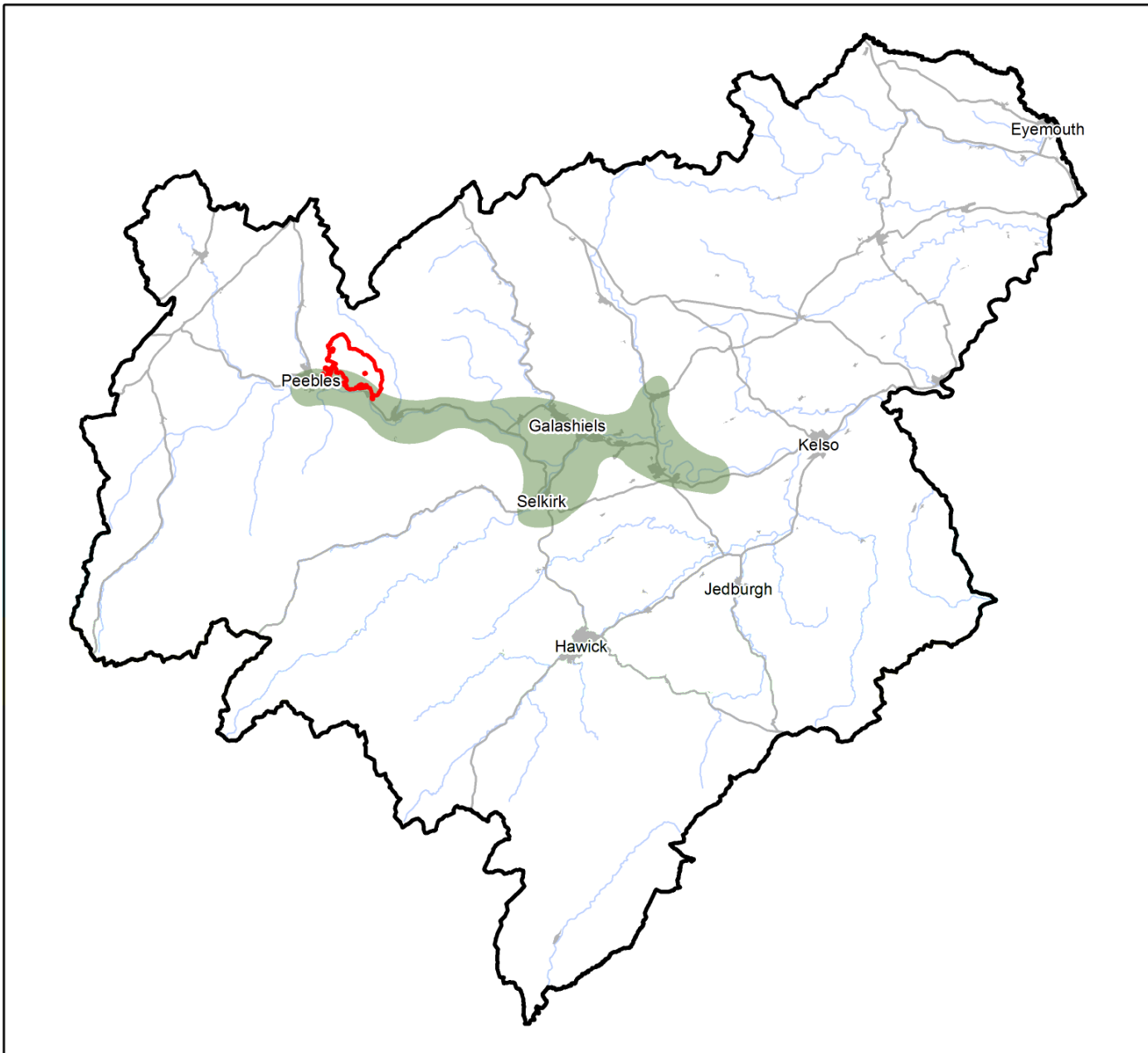
**SEA Baseline Report**  
Population and Human Health

**Map 20**  
Core Paths

Key:

