

**Galbraith Group**

**Dog Craig**  
**Preliminary Ecological**  
**Appraisal**

**Final report**  
Prepared by LUC  
October 2020





# Galbraith Group

## Dog Craig Preliminary Ecological Appraisal

**Project Number**  
11257

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# Chapter 1

## Executive Summary

**1.1** LUC was commissioned by Galbraith Group to undertake a Preliminary Ecological Appraisal (PEA) of a Site near Peebles, in the Scottish Borders. The PEA will be used to inform the design and application stages for a planning application in principle for a single dwellinghouse.

**1.2** The Site is dominated by broadleaved woodland with the remaining areas consisting of tall ruderal vegetation and unimproved neutral grassland. The Site has a number of walls and fences, with a stone ruin and is partly used for grazing.

**1.3** The wider landscape is predominantly pasture with broadleaved woodland and the River Tweed.

**1.4** The mature trees of the woodland provide ecological value to this Site and proposed plans indicate these will be retained.

**1.5** The development of the Site could result in the increased biodiversity and ecological value of the unimproved grassland through positive management.

**1.6** Bat roost potential surveys should be carried out on all mature trees as part of any detailed planning application.

**1.7** No evidence of protected species was recorded in the Site.

## Chapter 2

### Introduction

#### Remit

**2.1** LUC was commissioned in September 2020 to provide a Preliminary Ecological Appraisal (PEA) of a Site near the town of Peebles, in the Scottish Borders. The results will be used to inform a planning application in principle for a single dwellinghouse.

**2.2** This Preliminary Ecological Appraisal Report relates to an Extended Phase 1 Habitat Survey of the Site, conducted in October 2020. The report presents the methods adopted, baseline survey findings and an interpretation of the Site's ecological features.

#### Site Description

**2.3** The Site is located to the south-east of the town of Peebles, on the banks of the River Tweed. The Site is currently dominated by broadleaved woodland with unimproved neutral grassland and tall ruderal vegetation. A small stone ruin is present on the Site and a number of walls and fences are found within and bordering the Site. Half of the Site is currently grazed by sheep while the other half does not appear to have been improved. The Site is bordered to the north by the River Tweed, to the south by the B7062 road, to the west by tall ruderal vegetation and to the east by broadleaved woodland and improved grassland.

**2.4** The Site boundary and its position in the wider area can be found in **Appendix A, Extended Phase 1 Habitat Survey Results**.

#### Proposed development

**2.5** Galbraith Group's client intends to submit a planning application in principle for a single dwellinghouse. The house and access will be situated to the west of the Site, close to the existing building group. The suggested layout for the proposals can be found in **Appendix B, Indicative Site Plan**.

#### Policy and Legislation

**2.6** This report has been prepared in cognisance of relevant legislation and policy, including European and domestic environmental legislation, UK nature conservation policy and local biodiversity guidance.

**2.7** European and National legislation, and Planning Policy and guidance relevant to the Site is listed below:

## Chapter 2

### Introduction

Dog Craig  
October 2020

- The Conservation (Natural Habitats, &c.) Regulations 1994 as amended.
- The Wildlife and Countryside Act 1981 (as amended).
- Scottish Planning Policy.
- Scottish Borders Local Development Plan.
- Scottish Borders Local Biodiversity Action Plan.
- Scottish Borders Grassland and Enclosed Farmland Habitat Management Plan.

# Chapter 3

## Methods

### Overview

**3.1** The Preliminary Ecological Appraisal comprised two elements, summarised below:

- **Desk Study** - a review of existing records of designated sites and protected species within, and in the vicinity of, the Site; and
- **Field Study** - a Phase 1 Habitat Survey of the Site which was 'Extended' to include an assessment of the Site's potential to support, and any evidence of, protected species.

### Desk Study

**3.2** The desk study involved a search of publicly available records of protected species within 2km of the Site. This was completed using the National Biodiversity (NBN) online database<sup>1</sup>.

**3.3** The desk study also included a search for statutory and non-statutory designated sites within 2km of the Site. These were searched for via the interactive development map on Scottish Borders Council website<sup>2</sup> and Scotland's Environment website<sup>3</sup>.

### Field Study

**3.4** The Extended Phase 1 Habitat Survey of the Site, plus a 30m buffer, (together and hereafter referred to as the 'Study Area') was completed on 7<sup>th</sup> October 2020. The survey was undertaken in accordance with Joint Nature Conservation Committee (JNCC)<sup>4</sup> methodology during dry, sunny, and bright weather conditions. The survey was completed by an experienced, professionally qualified ecologist.

