

## Appendix B Matrix of Consultation Responses Received on Draft Masterplan

**Note:** Consultation responses have been summarised, however a full copy of each response has been made available in the Members Library. This document does not include comments in relation to the Environmental Report or the Habitats Regulations Appraisal.

Consultee	Comment	Response	Recommendation
Architecture & Design Scotland	We are not currently able to respond routinely to consultations on supplementary guidance, however we would be very happy to discuss with you how we might help in developing policy into delivery.	Comments noted.	No change.
sportScotland	sportscotland recognises the role of Glentress Forest as one of 8 forests in the Tweed Valley Forest Park; with Glentress forming a key component in the Scottish Borders' tourism offer, and being one of the UK's premier mountain biking venues. We note that early consultation was undertaken leading the creation of the draft masterplan. We would expect further consultation as design progresses of the various elements, and we would strongly encourage any such consultation to include communities of interest (e.g. sports groups, relevant Governing Bodies etc.) as well as geographic communities – with this being in accord with the definition of 'community' as set out in Scottish Planning Policy. In relation to any new mountain bike trails; sportscotland would draw attention to and encourage the following of recently published guidance including design guidance, which is available at: <a href="http://www.sportscotland.org.uk/resources/facilities/oudoors/guide-to-project-development-for-mountain-bike-trails-and-training-facilities/">http://www.sportscotland.org.uk/resources/facilities/oudoors/guide-to-project-development-for-mountain-bike-trails-and-training-facilities/</a> sportscotland notified the SSA (Scottish Sport Association) of the draft	Comments noted. It should be noted that further consultation will be undertaken by Forest Enterprise Scotland (FES) at the detailed design stage. In addition, consultation would also take place as part of the planning application process. It should be noted that the Forestry Commission were instrumental in the initiation and development of the initial draft of the guidance and are therefore fully engaged in the implementation of best practice. Moving forward and as more detail designs progress for the mountain bike trails, regard will be paid to the Sportscotland Guide. FES intend to retain the wider 7stanes mountain bike trail network in the current locations although there will be alterations to trails, including access/egress in and around the Buzzard's Nest car park and the proposed cabin site. In addition, it should be noted that the Masterplan already attempts to	No change.

	<p>masterplan. Feedback from this exercise is summarised below: Redevelopment would provide an ideal opportunity to establish a permanent orienteering course and it is recommended that this is considered. There isn't much attention of access relative to outdoor sports; it may be helpful to draw out more reference to the Outdoor Access Code for all users. Related to this; consideration may need to be given at a later stage to potential conflicts between mountain biking and holiday-makers (e.g. from proposed cabins) on paths. It is assumed that all existing mountain biking routes and descents will stay intact – can this be confirmed?</p>	<p>prevent/reduce areas of conflict between all users such as bikers, pedestrians and vehicles.</p>	
<p>Scottish Natural Heritage</p>	<p>We welcome the inclusion of natural features in 'Opportunities'; this recognises the positive role which natural heritage assets can play in development as well as the constraints that may apply. The draft supplementary guidance states at paragraph 4.12 that proposals should consider the issue of safety, remedying this while also supporting the access from the A72 as a key gateway.</p> <p>We agree with the development principles set out at paragraph 4.25 but suggest that further consideration should be given to "<i>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</i>". It is not clear whether this external visibility is dependent on landform or intervening tree cover and therefore likely to change due to harvesting or other events.</p>	<p>Comments noted.</p> <p>Comments noted. It should be noted that the Glentress Forest is a Continuous Cover Forest. In addition it should also be noted that paragraph 4.26 states that "<i>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</i></p>	<p>No change.</p> <p>No change.</p>

	<p>Development vision - Existing and proposed development at Glentress is clearly directed by the natural characteristics of the site; we welcome this approach and agree that the creation of a high quality place is more likely as a result. While the masterplan must be iterative, we agree that it should provide a robust basis from which detailed proposals can be developed.</p> <p>The detail provided in <i>'Figure 9: Glentress Peel in Detail'</i> includes additional planting which is identified as a requirement to soften the edges of the development. In this area, the site occupies a position which moves from an upland landscape, currently dominated by commercial forestry to the more settled River Tweed corridor with its riparian woodland and field boundary trees and hedgerows. The requirements for additional planting in this area should reflect the transitional nature of the existing woodland. Therefore, while we agree with item 8 (page 16) of the masterplan for Glentress Peel, we recommend that the nature of the <i>"forest setting"</i> referred to here is clarified.</p>	<p><i>development and layout proposals from key viewpoints to be agreed with the Council"</i>. This is also confirmed within the section on Submission Requirements.</p> <p>Comments noted.</p> <p>Comment accepted. It is considered that additional text could be inserted within the Masterplan to deal with this issue.</p>	<p>No change.</p> <p>Amend text in relation to Landscape on page 16 to include:  <i>"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</i></p>
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	<p>The cabin site masterplan on page 18 includes two points which may be contradictory – <i>“Cabins orientated to take advantage of discreet forest setting, south and westerly aspect, and where possible views across the valley”</i> and <i>“Cabins should be located where they are not detrimental to the scenic qualities and visual amenity of the Tweed Valley”</i>. Our understanding is that visibility of the cabin site is more likely from points to the south of the River Tweed, including the B7062 and paths within the nearby Cardrona forest. These issues may be addressed by the Layout requirements set out in paragraph 7.31 and, as required by the masterplan, this detailed design should be informed by further LVIA.</p> <p>Phasing - This section of the masterplan notes that while it is desirable for the proposed development to start with the arrival building and move east, demand may lead to other parcels coming forward first. As the site involves a significant amount of movement by people on bikes and on foot, any development ‘out of phase’ which may affect these uses should ensure that suitable, convenient alternatives are in place. Provision of recreational activity within a working forest means this type of measure may be implicit in the management of the existing development but we nevertheless recommend it is clearly set out in the supplementary guidance.</p>	<p>Comments noted. It should be noted that Figure 16 provides a suggestion of how the potential cabin site could be developed. Due to the expanse of the potential site – in excess of 25 ha, there is the possibility of locating cabins in various parts of the site where they could benefit from quite different outlooks/aspects. It should also be noted that the detailed design and layout of the cabins will require to be informed by a Landscape and Visual Impact Assessment and as noted above this is confirmed within the Submission Requirements.</p> <p>Comment accepted. It is considered that this is potentially an acceptable issue to be included within the Masterplan.</p>	<p><i>hedgerows.”</i></p> <p>No change.</p> <p>Amend text in paragraph 6.3 to include: <i>“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.”</i></p>
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	<p>Layout of buildings and landscape design - This section of the supplementary guidance includes some discussion of car parking and how this should be delivered at the cabin site (page 25). As the cabins are likely to be used for cycle tourism, it would be useful for the supplementary guidance to set principles for secure bicycle storage/parking at the cabin site.</p> <p>Submission requirements - Paragraph 8.10, which deals with biodiversity survey requirements, includes reference to surveys for “<i>Environmentally Protected Species</i>”. We recommend that this is changed to align with terms used in policies EP1 and EP2 of the Scottish Borders proposed LDP which refer to European protected species (EPS) and protected species respectively.</p>	<p>Comment noted. It is considered acceptable to include the requirement for bike storage/parking to be considered within the potential cabin site.</p> <p>Comment accepted. Amend relevant submission requirement.</p>	<p>Amend text in section 7.31 to include an additional bullet point: “<i>Secure bike storage and/or parking should be considered within the cabin development.</i>”</p> <p>Amend text in section 8.10, replace “Environmentally Protected Species” with “<i>European Protected Species and Protected Species</i>”.</p>
<p>Gregor Brearley, Dawn Derbyshire, Mark Lister, Stephen Davies</p>	<p>The contributor comments on the content of the Masterplan in respect to its purpose and its proposals and its outcomes. (Mark Lister)</p> <p>The contributor disbelieves the numbers of visitors stated within the document. (Gregor Brearley)</p>	<p>Comments noted. The document notes that the Masterplan has been guided by previous work carried out by Forest Enterprise Scotland and Barton Wilmore which focused on Glentress and the areas surrounding Glentress, along with the production of a Valley Strategy and a Development Framework. The Masterplan however deals only with Glentress and how it can work towards achieving some of the issues raised within the Valley Strategy and the Development Framework.</p> <p>Comment noted. However, it should be noted that Forest Enterprise Scotland</p>	<p>No change.</p> <p>No change.</p>

