Appendix A: Supplementary Guidance: Glentress Masterplan

Our Scottish Borders
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Scottish Borders
Local Development Plan
Supplementary Guidance

Glentress Masterplan

February 2016

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Contents

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1.0   Introduction

1.1   This Masterplan is one of a series of Supplementary Guidance (SG) on development sites and sets out the main opportunities and constraints for the development within the Glentress Forest. The site is shown in Figure 1.

1.2   The Masterplan includes the development vision for the site and aims to lead to a high quality development. As the site is located within high quality landscape and countryside on the renowned river Tweed between the settlements of Peebles and Cardrona it is important that the development fits into its surroundings.

1.3   The Masterplan document should be read in conjunction with the developer guidance in Annex A.

Background

1.4   Glentress Forest is one of eight forests in the Tweed Valley Forest Park (TVFP). The TVFP is recognised as a high quality environment for outdoor activities, with Glentress at the forefront of the Forest Enterprise Scotland's (FES) ambitious plans to ensure that important forest resources continue to be accessible to the public and offer a range of activities from the simple enjoyment of the landscape, to embracing activities such as walking, mountain biking, horse-riding, wildlife and habitat conservation and management.

1.5   Glentress Forest is at the heart of the Tweed Valley and forms a key component in Scottish Borders' tourism offer, attracting over 300,000 visitors per year. Over the last 15 years Glentress has grown to become one of the UK's premier mountain biking destinations, acting as the flagship 7stanes venue. However, the Scottish Borders continues to suffer from a low average stay by visitors, at 2.2 days.

1.6   In addition to providing approximately 50 miles of world class mountain bike trails, many other activities take place within this operational forest. These include the following:

- Forestry operations / activities
- Walking (approximately 25 miles of walking routes)
- Horse riding
- Sightseeing
- Tree top adventures
- Wildlife and nature observation
- Education and learning.

'Glentress Peel' is a high quality mixed use development which incorporates a cafe/ restaurant, bike shop, showers and changing rooms, interpretation and information gateway and car parking.

1.7   This Masterplan has been guided by previous work carried out by Forest Enterprise Scotland in association with Barton Willmore - Planning and Design Consultants. Earlier work focused on the area surrounding Glentress and included an element of public consultation, and resulted in the production of a Valley Strategy and a Development Framework.
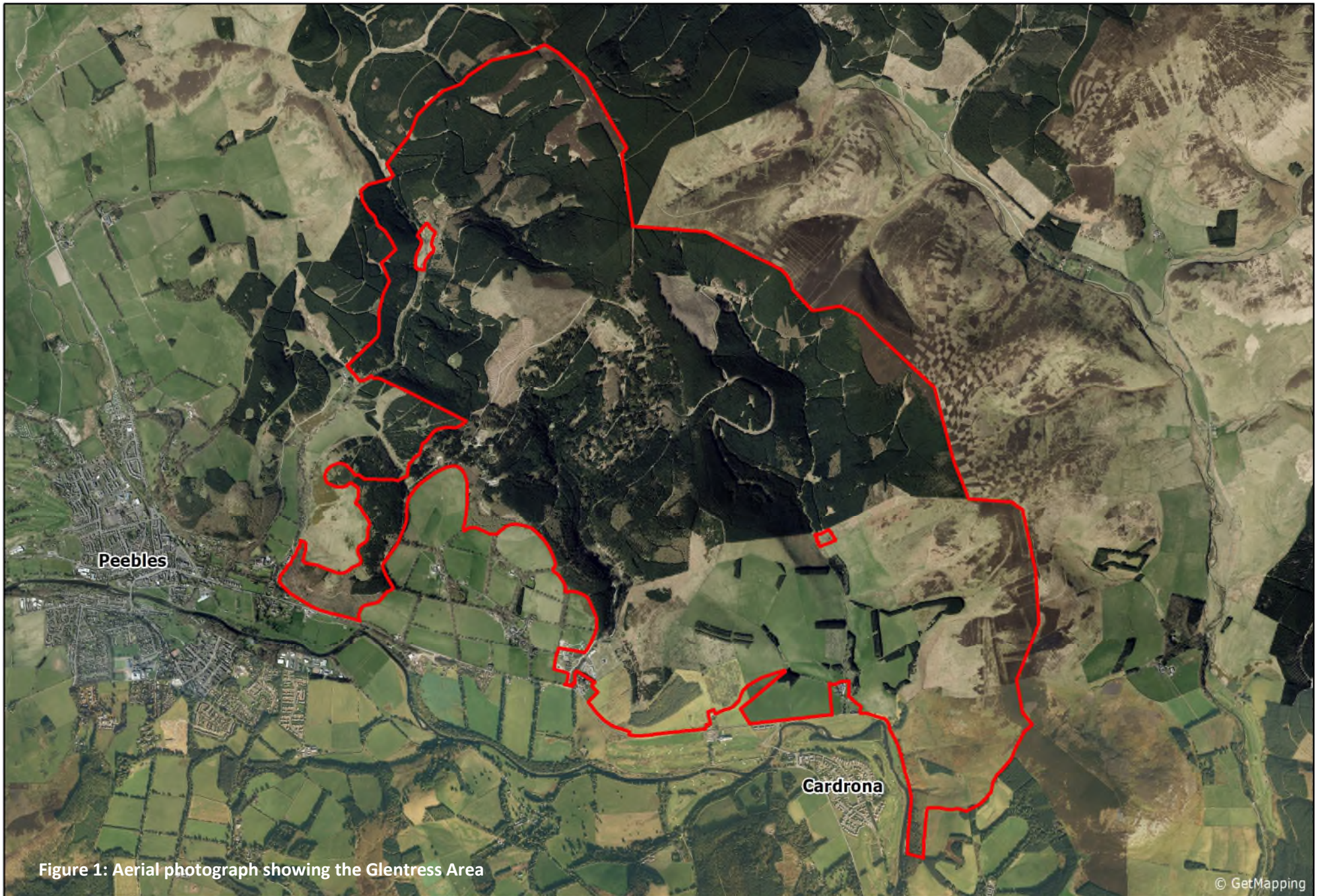
**Figure 1: Aerial photograph showing the Glentress Area**

2.0   Policy Framework

2.1   The Strategic Development Plan for Edinburgh and South East of Scotland (SESplan) was approved by Scottish Ministers in June 2013. The Glentress Forest site which sits between Peebles and Cardrona is located within the Western Strategic Development Area as set out in SESplan.

2.2   The Masterplan site subject to this brief sits outwith any of the defined settlements set out in the Scottish Borders Local Development Plan (LDP). However, the site is located within the Strategic Green Network (refer to LDP Policy EP12: Green Networks) as set out in the LDP. The Masterplan site is located wholly within Glentress Forest - part of Scotland's National Forest Estate and is managed on an integrated landuse basis including multi-purpose forests producing timber, hosting wildlife and serving as an outdoor activity attraction which includes walking and mountain biking trails, a tree top adventure course, wildlife viewing and a range of visitor services facilities. Glentress Forest also contributes to the wider landscape including making a significant contribution to the Borders Strategic Green Network.

2.3   The Glentress Forest allows the opportunity for a range of outdoor recreation linked to the surrounding high quality environment; and the Local Development Plan supports, protects and encourages the enhancement of this recreation facility.

2.4   Local Development Plan policy ED7: Business, Tourism and Leisure Development in the Countryside supports development associated with tourism, leisure, and recreation; in this respect the enhancement of facilities at the Glentress Forest is supported. Policy ED7 also requires uses: "*appropriate to the rural character of the area*". In that respect, it should be noted that the masterplan site is located close to the town of Peebles – a town which has a good range of services to support it and the neighbouring area. Policies ED3: Town Centres and Shopping Development and ED5: Regeneration provide the primary policies in relation to the consideration of any retail proposals. Therefore, caution is required to ensure that any new supporting services for example retail at Glentress should only accommodate the immediate demand of the visitors to the Glentress Forest and should not be seen as an attraction in itself.

2.5   Policy ED8: Caravan and Camping Sites support proposals for new caravan and camping sites in locations that can support the local economy and the regeneration of towns and are in accordance with the Scottish Borders Tourism Strategy and Action Plan.

2.6   Whilst the policies noted above are significant in the determination of any planning application within the Glentress Forest, other polices will also be applicable and these are noted in Appendix 1.
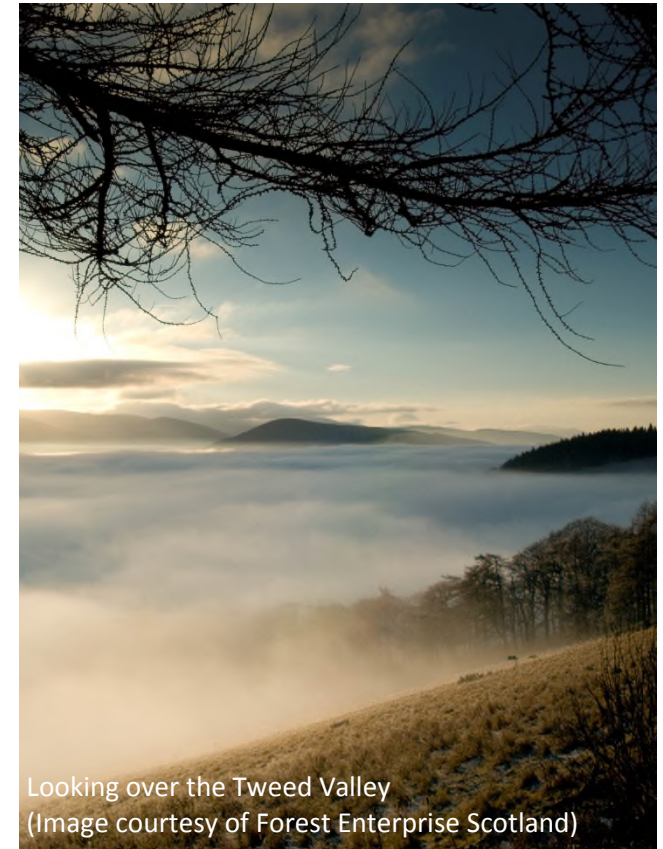
Looking over the Tweed Valley
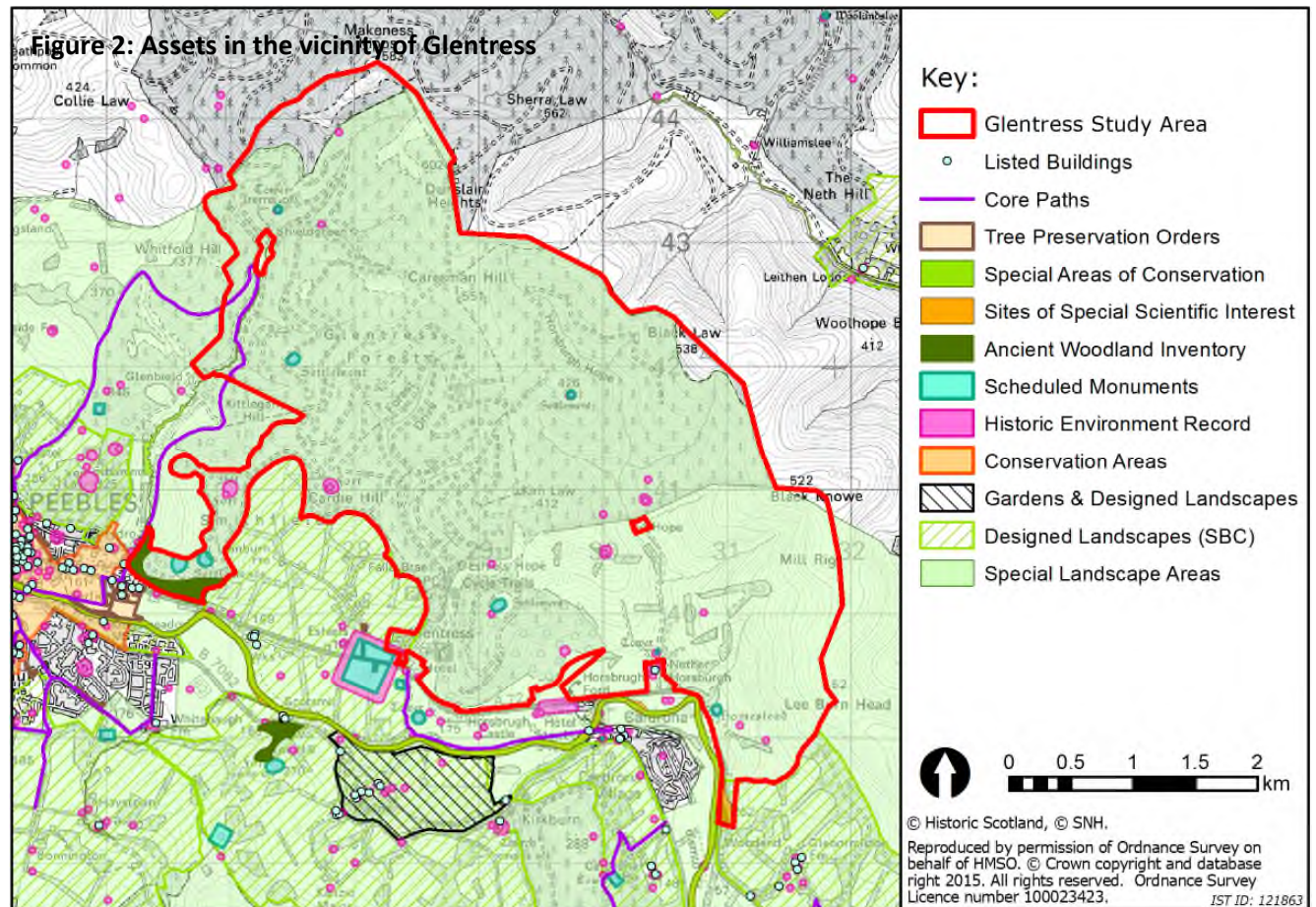(Image courtesy of Forest Enterprise Scotland)

3.0 Context

3.1 Glentress sits within the valley of the River Tweed and almost midway between the settlements of Peebles and Cardrona.