**3.5** The Phase 1 Habitat survey technique provides a rapid and standardised approach to documenting and classifying habitats. The 'Extended' part of the survey involves an assessment of the Study Area's potential to support, legally protected and notable fauna.

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<sup>1</sup> <https://scotland-spatial.nbnatlas.org/#> (Accessed 12/10/2020)

<sup>2</sup>

[https://mapping.scotborders.gov.uk/LocalViewExt/Sites/Ext\\_Map\\_Advanced/?layers=layer2%3A40%2C41%2C42%2C43%2C44%2C45%2C46%2C47%2C48&bmid=51040cab-5e6a-4af6-899c-a3e6aa933a51#](https://mapping.scotborders.gov.uk/LocalViewExt/Sites/Ext_Map_Advanced/?layers=layer2%3A40%2C41%2C42%2C43%2C44%2C45%2C46%2C47%2C48&bmid=51040cab-5e6a-4af6-899c-a3e6aa933a51#) (Accessed 12/10/2020)

<sup>3</sup> <https://map.environment.gov.scot/sewebmap/> (Accessed 12/10/2020)

<sup>4</sup> JNCC, (2010), Handbook for Phase 1 habitat survey – a technique for environmental audit, JNCC, Peterborough

**3.6** The following were searched for within the Study Area as informed by the desk study, aerial imagery and the surveyor’s understanding and experience of surveying protected species in southern Scotland.

- Field signs of otter activity including spraints, tracks, feeding remains and holts along any watercourses within or adjacent to the Site. The potential for the Site to provide habitats which could support otter.
- Field signs of badger activity including setts, tracks, snuffle holes and latrines. The potential for habitats on Site to support badger.
- Habitat suitability for, and field signs of, red squirrel and pine marten including, feeding remains, dens and dreys within the woodland of the Site.
- Suitable habitats for nesting birds (including searching for any old nests).

- The most common invasive non-native species (INNS): Japanese knotweed, giant knotweed, hybrid knotweed, giant hogweed, rhododendron, and Himalayan balsam, all of which are subject to strict legal control.

**3.7** A Bat Roost Potential (BRP) survey was undertaken on any trees and buildings within the Study Area. The BRP survey is designed to identify and assess features which may provide suitable roosting opportunities for bats, and may therefore require targeted survey effort.

**3.8** The survey method takes into account the range of roosting conditions required by bats throughout the year and follows assessment criteria set out in standard guidance prepared by the Bat Conservation Trust<sup>5</sup> (BCT).

**3.9** The criteria used to categorise BRP are summarised in **Table 3.1**. The table also summarises what actions, if any, are required following classification.

**Table 3.1: Bat Roost Potential Categories**

BRP Category	Roosting Habitat Features	Commuting and Habitat Features	Survey Requirement
Negligible	Negligible habitat features likely to support roosting, commuting or foraging bats.		No surveys required
Low	Structures in this category offer one or more potential roost sites for individual, opportunistically roosting bats. These sites do not offer the space, shelter or appropriate conditions to support large numbers of bats or maternity roosts.  Trees in this category include those of sufficient size and age to support suitable roosting features, but none are visible from the ground.	Habitat on and around the Site could be used by a small number of commuting bats. This category includes densely urbanised landscapes or linear vegetation features poorly connected to the wider landscape (e.g. gappy hedges in an agricultural context).	One dusk or dawn survey required for structures.  No surveys required for trees.
Moderate	Structures and trees in this category offer one or more roost site that, due to their space, shelter or conditions, offer roosting potential for a range of species. Roosts may be more permanent, rather than opportunistic. Small maternity roosts of common species may form in one of these roost sites.	Habitat on and around the Site is well-connected to wider continuous habitat and offers commuting and foraging habitat to a larger number of bats across a number of species. (e.g. tree lines or linked gardens in the urban context, or continuous hedge/ tree lines and watercourses in an agricultural setting).	One dusk and one dawn survey required for both structures and trees.  Tree-climbing may be an appropriate alternative to dusk and dawn surveys.
High	Structures and trees in this category have one or more potential roost sites that are suitable for large number of bats. Roosts are likely to be permanent and include maternity roosts. Potential roost sites exist for a wide range of species or species of particular conservation interest.	Habitat on and around the Site is diverse, continuous and linked to extensive suitable habitat. This category includes well-vegetated rivers, streams, hedgerows and woodland edge.  Habitat is sufficiently diverse to offer opportunities to a wide range of species or those of particular conservation interest.	Three surveys, including both dusk and dawn elements.  Tree-climbing may be an appropriate alternative to dusk and dawn surveys.