	<p>The contributors do not support the proposed new Glentress Recreation Centre, they consider the trails and the development of new ones to be more important. The proposals will dumb down Glentress as a mountain bike centre. It is no longer the No.1 destination in the UK due to the state of the trails and lack of maintenance. Certain sections of trails have been closed and never re-opened. There is no need for a welcome centre, an indoor centre, or even shops as this will discourage visitors to visiting retail outlets in Peebles or Innerleithen. It is considered that the existing buildings have not been particularly well planned or used. However, the space behind the toilets/shower block could be better utilised. It is considered that the proposed development at the bottom of the hill will create a totally different feel. A skills area and free ride area might encourage more families to visit but it should not do so at the expense of what is currently available at the buzzards nest. If we do not look at the bigger picture the Borders economy will suffer. Is there no way that funding can be harnessed to provide more of what is wanted? The lack of upkeep has resulted in some visitors choosing to ride in other areas of the Tweed Valley. (Dawn Derbyshire, Gregor Brearley)</p>	<p>regularly has visitor numbers monitored independently, and the numbers included in the document have come from these surveys.</p> <p>Comments noted. It should be noted that the proposed development is supported by a number of agencies and groups including Scottish Cycling who consider Glentress to be the UK's premiere centre for mountain biking. In addition, the Masterplan is a high level document, and whilst the proposals and layout contained within the document are indicative, it is considered that the proposed new buildings will assist in strengthening the Glentress visitor proposition. In addition, it should be noted that it is intended that any retail facility at Glentress would complement the tourist offering. Section 8.9 of the Masterplan notes that any application will be required to provide justification for any retail / commercial development on the site, in addition planning conditions could be used to limit any further type of retail which would take away from neighbouring towns. Furthermore it is considered that the relocation of the skills and free ride areas will act as a benefit to Glentress, in that respect it is noted that Scottish Cycling consider that with the ability to create a 'scene' around the recreation centre would</p>	<p>No change.</p>
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	<p>The contributors do not consider that there is a shortage of accommodation and question where is the market research and question if this shortage of accommodation is really why people do not stay longer. It is considered that the area has some of the lowest occupancy rates in Scotland with exception on a few weekends when events are occurring. The shortage of beds is not a limiting factor at present. Rather it will increase competition between new and existing providers which will result in driving down the REVPAR [Revenue per available room] and put the Forestry Commission in competition with existing providers. (Mark Lister, Stephen Davies)</p> <p>Two other contributors state that they do not support the development of the proposed cabin site as it will impact on other local providers and due to their location it is more likely that visitors will not venture</p>	<p>also see the sport continue to grow. It is acknowledged that there is a need to ensure in respect to maintenance of trails that sustainable funding sources are available. As a public sector agency, Forest Enterprise Scotland is continually under increased pressure in relation to funding. In that respect the proposed development will attract private investment that will support the development and maintenance of trails at Glentress. Paragraph 5.2 of the Masterplan notes that there will be a <i>“particular focus on improving, extending and diversifying the activity...”</i></p> <p>Comments noted. Firstly it is noted that Visit Scotland, Scottish Enterprise and Cycling Scotland supports the Glentress Masterplan. A Visitor Survey 2011/12 undertaken by Visit Scotland identified that an investment opportunity exists around investing in new accommodation provision including quality self-catering accommodation, which could attract new visitors to Scotland. It should be noted that Visit Scotland have also published the first <i>‘Tourism Development Framework for Scotland...role of the planning system in delivering the visitor economy’</i>. That document and its associated report – <i>‘Ambitions and Aspirations: Our Development Opportunities’</i> identifies that</p>	<p>No change.</p>
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	<p>into our towns. Furthermore, it appears that the Masterplan is targeting a minority group of people who are likely to reduce in numbers as there is not enough investment in the upkeep of the trail network. The cabin site would also result in the loss of a number of trail sections, the skills area and the free ride area. Rebuilding at the bottom of the hill is a waste of money. People like the facility to drive up the hill if the wish and coaches use this as a starting point. It is suggested that a new access road could be built for lorries on recently purchased land. What about access to the cabin site and the potential disruption to the forest.(Dawn Derbyshire, Gregor Brearley)</p> <p>People come on activity holidays primarily for the activity and so the activity i.e. mountain biking and its quality is paramount. Therefore the proposed cabin site is not a good location as it will result in the loss of a number of trails, therefore the contributor does not believe that this will encourage visitors from elsewhere. It appears that the trails as both an opportunity and constraint, have not been properly understood. They are the resource that attracts a lot of visitors, and therefore must be maintained and developed. There appears to be no provision for this in the masterplan. The trails to be closed by the development of cabins are not isolated trails that can simply be moved elsewhere. They are part of a well-designed, integral network of trails, offering different options for people to plan their ride. A major part of the attraction of the Glentress trails is that one can string together different sections in a variety of ways.</p>	<p>there are development priorities in relation to accommodation in the Scottish Borders and that there are opportunities for the provision of new self-catering accommodation, in addition there are ongoing opportunities for investment in accommodation which promotes forest tourism and supports the wider activities market. The Tweed Valley Forest Park is identified as the main opportunity. It should be noted that the Masterplan is a high level document, and whilst the proposals and layout contained within the document are indicative further detailed work is required to determine the exact location of each of the cabins and the implications on the existing bike trails. It is noted that Forest Enterprise Scotland (FES) intend to retain the wider 7stanes mountain bike trail network in the current locations although there will be alterations to trails, including access/egress in and around the Buzzard's Nest car park and the proposed cabin site. It is considered that the relocation of the skills and free ride areas and the proposed new trails will act as a benefit to Glentress. It is the intention that the proposed development will attract private investment that will support the development and maintenance of trails at Glentress. As a public sector agency, FES is continually under increased pressure in relation to funding. In that respect the</p>	
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	<p>This marks it out from most other trail centres, and makes it a much more interesting and varied place to ride. Focus should be placed on creating new trails to attract more people to the area. (Mark Lister)</p>	<p>proposed development will attract private investment that will support the development and maintenance of trails at Glentress. Paragraph 5.2 of the Masterplan notes that there will be a “<i>particular focus on improving, extending and diversifying the activity...</i>” It should be noted that the Masterplan notes in paragraph 4.20 that an alternative main forestry operations access is proposed south west of Nether Horsburgh Farmhouse. It is therefore considered that the proposed new cabin accommodation can be supported.</p>	
<p>Chris and Kate Ball</p>	<p>The contributors express concern at the lack of consultation and information to neighbouring residents.</p>	<p>Comments noted. In respect to public consultation, it should be noted that Forest Enterprise Scotland (FES) carried out a separate consultation in advance of the preparation of the Masterplan. That consultation included stakeholder and community workshops, questionnaire as well as public events at Glentress Peel. Appendix 2 of the Masterplan document provides additional information. It is also the intention of FES to undertake further consultation at the detailed design stage in advance of the submission of any application. The Glentress Masterplan itself was also subject to a 12 week consultation period. It is also noted that any planning application submitted in respect to the proposed development would also provide the opportunity for the public to input their</p>	<p>No change.</p>