3.2 The Glentress area benefits from extensive views particularly to the south but also to the west. The area itself and its hinterland is of high amenity value with significant mature woodland. However, it is important to note that much of the Glentress area is a working forest which has provided the opportunity for a successful outdoor facility to be created; this facility offers opportunities for walking, mountain-biking, horse riding and orienteering.

3.3 The wider area benefits from a range of services and facilities including hotels, bars, shops, restaurants and cafés. The neighbouring town of Peebles is considered to be one of the healthier and vibrant town centres within the Scottish Borders.

3.4 As noted above the Glentress Area is considered to be of high amenity value and almost the entire Glentress Forest sits within the Tweed Valley Special Landscape Area. On the opposite side of the Valley is the Upper Tweeddale National Scenic Area. Within the immediate vicinity of Glentress are also a number of Scheduled Monuments. In addition, the neighbouring historic town of Peebles also benefits from Conservation Area status and has a high concentration of listed

buildings. There are also a large number of areas where it is known that archaeology exists. All this illustrates the distinctiveness of not only the immediate Glentress area but also its wider surroundings.

3.5 The Glentress site is situated to the north of the River Tweed which is designated a Site of Special Scientific Interest as well as a Special Area of Conservation.

3.6 The site also benefits from direct access off the A72 - the main road that connects Peebles to Galashiels.

Image of Peebles

Figure 2: Assets in the vicinity of Glentress

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
- Designed Landscapes (SBC)
- Special Landscape Areas

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3.7 As noted within Section 1: Introduction, other documents have been produced in advance of this masterplan, including a Valley Strategy. In preparation of the Valley Strategy and in order to understand the existing issues and opportunities, the early consultation undertaken by the Forest Enterprise Scotland in association with Barton Willmore (refer to Appendix 2: Early Consultation) used the following key themes as a basis of discussion to develop concepts (refer to Appendix 3: Key Themes from Valley Strategy):

• Environment and Landscape

• Cultural Heritage

• Attractions and Destinations

• Access and Movement.

3.8 The clear focus of the Valley Strategy centres on the river route, and importantly, the Multi-Use Path (MUP) (refer to Appendix 4: Concepts from Valley Strategy for further information). Added to this are the northern and southern road routes (the A72 and the B7062) which combine to form a spine to the valley. The concept of the spine (see Figure 3) is key to developing the Valley Strategy.

3.9 For wider benefits there is a need to activate the spine with nodes and ensure that lateral links or ribs connect to activities located away from the spine, as well as core areas for sustainable development (see Figure 4). It was considered that the core areas could potentially accommodate the requirement
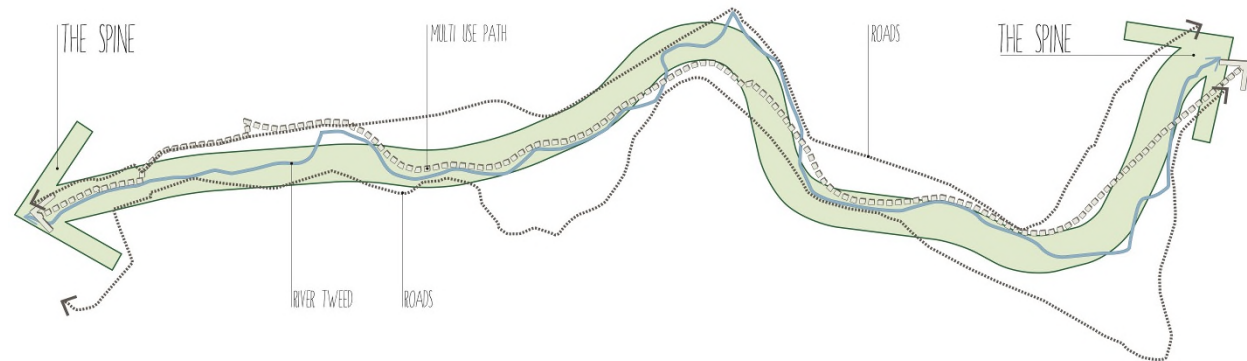
Figure 3: The Spine

Figure 4: The Cores

for:

• new activities / attractions (visible activities and attractions for the whole family);

• appropriate commercial activity; and

• accommodation.

4.0 Opportunities, Constraints and Development Principles

4.1 The Glentress Forest is a working forest which has provided the opportunity for a successful outdoor recreation visitor attraction which makes a significant contribution to the visitor economy. As noted previously, the site attracts over 300,000 visits a year, and over the last 15 years Glentress has grown to become one of the UK's premier mountain biking destinations. However it is considered that there is scope to improve on the average stay by visitors to the Scottish Borders.

4.2 With that in mind, this Masterplan document considers a wider programme of diversification and development that could be delivered, whilst protecting and enhancing the forest park setting. The Forest Enterprise Scotland's recent acquisitions of both the Castlehill and Nether Horsburgh areas also afford the opportunity to improve site access, car parking as well as the potential to separate the harvesting and timber haulage operations from recreational uses.

4.3 Glentress forest and the Masterplan coverage comprise an area of 1600 hectares. It is intended that built development will only involve a small percentage of that area and that the developments are integrated within the woodland cover. It is also the case that developments will be guided by a number of

opportunities and constraints comprising physical landform, ground conditions and a series of natural and cultural heritage features and assets.

4.4 In considering the future development of

Glentress, the Council and the Forest Enterprise Scotland wish to ensure that any new uses and development that take place will enhance the Glentress site as well as the Tweed Valley. Sustainable management and responsible promotion of these heritage

Opportunities

- Take advantage of the natural and historic features / assets on site
- Potential to expand the recreational facility including the provision of tourist accommodation
- Reinforce linkages between Glentress and neighbouring attraction/facilities
- Scope to improve interpretation of archaeological assets both on and off site
- Extend the path network through and beyond the site, maximising connection opportunities to existing network
- Improve provision of car parking on site
- Opportunity to maximise solar gain from a south facing location
- Potential to maximise views out from the site
- Opportunity for discreet development within a secluded location
- Potential to conserve and enhance the existing continuous forest cover
- Potential to review, reconfigure, relocate, expand and improve the current recreational facilities.

Constraints

- Steep slopes limit the developable area
- Designations on site and off the site restrict where development can take place
- Current and potential for biodiversity on site
- Potential for archaeology on site
- As a working forest, potential for areas of conflict
- Risk of visual spoliation on highly elevated and visible parts of the site
- Difficulty in accessing and servicing remoter parts of the site.

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

4.5 To achieve a successful development the opportunities and constraints set out in the previous page should be considered.

Development Principles

4.6 This section sets out the broad principles for development through which the Masterplan for Glentress can both support the wider area but also direct and shape more detailed proposals at a more site specific scale within Glentress.

4.7 The quality of the landscape and forest setting is the key consideration and is reflected within the Masterplan and in the associated Development Principles. To help draw these out and provide guidance for the strategic development at Glentress, the following principal considerations have been identified:

- Gateways / points of arrival
- Access to Glentress
- Safety
- Key routes
- Glentress Peel
- Buzzards Nest
- Parking
- Operational Forest Access

Figure 5: Development Framework Concept
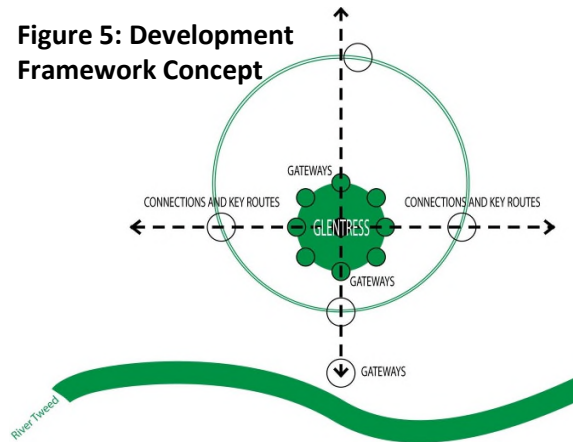
4.8 The Development Principles were identified within the Development Framework document.

Gateways / Points of Arrival

4.9 There are several access points into Glentress. Largely these consist of the following:

- Multi-Use-Path (MUP)
- Main access from A72
- Janet's Brae path
- Scottish Outdoor Access Code - means that access can be taken to the forest from anywhere, giving rise to numerous informal gateways.

4.10 Development proposals at Glentress should seek to strengthen the identified gateways in relation to their importance, providing appropriate information, signage, wayfinding and ensuring safety.

Access to Glentress

4.11 Recent investment in the construction of the Multi Use Path (MUP) has resulted in greater access to the area around Glentress, and the route between the MUP and the A72, close to the main vehicular access point to Glentress. Development proposals at Glentress should recognise the importance of this connection from the Glentress node / MUP and where possible support signage, wayfinding, information and interpretation in relation to the remains of Horsburgh Castle, St Leonards Hospital and Eshiels Roman Camp (this should be in line with the Tweed Valley Forest Park Interpretation Strategy and any successor visitor experience plan).

Safety

4.12 A72 Crossing - Currently, there are safety issues relating to the access to Glentress from the A72 for pedestrians, cyclists and other non road users. Although some signage is provided to warn motorists that it is a busy crossing point, vehicles can travel past at up to 60 mph (the national speed limit). Any development proposals at Glentress should consider this issue and seek to remedy the problems where possible, while also supporting this point as a key gateway and arrival point to Glentress.

4.13 Buzzard's Nest Forest Road - This is a forest road which is primarily used for forestry operations but is also open to private vehicles and forms a key route within the forest for walking and mountain biking.

Therefore, the coming together of these activities has given rise to safety concerns. Any development proposal at Glentress should consider either restricting access to Buzzard's Nest for private vehicles and/or separating forestry operation vehicles. General public access by vehicle would however need to remain in place to allow access to the car parking which serves the tree top adventure facilities.

Key Routes

4.14 The key routes refer to the connections within the Tweed Valley to and from other attractions , such as Peebles Hydro, St Ronans Wells and Traquair House to name a few; as well as routes connecting through and across the whole Glentress area. To assist users in keeping to designated routes, the treatment of the key routes within the site, in order to make them recognisable and legible is a key consideration as well as ensuring that key routes link to gateways. Any development proposals at Glentress should support key routes for use by multiple users and where appropriate include information, signage and wayfinding.

Glentress Peel

4.15 The Glentress Peel development has resulted from comprehensive consultation and carefully balances the required quantum of development. Its location relates to the findings of a 2010 report commissioned by the Forest Enterprise Scotland (FES). The location of the recreation centre was identified following an assessment of the

landscape, access to services and utilities as well as through early community consultation (refer to Appendix 2: Early Consultation). Through the assessment and early consultation it was agreed that any development proposals must respect their forest setting as well as its function as the trailhead for walking routes and mountain bike trails. In addition, the Masterplan should make positive steps to draw the forest into the Glentress Peel development.

4.16 The Glentress Peel recreation centre, could include:

• Built form - consisting of food / drink provision, retail provision (associated with outdoor activities), other business / commercial activity, accommodation, and opportunity for indoor activity;

• Areas for outdoor seating and congregation

• General open space

• New walking routes and mountain bike trails

• Access to vantage / view points.

Parking

4.17 Glentress currently provides car parking across a number of areas which include overflow facilities. There are approximately 400 existing spaces. The approximate capacities are as follows:
• Glentress Peel - 150 spaces
• Fella Brae - 30 spaces
• Buzzards Nest - 100 spaces

• Overflow lower - 70 spaces
• Overflow upper - 50 spaces

4.18 With current visitor numbers (300,000 per annum), all of Glentress' car parks reach capacity on busy spring / summer weekends.

4.19 Any development proposals at Glentress must consider the need for additional car parking as well as the impact that its provision might have on the visitor experience. Car parking must be handled sensitively, with due consideration given to pedestrian movement and should be provided within a landscaped environment to reduce its visual impact as well as support the forest setting of Glentress.

