

**Scottish Borders Council  
Supplementary Guidance: Glentress Masterplan  
Environmental Report Post-Adoption Statement**

**To: SEA.gateway@scotland.gsi.gov.uk**

**A post-adoption SEA statement is attached for the PPS entitled:  
Supplementary Guidance: Glentress Masterplan  
Scottish Borders Council**

**Contact Name- Trish Connolly**

**Job Title- Planning Officer**

**Contact Address- Scottish Borders Council  
Council Headquarters  
Newtown St Boswells  
Melrose  
TD6 OSA**

**Contact Tel No- 01835 825 255**

**Contact email- tconnolly@scotborders.gov.uk**

**Signature and date:**

14/02/2018

## Post- Adoption SEA Statement

### Post- Adoption SEA Statement for:

Glentress Masterplan

### Adopted on:

20 June 2016

### Responsible Authority:

Scottish Borders Council

## Introduction

This document (referred to here as the post-adoption SEA statement) has been prepared in accordance with Section 18 of the Environmental Assessment (Scotland) Act 2005

## Availability of Documents

### WEBSITE

The full PPS as adopted, along with the Environmental Report and post-adoption SEA statement are available on the Responsible Authority's website at:

<http://www.scotborders.gov.uk/>

### OFFICE ADDRESS

The PPS, as adopted along with the Environmental Report and post-adoption SEA statement may also be inspected free of charge (or a copy obtained for a reasonable charge) at the address below:

### Contact Details:

Scottish Borders Council  
Council Headquarters  
Newtown St Boswells  
Melrose  
TD6 OSA

Tel: 01835 825 255

## KEY FACTS

**Responsible Authority**

Scottish Borders Council

**Title**

Supplementary Guidance: Glentress Masterplan

**Purpose**

The purpose of the SG is to set the context and principles for the sustainable development of the visitor destination at Glentress.

**What prompted the SG**

Forestry Commission Scotland and Scottish Borders Council would like to see continued sustainable development of Glentress to consolidate it as an international quality visitor destination and, in turn, to help develop the economy of the Tweed Valley, in terms of the wider network of destinations and activities in the surrounding area.

**Subject**

Town and Country Planning & Land Use  
The SG is a planning policy document in which the contents will be used to determine planning applications.

**Period covered**

The SG refers to development over 5, 10 and 15 years, with phases in terms of different parts of the development proposed.

**Frequency of updates**

The SG is part of the Local Development Plan (LDP). The LDP is required to be reviewed at least every 5 years and therefore there is potential for the SG to be reviewed as a part of the LDP process.

**Area covered by the SG**

The SG covers the River Tweed between Peebles and Innerleithen in the west of the Borders local authority area. Within this area is the Glentress visitor attraction which is located 2.3 miles to the east of Peebles.

**Purpose of the Plan/ plan objectives**

The SG consists of a Masterplan that has been developed to help consolidate the Glentress visitor attraction as a successful international destination and to help further develop the economy of the surrounding parts of the Tweed Valley. The document sets out the main opportunities and constraints for the development of the Glentress Visitor attraction.

The Masterplan first sets the policy and locational context of Glentress to provide the strategic context of the Glentress location. After this there is discussion of development principles to help balance how Glentress could be diversified and developed, whilst protecting the forest park setting; and then detailed proposals of what development may be promoted including consideration of siting options, materials, and submission requirements.

## 1. Assessment process

1.1 The Supplementary Guidance: Glentress Masterplan has been subject to a process of Strategic Environmental Assessment (SEA), as required under the terms of the Environmental Assessment (Scotland) Act 2005. The following activities have been undertaken to produce the Environmental Report:

- Consultation with the Scottish Environment Protection Agency, Scottish Natural Heritage and the Scottish Ministers (Historic Scotland now Historic Environment Scotland) regarding the scope and level of detail appropriate for the Environmental Report.
- The preparation of an Environmental Report that assesses the likely significant effects on the environment of the draft SG which included consideration of:
  - i. the baseline data relating to the current state of the environment;
  - ii. links between the plan and other relevant policies, plans, programmes and environmental objectives;
  - iii. existing environmental problems affecting the plan;
  - iv. the document's likely significant effects on the environment (positive and negative);
  - v. the mitigation measures envisaged;
  - vi. an outline of the reasons for selecting the alternatives chosen;
  - vii. monitoring measures to ensure that any unforeseen environmental effects will be identified allowing for appropriate remedial action to be taken.
- A twelve week consultation period on the Environmental Report followed by an analysis of all comments and any recommended changes.
- Taking into account the Environmental Report and the results in making final decisions regarding the SG.
- Committing to monitoring the significant environmental effects of the implementation of the plan, to identify any unforeseen adverse significant environmental effects and to enable appropriate remedial action.