	<p>There is uncertainty in terms of the business case for the new development. Has the development so far, such as the café seen a justified increase in visitor numbers or improved the visitor experience. Glentress is seen as a dated venue with little or no trail development and maintenance in the last decade. Investment should be in the mountain riding and hill walking routes and trails.</p> <p>The contributor notes a number of issues/problems in respect to Glentress as it is currently set out and considers that these issues should be dealt with in advance of any new development.</p>	<p>views. However, it is the intention of FES to carry out further consultation in respect to the detailed design and layout in advance of the submission of an application.</p> <p>Comments noted. Visit Scotland supports the Glentress Masterplan. It is noted that the Glentress proposal has been included within the 'Aspirations and Ambitions – Our Development Opportunities' produced by Visit Scotland. In addition the proposed development will attract private investment that will support the development and maintenance of trails at Glentress.</p> <p>Comments noted. It is considered that the Masterplan will assist in re-arranging the layout of Glentress and will therefore assist in overcoming many of the issues raised by the contributor. Furthermore, investment from the new proposals will assist in improving signage and interpretation for visitors to Glentress. FES intend to retain the wider 7stanes mountain bike trail network in the current locations although there will be alterations to trails, including access / egress in and around the Buzzard's Nest car park and the proposed cabin site. New routes will also be created, and will include a mixture of Multi-Use (green) routes and blue trails in the vicinity of Castlehill, thereby reducing the need for</p>	<p>No change.</p> <p>No change.</p>
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	<p>The contributor makes a number of comments in relation to the Draft Masterplan, these relate to:</p> <ul style="list-style-type: none"> <li>• Existing buildings – café and Peel Tower</li> <li>• Car parking including overflow, previous investment and potential future impact on neighbours</li> <li>• Trails, routes, free ride area and safety</li> <li>• Location of trail head</li> <li>• Presence of wildlife</li> <li>• Lack of central hub</li> <li>• New buildings and impact on neighbouring residents.</li> </ul>	<p>beginners to travel up the hill.</p> <p>Comments noted. The Masterplan is indicative, and additional detailed design along with further work such as ecology studies will be required before the final layout can come forward in the form of a planning application. However it is considered that the indicative layout does represent a significant improvement in the flow and workings of the site incorporating the existing buildings including the café so as to bring about a reconfiguration of Glentress Peel as a recreation centre. It should be noted that section 4.15 of the Masterplan states that the location of the recreation centre was identified following an assessment of the landscape, access to services and utilities as well as through early consultation. That said; further improvements may come forward as a result of the additional work yet to be carried out. It should be noted that Local Development Plan Policy EP3 Local Biodiversity would also apply in the consideration of any planning application. In addition, many of the proposed new buildings at the recreation centre will sit at a lower level than the Peel Tower Building, new planting will also be undertaken onsite to assist in screening. In respect to issues regarding residential amenity, Local</p>	<p>Additional wording to be inserted in relation to Figure 8: Development Blocks – Development Block C Potential Car Park Extension – “Area provided for low engineered overflow car park solution. Structural planting required to reduce visual impact <i>and minimise potential for overlooking of neighbouring residential properties</i>”.</p> <p>Remove 2 x no.9 from Figure 14, and place a no.9 in the vicinity of the existing gateway building. Replace the first paragraph in relation to the Trailhead on page 16 to read: <i>“At present the trailhead is located at the existing Gateway Building, although it may remain at that location it is</i></p>
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		<p>Development Plan policy HD3 Protection of Residential Amenity would apply in relation to any application that would be located adjacent to residential properties. However, it is considered that it would be appropriate to amend the Masterplan specifically as it relates to Figure 8 and the requirement for additional structural planting. In respect to comments regarding the trailhead, it should be noted that it was intended that the trailhead would be located at the existing gateway building, and that a new egress point would be located to the south east of the recreation centre. However, in light of comments submitted by the contributor it is now considered that the Masterplan should allow for a more flexible approach in this matter, allowing for further design and investigation work to be undertaken. As noted above it is the intention of Forest Enterprise Scotland to carry out further consultation in respect to the detailed design and layout in advance of the submission of an application.</p>	<p><i>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."</i></p>
<p>Historic Environment Scotland (Scottish Government)</p>	<p>For information, the reference to Historic Scotland at paragraph 8.7 should be removed, and replaced with Historic Environment Scotland.</p> <p>There are a number of scheduled monuments both within and adjacent to the masterplan boundary. Of</p>	<p>Comment accepted. Reference to Historic Scotland replaced with Historic Environment Scotland.</p> <p>Comments noted. Historic Environment Scotland and the Council's Archaeologist</p>	<p>Amend text: Within section 8.7 replace Historic Scotland to Historic Environment Scotland.</p> <p>No change.</p>