Operational Forest Access

4.20 Glentress' main forest operations route shares its access from the A72 with that of Glentress Peel. It has been identified that there are safety / management concerns with this as well as the shared Buzzards Nest forest Road. Any development proposals at Glentress should consider the possibility of restricting vehicle access to Buzzards Nest and the resulting implications in terms of the provision of facilities, activities and car parking across other parts of the Glentress site. However, simply restricting private vehicles on this route may not provide enough scope and capacity for continued forest operations. As a result of this an alternative main forest operations access is proposed to the south-west of Nether

Horsburgh Farmhouse.

4.21   The alternative FES access route would need to be taken through FES land and from the A72. This is likely to be to the east of the existing access and provide access to Glentress Forest to the east of Castlehill. Any development proposals at Glentress must consider the relevance and need for this additional and separate FES access.

Landscape and Visual Capacity of Potential Cabin Location

4.22   In the preparation of this Masterplan and in the undertaking of the associated environmental assessment process, it was realised that additional survey work was necessary to consider the landscape and visual capacity of the potential cabin site at Glentress.

4.23   The work undertaken is summarised in the Figure 6 (on the following page), the existing car park at the Buzzards Nest is also identified on the plan to assist in setting its context, and the long term aspiration to restore the quarry site has also been identified.

4.24   Through the survey work undertaken, the importance of retaining the forest setting, the need for screening, and maintenance of the existing forest character was emphasised, and so these have been highlighted within the figure. Figure 6 also shows the areas of
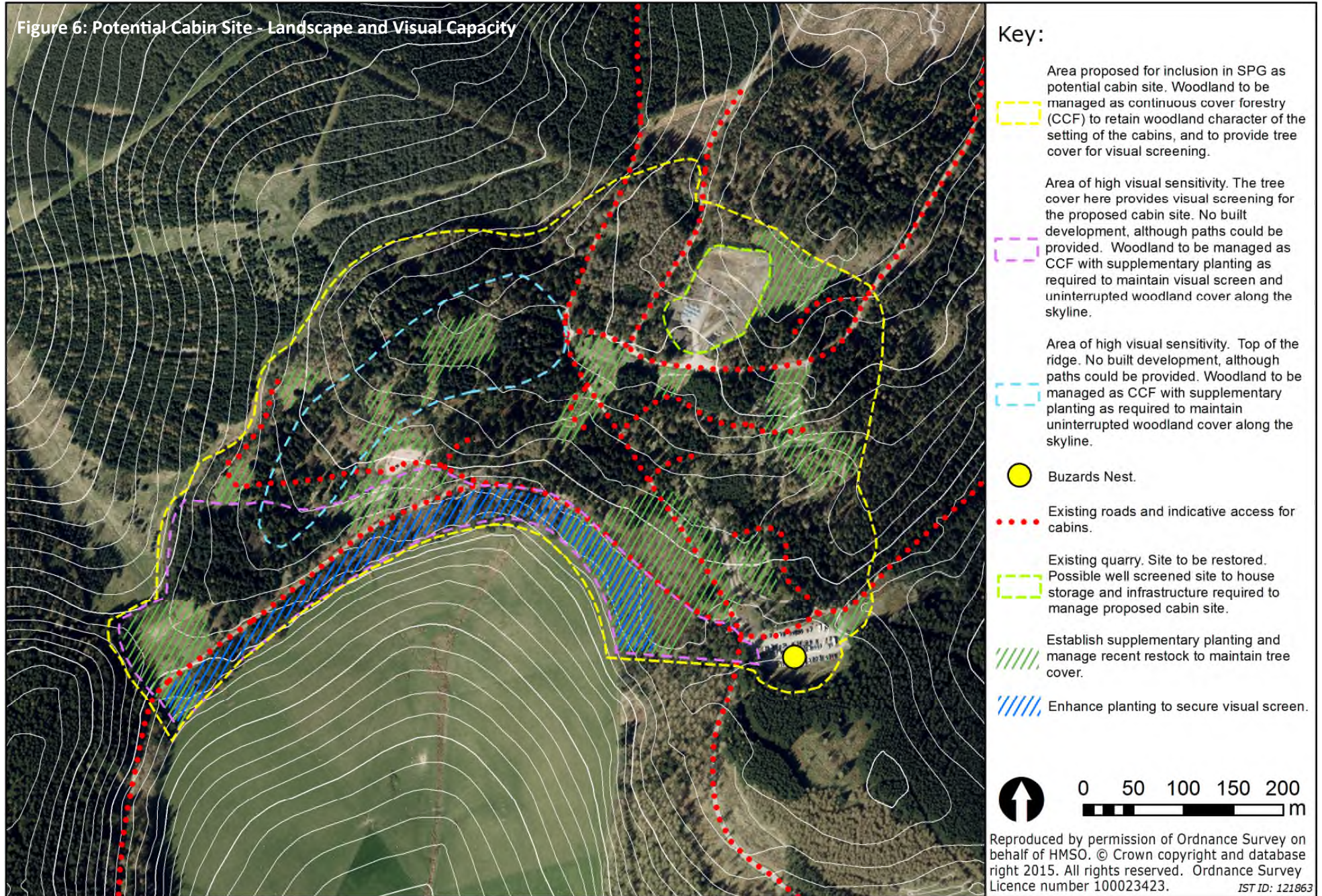
high visual sensitivity which were noted from the survey work, and within these areas built development must not take place. Furthermore, areas for landscape enhancement in the form of additional areas of supplementary planting and an area which requires further enhancement of planting have also been identified.

4.25   Below are a number of development principles that stem from the landscape and visual capacity survey work undertaken. It is considered that these principles will assist in integrating the potential cabin site into the landscape. The principles are:

- Cabins should be placed singly or in loose clusters
- Dispersal of cabins to be randomly located taking advantage of existing spaces and clearings that are designed to retain a wooded setting
- It is expected that the majority of cabins would not be more than 5.5m in height
- Where it can be demonstrated that the cabins are not visible from external viewpoints, then the height of a cabin may be increased to 7.5m to the eaves.
- Cabins would be built on pile structures
- Cabins would be finished in FSC accredited timber cladding and clay or similar natural tile roofing, finish to be agreed with the planning authority
- The central reception facility would be expected to use the same materials

- New access tracks to be constructed with waterbound surfacing, strengthened in agreed locations to allow access to the forest for continuous cover forest (CCF) management
- Development of the site should take into account the Scottish Outdoors Access Code.

4.26   Although, an element of survey work has already been undertaken, it will be expected that any developer for the potential cabin site will undertake a Landscape and Visual Impact Assessment (LVIA) to identify the exact areas where woodland enhancement is required, and to assess the visual impacts of any development and layout of proposals from key viewpoints to be agreed with the Council.

Figure 6: Potential Cabin Site - Landscape and Visual Capacity

Key:

Area proposed for inclusion in SPG as potential cabin site. Woodland to be managed as continuous cover forestry (CCF) to retain woodland character of the setting of the cabins, and to provide tree cover for visual screening.

Area of high visual sensitivity. The tree cover here provides visual screening for the proposed cabin site. No built development, although paths could be provided. Woodland to be managed as CCF with supplementary planting as required to maintain visual screen and uninterrupted woodland cover along the skyline.

Area of high visual sensitivity. Top of the ridge. No built development, although paths could be provided. Woodland to be managed as CCF with supplementary planting as required to maintain uninterrupted woodland cover along the skyline.

Buzards Nest.

Existing roads and indicative access for cabins.

Existing quarry. Site to be restored. Possible well screened site to house storage and infrastructure required to manage proposed cabin site.

Establish supplementary planting and manage recent restock to maintain tree cover.

Enhance planting to secure visual screen.

0   50   100   150   200 m

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5.0 Development Vision

As a working forest, Glentress will be a well integrated, multi-user destination which specialises in mountain biking and offers a world-class visitor experience for all visitors.

5.1   The Development Vision for Glentress is well rooted in its environs, clearly respecting its location / forest setting and making positive efforts to provide wider benefits to the Tweed Valley. It is intended that this vision and Masterplan will provide guidance over a 20 year period.

The Masterplan

5.2   The masterplan sets out the development principles and guidance for future proposals at Glentress. The location of development, close to Glentress Peel has resulted from landscape / land form assessment, access to services and early consultation. It has a particular focus on improving, extending and diversifying the activity and associated commercial offer, with the overarching requirement of ensuring a high quality environment and visitor experience.

5.3   The detail of the masterplan proposals themselves are indicative and seek to satisfy the outcomes of extensive stakeholder and community engagement as well as the development economics of delivering a project of this nature.

5.4   The masterplan provides a graphical representation of what scale and form development at Glentress might take (tested at a high level regarding the business case and development costs), albeit the masterplan will provide a robust base from which more detailed proposals can be developed in the future, most likely through one or more planning applications in a phased manner.

5.5   The masterplan is designed to be flexible but it illustrates a sensitive interpretation of the proposed development.

5.6   The indicative masterplan provides a robust development envelope suited to the proposed location, scale and form of future development at Glentress. It also demonstrates that development is broadly deliverable.

5.7   It should be noted that the landscape / forest setting of the masterplan is critical to a successful visitor experience. Therefore, any development proposals coming forward must integrate, incorporate and evolve the landscape setting.

5.8   While masterplans are 'people-driven', the effective use of the forest to provide the highest quality visitor experience means that an equally 'landscape-driven' approach is required. Indeed, moving forwards,

landscape proposals through the masterplan and any subsequent development proposals should consider Forestry Commission Scotland: Land Management Plan for Glentress and Castlehill / Nether Horsburgh and work with it to provide the best design / landscape solution.

Image: Café at Glentress

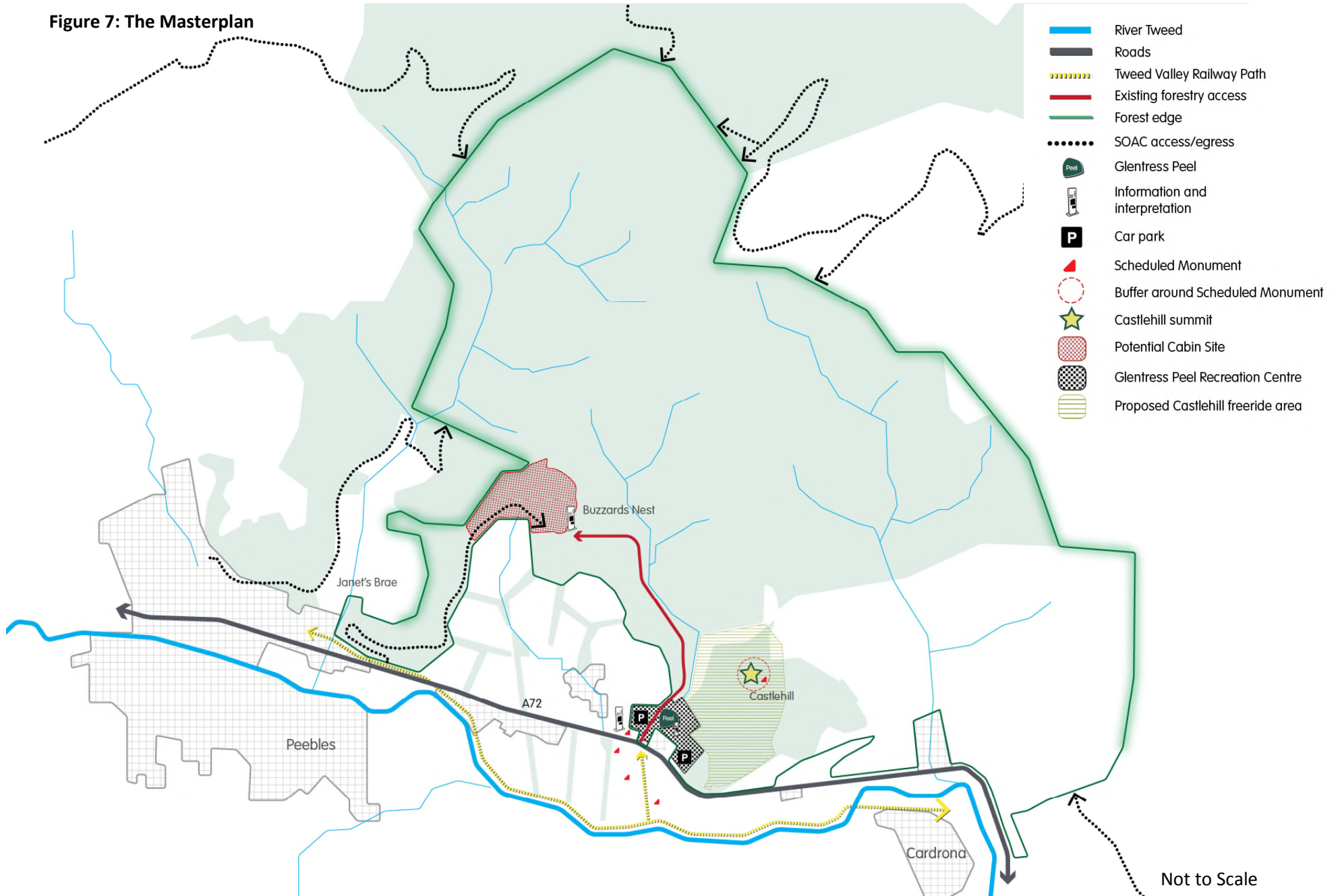Image: Horsburgh Castle adjacent to site

Figure 7: The Masterplan

River Tweed	
Roads	
Tweed Valley Railway Path	
Existing forestry access	
Forest edge	
SOAC access/egress	
Glentress Peel	
Information and interpretation	
Car park	
Scheduled Monument	
Buffer around Scheduled Monument	
Castlehill summit	
Potential Cabin Site	
Glentress Peel Recreation Centre	
Proposed Castlehill freeride area	

Buzzards Nest

Janet's Brae

A72

Castlehill

Peebles

Cardrona

Not to Scale

Figure 8: Development Blocks - Glentress Peel & Activity Areas

Figure 9: Glentress Peel in Detail

Development Block A - Glentress Peel

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

Development Block B - Car Park

Consolidated car parking, to be broken up by structural planting

Development Block C - Potential Car Park Extension

Area provided for low engineered overflow car park solution. Structural planting required to reduce visual impact and minimize potential for overlooking of neighbouring residential properties.