<sup>5</sup> Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.



## Constraints to Methods

**3.10** The survey was conducted towards the end of the survey season. This is not a significant constraint on the survey as plants were still identifiable with many still flowering.

**3.11** Evidence of protected species is not always discovered during a survey. This does not mean that a species is not present; hence the surveys also record and assess the potential for habitats to support protected species. The time frame in which the survey is carried out provides a 'snapshot' of activity within the Study Area and cannot necessarily detect all evidence of use by a species.

**3.12** All non-native species are legally controlled under the Wildlife and Countryside Act 1981 (as amended by the Wildlife and Natural Environment (Scotland) Act 2011). The Extended Phase Habitat 1 Survey checked, in particular, for the presence of Japanese knotweed (as well as giant knotweed and hybrid knotweed), giant hogweed, rhododendron and Himalayan balsam. There may be other invasive plant species present within the Study Area which were not recorded, but it is considered that this survey is sufficient to identify any significant constraints posed by invasive plant species.

## Chapter 4

### Results

**4.1** The desk study did not identify any historic records of protected species within the Site itself.

**4.2** The following protected species have been historically recorded within 2km of the Site.

- Badger *Meles meles*.
- Red squirrel *Sciurus vulgaris*.
- Pine marten *Martes martes*.
- Soprano pipistrelle *Pipistrellus pygmaeus*.
- Common pipistrelle *Pipistrellus pipistrellus*.
- Brown long-eared bat *Plecotus auritus*.

**4.3** The River Tweed Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) were the only statutory designated sites within 2km of the Site. Details of their designated features can be found in **Table 4.1** below.

**Table 4.1: Statutory Designated Sites within 2km**

Type	Designated Features	Distance from Site (Approx.)
SAC	Atlantic salmon <i>Salmo salar</i> Brook lamprey <i>Lampetra planeri</i> Beetle assemblage Fly assemblage	Borders Site on north
SSSI	Atlantic salmon <i>Salmo salar</i> Brook lamprey <i>Lampetra planeri</i> River lamprey <i>Lampetra fluviatilis</i> Otter <i>Lutra lutra</i>	Borders Site on north

**4.4** Two non-statutory designated sites were identified within 2km of the Site; these were both ancient woodland. A stand of woodland with no name is located approximately 30m south of the Site and an area known as Janet's Brae is located approximately 1.18km north-west.

## Field Study

**4.5** The Site is dominated by a mixture of mature and semi-mature broadleaved woodland. The remaining area of the Site consists of unimproved neutral grassland and tall ruderal vegetation. The Study Area contains the River Tweed, improved grassland used for grazing, tall ruderal vegetation and broadleaved woodland.

**4.6** The Site consists of a small number of common and widespread habitats which are detailed below with their JNCC codes. Please refer to **Appendix A: Extended Phase 1 Habitat Survey Results** and **Appendix C: Site Photographs**.

### Habitats

#### Broadleaved Woodland, semi-natural (A1.1.1)

**4.7** The eastern half of the Site contains a mixture of large mature and semi-mature broadleaved trees. Frequent ash *Fraxinus excelsior* and beech *Fagus sylvaticus*, occasional sycamore *Acer pseudoplatanus* and rare holly *Ilex* sp., hawthorn *Crataegus monogyna* and lime *Tilia platyphyllos* trees formed the woodland.

**4.8** Under the trees the grassland was grazed by sheep and was improved. Cock's-foot *Dactylis glomerata* and annual meadow grass *Poa annua* were abundant in the ground flora with occasional spear thistle *Cirsium vulgare*, nettle *Urtica dioica* and crosswort *Cruciata laevipes*. Rare individuals of creeping buttercup *Ranunculus repens* were also recorded.