	<p>those listed in the minute Historic Environment Scotland is content that only two may be affected by the proposals as laid out in the masterplan. These are <i>Horsburgh Castle Farm, settlement 930m NNW of, Castle Hill (index no. 2681)</i> and <i>Eshiels, Roman camps 90m SSW of No 4 Eshiels (index no. 3667)</i>. <i>Horsburgh Castle Farm, settlement 930m NNW of, Castle Hill (index no. 2681)</i></p> <p>The contributor also makes some detailed comments in relation to each of the monuments noted above.</p>	would be consulted as part of any planning application as it relates to a Scheduled Monument.	
<p>Scottish Environment Protection Agency</p>	<p>We are generally supportive of the Glentress Masterplan Supplementary Guidance (SG), however we consider that there are issues that could affect the proposals, depending on further information being submitted, in particular issues related to flood risk and drainage.</p> <p><b>Flood risk Assessment</b></p> <ul style="list-style-type: none"> <li>○ We strongly advise that the requirement in Section 8 is changed to read: <i>'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'</i>. At the moment this section only says <i>'FRA may be required'</i>. We may object to this development at development management stage depending on the submission of this information. In addition please note that the finding of the assessment/information may prove that development is not possible in this area.</li> </ul>	<p>Support noted.</p> <p>Comment accepted. Amend text. It should also be noted that this matter has also been raised by SEPA in their consultation response to the Strategic Environmental Assessment.</p>	<p>No change.</p> <p>Amend text to read: "A number of small watercourses flow within the site. Therefore, <i>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.</i>"</p>

	<ul style="list-style-type: none"> <li>○ Further guidance could be added on both surface and waste water drainage.</li> </ul> <p><b>Protection of the water environment</b></p> <ul style="list-style-type: none"> <li>○ We support the requirement for the provision of a Drainage Impact Assessment (DIA) in Section 8. This should cover foul drainage (sewage disposal) and Sustainable Urban Drainage Systems (SUDS) in sufficient detail.</li> <li>○ Additional detail in relation to SUDS and sewage included in submission.</li> </ul> <p><b>Sustainable waste management</b></p> <ul style="list-style-type: none"> <li>○ Waste management should follow the waste hierarchy. We would welcome the submission of a report in this regard.</li> <li>○ We understand that forest clearing may be needed for the cabin area. Please refer to the guidance in the <a href="#">SEPA website</a> for advice on waste arising from forestry.</li> </ul> <p>Additional information in relation to flood risk and surface water drainage along with web links where further advice and guidance can be obtained was also included in the submission.</p>	<p>Comment noted. Section 8.12 states that a Drainage Impact Assessment should be included within any submission.</p> <p>Support noted.</p> <p>Comments noted. Additional detail on the development would come forward at planning application stage.</p> <p>Comments noted. It should be noted that section 8 of the Masterplan states that details of a waste management scheme should be discussed with the Council's waste management scheme.</p> <p>Comments noted. It should also be noted that any subsequent planning application in relation to the Glentress Masterplan will include additional detail.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>
Tweed Valley Trail Association	Tweed Valley's network of mountain bike trails are a major economic and cultural asset for our local community. This network is a major factor in why many people make the valley their home and have	Comments noted.	No change.

	<p>put our community on the world map of mountain bike destinations. The Tweed Valley cannot afford to fall behind other parts of the UK. At community consultation events seeking views on the Glentress Masterplan, new and better trails consistently top individual users' feedback.</p> <p>Insofar as the proposed Glentress Masterplan aims to bring new investment to the area it should be welcomed. We recognise that - as local and international race/event organisers do - new investment will only come if private enterprises consider the valley a worthwhile business proposition. However, unless a portion of that investment is channelled into the maintenance and development of the trails themselves, then our valued asset will decline, with the inevitable result of a drop in visitor numbers. The TVTA's priority is to make sure that these facilities are anchored by quality trails, rather than the other way around. We believe that the Masterplan can and should be strengthened to:</p> <ol style="list-style-type: none"> <li>1. Achieve the aim of enhancing the 7Stanes reputation and make the Tweed Valley the UK's leading mountain bike destination.</li> <li>2. Prioritise expansion and improvement of the trail network and maintenance of the existing resources as the key factor in achieving that aim.</li> <li>3. Commit to promote the Tweed Valley as a destination which encourages multi-day stays by visiting mountain bikers, by linking up the wider trail network and thereby spreading the benefits beyond Glentress.</li> </ol>	<p>Support noted. It should also be noted that section 1.7 of the Masterplan states that the Masterplan has been guided by previous work carried out by Forest Enterprise Scotland and Barton Wilmore. Whilst the Masterplan complements the Valley Strategy and Development Framework which focused on the area surrounding Glentress, the Masterplan focuses only on the proposed development of Glentress. Furthermore it is the intention at Glentress, that the proposed development will attract private investment that will support the development and maintenance of trails at Glentress. Paragraph 5.2 of the Masterplan notes that there will be a "<i>particular focus on improving, extending and diversifying the activity...</i>"</p>	<p>No change.</p>
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	<p>4. Require ongoing contributions from the developers of the businesses envisaged by the Masterplan into the Tweed Valley trail network. This should be tied to planning consents or a contractual obligation contained in leases.</p> <p>5. Build a strategy into the Masterplan which recognises the need to develop this area into a UK centre of excellence for mountain biking, with specific facilities for this being prioritised. This should include the building of trails and amenities suitable to attract UK and international events of various MTB disciplines.</p>		
<p>Tweed Valley Bike Patrol (TVBP), Tweed Valley Mountain Rescue Team (TVMRT)</p>	<p>As a group committed to supporting mountain biking in the Tweed Valley we have a particular interest in the Glentress Masterplan, and in principle we are supportive of the aims and objectives that it seeks to achieve. (TVBP)</p> <p>We particularly note that Safety plays a prominent role in the stated Development Principles outlined in para. 4.7 and would therefore be supportive of any design proposals emerging from the masterplan that make a positive contribution to safety for all forest users. (TVBP)</p> <p>We note the commitment to address the issue of the crossing of the A72 serving the Multi-user path (MUP) outside the main entrance to Glentress as outlined in para 4.12. We believe it is essential that design proposals are brought forward urgently to improve safety for all road users at this point. A combination of reduced vehicle speed limits on the A72 with</p>	<p>Support noted</p> <p>Support noted</p> <p>Support and comment noted. The Development Vision on page 15 notes a way to address the safety issues at this location could be in one or a combination of ways which could include a localised speed limit and user activated warning-signs along with other methods.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>