Activity Area 1 - Peel Green
Area provides the setting for the Peel and backdrop to the new development. Potential location for public art and short, circular informal walks through meadow and open woodland.

Activity Area 2 - Skills Area
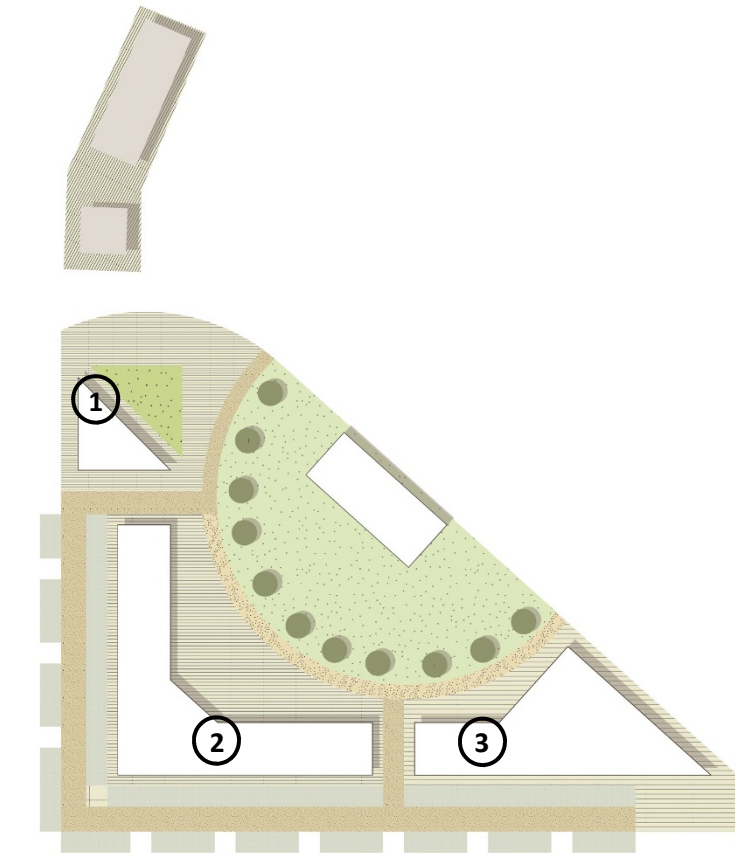Stand alone mountain bike skills area and pump park for novice mountain bikers.

Activity Area 3 - Free Ride Area
Stand alone area for free ride mountain bike skills area for more advanced mountain bikers. The area around the Castle Hill Scheduled Monument will require safeguarding.

Planting
Additional planting will be required to provide setting for skills area and to assist in softening edges of the development.

Indicative Development Block A

Figure 11: Arrival Building
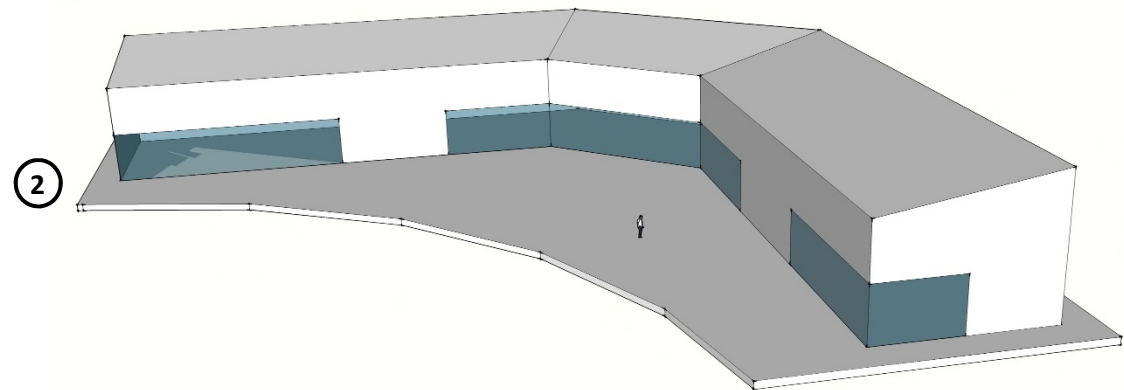
Figure 12: Main Building

Figure 13: Activity Building

① Arrival Building

② Main Building

③ Activity Building

Figure 10: Glentress Peel Plan

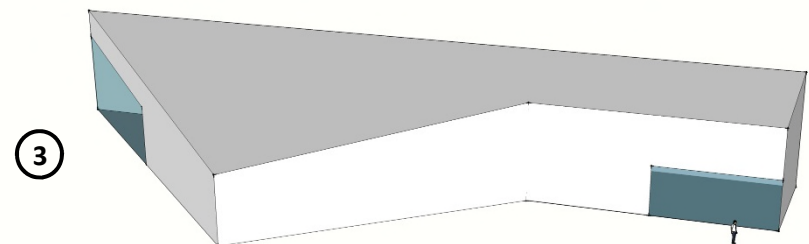## The Detail of the Masterplan

(1) Gateway

The Glentress Peel Gateway and Parking Areas should

- create a sense of welcome

- respect the forest setting

- prioritise pedestrian and cycle access and movement

- reflect and consider the existing built form

- consider wider visual impact.

(2) Roads

All proposed roads within the masterplan area should give priority to pedestrians and cycles. Roads should reflect their rural setting and should not be urban in nature.

The Buzzards Nest - should the forest road be restricted to vehicles at a point beyond the treetop adventure facilities there is an opportunity for a private operated vehicular uplift service to allow visitors including potential cabin residents to more readily access the recreational facilities at the higher elevations in the forest.

(3) Crossing

The masterplan must address the safety issues relating to the access between the main Glentress site and the Multi-Use-Path, across the A72. Means to achieve this could include one or a combination of the following:

- Toucan crossing

Figure 14: Indicative Detailed Masterplan

- Full Signalisation (incorporating pedestrian / cycle stage

- Localised speed limit

- User activated warning-signs.

15

④ Glentress Peel - Development Areas / sites

Proposed development is to:

- support the investment at Glentress Peel (Gateway building, bike shop and cafe);

- be appropriately screened and provide a development platform suitable to accommodate the indicative quantum of development (set out on pages 11-12); and

- provide viewpoints towards activities on Castlehill

⑤ Building Types

The built form of the proposed development should reflect that of Glentress Peel. Buildings should be one and half / two storey. For further information please see section on Materials Palette.

⑥ Parking

Given that existing parking provision at Glentress is 400 (including overflow, Falla Brae), the requirement will be to provide this and approximately 300 additional spaces, at least. Given restricted access to Falla Brae and Buzzards nest, the net car parking requirement around the trailhead is 750. Falla Brae and Buzzard's Nest can provide overflow parking when required and will therefore contribute to an overall parking capacity of c. 880 spaces.

New car parking provisions should be accommodated within the western development site (existing upper and lower overflow areas) as well as where possible around Glentress Peel and the new development.

Parking for buses/coaches should also be incorporated into the overall parking arrangements. This should also include bus-turning as well as passenger drop-off arrangements.

It should be noted that on occasions when events are planned at Glentress that attract a large number of visitors, temporary overflow parking also takes place to the south of the car parking block (identified as 'B' on Figures 8 and 9).

⑦ New Activity areas - Mountain Biking and Walking

The slopes that enclose Glentress and stretch up Castlehill provide the opportunity to introduce walking and mountain biking activities in close proximity to the trailhead and Glentress Peel. A mixture of Multi-Use (green) routes, blue trails, 'event space' and potential nursery / skills area mean that Castlehill can come alive with visible activity. How these routes and trails are accessed from the trailhead / Glentress Peel and how users arrive back at them is key. Single points of access and egress will provide legibility as well as animating the scene and providing interest for people congregating at the trailhead / Glentress Peel.

⑧ Landscape

Development proposals should be within a forest setting. The forest should stretch into and around the areas of car parking (creating pockets) and Glentress Peel, where appropriate. Proposed planting should reflect the landscape character at this location and its transitional nature from the upland landscape that is dominated by large-scale

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

⑨ The Trailhead - Access and Egress to Routes and Trails

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

Currently the main access and egress points are along the Buzzards Nest forest road and sit on the western side of the Glentress Burn and are behind where activity takes place.

Figure 15: Potential Cabin Accommodation
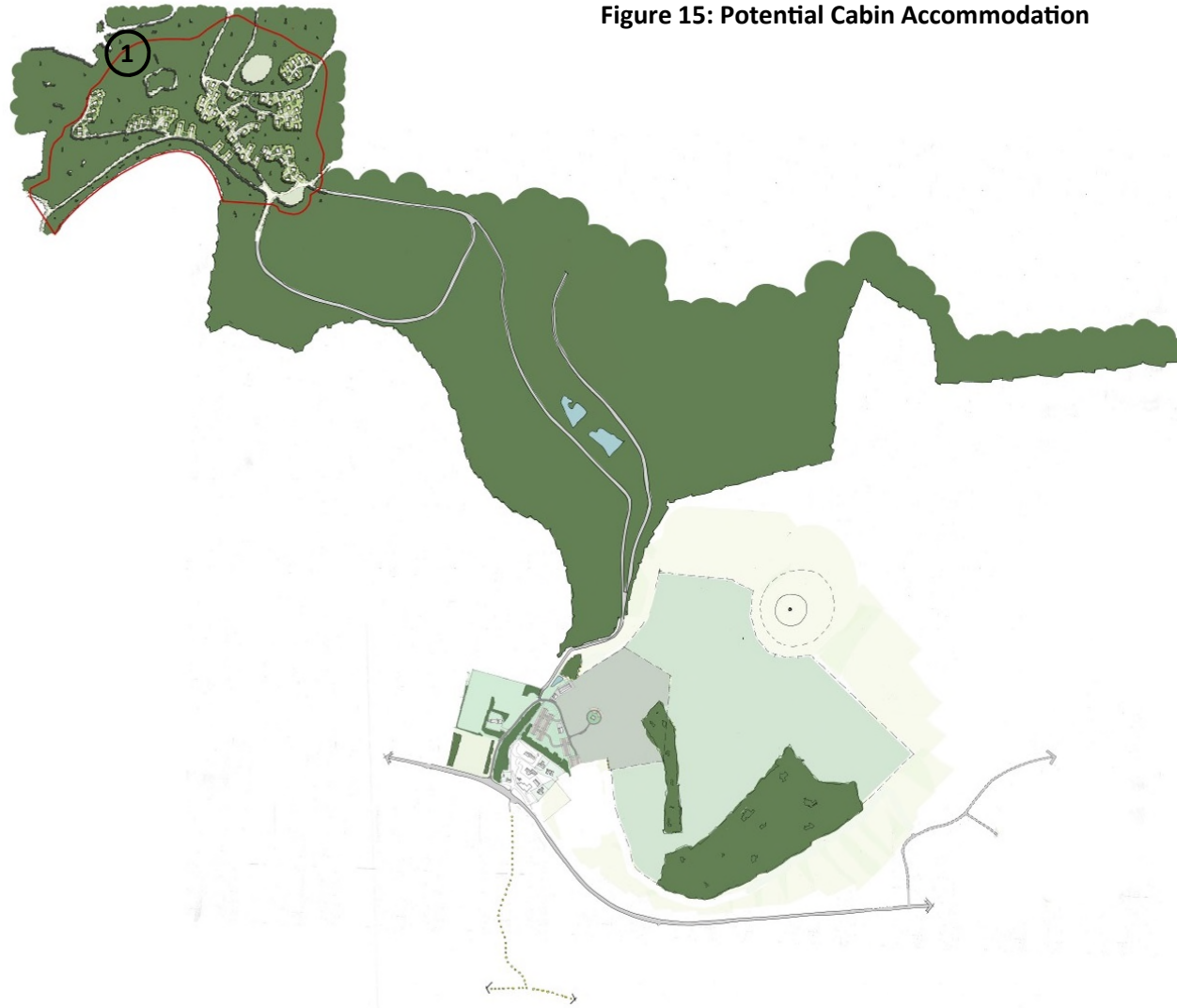
Potential Cabin site Kittlegairy - 25.1 Ha

- Approx. 65 cabins
- Forest setting with valley views
- Road infrastructure in part
- Services required

(1) **POTENTIAL CABIN SITE**

Any future proposal for cabin accommodation will need to be supported by technical studies that include landscape and visual impact assessment. A cabin site has been identified as potentially capable of accommodating forest cabins. A site has been identified at Kittlegairy which allows for individual and clusters of cabins due to its varying character.