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

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**SEA Baseline Report**  
Population and Human Health

**Map 21**

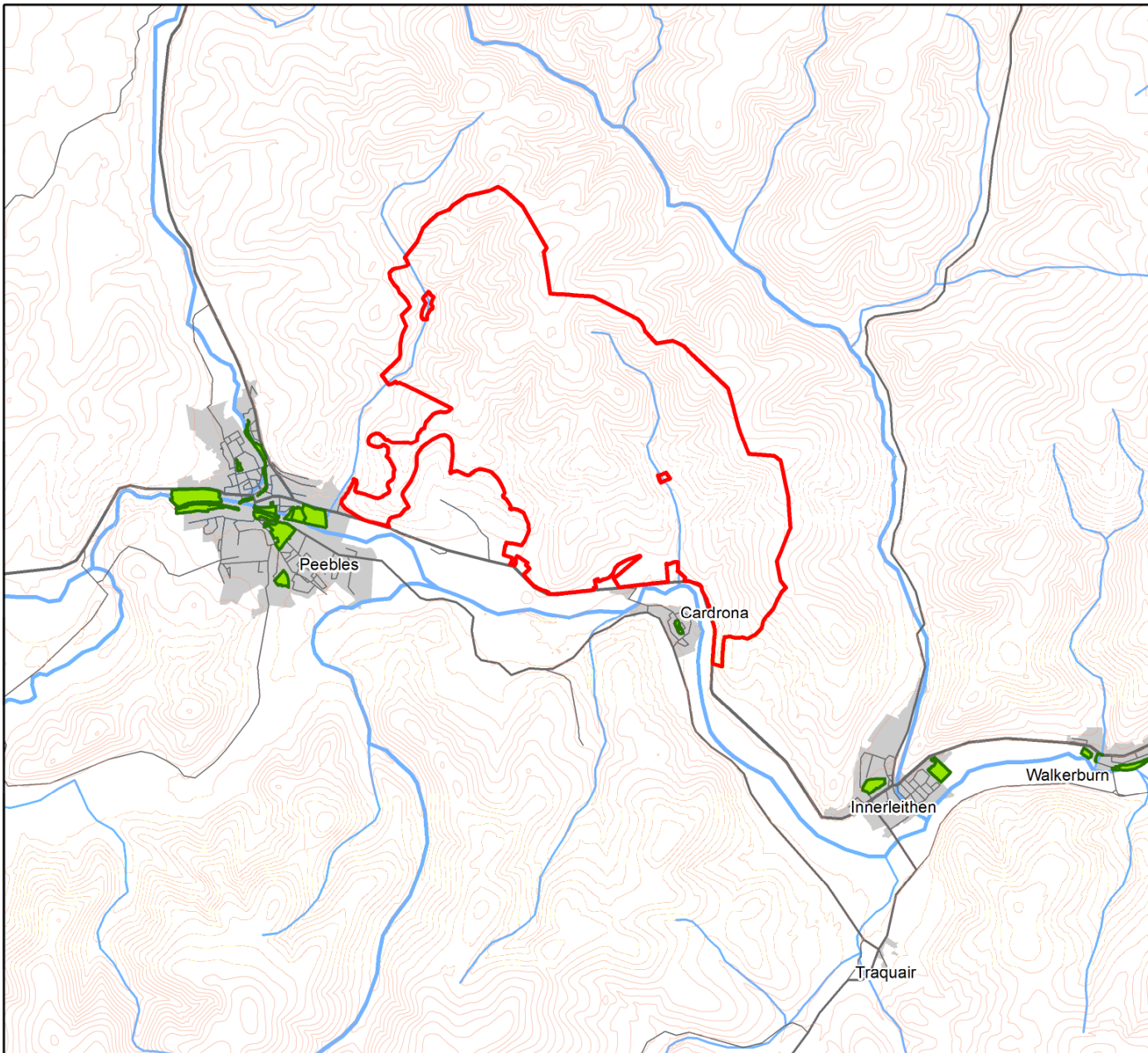
Scottish Borders Strategic  
Green Network (Proposed  
Local Development Plan)