	<p>improved road crossings and warning signage should be actively considered. (TVBP)</p> <p>We note the reference to avoiding conflict between recreational forest users and forestry operations. In principle, we would support proposals to create an alternative access from Nether Horsburgh via Castlehill as noted in para 4.21 as a means of reducing, and if possible eliminating the risk of conflict between recreational forest users and forestry operations. (TVBP)</p> <p>We believe that significant problems exist with the current layout of the Glentress Peel. These include poor access into and around the car parking areas, deficient and non-compliant disabled parking, and a lack of direct and clearly defined pedestrian routes as well as poor waymarking. We would support design proposals emerging from the masterplan that significantly improve these measures, paying particular attention to safety for pedestrians and cyclists, access for disabled users, and safe manoeuvrability of cars within and around car parks. (TVBP)</p> <p>Development of new buildings and facilities at Glentress Peel should consider provision of a dedicated and more accessible first aid room with access for both TVMRT and TVBP as well as a rendezvous point for emergency services attending incidents in the forest. TVBP would particularly welcome the opportunity for a secure and fully</p>	<p>Support noted. Forestry Enterprise Scotland is currently working towards achieving an alternative access in due course.</p> <p>Support noted. The Glentress Masterplan seeks to address many of these issues.</p> <p>Comment noted. It should be noted that the issue of the First Aid room is not a planning matter. However it should be acknowledged that a First Aid room is already available at Glentress; although it is noted that it is only available during the opening hours of Glentress Peel.</p>	<p>No change.</p> <p>No change.</p> <p>Additional text associated with Figure 8: Development Blocks – <i>“The recreation centre should also allow for a rendezvous point for emergency services</i></p>
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	<p>serviced (water, heating, power, lighting) base room to be made available for use between patrol rides and for storage of equipment and spares. Ideally we would like to garage one of our land rover ambulances at the main centre and have a room there where our team could RV. This could be shared between TVBP and TVMRT. (TVBP, TVMRT)</p> <p>We would strongly encourage the masterplan to take cognisance of the requirements of emergency services access to the forest for dealing with incidents, particularly cycle related injuries and for casualty evacuation. A clearly defined network of access points should be provided for emergency service vehicles. This should include where possible, suitable landing sites for air ambulance and search &amp; rescue helicopters, and a designated helicopter landing area at the Peel Centre. We feel any development or future plans should consider forest evacuation plans in the event that people were needed to be cleared either for emergency, weather event, forest fire etc (TVBP, TVMRT)</p>	<p>In relation to the rendezvous point, it is considered acceptable that the recreation centre should allow for a rendezvous point for emergency services. Additional text to be incorporated on page 13 within the Development Block A.</p> <p>With regards to the issue of a garage, it is noted that the Masterplan indicates possible locations of buildings and their uses. At this stage, it is not the intention of Forest Enterprise Scotland (FES) to pay for construction of these new buildings or extra facilities for interested stakeholders. FES will consider approaches from other public and third sector organisations for development sites on the Estate.</p> <p>Comment noted. Health and safety concerns are clearly of concern to communities but are not matters for the planning system. However, it should be noted that Forest Enterprise Scotland considers evacuation plans for all their premises and facilities and includes them in their operating plans.</p>	<p><i>with associated emergency vehicle parking”.</i></p> <p>No change.</p>
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	<p>We believe significant improvements are required to the existing trailhead access (item 9 on masterplan) where currently the trailhead leads directly onto the main forest road. Where possible the trailhead should lead directly to mountain bike trail and should avoid the need for cyclists to use the main forest road where vehicle conflict can arise; As part of a reconfiguration of the trailhead, we would support any opportunities to reconsider the current configuration of the outward and return mountain bike trails with a view to creating a clockwise configuration above and around the existing forest access road. This would remove the need for cyclists to use the forest road, further reducing the risk of cycle and vehicle conflicts; We note that new trail development forms part of the masterplan, particularly including options for free ride and skills areas adjacent to the Glentress Peel site. Any new trails should cater for a broad range of cycle abilities and should be safely accessible to all users; The contributor comments on the condition of a number of trails and subsequent issues noting that trail maintenance is essential in helping provide a variety of trails that people want to ride. (TVBP)</p> <p>The masterplan should also consider radio and telecommunications within Glentress Forest which can often be impaired due to local terrain, affecting incident management and casualty evacuation. Communications at the main facility, base room and first aid room should be improved. Opportunities to enhance telecommunications, radio and internet reception in the forest should be promoted wherever</p>	<p>Comment noted. It should be noted that the Masterplan is a high level document and whilst the Masterplan proposes the relocation of some elements such as the skills areas, it does not provide the detail of the trail development. It should be noted that Forest Enterprise Scotland (FES) are currently working up plans on trail development and this will be done in consultation with stakeholders. In addition, Glentress Forest is a managed forest with multiple objectives delivering a range of benefits. Roads are required for access/egress in order for the working forest to be managed effectively. When planning recreational trail networks in Glentress, it has been FES's intention to avoid combining trails with forest roads but due to the topographic constraints and existing investment in infrastructure it is inevitable that there will have to be some trails crossing or aligned with sections of roads.</p> <p>Comment noted. Local Development Plan Policy IS15 aims to reflect the Council's wish to support the expansion and diversification of the telecommunications industry. In addition, FES have stated that although it is not their intention to invest in improved mobile communication in Glentress, they would support and facilitate</p>	<p>No change.</p> <p>No change.</p>
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	possible. (TVBP, TVMRT)	any investment to investigate this matter further so as to secure and improve communications.	
Paul Shand and Shirley Clark	<p>Our house is situated in the area immediately behind the proposed site for the development of new buildings as outlined in the planning document. The proposed development area is currently used as a carpark, over which we enjoy clear views of the Glentress forest from our property. The erection of these 'one and a half story' buildings would completely block these views and dominate the landscape to the North facing aspect of our property. We are also extremely concerned that these buildings would overlook our property and impinge on our privacy. As such, we are extremely surprised that none of the residents of this area were ever approached as part of the consultation process. The development plans were only just brought to our attention by an equally concerned neighbour. We understand the need to develop the forest for leisure use and to continue to attract visitors to the area. However, we feel very strongly that parts of the development plan are extremely unsympathetic to the residents of the immediately adjacent properties. The proposed trail development on Castle Hill would also greatly affect the wildlife we regularly see using that area. As such we will submit our objections to the planning application. We would very much appreciate if somebody could contact us to discuss these plans and give us the opportunity to demonstrate what an impact these buildings would have on our environment.</p>	<p>Comments noted. It should be noted that the Masterplan is a high level document and only provides an indication of the proposed development. It is not the intention of the Masterplan to provide specific details at this stage. Further work and background studies will be required to inform the detail. In respect to public consultation, it should be noted that Forest Enterprise Scotland carried out a separate consultation in advance of the preparation of the Masterplan. That consultation included stakeholder and community workshops, questionnaire as well as public events at Glentress Peel. Appendix 2 of the Masterplan document provides additional information. The Glentress Masterplan itself was also subject to a 12 week consultation period. As more detailed proposals are progressed there will be opportunities for the community and key stakeholders to get involved either as part of the formal pre application notification procedures or as part of a less formal consultation. It is also noted that any planning application submitted in respect to the proposed development would also provide the opportunity for the public to input their views. In respect to issues regarding residential amenity, Local</p>	No change.