Figure 16: Potential Cabin Site

POTENTIAL CABIN SITE 'KITTLEGAIRY'

- Approx. 65 cabins

- Cabins should be dispersed through the forest

- Forest should be managed as continuous cover forestry to maintain the character of the mature woodland

- Cabins orientated to take advantage of discreet forest setting, south and westerly aspect, and where possible views across the valley

- Cabins should be located where they are not detrimental to the scenic qualities and visual amenity of the Tweed Valley

- Additional planting to provide landscape enhancement and to secure visual screen

- Restoration of quarry in the longer term

- The design and layout of any potential cabin development should take account of landscape and visual capacity findings set out in Figure 6: Potential Cabin Site - Landscape and Visual Capacity.

Quarry site

Establish supplementary planting and manage recent restock to maintain tree cover

Enhance planting to secure visual screen

6.0 Phasing

6.1 The indicative Masterplan is designed to be flexible. It can also be considered in 'development parcels' rather than distinct and separate phases. This is because the delivery of certain development parcels and pieces of infrastructure are likely to be dependent on demand.

6.2 Forest Enterprise Scotland (FES) do not consider that they will build out this masterplan themselves.

6.3 It would be desirable for the proposed development to start with the Arrival Building (Parcel B1 - close to the existing Peel bike shop) and move east. However, it may be likely that as a result of demand, other parcels may come forwards first. The indicative Masterplan allows for this. In the event that development takes place 'out of phase', it will be important to ensure that an acceptable access is maintained for users of the forest.

Development Parcel A - Car Parking

6.4 As the Glentress Peel development is located on the existing Peel car park (approx. 150 spaces) any first phase of development will require the provision of part of the new main car parking area - Development parcels A1 to A5. Indeed, given that the main car parking site (A1 to A5) already provides important and well used overflow facilities, it may be that the majority of the main car park needs

to be provided alongside the delivery of the first parcel of development, with the existing Peel car park closed at the outset. Should the Peel car park be closed it would allow site material to be moved from the new main car park area to the Development Parcel B and used to grade the development parcel sites.

Development Parcel B - Three Development Parcels

6.5 Development Parcel B can be subdivided into **three development parcels** associated with the three proposed buildings, namely:

- **B1 - Arrival Building Parcel**
- **B2 - Main Building Parcel**
- **B3 - Indoor Activity Building Parcel**

Development Parcel C - Potential Car Park Extension

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

Other
Road Infrastructure

6.7 The existing roads infrastructure should be able to accommodate a first phase of development, be it development parcel B1, B2 or B3. The delivery of these parcels should not affect the usability of the existing Peel cafe, bike shop or Gateway building. The current access arrangements to Peel Tower may be affected but alternative arrangements could be made if necessary.

Landscaping and Public Realm

6.8 Areas of hard and soft landscaping will be delivered on a parcel by parcel basis. However, FES is likely to carry out ground works in terms of moving on site material and setting levels during the first / early phases of development.

Activity Areas

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

6.10 Activity Area A1 is proposed as an area for the location of public art and short circular informal walks . Although this area provides the setting for the Peel and the backdrop to the recreation centre, this area can come forward at any phase of development and is not dependent on the delivery of certain development parcels.

6.11 Activity Area A2 is proposed as an area for stand alone bike skills area and pump park for novice mountain bikers. It is considered that the delivery of this area may be driven by the demand of potential operators.

6.12 Activity Area A3 is proposed as a free ride area, and will be a stand alone area for free ride and mountain bike activities and specialist mountain bike activities area for more advanced mountain bikers. It is considered that the delivery of this area will be driven by the demand of potential operators. The design and layout of the free ride area will require to ensure that there is

Figure 17: Indicative Phasing of Proposed Development

Development
Parcel A2

Development
Parcel A1

Development
Parcel A3

Development
Parcel A4

Development
Parcel A5

Development
Parcel B1

Development
Parcel B2

Development
Parcel B3

Activity Area A1

Activity Area A3

Activity Area A2

Development
Parcel C
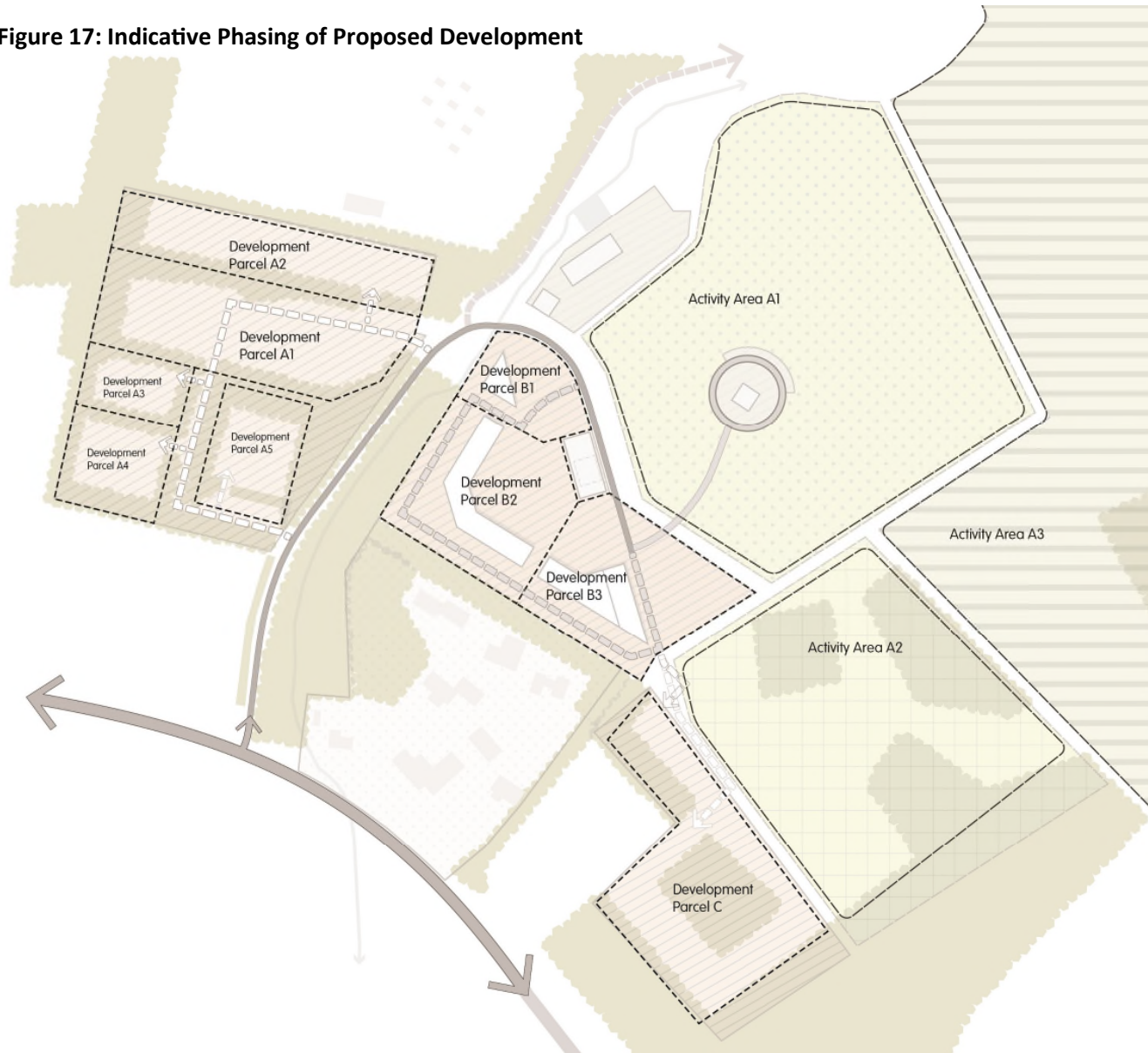
no conflict with the Castle Hill Scheduled Monument.

Forest Cabins

6.13 The forest cabin site can be delivered independently of the Glentress Peel development, however, this will be demand driven and any issues with regard to service infrastructure resolved (energy, water and access). The forest cabins may require a reception area based at Glentress Peel. It should be noted that the car parking currently provided at the Buzzards Nest will require to be relocated as part of any cabin proposals.

7.0 Design and Development Guidance

7.1 The aim of this guidance is to ensure that high quality in the design, siting and layout is achieved.

Design of the Glentress Peel Development

7.2 While many masterplans are understandably people-led, development at Glentress is as much about landscape driven experiences. Therefore, the materials of any proposed buildings on the site must respect its landscape setting in terms of the forest and the hills.

7.3 To achieve this any new development at Glentress Peel will require to adhere to a family of forms, proportions and materials. These must respond positively to the landscape and seek to link inside to outside spaces.

7.4 To an extent, this should also take cognisance of the materiality of the Peel development. While all of these buildings use locally sourced Douglas Fir from the Glentress Forest, the cafe and bike shop, in particular, use a high proportion of glazing in order to bring the outside in and allow people using the buildings to connect with their outdoor environments. This is integral to the visitor experience at Glentress.

7.5 A simple palette of materials should be used to achieve a quality design:

- Where alternative materials are used, these should either harmonise or provide a striking contrast.

- Keep the number of materials on new development to a minimum.

- Detail buildings to ensure they have a good visual appearance that lasts over time.

- Protect and enhance biodiversity by incorporating habitat structures into the detailing of buildings.

Walls

7.6 Simple forms and well proportioned openings. Reinforced by simple detailing to achieve clean lines at all corners, openings, wallheads and junctions with the roof and ground. Limited palette of natural materials (timber, stone, zinc, slate, aluminium, smooth render) to compliment and emphasise the quality of the surrounding landscape environment.

Roof

7.7 Simple forms, all to be carefully detailed as they are visible from surrounding areas. Natural materials such as zinc, quality aluminium standing seam or slate. All accessories, verges, gutters to be equivalent quality in aluminium or galvanised to achieve simple clean detailing.

Windows

7.8 Well proportioned openings with simple clean frames (or frameless) in aluminium, timber or aluminium clad timber, ironmongery to be brushed stainless steel.

Services

7.9 All service penetrations to be carefully considered and located discretely and/or using quality specifications.

Ground Materials

7.10 Where possible porous materials should be used. In areas of car parking grassed reinforced mesh will be required.

Siting of Forest Cabin Development

7.11 This proposed development is located within a mature predominantly conifer woodland which forms part a large forest. The following guidance is intended to ensure that, by respecting local landform, pattern of vegetation, and where appropriate groupings of existing buildings; the development is in harmony with its immediate and wider surroundings.

- The siting of the forest cabin development should not be detrimental to the visual amenity and quality of either the landscape, or the forest environment. The scenic qualities of the Tweed valley area and the rich diversity of its natural and cultural heritage are important assets, which the new development must respect.

- The development should be compatible with the neighbouring land uses.

- All buildings should be sited in unobtrusive

locations, and should avoid skylines, prominent hillsides, the external forest edge and visually exposed sites.

- The development should be sited in such a way as to be integrated into the surrounding landscape which is predominantly woodland:

  ⇒ Siting the buildings against a backdrop of trees or within woodland settings can assist in achieving integration with the surrounding landscape. However, in siting developments within these settings, there is a need to ensure that the trees and vegetation which create the setting are safeguarded and managed as a dynamic and sustainable ecosystem.

  ⇒ Sites which require extensive screening with new planting will not generally be appropriate.

  ⇒ The layout of forest cabins and the associated infrastructure should respect the topography of the site. Cabins should be located on naturally occurring terraces or shallow gradients. Excessive earth moving should be avoided. Existing access routes should be used wherever possible. New access routes should be located on flat or gently graded slopes and avoid excessive cut and fill

  ⇒ The new cabins development should respect and complement the existing vernacular of buildings at Glentress Peel.

  ⇒ The perimeter boundary between the development site and the adjacent forest

should integrate seamlessly with the surrounding landscape and it will not be necessary to mark the perimeter boundary.

  ⇒ The access road leading to the forest cabin development and roadways within the development should be of a similar unsealed pavement design and construction to the forest road and track network.

  ⇒ Additional planting will be required to enrich and strengthen visual screening along the external edge of the forest and on the skylines as well as to reinforce the setting of cabins and other buildings on the site.

Sustainable Management of the Woodland Site

7.12 All woods and forests on Scotland's National Forest Estate are required to meet the UK Forest Standard and the provisions of the UK Woodland Assurance Scheme which allows them and products derived from them to be accredited under the FSC and PEFC labels.