**4.9** See **Photographs 1 and 2**.

#### Neutral Grassland, unimproved (B2.1)

**4.10** This habitat bordered the broadleaved woodland in the east of the Site and stretched through the centre to the western edge. Vegetation was very thick and relatively high. Crosswort was abundant at the very lowest levels with occasional areas of *Pleurozium schreberi*. Taller vegetation consisted of frequent meadowsweet *Filipendula ulmaria*, meadow oat grass *Helictotrichon pratense* and wild angelica *Angelica sylvestris*. Occasional spear thistle, white dead nettle *Lamium album*, annual meadow grass and nettle were recorded. Rare individuals of hogweed *Heracleum sphondylium*, yarrow *Achillea millefolium* and common reed *Phragmites australis* were recorded along with male fern *Dryopteris filix-mas*.

**4.11** See **Photograph 3**.

#### Other Tall Herb and Fern, ruderal (C3.1)

**4.12** There are three distinct areas of tall herb and fern within the Site.

**4.13** At the south-west corner of the Site lies an area dominated by rosebay willowherb *Chamerion angustifolium* with abundant raspberry *Rubus idaeus*. Immediately east of this is an area which is dominated by nettle with an abundant carpet of *Pleurozium schreberi* and frequent crosswort. Some occasional raspberry and wild angelica were also recorded in this area. The raspberry recorded were in a single dense stand.

**4.14** See **Photograph 4**.

**4.15** In the north-west corner of the Site lies a strip of tall herb and fern on a relatively steep bank leading down the River Tweed. It is dominated by meadowsweet with frequent nettle and *Pleurozium schreberi* and occasional spear thistle. Rare willow *Salix* sp. individuals were recorded at the northern edge of the Site where it bounds the River Tweed.

**4.16** See **Photographs 5 and 6**.

### Protected Species

#### Otter

**4.17** No evidence of otter activity was recorded in the Study Area. The riverbanks immediately east and west of the Site are grazed grassland with no potential areas for holts (see **Photograph 7**). The opposite bank of the River Tweed provides some potential in the form of trees and roots on the banks which could provide some areas to rest. A visual inspection of the opposite bank did not identify any otter activity. A path runs along the opposite bank and regular walkers, dog walkers and cyclists were observed utilising this throughout the survey.

#### Badger

**4.18** No evidence of badger was recorded in the Study Area. The Study Area provides potential foraging habitat for badgers in the form of improved grassland. The slopes of improved grassland in the south and east of the Study Area provide sett creation potential.

#### Red Squirrel

**4.19** No evidence of red squirrel was recorded in the Study Area. The mature, fruit producing trees in the east of the Study Area provide a small but suitable area of habitat to support squirrel feeding and drey creation, with a patchy connection to woodland in the wider area. The River Tweed acts as a large barrier to squirrel movement to habitat north of the Study Area.

#### Pine Marten

**4.20** No evidence of pine marten was recorded during the survey. The Study Area did not provide any areas which could

support den creation such as large boulders or tree cavities. Due to the lack of evidence or suitable habitat present in the Study Area, pine marten will not be considered further in this report.

### Nesting Birds

**4.21** No evidence of nesting birds was recorded during the survey, however due to the dense foliage of the mature broadleaved trees it cannot be guaranteed that nests were not present on the ends of limbs or near the tops. Blackbirds *Turdus merula*, crows *Corvus corone*, thrush *Turdus* sp. and wrens *Troglodytes troglodytes* were heard throughout the survey.

**4.22** Trees in the Site provide nesting opportunities for a number of species. Habitat in the Site was suitable for foraging of birds with a number of insects observed. The ruderal vegetation on the Site provides limited suitability for ground nesting birds due to its density. The improved grassland under the mature broadleaf woodland was subject to regular disturbance from sheep and as such is unlikely to provide suitable nesting habitat for ground nesting birds.

### Bats

**4.23** All trees in the Site were thoroughly inspected for bat roost potential. All trees had negligible potential, with no obvious features. A single mature horse chestnut *Aesculus hippocastanum* in the 30m Site buffer zone was classified as having low potential due to a crack in the main trunk which could potentially support a small number of bats.

**4.24** A small area of stone ruins was recorded in the north-east of the Site (see **Photograph 8**). All areas of the ruins were accessible and were thoroughly searched for any evidence or suitability for bat roosting. No evidence was recorded and suitability for roosting was deemed negligible as any gaps in the stonework were open and provided little in the way of protection from the elements.

**4.25** Habitat in the Site provides foraging opportunities in the form of treelines for commuting and foraging. The River Tweed which borders the Site at the north also provides a large commuting corridor into the wider area.