		Development Plan policy HD3 Protection of Residential Amenity would apply in relation to any application that would be located adjacent to residential properties or proposed residential properties; in addition Policy EP3 Local Biodiversity would also apply.	
AIMUp Ltd	<p>AIMUp welcomes new investments into the Tweed Valley. They recognise that individual investors will assess the viability and attractiveness of the investment opportunities presented. Considering an investment in accommodation provision, they feel that the key to its viability is ensuring sufficient attraction to draw visitors to the area to utilise the accommodation.</p> <p>For Glentress and the Tweed Valley as an outdoor activities destination, we believe the leading key attraction to be mountain biking. To ensure the Tweed Valley remains attractive to mountain bike tourists and able to attract significant events, we strongly believe that investment and focus needs to be centred on the maintenance and development of the trail network. We also believe consideration needs to be given to the existing accommodation sector, which has occupancy rates significantly below the national average. Investment in new accommodation at Glentress may only shift employment and occupancy from existing providers rather than creating new job opportunities and visitors. Investing in the attractions that bring additional visitors may help to avoid this scenario.</p>	<p>Support and comments noted.</p> <p>Comments noted. Visit Scotland notes that a development of this nature would add critically important high quality bedstock to the region and could result in a higher level of occupancy, the extension of season and in turn an increase in the overall visitor spend which will add to GVA [Gross Value Added] for the Scottish Borders economy and Scotland as a whole. Furthermore it is the intention at Glentress, that the proposed development will attract private investment that will support the development and maintenance of trails at Glentress. Paragraph 5.2 of the Masterplan notes that there will be a “<i>particular focus on improving, extending and diversifying the</i></p>	<p>No change.</p> <p>No change.</p>

	<p>We believe the Masterplan provides a great development opportunity for the Tweed Valley and not just Glentress however, this can be improved by ensuring that the whole network of trails between Yair to the East and Cademuir to the West, are at the heart of the development and any investment. We urge the public agencies to ensure and share at the earliest opportunity its Tweed Valley trail development plan, or we will continue to experience the decline in mountain bike tourists and status of the Tweed Valley as a destination.</p>	<p><i>activity...</i>"</p> <p>Comments noted. It should be noted that it is the intention of Forest Enterprise Scotland (FES) to produce a land management plan for the Tweed Valley Forest Park. This will cover a whole spectrum of interests FES need to manage in an integrated way including access, recreation and tourism. The key focus is securing the sustainable future of existing facilities, ensuring that there are sufficient resources available, hence the desire to develop new income streams through diversification.</p>	<p>No change.</p>
<p>Forest Enterprise Scotland</p>	<p>Forest Enterprise Scotland (FES) welcomes and notes thanks for the opportunity to respond to the Draft Supplementary Guidance. FES Supports the Draft Supplementary Guidance (SG) which will ensure the following:-</p> <p>The developments outlined will contribute to the policies and priorities set out in national policy and the proposed local development plan. In particular the Supplementary Guidance meets the terms of</p> <ul style="list-style-type: none"> <li>• National Planning Framework (NPF) 3 which aims to create high quality, diverse, and sustainable places that promotes well being and attracts investment to rural Scotland. NPF3 recognises that rural Scotland provides significant opportunities for tourism, outdoor sports and recreation. This is also reflected in VisitScotlands National Tourism Development</li> </ul>	<p>Comments and support noted.</p> <p>Comment noted. It is noted that the Masterplan is in line with both national and local policy and will assist in attracting investment.</p>	<p>No change.</p> <p>No change.</p>

	<p>Framework.</p> <ul style="list-style-type: none"> <li>Proposed Local Development Plan: Policy ED7: 'Businesses, Tourism and Leisure Development' which aims to allow employment generating development in the countryside to ensure that business, tourism and leisure related developments are in appropriate locations. As well as protecting and enhancement of recreational facilities</li> </ul> <p><b>Underpin Existing and Encourage New Investment:-</b></p> <ul style="list-style-type: none"> <li>Its envisaged that the guidance will build on the existing successful investments made by FES and facilitate the further development of leisure, recreation and tourism infrastructure in the Tweed Valley corridor in response to specific market opportunities and local needs.</li> </ul> <p><b>Realise Economic, Social and Environmental Benefits:-</b></p> <ul style="list-style-type: none"> <li>Recreation and tourism business opportunities are facilitated which will deliver local and regional of economic benefits together with added value to the visitor economy.</li> <li>Realising sustainable economic growth. The developments will support sports activities including events and more active lifestyles thus realising health and wellbeing benefits for local people and visitors;</li> <li>Sympathetic developments that are integrated within the forest environment and landscape</li> </ul> <p><b>Sustainable, Responsible and Orderly</b></p>	<p>Comments noted.</p> <p>Comments noted.</p>	<p>No change.</p> <p>No change.</p>
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	<p><b>Development:-</b></p> <ul style="list-style-type: none"> <li>• The developments envisaged have the potential to define new standards and thus be an exemplar of planning methodology and sustainable development within a woodland setting;</li> <li>• The guidance sets a longer term vision and a framework which will ease future decision making both for FESand Scottish Borders Council.</li> <li>• The development will come forward in a more considered, sustainable and co-ordinate manner.</li> </ul>	Comments noted.	No change.
Hedley Phillips	I believe that the Masterplan can and should be strengthened to prioritise expansion and improvement of the trail network and maintenance of the existing resources as the key factor in achieving that aim and linking up the wider trail network and thereby spreading the benefits beyond Glentress.	Comment noted. The proposal brought forward through the Masterplan aims to enhance the trail network. Paragraph 5.2 of the Masterplan notes that there will be a <i>“particular focus on improving, extending and diversifying the activity...”</i> The Glentress Masterplan also notes that previous work has been carried out by Forest Enterprise Scotland which focused on the area surrounding Glentress. In addition that work acknowledged that there are opportunities within the wider Tweed Valley area.	No change.
Scottish Cycling	We believe that Glentress is the UK’s premiere centre for mountain biking. Its location is close to Central belt helps to connect Glentress with good road transport links from main carriageways and international airports. However the destination has a real feel of remoteness and beauty, especially when immersed within the forest. This unique set of circumstances offers fantastic opportunities to increase participation, be the focal part of a Scottish	Support and comments noted.	No change.