7.13 The Forest Enterprise Scotland (FES) will expect the developer to manage the woodlands on the cabin development site to the same standards. FES will also promote the use of accredited materials especially wood products together with other green practices. This will allow the operator of the site to promote the development and the holiday experience as sustainable.

7.14 The planning and practice of responsible woodland management by the site developer and operator will be underpinned by FES requiring as a condition of the lease that a woodland management plan be drawn up and implemented by a suitably experienced and competent woodland manager who is a Chartered Forester.

7.15 The cabin site at Glentress comprises part of a larger area of forest managed under a continuous cover forest (CCF) management regime. This area serves as a demonstration and trial area which has been managed as such for a considerable period having been established by Professor Mark Anderson of Edinburgh University in collaboration with FES in the 1950s. FES is committed to ensuring that the integrity of the CCF area is retained and progressed in accordance with the wider CCF plan at Glentress. This will be reflected in the cabin site lease.

7.16 The masterplan sets out to segregate activities through the zonation of forest recreational activity whilst integrating with the woodland environment and forest management – and the wider property at Glentress as part of a more extensive land management plan. This will include the development of the Netherhorsburgh and Castlehill areas and provide for a new timber haul route to reduce timber traffic from the Glentress Peel area.

Design of the Glentress Forest Cabin Development

7.17 Many forest cabin types are of a non-traditional design, and are often imported from either Scandinavia or North America. The materials, colours and the form and proportion of the buildings, do not tend to reflect traditional rural Scottish architecture. The aim of this section of the design guidance is therefore to encourage high quality building designs which fit better into the rural Scottish context.

7.18 The following guidance does not however preclude innovative design of buildings. Where proposals do come forward for high quality, innovatively designed cabins in appropriate locations, these will be considered on their merits. This will include cabins which incorporate the use of sustainable materials, and are designed to maximise energy efficiency.

7.19 The following design criteria will encourage better design and integration.

Buildings

7.20 **Form and mass:** Multi-aspect buildings which use form to create simple outlines and break up the mass of the building will be encouraged. This style of building is most appropriate to the multi-level layering of vegetation in a forest setting. While simple asymmetrical designs are likely to be appropriate, 'A' frame style cabin designs, characterised by steep pitched roofs which start from the ground floor level and

dominate the building, should be avoided. The symmetrical form and single aspect layout of these buildings limits layout options and is therefore often difficult to integrate satisfactorily into the landscape. While it is important to demonstrate unity across the site by creating common design materials, proportions and features, some variation in size and design of structures will be encouraged.

7.21 **Construction of foundations:** Cabins should be constructed using a 'floating' floor construction method supported by piles. This is to limit the groundworks and excavation required to site cabins in this woodland site, and minimize disruption to roots and natural site drainage within the forest area.

7.22 **Height, scale and proportion of buildings:** It is recognised that there is a need to provide a range of sizes of accommodation. However, the height of the majority of buildings will be restricted to single and 1 ½ storeys, where the roof pitch commences at ground floor ceiling level. Where it can be demonstrated that a 2 storey building can be accommodated within the forest setting without adverse visual impact, this will be considered as a minority component of the development.

7.23 **Roof pitch:** The roof pitch of traditional domestic architecture in Scotland ranges from 40 to 45 degrees. Flat and low roof pitches are not appropriate as they will appear out of proportion to the height of the

cabin. Cabins should be designed with roof pitches which are appropriate to the design of building, the roof eaves should provide for a generous overhang, both to ensure that the buildings are well proportioned and to reduce the impact of any flare on windows catching the light.

7.24 **Materials:** All building walls should be timber clad. The buildings across the site should be unified by consistent use of materials and common detailing. All roof tiles should be slate or clay tiles, the latter to be dark grey or dark grey-green in colour.

7.25 **Windows:** Cabins should have a vertical emphasis to windows, and subdivision of windows should retain or reinforce this vertical emphasis. Patio doors are a common feature in the design of cabins and are not precluded by this guidance. Windows should be angled or shaded by overhanging eaves to reduce 'flare' from the sun – light glancing off large windows is likely to be the most visually distracting aspect of the development when viewed from a distance.

⇒ The proportion of solid to void space should also be considered, with the solid element being dominant. A large proportion of glazing on a single elevation would be appropriate, accommodating innovative design proposals, if it could be demonstrated that the potential contribution to light pollution was acceptable under a dark skies policy for the development.

⇒ Where the roof space is required for accommodation, the preference is for the use of roof lights. However these should also have a vertical emphasis, should not take up more than one third of the roof space, and should be of a design which minimises projection above the roof plane. Dormers are not appropriate for this type of development.

7.26 **Decking, Terraces and Verandahs:** These should generally be accommodated within the main form of the building, which would provide the additional benefits of shelter. Verandahs and balconies should be restricted to the ground floor level and should be integrated with the building, in terms of detail design, structural compatibility and materials.

7.27 **Materials and Colour:**

⇒ The preference will be, as far as possible, for materials to be obtained from a demonstrably accredited sustainable source.

⇒ All buildings will be timber clad with a close boarded timber texture and profile finish. Imitation timber material will not be acceptable.

⇒ Roofing materials should be non-reflective and have a matt finish. Suitable materials would include slates, clay tiles shingles, or sheeting. The configuration, type and size of tiles should reflect the scale of the building. Not all sheeting material will

be appropriate, but that which is matt and textured or finely profiled in finish could be considered.

⇒ Cabin buildings made of timber are normally permitted to age, or 'silver', naturally where this is a characteristic of the timber, or should be stained brown in colour. Orange or reddish brown and yellowish pine stain is inappropriate. Mid to darker browns are more appropriate, and will assist in integrating buildings into the forest landscape.

⇒ Roof colour should be darker than the colour of the external walls.

Ancillary Buildings

7.28 The guidance set out above is applicable to all buildings within a development, including any reception, communal and service buildings.

Energy Efficiency

7.29 Cabins should be designed and constructed to a high standards, which incorporates measures to promote energy efficiency. The choice of materials can also assist in promoting energy efficiency.

Disabled Access

7.30 The needs of disabled people must be taken into consideration in the design of the cabin developments, and developers will be encouraged to provide some units which are designed to be accessible to a range of

disabled people, including wheelchair users.

Layout of Buildings and Landscape Design

7.31 **Layout**

- Within a cabin development, the buildings and access routes should be laid out in a manner which respects the topography of the site, and avoids building on steep slopes. The development should take advantage of natural terracing and earth moving to create platforms for building will not be acceptable.

- Cabins should be sited so that they sit back into the forest where they can take advantage of views but be largely hidden by topography and established woodland from public viewpoints across the floor of the Tweed valley.

- Cabin developments should be irregularly spaced in a low density, dispersed pattern with sufficient separation space between buildings to provide some openness, ensure that woodland cover can be sustainably managed, and creates a well scaled setting for each cabin that also provides adequate privacy for individual cabins.

- Cabin density can be varied and made more irregular by the inclusion of dispersed single cabins sites and small, loose 'groupings' of cabins.

- Cabin orientation should vary to ensure that an informal layout dominates the pattern of the development. Cabins should be located to take advantage of the intermittent views, aspect and the mature woodland setting.

- The woodland setting, and access for its

continued management, should dominate over the density of the built development.

- Where cabins are to be located adjacent to existing groups of buildings, (for example in a phased development) then the density and layout should respect that of the existing grouping.
- Cabins should not have their own formally defined curtilage, but should sit within a high quality forest setting that blends with the surrounding forest.
- The access road and internal road layout should be designed to be appropriate to the forest setting. This should comprise of a design similar to forest roads and tracks with a water bound surface. Developers will be required to consider the requirements of access by emergency vehicles, in designing the road layout. The developers should discuss the internal layout with the Roads Planning Section of the Council and the Forest Enterprise Scotland as land manager to ensure segregation of recreation users, cabin residents and forest management traffic.
- Existing public recreation facilities within the development site should be retained and relocated to a new more appropriate site as envisaged in the Glentress masterplan complete with appropriate pedestrian and cycle route connections to the cabin development site. The through route for public access from Glentress forest to Peebles ('Janet's Brae') must be retained.
- Car parking should be suitably located within the development, where spaces are provided

for each cabin these should be sensitively located, ideally to either the side or the rear of the building, and away from the main elevation. Large communal car parking areas to serve cabins should be avoided, although small, well sited, communal car parking areas may be appropriate in some circumstances.
- Secure bike storage and/or parking should be considered within the cabin development.

7.32 Landscape Design

- The landscape design should assist integrate the development into the wider forest landscape by ensuring that any earthworks reflect natural landform gradients and shape, by creating an informal layout of paths and reinforcing woodland character by additional planting where necessary.
- New planting should aim to reinforce the 'large conifer' woodland character of this site and species selected should be appropriate to the aims of the continuous cover forest management system.
- Landscape design and visual screening of the development is expected to maximise the use of existing woodland and mature trees and not rely on the establishment of new woodland.
- Landscape design proposals, including details of any proposed earthworks, new planting, path works and other access routes, lighting and additional infrastructure and details of external hard works and structures will complement the forest management plan. The landscape proposals will be required to be designed as an integral part of the overall

development, and developers will be required to submit a landscape design plan as part of any planning application.
- Both hard and soft landscape works should be of a high quality materials and appropriate low tech specification to be agreed with Forest Enterprise Scotland.

Lighting

7.33 Given the forest setting and location of the site together with the need to fulfil sustainable design principles, adoption of a dark sky lighting policy should be actively pursued which would include:-

- Exterior lighting on all buildings should be kept to a minimum, and should be designed in such a way as to minimise light pollution. All lighting should be directed downwards, with shielding to avoid casting light upwards or beyond where it is required. for security and safety purposes.
- Lighting of roads and footpaths will not be required within the cabin developments. Sufficient illumination will often be given from exterior lighting on the buildings. Where additional lighting is required, it should be kept to a minimum and be shielded and directed downwards in such a way as to minimise light pollution. Lighting on access routes should be kept to a low level and not erected on high free standing columns.

Infrastructure Requirements

7.34 Developers will be required to demonstrate that proposed cabins can be suitably accessed

and serviced:-

- The main forest road access to the site should be of a suitable standard which is capable of accommodating, in safety, the level of traffic which will be generated both for construction purposes and subsequent use by visitors, service and emergency vehicles.
- The site is located within the catchment of the River Tweed which is a Special Area of Conservation. The provision of adequate water supply, drainage and sewage disposal facilities will need to meet the requirements of Scottish Natural Heritage, Scottish Environment Protection Agency, Building Standards and Scottish Water standards. The Tweed Commissioners will also need to be consulted.
- Electricity and other utility way leaves will need to be sensitively routed to ensure that visual aesthetics, the ecological integrity and physical stability of the forest are not compromised. Where possible these should coincide with access tracks and paths leading to the buildings whilst not compromising the ability to maintain these and also manage woodland cover in accordance with the woodland management plan.

Occupancy Restrictions

7.35 The cabins will be designed to be used as self-catering holiday accommodation. Therefore, occupancy restrictions will be required and this will be considered through means of a Planning Condition or a Section 75 Legal Agreement. An example of a suitable occupancy condition could be set to run in 4 x 13 week cycles, allowing the same person/household/group of persons occupancy for four weeks within each 13 week cycle.

Legal Agreements

7.36 A Section 75 agreement will be necessary to ensure that occupancy restrictions are properly enforced. It is understood that this will be reinforced by the lease granted by Forest Enterprise Scotland to the developer. The lease will also set out other provisions including the requirement for responsible forest management both within the site and also within the adjacent forest in close proximity to the site so as to maintain a favourable experience for visitors.

Planning Conditions

7.37 Cabin proposals often raise similar matters that need to be addressed and confirmed through conditions of the planning consent. Most of the information below will have been obtained by the applicant in preparing the proposal or provided while the application is processed. The following checklist will be considered in assessing proposals for the cabin development:

- The use of the buildings is for holiday letting purposes only and does not extend to permanent residential use.
- The maximum period of let or occupation of buildings within the development to the same individual, or any individual within a group of people, will be restricted to a set period within a calendar year.
- A layout plan for the cabins indicating the locations by cabin type and including

ancillary buildings, infrastructure, road access, car parking, lighting and services will be provided.

- Plans and elevations illustrating the range of cabin types to be used on the site.
- A schedule of materials and finishes for buildings; fences or other structures; parking, access roads and footpaths; and details of external lighting. Samples to be provided on request.
- A woodland management plan which includes measures for the protection of existing trees to be retained and details of any engineering operations which may affect their longevity; details of tree surgery and felling operations; a detailed specification for the future continuous cover management of the existing and proposed woodland; the location, density and species composition of proposed tree and shrub planting and a specification to ensure the establishment and maintenance of any new planting or regeneration of trees.
- A landscape design plan that will include details of existing and proposed ground levels, new planting and path layouts, all vehicular access routes, car parking and turning areas, the location of lighting and other structures and services.
- Provision for the maintenance of the exterior of the buildings (including materials and the colour of finishes); parking and circulation surfaces; refuse and other storage; boundary treatment; and any communal facilities.