### Invasive Non-Native Species

**4.26** No evidence of INNS was recorded during the survey. Hogweed was identified but this was *not* the giant variety.

# Chapter 5

## Discussion

### Desk Study

**5.1** Records of otter, badger, red squirrel, pine marten and bats were found within 2km of the Site, suggesting that this surrounding area provides suitable habitat for these species. No historical records of these species were found within the Site.

**5.2** The River Tweed SAC and SSSI border the Site to the north and the development could impact these sites. Following mitigation, as detailed in **Chapter 6** below, there is unlikely to be significant impacts on the features each statutory site is designated for.

**5.3** The ancient woodlands to the south and north-west of the Site do not have any direct connectivity with the Site and no negative impacts to these woodlands are expected. The proposed development is highly unlikely to have any negative impact on the ancient woodland.

### Field Study

#### Habitats

**5.4** The majority of the habitats recorded on the Site are not highlighted in the Local Biodiversity Action Plan as being of conservation value. The habitats are structurally simple, with common species and provide little value to the biodiversity of the surrounding area. The River Tweed is not within the Site but does however border it. Mitigation against damage to this habitat is detailed in the chapter below.

**5.5** The ruderal vegetation which dominates the Site is composed of common species which are not of conservation importance. The loss of this small habitat is not expected to have a significant negative impact on the wider area due to the supply of the same plant species in the wider area.

**5.6** The unimproved grassland found within the Site could potentially fall into the lowland meadow habitat highlighted in the Scottish Biodiversity List as requiring conservation action. Within this Site the 'unimproved' classification of the habitat relates largely to its rank and dense status. The habitat appears to have seen increased biodiversity through lack of management rather than active enhancement such as being managed as a traditional hay meadow. The habitat is also a potentially poor example of unimproved grassland as it lacks many of the native plant species highlighted in the Scottish

Borders Grassland and Enclosed Farmland habitat management plan as being indicative of this habitat.

**5.7** Broadleaved woodland is included in the Scottish Biodiversity List as of conservation importance but in the context of this Site it is not likely to be of a high ecological value. The mature trees on the Site are classified, following the JNCC guidance, as woodland, however in reality they are a small number of mature trees which cover a heavily grazed and impoverished ground flora. The trees found on the Site are common species and are seen regularly in the wider area. A number of areas of broadleaved trees are found in the wider area, along the banks of the River Tweed and in the area directly south of the Site. The indicative plans (see **Appendix B, Indicative Site Plan**) indicate that all mature trees found in the east of the Site will be retained. The loss of a relatively small number of semi-mature trees on the Site is unlikely to have a negative impact on the ecology of the local area, due to the prevalence of these in the immediate vicinity.

**5.8** The development will not lead to any habitats becoming isolated or fragmented, with habitats in the immediate area remaining structurally and functionally viable.

### Protected Species

#### Otter

**5.9** No evidence of otter was recorded on Site and no suitable habitat was identified. It is unlikely that the development will have any impact on otter which may be utilising the River Tweed in the wider area. The development is relatively small, with any potential impacts limited to the south bank of the river. Pollution mitigation as discussed in **Chapter 6** is likely to limit any impacts on otter prey species.

#### Badger

**5.10** No evidence of badger was recorded. The steep bank on the Site provides some potential for sett creation. The surrounding landscape is also sloped and will continue to provide a vast area for sett creation post-development. The improved grassland found under the broadleaved trees provides optimal foraging potential. The development is likely to involve the loss of sett creation and foraging habitat, however, the area is relatively small and the surrounding area is composed almost completely of similar habitat. Therefore the development is unlikely to negatively impact any local badger populations due to the vast amount of optimal foraging and sett creation habitat in the immediate area.

#### Red Squirrel

**5.11** No evidence of red squirrel was recorded on the Site however, the mature trees provide suitable habitat for squirrel drey creation and foraging. The surrounding area contains

large stands of broadleaf woodland and the removal of a small number of broadleaved trees on the Site is unlikely to have any significant negative impacts on the local red squirrel population.

#### Nesting Birds

**5.12** Nests were not recorded on the Site however, the trees within the Site provide nesting potential. The loss of a very small number of trees in the Site is not expected to have a significant impact on the local bird populations due to the remaining supply of suitable trees in the immediate area, which will continue to provide nesting potential.

**5.13** Though the Site showed no evidence of nesting, it provides a level of potential. Therefore, as all wild birds and their nests are protected, if construction is planned during nesting season (typically March to August) mitigation will be required (see **Chapter 6**).