Key:

- Glentress Study Area
- Strategic Green Network

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**SEA Baseline Report**  
Population and Human Health

**Map 22**  
Key Greenspace (Proposed  
Local Development Plan)

Key:

-  Glentress Study Area
-  Key Greenspace

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## 8.0 SOIL

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

### Soil

#### Brownfield Land:

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

#### *Vacant and Derelict Land*

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

**Table 10: Scottish Borders Derelict Land and Urban Vacant Land**

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

#### *Urban Capacity Survey*

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

**Table 11: Scottish Borders Urban Capacity Results**

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

#### Soil Quality:

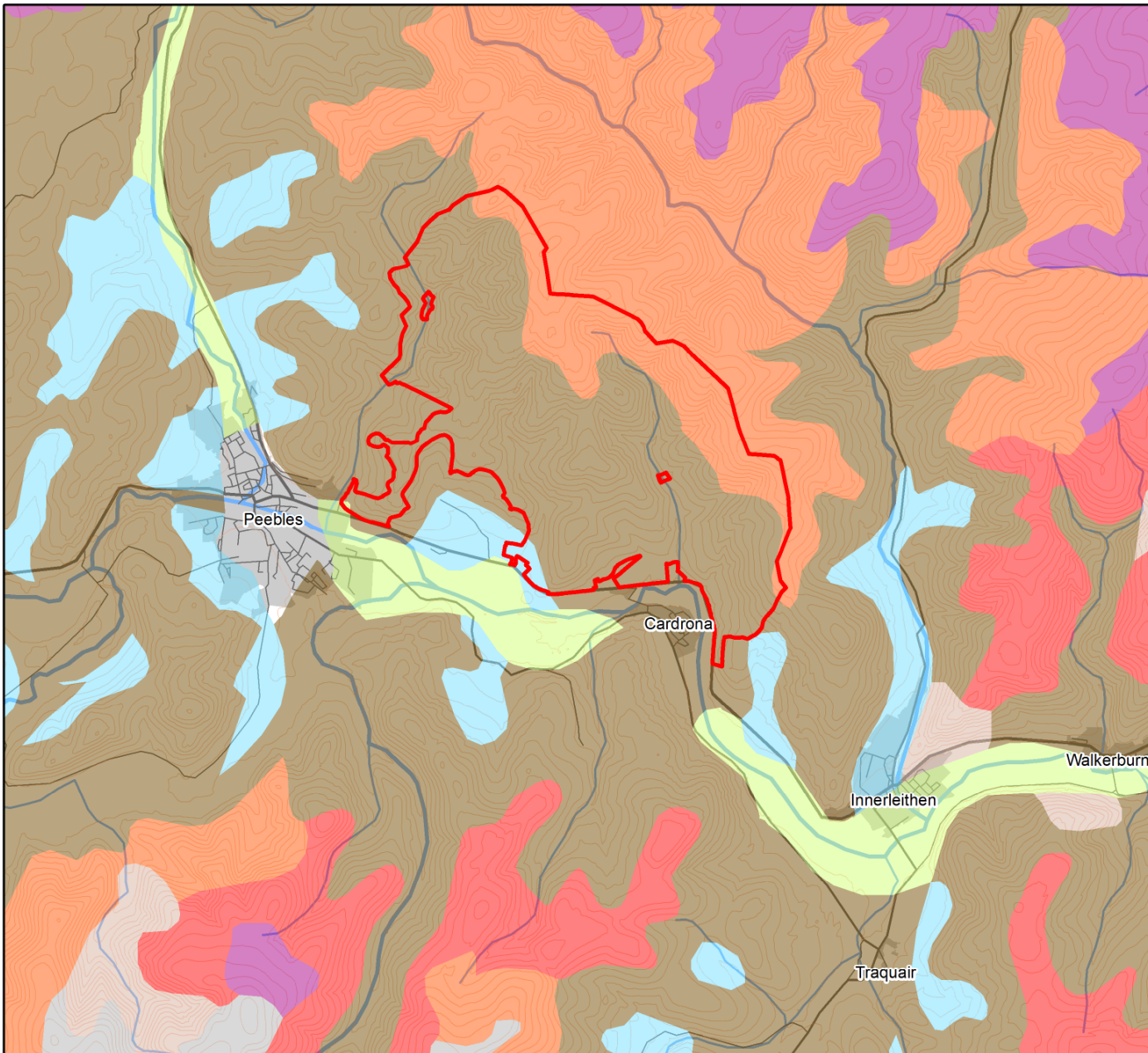
Soils are of key importance in water quality, flood prevention, biodiversity and other soil related functions for natural heritage. The protection of soils is key to maintaining natural processes and in turn maintaining the quality of our environment as a whole. Map 23 below provides a broad indication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