	<p>in this area. Indeed we believe that it would be one of the major selling points of the cabin development to be able to 'ride in &amp; ride out' with a network of quality trails surrounding the cabins. Upgrading of the facilities at the main centre to improve the visitor experience and provide a more visual tourism experience. We believe that the mountain bike trail network and the experience offered to mountain bikers will be the main attraction to the site.</p> <p>Main &amp; Activity Buildings - We believe the functions of the 'main' building and 'activity' should be combined to a double storey building located to either the north or south of the existing Peel Tower. This building would have the key advantages of a stunning view to the west, sunshine to the South and great viewing of the mountain biking skills area and freeride areas to the East &amp; North. This would be the best possible location for visitors to experience the unique selling points of the Tweed Valley and position Glentress as the UK's premiere mountain bike destination. We believe that the building should contain a safe bike storage, bike shop, hire, café, restaurant, wildlife/environmental awareness centre and mountain bike museum. If the main visitor centre were to be located to the south of the Peel Tower, we believe that the existing wildlife building has the potential to be converted to a mountain bike coaching facility which would have direct access to a non-technical skills area in the existing car park to the</p>	<p>Nest car park and the proposed cabin site. However it should also be noted that it is intended that the wider trail network in this area will be retained and upgraded where possible. Paragraph 5.2 of the Masterplan notes that there will be a "<i>particular focus on improving, extending and diversifying the activity...</i>" FES are currently working on the detail of the trail development and will be doing this in consultation with interested groups.</p> <p>Comments noted. It should be noted that the Masterplan provides an indication of how the proposed development will be set out. Additional work is required to finalise the details of the proposal. These details will come forward as part of the detailed planning application stage. However, it should be noted that the siting and design of proposed buildings will require to consider the proximity of neighbouring residents as well as the existing landscape and other issues.</p>	<p>No change.</p>
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	<p>east of the building. This non-technical skills area should then link into the easiest sections of the skills area. The toilets and showers should remain as they are at present. The interpretation boards should provide information on the site and should encourage visitors to walk the short distance to the main building. The contributor also makes comments on other non planning matters in relation to a Scotland's visitor centre and accreditation of the centre.</p> <p>Existing Buildings - We believe the existing café and bike shop could be converted to a 'Kidz Zone' with a soft play, a climbing wall centre, safe bike storage and café. Although there should be safe bike storage around the facilities these should be accessed only on foot. The 'Kidz Zone' should be linked to the new main building up the hill with a buggy friendly walking trail with an adventure play trail alongside. There should also be interpretation boards at this location.</p> <p>The main visitor site should be traffic free with all main car parking allocated to the west of the main site. Additional parking could be located on the 'events' fields at Nether Horsburgh. This events field should be linked to the main site by a new multi-directional easy (green) graded trail. This route could also link with the Peebles to Innerleithen cycle path creating a link to the spine of the Tweed Valley.</p>	<p>Comments noted. The detail plans for the Glentress Recreation Centre have yet to be worked up however; at this time it is not considered that the café and bike shop will be re-located. It is proposed that new interpretation and wayfinding will be included within the proposed new development.</p> <p>Comments noted. The Masterplan states that there is the requirement for additional car parking at Glentress. Page 16 states that new parking provisions should be accommodated within the western development site and it is noted that on occasions temporary overflow parking also takes place south of the block identified as 'B' on Figures 8 and 9. However, it is noted that should it be required there is the possibility for a potential car park extension within Development Block C. In respect to</p>	<p>No change.</p> <p>No change.</p>
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	<p>It is essential that the skills area and freeride area is visible from the main visitor centre providing a clear indication of the level of difficulty of trails, inspiration and a reason to dwell longer in the main visitor centre. The contributor sets out a number of recommendations in relation to the detailed design of the proposed skills and free ride areas.</p> <p>Events Village - We believe that the fields at Nether Horsburgh would be an ideal location to host international, national (UK) and domestic races. To achieve this ambitious aim a small network of trails would need to be created into the event village. We understand that a new timber haulage route is being created to redirect heavy vehicles from using the same forest roads as vast numbers of recreational users.</p> <p>Opening 'Enduro' Trails - We wonder if this process may be an opportunity to review the current official mapped routes at Glentress Forest. There may be opportunities to introduce some 'enduro' trails into the mapped network. We understand that it is not sustainable for the trail network to grow beyond the capabilities to maintain it to a reasonable level and there may be a need for some less popular existing</p>	<p>other comments, it is noted that the detailed proposals for Glentress have yet to be worked up.</p> <p>Support noted. The Council is aware that Scottish Cycling will continue to be involved in the detail design of Glentress.</p> <p>Comment noted. Forest Enterprise Scotland have stated that they have already granted permission for the use of this area for the Peebles Show for the past two years and the next three. This has proved to be a successful venue to date and they anticipate that this requirement will persist. They are happy to support this use of the fields for events and will facilitate any development works required but are unlikely to provide funding.</p> <p>Comments noted. The Masterplan is a high level document and does not go in to the detail of trail design or opening of trails. This is an issue that would be considered within the detailed design of trails and its associated consultation undertaken by Forest Enterprise Scotland.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
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	<p>routes to be taken from the map. These routes would still be able to be cycled on under the Scottish Outdoor Access Code (SOAC) however the level of 'duty of care' towards these routes from FCS would be reduced.</p> <p>The contributor makes comments regarding other issues not relating to the Glentress Masterplan, these relate to:</p> <ul style="list-style-type: none"> <li>• The wider trail network</li> <li>• Raising Glentress profile in Scotland and the UK</li> <li>• Promotion of Glentress as a base for Scottish mountain biking as well as part of the 7stanes</li> <li>• Partnership working on the formation of a Development Plan for mountain biking</li> <li>• AimUp project and Innerleithen and its attractions and potential</li> <li>• Scottish Cycling's and others responsibility for running events</li> <li>• Harnessing of volunteer support</li> <li>• Importance of strong engagement with all users</li> <li>• Links to Borders railway.</li> </ul>	<p>Comments noted.</p>	<p>No change.</p>
<p>Dorothy Thomson (Submitted by Alan Couper)</p>	<p>The aim of the Glentress Masterplan to develop the existing facilities is to be welcomed and the idea of encouraging walkers and mountain bikers to stay longer within the area when visiting the forest and to make a holiday is supported.</p> <p>The detail proposals need much more work to address where best to site the cabins in relation to Glenfield sheep farm so as not to exacerbate existing problems especially at lambing season associated</p>	<p>Support noted.</p> <p>Comments noted. The Glentress Masterplan shows a 'potential cabin site' at Kittlegairy. The locations of the cabins are indicative and it is noted that additional work</p>	<p>No change.</p> <p>Amendment of second bullet point in relation to Figure 16 – to read: "<i>Cabins should be</i></p>