Glentress Masterplan
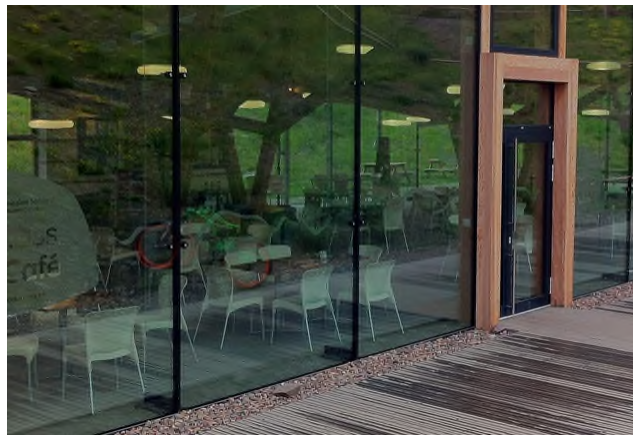
Images courtesy of Barton Willmore
& Forest Enterprise Scotland

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8.0 Submission Requirements

8.1 Any planning proposal should reflect the guidance set out in this Masterplan document and also the developer guidance set out in Annex A. The following paragraphs describe where supporting information should be submitted alongside any planning application. If possible these should be submitted to the Council at an early stage to achieve an effective development management process.

Pre-Application Consultation Report

8.2 Any development proposals for a site of 2 hectares or more will require pre-application consultation to be carried out. A report should be prepared to evidence that consultation has taken place in line with the statutory requirements for major development as set out in the Planning etc. (Scotland) Act 2006 (section 35C) and Part 2 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008. Consultation should also follow guidance on Community Engagement contained in Planning Advice Note 3/2010 and Planning Advice Note 3/2013 - Development Management Procedures.

Design & Access Statement

8.3 A Design and Access Statement must demonstrate how the proposed development design meets the development vision and principles set out in this masterplan document. This should include a thorough site and contextual analysis.

8.4 The following can be used as suitable headings to structure the statement:
- Landscape Character
- Views
- Infrastructure and Access
- Built Character
- Siting of development
- Sustainable development
- Density and Use
- Open space and recreation
- Layout and legibility
- Energy efficient design
- Relationship to site and landform
- Materials
- Boundary treatments

and the following key issues for proposed buildings:

- Scale/proportion/materials/colour/ Articulation
- Details
- Relationship to site
- Relationship to adjacent buildings/ Structures
- Distinctiveness

Landscape Assessment

8.5 Landscape and Visual Impact Assessment (LVIA) to identify the exact areas where woodland enhancement is required, and to assess the visual impacts of any development and layout of proposals from key viewpoints to be agreed with the Council. The assessment must address issues such as:
- Landform
- Site features and characteristics
- Site arrangement
- Views into, through and out of site
- Vegetation pattern

Landscaping & Structure Planting Statement

8.6 Any application should include a statement on future maintenance of the proposed and existing planting.

Archaeological Assessment and Mitigation Strategy

8.7 A detailed archaeological assessment complete with mitigation strategy will be required for any application submitted within the area covered by this masterplan. This will require to be agreed with the Council's Archaeologist as well as Historic Environment Scotland (where it relates to a Scheduled Monument) and may include the requirement for a monitoring strategy. Early consultation with the Councils Archaeology Officer and Historic Environment Scotland is advised.

Transport Assessment

8.8 A Transport Assessment (TA) should be submitted demonstrating how the development will function in transport terms with emphasis on sustainable travel patterns. The TA will have to take account of any local area transport study. The TA will require to take account of all proposed developments at Glentress regardless of phasing.

Retail / Commercial Justification Report

8.9 With any application submitted a report detailing the justification for any retail / commercial development on the site will be required.

Biodiversity & Phase 1 Habitat Survey

8.10 A Phase 1 Habitat Survey should be included in any submission and identify semi-natural vegetation and other wildlife habitats. Developers will also be required to demonstrate that there will be no significant adverse effects on the River Tweed SSSI / SAC, as well as ensuring that the ancient and community woodlands are protected. An European Protected Species and Protected Species survey may be required and it should be noted that any site clearance required should be undertaken outside the bird breeding season.

Flood Risk Assessment

8.11 A number of small watercourses flow within the site. Therefore, further information must be provided showing that the proposals will not be at flood risk and will not increase flood risk elsewhere. This information may be in the form of a Flood Risk Assessment.

Drainage Impact Assessment

8.12 A Drainage Impact Assessment should be included in any submission and address issues such as the development's impact on the catchment area and waste and surface water drainage solutions, including details of proposed SUDS.

Energy Efficiency

8.13 Developers must submit a statement for the Council's approval detailing how energy efficiency measures and low and zero carbon technologies will be incorporated into the development, and the level of CO2 reduction that these will achieve.

BREEAM

8.14 A BREEAM (Building Research Establishment's Environmental Assessment Method) statement should demonstrate how advice has been sought from a licensed assessor at an early stage in the project to ensure that the estimated rating will be obtained. A full list of licensed assessors can be found by contacting the BREEAM office. http://www.breeam.com/

Refuse Vehicle Access Strategy

8.15 This strategy should include details of suitable turning areas for refuse vehicles, swept path analysis and details of bin locations.

Waste Management

8.16 Details of a waste management scheme should be discussed at an early stage with the Council's Waste Management team.

Water Quality

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

Appendix 1: List of Policy Documents and Policies

National Planning Framework

Scottish Planning Policy
Designing Streets – A Policy Statement putting street design at the centre of placemaking.

Creating Places - A Policy Statement on architecture and place.

Planning Advice Notes (PAN):
• PAN 44: Fitting New Housing Development into the Landscape
• PAN 61: Planning and SUDS
• PAN 65: Planning and Open Space
• PAN 67: Quality Housing
• PAN 77: Designing Safer Places
• PAN 78: Inclusive Design
• PAN 83: Masterplanning

SESPlan Strategic Development Plan
• Policy 11: Delivering the Green Network

Scottish Borders Local Development Plan Polices:
• Policy PMD1: Sustainability
• Policy PMD2: Quality Standards
• Policy ED3: Town Centres and Shopping Development
• Policy ED5: Regeneration
• Policy ED7: Business, Tourism and Leisure Development in the Countryside
• Policy ED8: Caravan and Camping Sites
• Policy HD3: Protection of Residential Amenity
 Policy EP1: International Nature Conservation and Protected Species
• Policy EP2: National Nature Conservation and Protected Species
• Policy EP3: Local Biodiversity
• Policy EP4: National Scenic Areas
• Policy EP5: Special Landscape Areas
• Policy EP8: Archaeology
• Policy EP12: Green Networks
• Policy EP13: Trees, Woodlands and Hedgerows
• Policy IS1: Public Infrastructure and Local Service Provision
• Policy IS7: Parking Provision and Standards
• Policy IS8: Flooding
• Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage.

Supplementary Planning Guidance:
• Biodiversity
• Designing out Crime in the Scottish Borders
• Green Space
• Landscape and Development
• Local Landscape Designations
• Placemaking and Design
• Trees and Development
• Use of Timber in Sustainable Construction

Supplementary Guidance/
Proposed Supplementary Guidance
• Biodiversity
• Development Contributions
• Flooding
• Green Networks
• Greenspace
• Landscape and Development
• Placemaking and Design
• Sustainable Urban Drainage
• Trees and Development
• Use of Timber in Sustainable Construction

Appendix 2: Early Consultation

Early consultation was undertaken leading up to the creation of this document. That consultation consisted of:

- Stakeholder workshops
- Community workshops
- Questionnaire

The consultation events considered how new development at Glentress might complement other neighbouring attractions located within the Tweed Valley.

The key points that were drawn from both the stakeholder and community workshops were:

- Build on Existing Assets and Strengths
- Connections and Links
- Where Future Development should Be Focused
- Filling the Accommodation Gap
- Providing for Families
- Visibility of Attractions
- Cycle Tourism
- Market, Branding and Communication
- Signage, Wayfinding and Interpretation
- Diversity / Proximity / Accessibility

Appendix 3: Key Themes from Valley Strategy

In order to understand the existing issues and opportunities the engagement approach used the following topics, or key themes, as a basis for discussion and to develop concepts:

- Environment and Landscape

- Cultural Heritage

- Attractions and Destinations

- Access and Movement

Environment and Landscape

Cultural Heritage

Attractions and Destinations

Access and Movement

KEY

All

Site Boundary · Urban Area · Main Road · River Tweed

Environment and Landscape

Tree Cover · Ancient Woodland · Golf Course · New Multi-Use Path

SSSI (Site of Special Scientific Interest) · SAC (Special Area of Conservation) · Viewpoints

Cultural Heritage

SAMs · Conservation Area · Designed Landscape

Attractions and Destinations

Key Destinations · Town Centre · Campsite · 7Stanes

Movement

New Multi-Use Path · Sustrans Route (On Road Cycle) · RIBS

Gateway · Connection

Appendix 4: Concepts from Valley Strategy

The Valley Strategy identifies the most significant nodes of activity, links / connections and areas of opportunity across the part of the Tweed Valley in which Glentress sits. The Valley Strategy identifies the following concepts:

- The Spine
- The Nodes
- The Ribs
- The Cores.

The Spine

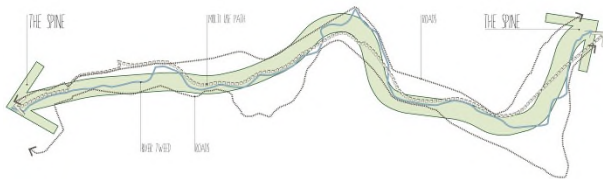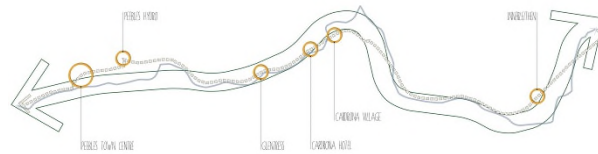The Spine represents the most significant opportunity to promote movement and connection within the valley. The spine consists of:
- The River Tweed;
- Multi-Use-Path (MUP);
- A72; and
- B7062.

The potential of the Spine should be maximise wherever possible.

The Nodes

Set along the Spine are Nodes (generally defined as 'areas of activity'), located at either path intersections, points of activity, gateways or viewpoints.

The Nodes punctuate the Spine and include, but are not necessarily limited to, the following:
- Peebles Town;
- Peebles Hydro;
- Glentress;
- Cardrona Hotel;
- Cardrona Village; and
- Innerleithen Town.

The Ribs

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

The Ribs are:
- lateral routes from the Spine;
- of varying quality;
- essential to the wider movement network; and
- essential to maximising the potential of the Spine.

The Cores
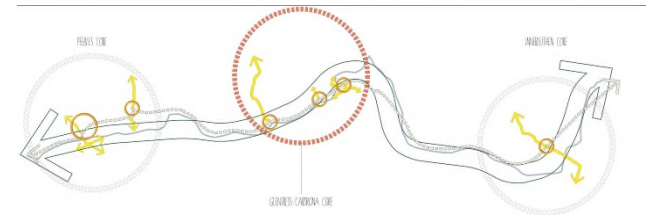
Sensitive and sustainable development could then be considered in Core areas. Logically, these could be focused around areas of existing development and comprise of:
- Peebles;
- Innerleithen; and
- Glentress / Cardrona.

Interestingly, the Glentress / Cardrona Core forms a centre point on the Spine and already contains a number of established attractions such as Glentress Peel, Go-Ape and the Cardrona Hotel.

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Annex A – Developer Guidance

Introduction

The main aim and principle of the Scottish Borders Local Development Plan (LDP) is to support and encourage sustainable and high quality development. The Council produce planning briefs that set out the development vision and the main strengths, weaknesses, opportunities and constraints on sites allocated in the LDP to achieve this.

The Council has also produced detailed guidance in the form of Supplementary Planning Guidance (SPG)/ Supplementary Guidance (SG) on a number of topics. The Council is continually adding to the list of SPGs/SGs that needs to be considered when developing development proposals. The full list of SPGs/SGs and draft SGs is available on the Council's website.

The aim of this supporting document to planning briefs is to set out guidance to developers that apply to all or most allocated housing sites. As all sites are different in character and landform they also have different strengths and potential constraints to address to be able to achieve a sustainable place through the use of **energy efficient design,** creation of **sustainable buildings, landscape enhancements** and **creation of streets and spaces**. Consideration should be given to 'Designing out Crime', 'Trees and Development' and 'Landscape and Development'.

This document will direct developers to existing SPGs/SGs and the main Strategic Development Plan (SESplan) and the LDP policies and other policy documents which need to be considered when working up development proposals. The list of policies is not exhaustive and the document will evolve over time and be amended to include up to date policies and recommendations. Council departments and sections referred to in this document can be contacted on 0300 100 1800 or see detailed contact list in planning briefs.