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



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

Map 23 show the soil types of the Scottish Borders.



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(A4)



**SEA Baseline Report**  
Soil

**Map 23**  
Soil Types

**Key:**

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

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## 9.0 WATER

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

### WATER

#### Quality of the Water Environment:

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

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

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

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

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

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

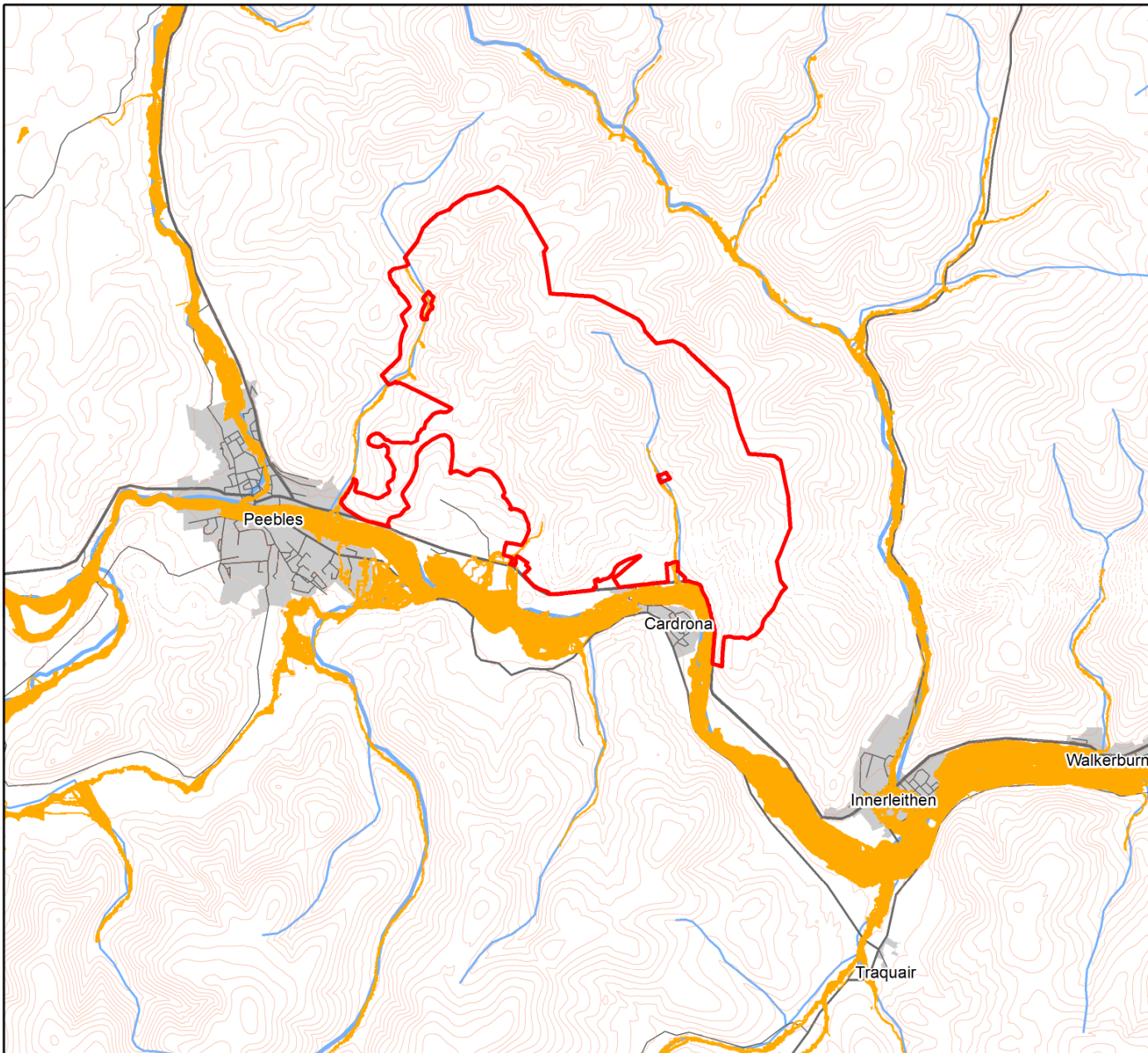
**Table 13: Overall Environmental Objectives (River Basin Management Planning Cycles)**