#### Bats

**5.14** Trees which are to be removed for the development had negligible roosting potential and the removal of these is not expected to have any negative impact on local roosting bats.

**5.15** The tall ruderal vegetation and trees of the Site provide foraging habitat for bats. The habitats surrounding the Site have foraging potential and will continue to provide foraging potential for bats post-development. The loss of vegetation on this relatively small Site and the small number of trees to be removed is not expected to have a significant impact on bat populations. This is due to the large amount of suitable foraging habitat in the immediate area (treelines, River Tweed and grassland) which will continue to be available during and post-development.

# Chapter 6

## Recommendations and Mitigation

### Designated Sites

**6.1** The River Tweed SAC and SSSI border the Site and pollution mitigation measures will be required to prevent any damage to the species for which they are designated. An appropriate Pollution Prevention Plan will be required with detailed drainage and silt management plans. This should be approved by Scottish Environmental Protection Agency (SEPA).

**6.2** The ancient woodlands within 2km of the Site are unlikely to be impacted due to lack of connectivity.

### Habitats

**6.3** The majority of habitats within the Site are considered to be of low ecological value and therefore do not pose a constraint to the proposed development.

**6.4** The proposed layout of the Site has been developed to reduce tree loss as far as practicably possible. Further mitigation may be required once confirmed details of tree loss are known.

**6.5** An opportunity exists to bring retained unimproved grassland into more positive management, increasing its overall biodiversity. This could encourage the growth and spread of native wildflower species such as those highlighted in the Scottish Borders Grassland and Enclosed Farmland Habitat Management Plan.

**6.6** Bankside management is highlighted in the Local Biodiversity Action Plan as a key issue. No detailed designs have been submitted to LUC therefore we cannot comment on the development's impact in the bankside. Measures to ensure bankside protection should be agreed with Scottish Borders Council on submission of detailed planning.

### Protected Species

#### Badger

**6.7** Badger are very mobile animals and a survey of the Study Area for evidence should be carried out no more than six months before any work is scheduled to commence.

### Red squirrel

**6.8** A check of trees for squirrel dreys should be carried out by a competent person before the removal of any trees on the Site. Should any dreys be found then works should stop and a licence should be sought from SNH.

### Nesting Birds

**6.9** Birds and their nests are protected by the Wildlife and Countryside Act 1981 (as amended in Scotland). This Act gives protection to all species of wild bird with regard to killing and injury, and to their nests and eggs with regard to obstructing, taking, damaging, and destroying.

**6.10** There is a potential that common bird species may nest in the trees and ruderal vegetation on the Site. It is recommended that any felling or vegetation clearance works happen outwith the nesting bird season (typically March – August, inclusive). If felling or vegetation clearance is to take place in the breeding season, the areas should be checked by a suitably qualified person prior to works to ensure no birds have nested. Should birds be found, works cannot commence until the nest is no longer active.

### Bats

**6.11** A check of the trees on the Site should be conducted as part of a detailed planning application as the potential for trees to support bat roosts changes rapidly, particularly over the winter months when storm weather can cause significant damage.

**6.12** Lighting associated with any night-time works should be directed away from features and resources that are likely to be used by bats e.g. woodland edges and surrounding buildings.