Energy Efficient Design

Sustainable design
The Council is committed to improving the sustainability of the built environment of the Borders. The Building Research Establishment's Environmental Assessment Method (BREEAM) is a sustainability rating scheme for the built environment. It evaluates the procurement, design, construction and operation of development against targets and benchmarks. Assessments are carried out by independent, licensed assessors and developments rated and certified on a scale of Pass, Good, Very Good, Excellent and Outstanding.

The categories covered are:

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

Developments will be expected to achieve the rating of "Excellent". The Excellent standard can be achieved through creative design such as making best use of natural daylight and choosing construction materials that are appropriate to the climate conditions of the development site. This means that even starter homes which are very price sensitive can be built to these standards (where the incorporation of technologies such as solar panels and wind turbines may not be financially viable).

The standard includes making full use of energy conservation techniques, including:

- Reduction of primary energy use and reduction of CO_2 emissions through, for example, the siting, form, orientation and layout of buildings which maximise the benefits of heat recycling, solar energy, passive solar gain and the efficient use of natural light; and the use of planting to optimise the balance between summer shading and winter heat daylight gain
- Reduction of water consumption through for example use of water butts for garden use, low-water consumption white goods, showers and WC's, grey water recycling for internal use
- Green specification of materials including those for basic building elements and finishing elements
- Reduction of construction waste through for example sorting and recycling construction waste on-site
- Designing for life-cycle adaptability.

Advice should be sought from a licensed assessor at an early stage in the project to ensure that the estimated rating will be obtained. A full list of licensed assessors can be found by contacting the BREEAM office. http://www.breeam.com/

Construction methods should allow for building deconstruction which enables fittings and materials to be re-used and / or recycled at the end of the building's life.

<u>Renewable energy & energy efficiency</u>

Development proposals should comply with all relevant national policy to reduce carbon emissions from development, to achieve high standards of energy conservation and to provide on-site renewable energy production where appropriate. These provisions are highlighted in LDP Policy PMD2: 'Quality Standards' and in the SPG/SG on Renewable Energy. Developers must comply with these policies and provide evidence of how they have addressed them. Onsite energy generation should be incorporated into the development wherever possible as well as sustainable building construction and design.

The LDP Policy ED9: 'Renewable Energy Development' states:

"…*Small scale or domestic renewable energy developments including community schemes, single turbines and micro-scale photovoltaic/solar panels will be encouraged where they can be satisfactorily accommodated into their surroundings in accordance with the protection of residential amenity and the historic and natural environment. …*"

LDP Policy PMD1: 'Sustainability' also states:

"In determining planning applications and preparing development briefs, the Council will have regard to the following sustainability principles which underpin all the Plan's policies and which developers will be expected to incorporate into their developments:

a) The long term sustainable use and management of land
b) The preservation of air and water quality
c) The protection of natural resources, landscapes, habitats, and species
d) The protection of built and cultural resources
e) The efficient use of energy and resources, particularly non-renewable resources
f) The minimisation of waste, including waste water and encouragement to its sustainable management
g) The encouragement of walking, cycling, and public transport in preference to the private car
h) The minimisation of light pollution …".

The LDP Policy PMD2: 'Quality Standards' identifies the standards which will apply to all development, including that:

> "*…In terms of layout, orientation, construction and energy supply, the developer has demonstrated that appropriate measures have been taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources such as District Heating Schemes and the incorporation of sustainable construction techniques in accordance with supplementary planning guidance. Planning applications must demonstrate that the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low or zero carbon technology, …*"

The planning system supports low and zero carbon development through the use of energy efficiency, micro-generation and renewable energy systems. The Council's approved SPG/SG: Renewable Energy requires all future developments with a total cumulative floorspace of 500m² or more to reduce carbon dioxide (CO_2) emissions by 15% beyond the 2007 Building Regulation CO_2 emissions levels. This 15% reduction should be considered a minimum requirement.

The SPG on Renewable Energy states:

(1) The Council now requires all future developments with a total cumulative floorspace of 500m² or more to reduce carbon dioxide emissions (CO_2) by 15% beyond the 2007 Building Regulations carbon dioxide emission levels

(2) To achieve this reduction, consideration should first be given to energy efficiency and building design measures

(3) Where the 15% reduction cannot be met through energy efficiency and design measures then on-site low or zero carbon technologies (LZCT) including renewable energy systems should be used

(4) Developments under 500m² are also strongly encouraged to achieve an additional 15% reduction in carbon dioxide emissions through these measures

(5) All applications for planning permission will also now require a statement on how energy efficiency measures and low and zero carbon technologies have been incorporated into the development proposal.

To achieve the required reduction in CO_2 emissions the development should first give consideration to energy conservation measures and sustainable design and construction techniques to reduce the energy demand of the development. Once energy demand has been minimised consideration should then be given to the use of low and zero carbon technologies (LZCT) for on-site heat and / or power generation. LZCT includes community heating schemes and combined heat and power schemes which would serve the development as whole.

Developers must submit a statement for the Council's approval detailing how energy efficiency measures and low and zero carbon technologies will be incorporated into the development proposal, and the level of CO_2 reduction that will be achieved.

Broad guidance on the CO^2 emissions reductions achievable from a range of sustainable energy technologies is provided in the table below:

Scale of technology	Name of technology	Potential CO2 emissions reduction
Site-wide / communal	Biomass district heating	Up to 70%
	Gas combined heat and power (CHP)	Up to 50%
	Biomass combined heat and power (CHP)	Up to 50%
	Wind turbine(s)	Up to 50%
Individual dwelling	Biomass boiler	Up to 65%
	Solar photovoltaic cells / panels	Up to 35%
	Ground source heat pump	Up to 35%
	Advanced improvements to the building fabric	Up to 30%
	Solar thermal hot water	Up to 25%
	Air source heat pump	Up to 20%
	Intermediate improvements to the building fabric	Up to 20%
	Micro wind turbine	Up to 5%
	Micro combined heat and power	Up to 5%

(Source: Entec report for Scottish Borders Council (April 2008))

This table is for indicative purposes only. The Energy Saving Trust and specialist suppliers and contractors will be able to provide up-to-date information and advice which may be of use to developers in formulating proposals.

Water and wastewater capacity and Sustainable Urban Drainage Systems (SUDS)

LDP Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage outlines the Council's view of the preferred way of dealing with waste water and SUDS. In terms of water and waste water capacity and network issues, early contact with Scottish Water is recommended.

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

Sustainable Buildings

Design and placemaking

The Council has produced a SPG on 'Placemaking and Design'. The document sets out the key sustainable placemaking objectives that any new development in the Scottish Borders should strive to achieve.

Key considerations that need to be considered to achieve high quality buildings and places are summarised in the figure below:

6

the design process:

	Wider Area	Local Area	Buildings
	Look at key views towards the site and consider how design can relate to these	Work with existing site features rather than against them. Work with the sunlight, wind direction and shelter	Design buildings that will reduce energy costs for the residents: optimum insulation/ ventilation and natural daylight
	Look at the best possible aspects of nearby buildings, towns or villages for inspiration for the design	Create a design that 'fits' alongside surrounding buildings: colour, massing, proportion	Consider the overall: • form • proportion • window design and materials used
	Maximise access to local services and links into existing roads	Create a layout that encourages people to walk within human-scale spaces	Use buildings to make spaces that are well-defined and overlooked

= better places to live

National guidance is available in a number of documents including 'Scottish Planning Policy' (SPP), 'Creating Places: A policy statement on architecture and place for Scotland', PAN67 'Housing Quality' and PAN 77 'Designing Safer Places'.

Designing out crime

The Council has an approved SPG on 'Designing out Crime in the Scottish Borders' that aims to improve awareness amongst the development industry and householders, and includes practical guidance to ensure the following topics are considered to create an attractive and safer environment:

- Planning of sites (including phasing)
- Layout of sites (roads and footpaths)
- Layout of development (casual surveillance)
- Landscaping (location and type of planting and maintenance)
- Lighting
- Design (site and house design)

National guidance is available in PAN 77 'Designing Safer Places'.

Affordable housing

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

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

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

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

LDP Policy EP8 'Archaeology' requires detailed investigation where a development proposal impacts on a Scheduled Monuments, other nationally important sites, or any other archaeological or historical asset. National guidance is available SPP and SHEP. The Council's Archaeology Officer can provide more detailed advice.

Landscape Enhancements

Open space, green space and play areas

LDP Policies PMD2 'Quality Standards', EP11 'Protection of Greenspace' and EP12 'Green Networks covers the provision, protection and promotion of greenspace. The SPG on Green Space/SG on Greenspace is also required to be considered when preparing development proposals.

The SPG on Green Space states that the Council may require developers:
- "To provide or fund additional provision where there are identified quantitative deficiencies in provision within the appropriate distance thresholds of a proposed development, or where the development will result in quantitative deficiencies
- To contribute to the enhancement of existing provision when there is a identified qualitative deficiency in provision when there is an identified qualitative deficiency in provision within the appropriate distance thresholds of a proposed development and one effect of the development will be to increase the demand pressure on these spaces and facilities."

The requirement for developments can be very different and the Council will use quantity standards set out in the SPG or proposed SG to determine the scale of contributions required towards new off-site provision or the enhancement of existing off-site provision. Details of the standards are included in the SPG/SG and it also encourages pre-application discussions with the Planning Officers.

Advice at national level is available in SPP and PAN65 'Planning and Open Space'.

Ecology, habitats and trees

LDP Policies EP3 'Local Biodiversity', EP13 'Trees, Woodlands and Hedgerows' and the SPGs/SGs on 'Trees and Development', 'Landscape and Development' and 'Biodiversity' provide guidance on these issues and list what is required for developments.

The main principle for protection of biodiversity is to promote development that is sustainable and protect biodiversity so there is no net loss of biodiversity. The degree of protection of a site depends on its position within the hierarchy of designations to protect species and habitats.
The key considerations in terms of landscape are:
- Landscape implications of planning applications in terms of site context, proposed layout, future use and maintenance
- Minimise impact by retaining existing trees, shrubs, boundary features etc. wherever possible.

In respect of the Ecological Impact Assessment, further guidance is available in the Council's Supplementary Planning Guidance for biodiversity: http://www.scotborders.gov.uk/downloads/file/318/biodiversity Section 4.2 (*Ecological Impact Assessment*), Section 4.3.1 (*Demolition or change of use etc*).

In terms of trees and development, developers should:
- Ensure development schemes include measures to safeguard trees and where appropriate to supplement an area's tree cover
- Provide detailed tree and land survey for application sites in close proximity to trees, or on site which trees are growing.

Detailed arrangements for future maintenance of landscaping on a site will be requested as part of any planning application. Early contact with the Council to discuss biodiversity, trees and landscaping issues is recommended.

Landscape designations

A number of allocated sites are located in the proximity of landscape designations, for example Gardens and Designed Landscapes, National Scenic Areas, Special Landscape Areas, Special Area of Conservation and Site of Special Scientific Interest. These designations are protected against adverse impact from development through LDP Policies EP10 'Gardens and Designed Landscapes', EP1 'International Conservation Sites and Protected Species', EP2 'National Nature Conservation and Protected Species', EP4 'National Scenic Areas' and EP5 'Special Landscape Areas' and national policies. Planning proposals for sites in close proximity should detail the impact on these areas and how to mitigate the adverse impact.

Creation of Streets and Spaces

Roads and access

Road design should not be conceived in isolation, but as an element in the overall design of the development. The Council's 'Standards for Development Roads' should serve as a guide for the form of development on the site, but should be flexible enough so as not to inhibit the design of an innovative less car dominant layout which respects the landform and character of the area.

IS5 'Protection of Access Routes', IS6 'Road Adoption Standards' and the Council's Transportation Standards (LDP Appendix 3) and Scottish Government's 'Designing Streets: A Policy Statement for Scotland'. The national document promotes an informal system of well connected

streets with natural traffic calming (building lines, squares, shared road surfaces etc) built in and equal priority given to all transport modes such as passenger transport, walking and cycling. Developers are advised to contact the Council's Roads Planning Service for further advice.

Parking

In a development where car parking spaces are allocated to individual properties the provisional requirement will be two parking spaces per dwelling unit (discounting garages). There will be a 25% requirement for visitor parking to be provided in groups of two spaces or more. For communal car parking the provisional requirements, which include visitor parking, is 1.5-1.75 spaces per dwelling unit. More details are available in LDP IS7 'Parking Provision and Standards' and the Council's Transportation Standards (LDP Appendix 3). Developers are advised to contact the Council's Roads Planning Service for further advice.

The developer should consider a range of solutions to reduce the impact of car parking on the residential environment. These might include a combination of:

- Avoiding front garden space being entirely given over to parking
- Using traditional front garden walls and hedges to structure the street appearance
- Designing in shared small scale semi-private courtyard parking
- Placing larger parking courtyards behind perimeter blocks
- Building shared surfaces in traditional materials rather than using coloured concrete block surfaces – for example in parking zones, subject to adoption requirements, and domestic driveways.