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

### Flooding:

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

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





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# SEA Baseline Report Water

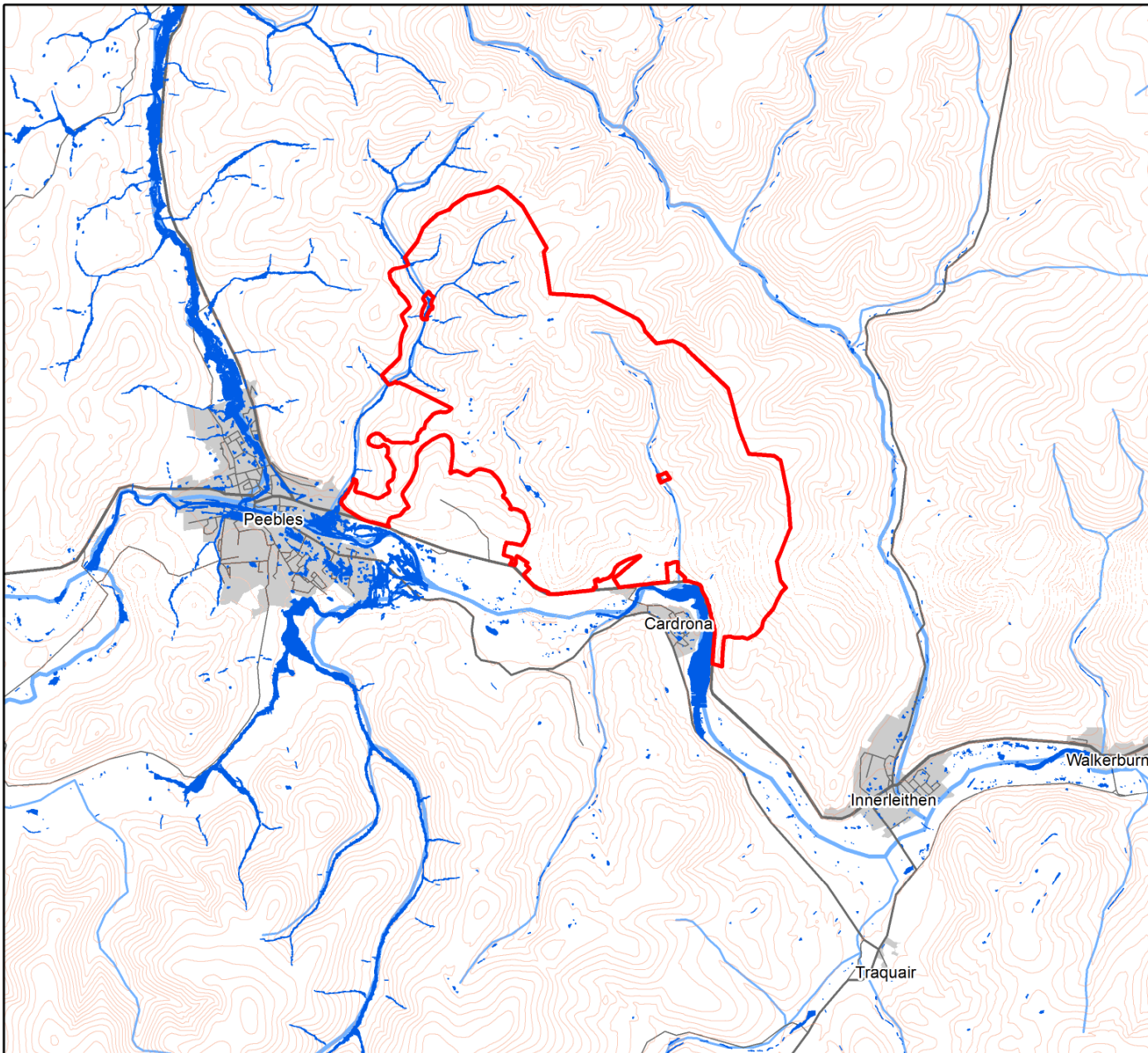
## Map 24 River Flood Risk

Key:

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

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### SEA Baseline Report Water

#### Map 25

#### Surface Water Flood Risk

Key:

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

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## **APPENDIX 5: ENVIRONMENTAL ASSESSMENT**

## **Spatial Assessment:**

### Initial Assessment

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

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

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