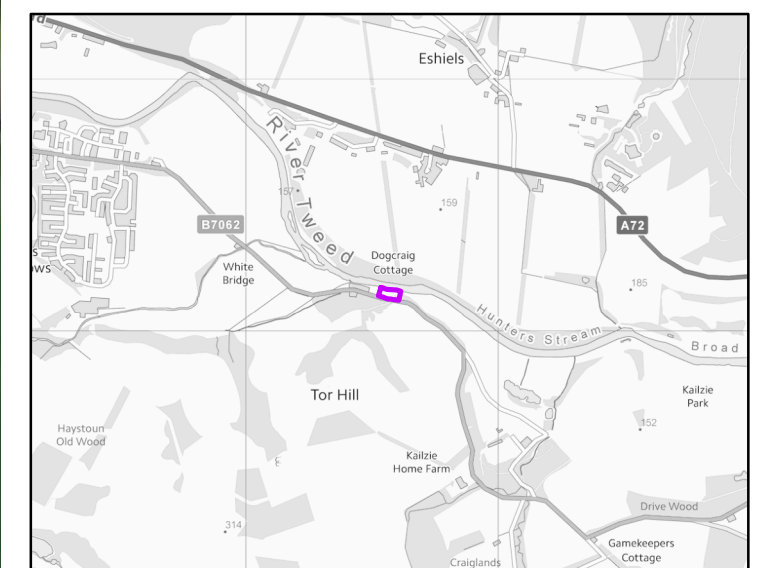
## **Appendix A**

### **Extended Phase 1 Habitat Survey Results**

Figure 1: Phase 1 Habitat and Protected Species Survey Results

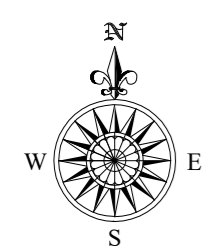
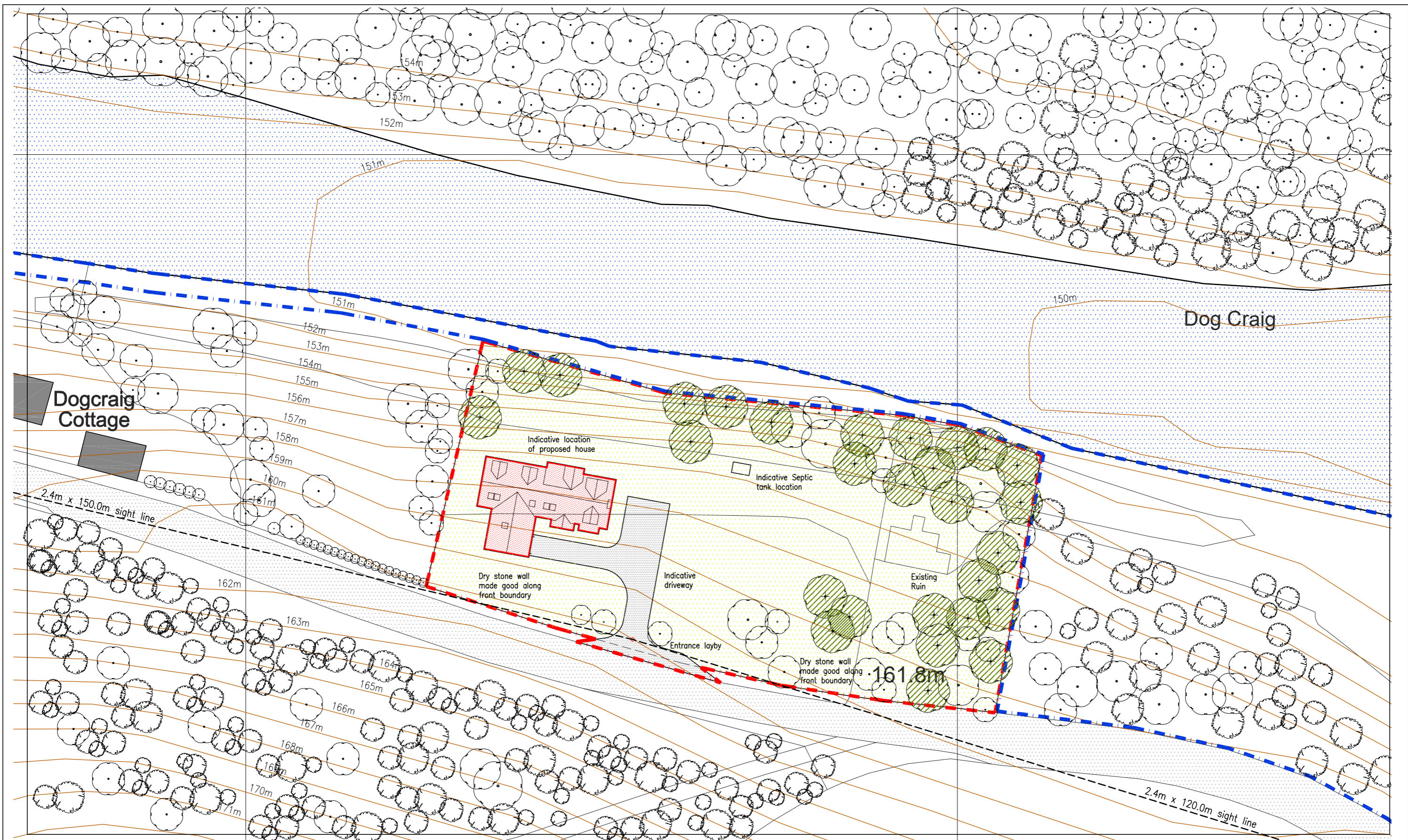