	<p>with public access through farmland. In addition, the Masterplan does not detail where or how the new trails will be incorporated. The contributor considers that this should be a starting point, which should then be followed by where the complementary components might fit in, and then do a test of impact on commercial operations and the landscape.</p> <p>The idea of developing the existing centre at the Peel is logical as the prime entry point into the forest for all users. However the idea of having a very large grouping of forest cabins remotely from that centre does not seem to be logical, and is unsustainable. It almost appears to be set there because that was a site where the landscape impact would be less but that flies in the face of the fact there are no services of any kind at that location. If the scale development at Kittlegairy was reduced and it was satellite to say to two medium sized groups at the Peel it might work, however the significant cost of bringing services into this remote location will mean any development is likely to be uneconomic and unattractive because of that to a private developer.</p>	<p>will be required to finalise the detailed layout. The area identified for the cabins is in excess of 25 hectares; it is therefore considered that the potential cabins would be dispersed throughout the site. The potential landscape impact on the area has been a key factor in selecting an appropriate site given the sites location within the Special Landscape Area. In addition, consideration early on in the masterplanning process included the potential for two smaller sites elsewhere within the forest; however, following consideration and advice a decision was made that economies of scale would be better achieved when looking at a single potential cabin site, in addition it would also assist in the ease of management of the site. In respect to neighbouring uses, that has and continues to be an important factor in the design and layout of the site. It should be noted that paragraph 7.11 states that <i>“The development should be compatible with the neighbouring land uses”</i>. Given the importance of this issue it is considered acceptable to note that requirement at Figure 16: Potential Cabin Site. In respect to public access, the Land Reform (Scotland) Act 2003 establishes a statutory right of responsible access to land and inland waters for outdoor access, crossing land and some educational and commercial</p>	<p><i>dispersed through the forest and consideration of neighbouring uses in their design and layout”</i>.</p>
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		<p>purposes. Whilst it is considered that there is the potential for additional people to be present within the forest as a result of the new cabins; paragraph 4.10 sets out that the proposals at Glentress should seek to strengthen the identified gateways in relation to their importance, providing appropriate information, signage, wayfinding and ensuring safety.</p>	
Scottish Water	<p>Scottish Water broadly welcomes the diversification and development proposals for the Glentress area.</p>	<p>Support noted.</p>	<p>No change.</p>
Scottish Enterprise	<p>The mountain biking tourism market is becoming increasingly competitive with a number of centres being developed across the UK and Europe, all aspiring to attract non-domestic visitors. Without the prospects of future investment, the risk is that Glentress falls behind its international competitors and as a result non-domestic visitor numbers will decline. The masterplan envisages a number of elements; all of which are broadly supported by SE.</p> <p>Scotland is already receiving recognition for the innovative approach being taken at Glentress – the Masterplan presents a real opportunity to capitalise and grow that reputation internationally and significantly grow impact. It is anticipated that the Tweed Valley and Glentress in particular will be better placed to;</p> <ol style="list-style-type: none"> <li>1. Drive increased domestic and international tourism numbers to Scotland to experience our mountain bike product.</li> <li>2. Drive exports of knowledge and products and raise</li> </ol>	<p>Support and comments noted.</p> <p>Support and comments noted.</p>	<p>No change.</p> <p>No change.</p>

	<p>awareness overseas of the tourism product.</p> <p>3. Increase the opportunity for inward investment from major international brands.</p> <p>FCS's 20 year Vision that ... "<i>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...</i>" is warmly applauded by SE. In policy terms, the Glentress Masterplan is firmly aligned with SE's core principles of <i>Innovation, Internationalisation, Investment &amp; Inclusive Growth</i>.</p>		
Visit Scotland	<p>The contributor supports the proposal to develop the Forest Tourism offering at Glentress Peel.</p> <p>The analysis of visitors' wants and needs from VisitScotland's 2011/12 Visitor Survey highlights that, investment opportunities and requirements exist around:</p> <ul style="list-style-type: none"> <li>• Improving the quality of existing accommodation which will help to drive up occupancy levels and provide higher yields for tourism businesses; and</li> <li>• Investing in new accommodation provision from quality budget hotels, quality self-catering to high end luxury resorts, which could attract new visitors to Scotland.</li> </ul> <p>Ongoing investment in Scotland's tourist accommodation product from the private sector is therefore imperative.</p> <p>A National Strategic Framework (<i>The Sustainable Development of Mountain Biking in Scotland 2009</i>) has been produced by a number of agencies with an</p>	<p>Support noted.</p> <p>Comment noted.</p> <p>Comments noted.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>



	<p>interest in mountain biking. This Strategic Framework is seeking to create a series of five local mountain bike development clusters and 7stanes is an example of a development cluster. These development clusters will be broad geographic areas with greatest potential to safeguard and improve existing provision and identify opportunities which deliver future needs at an optimum economic return in terms of visitor numbers. Further potential exists to support both the international appeal of Scotland to the mountain biking community. As well as continued investment in track provision and maintenance, there are investment opportunities around supporting infrastructure such as visitor centres, specialist retail, catering and accommodation.</p> <p>The Glentress Masterplan has been identified within the Local Development Strategy as a key economic development project which could offer significant opportunities to improve the overall tourism economy in the Scottish Borders. In that respect, we would welcome an additional development of the Glentress Peel and wider Tweedvalley Forest Park and in particular attracting additional private sector operators to invest in the accommodation offering to Glentress Peel as part of the masterplanning process for the site and the wider Tweedvalley region. A development of this nature would add critically important high quality bedstock to the region and could result in a higher level of occupancy, the extension of season and in turn an increase in the overall visitor spend which will add to GVA [Gross</p>	<p>Comments noted.</p>	<p>No change.</p>
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	<p>Value Added] for the Scottish Borders economy and Scotland as a whole.</p> <p>It is particularly pleasing to see the attention to detail which has been given to the proposed “cabin development” opportunities as outlined in the Local Development Plan Strategy Document as part of the supplementary guidance for Glentress Masterplan. There is no doubt that any private investor will be given the maximum opportunity to develop a high quality offering set sympathetically within the landscape. Visitor trends indicate that where investment is made to a high standard coupled together with a strong private sector operator who generates effective marketing strategies the wider visitor economy benefits</p>	<p>Comments noted.</p>	<p>No change.</p>
<p>UPDATES</p>	<p>Correction: Page 15, Figure 14 – inclusion of an additional no.6 on diagram.</p> <p>Correction: Page 16 – reference to Figures 7 and 8 should read Figures 8 and 9.</p> <p>Correction: Page 19 – Omission of text in relation to Development Parcel C</p> <p>Correction: Page 29 – Update from Eco-Homes paragraph to BREEAM paragraph</p> <p>As a result of the Strategic Environmental Assessment Process, an additional site requirement</p>		<p>Inclusion of an additional no.6 on Figure 14.</p> <p>Replace reference to Figures 7 and 8 to 8 and 9.</p> <p>Inclusion of a new paragraph 6.6.</p> <p>Replacement paragraph 8.14 on BREEAM</p> <p>Include an additional Submission</p>

	to be included in relation to Water Quality.		Requirement in relation to Water Quality.
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