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

### Background Information:

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

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

### Accessibility and Sustainability:

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

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

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

### Local Impact and Integration:

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

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



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

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

#### Landscape Capacity:

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

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

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

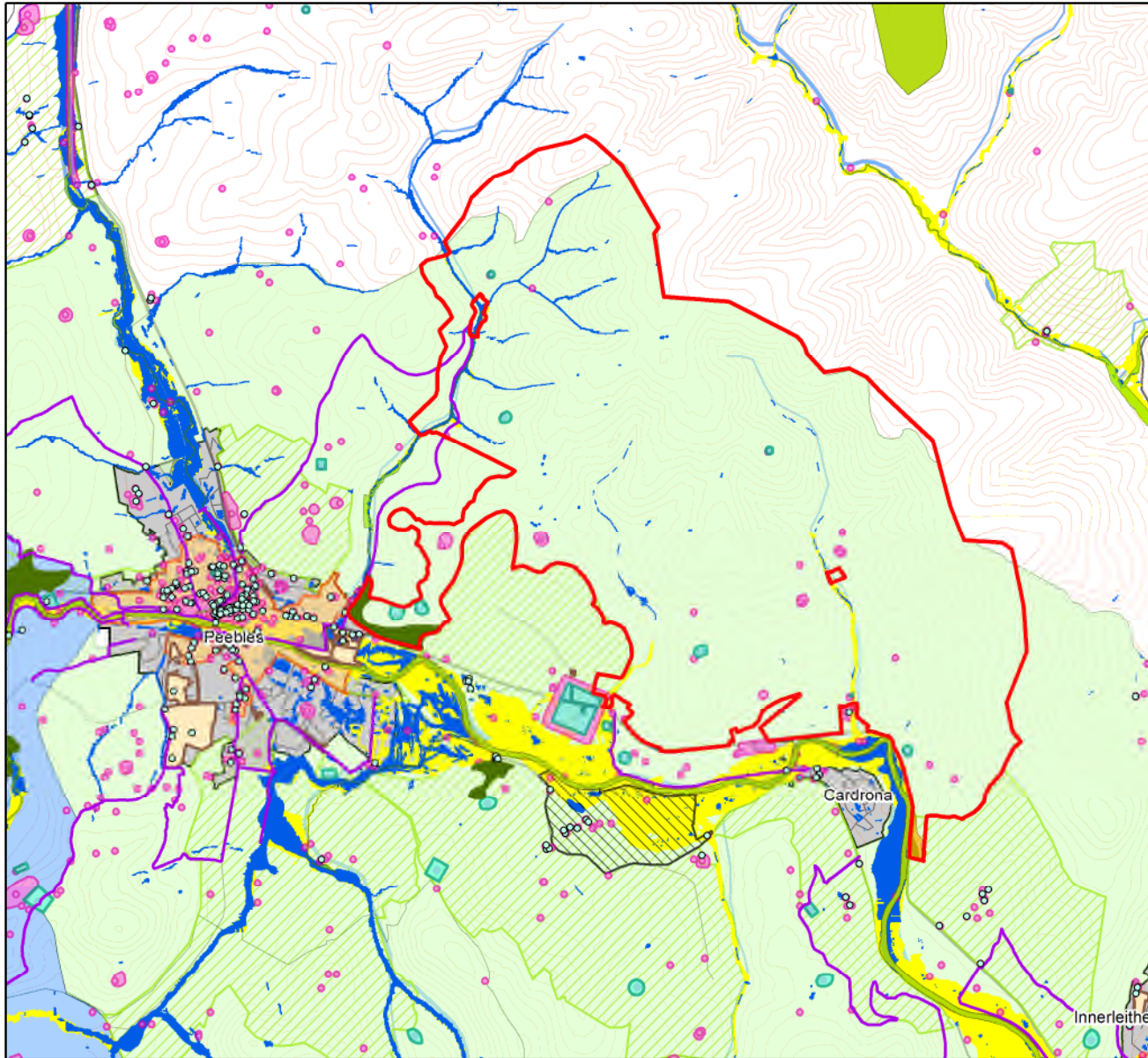
#### Planning and Infrastructure:

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

There are no Tree Preservation Orders within the study area.

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

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



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## Glentress Masterplan SEA Spatial Assessment

### Key:

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

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IST ID: 121863

**Matrix Assessment:**

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

<p>largely located within the Scottish Borders Strategic Green Network as shown within the Scottish Borders Proposed Local Development Plan. It is acknowledged that the Strategic Green Network identified assists in the protection and enhancement of biodiversity. The Masterplan notes that there is the potential for biodiversity on the site, it also notes that there is the opportunity to conserve and enhance existing Continuous Forest Cover. In addition, the Masterplan highlights within the Design and Development Guidance section that additional planting will be required. The Masterplan also notes that any application submitted will require to also include a Phase 1 Habitat Survey. The creation of additional active travel/recreation routes would provide the potential for natural heritage improvements such as habitat creation.</p> <p>It is considered that the above will have a positive outcome on Biodiversity, Flora and Fauna as this gives scope for improvement of existing habitat and water quality.</p>		<p>to the Masterplan, this guidance includes requirements on proposed landscape design which will be necessary to be taken on board in any subsequent application. In addition, to assist in minimisation of soil disturbance from the potential new cabin development, the additional guidance now included requires any new cabin development uses a 'floating' floor construction method supported by piles. This is to limit the ground works and excavation required within this woodland site, and minimise disruption to roots and the natural drainage within the forest area.</p> <p>The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:</p> <ul style="list-style-type: none"> <li>• PMD1: Sustainability</li> <li>• PMD2: Quality Standards</li> <li>• EP1: International Nature Conservation Sites and Species</li> <li>• EP2: National Nature Conservation and Protected Species</li> <li>• EP3: Local Biodiversity</li> <li>• EP12: Green Networks</li> <li>• EP13 Trees, Woodlands, and Hedgerows</li> <li>• EP15: Development affecting the Water Environment</li> </ul>
SEA Topic: Climatic Factors	Objectives: <ul style="list-style-type: none"> <li>• To reduce CO<sup>2</sup> emissions, reduce energy consumption and promote climate change adaptation.</li> </ul>	
Commentary	Ranking	Mitigation
Development can result in emissions. However the Masterplan provides for measures that lessen adverse impacts. The document notes that there are a number of small	0	Additional guidance has been included within the Masterplan to encourage energy efficiency particularly of the potential cabins.  The key Local Development Plan Policies which would apply to any planning application submitted relating to the Masterplan are:

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



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

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

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



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

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