- Site boundary
- Study area
- Tree with Bat Roost Potential (BRP)**
- BRP3 - Low
- Phase 1 Habitat Code**
- A1.1.1 Broadleaved woodland (semi-natural)
- A3.1 Broadleaved scattered trees and B4 Improved Grassland
- B2.1 Neutral grassland (unimproved)
- B4 Improved grassland
- C3.1 Other tall herb and fern (ruderal)
- G2 Running water
- HS Hard standing
- J2.5 Wall
- Ruins

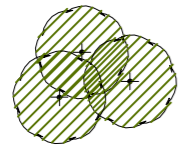


# Appendix B

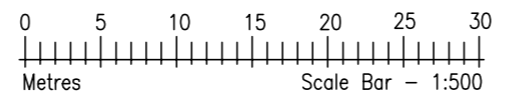
## Indicative Site Plan



- - - - - Boundary of Application Site
- - - - - Boundary of Land in the ownership of the Applicant



Proposed new Native Species Trees as per SBC's local Biodiversity Action Plan and Habitat Management Plan



Proposed New Dwelling House		
Land East of Dogcraig Cottage, Scotsmill, Peebles		
Indicative Site Plan		
1:500	A3	Sept 2020
		2020/26/102

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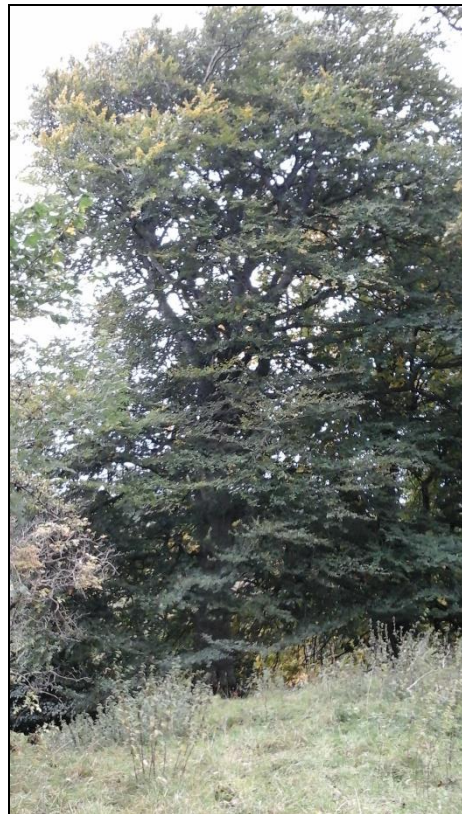


## Appendix C

### Site Photographs



Photograph 1: Broadleaved Woodland



Photograph 2: Broadleaved Woodland



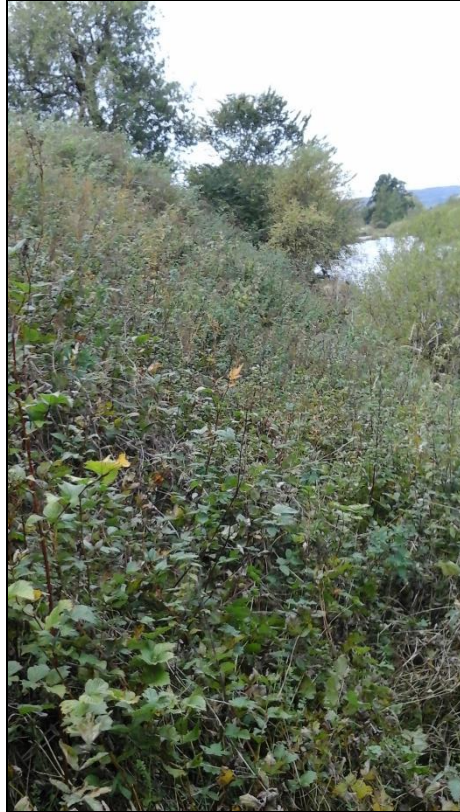
Photograph 3: Neutral Grassland, unimproved



Photograph 4: Tall Herb and Fern, ruderal



Photograph 5: Tall Herb and Fern, ruderal



Photograph 6: Tall Herb and Fern, ruderal



Photograph 7: River Tweed



Photograph 8: Stone Ruins