## 2. How Environmental Considerations have been Integrated/Taken into Account or Reasons for not

<b>Table 1 Integration of Environmental considerations into the Supplementary Guidance</b>		
<b>2. Environmental Considerations and Findings from Environmental Report</b>	<b>Integrated into Plan Yes/No</b>	<b>How Integrated/Taken into Account or Reasons for not being taken into account</b>
<p>Air</p> <p>– To protect current air quality and provide opportunities for public transport.</p>	Yes	<p>The Glentress Masterplan sets out a submission requirement for any planning application in relation to the proposed development to include a Transport Assessment to demonstrate how the proposed development will function in transport terms with emphasis on sustainable travel patterns. A Design and Access Statement is also required.</p> <p>The Masterplan also seeks to promote active travel as well as improved access in terms of safety with the popular and much used Peebles to Innerleithen Multi Use Path.</p> <p>The Masterplan also seeks provision of parking for buses/coaches and should also include bus-turning as well as passenger drop-off arrangements.</p> <p>In addition, the following Local Development Plan Policies would also be relevant:</p> <p>Policy PMD1: Sustainability lists criteria including the preservation of air quality to be assessed when determining planning applications.</p> <p>Policy PMD2: Quality Standards seeks to ensure that new development is of a high quality and respects the environment.</p> <p>Policy EP16: Air Quality seeks to protect air quality within the Scottish Borders.</p> <p>Policy IS5: Protection of Access Routes.</p>
<p>Biodiversity, Flora and Fauna</p> <p>– To protect and enhance biodiversity and habitats in</p>	Yes	<p>The Glentress Masterplan sets out a submission requirement for any planning application in relation to the proposed development to include a Biodiversity and Phase 1 Habitat Survey.</p>

<p>the Borders.</p>		<p>The Masterplan also seeks to enhance the landscape of the Glentress Forest, this will assist in enhancing the biodiversity and habitat of the area.</p> <p>In addition, the following Local Development Plan Policies would also be relevant:</p> <p>Policy PMD1: Sustainability includes criteria for the assessment of habitats and species.  Policy PMD2: Quality Standards seeks to ensure that new development is of a high quality and respects the environment.  EP1: International Nature Conservation Sites and Protected Species; EP2: National Nature Conservation and Protected Species; and EP3: Local Biodiversity. These seek to safeguard and enhance habitats and species through careful development control.</p>
<p>Climatic factors  – To reduce CO<sup>2</sup> emissions, reduce energy consumption and promote climate change adaptation.</p>	<p>Yes</p>	<p>The Glentress Masterplan sets out a submission requirement for any planning application in relation to the proposed development to include a Transport Assessment to demonstrate how the proposed development will function in transport terms with emphasis on sustainable travel patterns. A Design and Access Statement as well as an Energy Efficiency Statement will also be required.</p> <p>The Masterplan also includes a section on Design and Development Guidance which aims to ensure that a high quality design, siting and layout is achieved.</p> <p>In addition, the following Local Development Plan Policies would also be relevant:</p> <p>Policy PMD1: Sustainability lists criteria to encourage walking, cycling and public transport in preference to the private car.  Policy PMD2: Quality Standards also seeks that new developments provide</p>

		<p>linkages with adjoining built up areas including public transport connections and provision for buses, and new paths and cycleways, linking where possible to the existing path network.</p> <p>Policy EP16: Air Quality aims to protect air quality and minimise development impact.</p>
<p>Cultural Heritage – To protect and where appropriate, enhance the historic environment.</p>	Yes	<p>The Glentress Masterplan sets out a submission requirement for any planning application in relation to the proposed development to include an Archaeological Assessment and Mitigation Strategy, in addition the Masterplan seeks to reduce conflict with the historical assets of the site and enhance the interpretation facility on the site.</p> <p>In addition, the following Local Development Plan Policies would also be relevant:</p> <p>Policy PMD1: Sustainability includes criteria for the protection of built and cultural resources.</p> <p>Policy EP7: Listed Buildings aims to protect works from spoiling their character.</p> <p>Policy EP8 Archaeology aims to give archaeology strong protection from damaging development.</p>
<p>Landscape and townscape – To protect and enhance the landscape and townscape in the Borders.</p>	Yes	<p>The Glentress Masterplan sets out a submission requirement for any planning application in relation to the proposed development to include a Landscape Assessment, a Landscape and Structure Planting Statement as well as a Design and Access Statement.</p> <p>Furthermore, additional work was undertaken and included within the Masterplan to ensure that the proposed development respects and enhances the landscape.</p> <p>In addition, the following Local Development Plan Policies would also be relevant:</p> <p>Policy PMD1: Sustainability seeks that landscape is considered when</p>

		<p>assessing planning applications.</p> <p>Policy PMD2: Quality Standards requires the proposal to incorporate appropriate hard and soft landscape works, including structural or screen planting to help integrate into the surroundings.</p> <p>Policies EP4: National Scenic Area and EP5: Special Landscape Areas, these policies seek to protect and enhance the scenic qualities of the National Scenic Area and ensure that the Special Landscape Area is afforded adequate protection against inappropriate development and that the potential maintenance and enhancement of the Special Landscape Area is provided for.</p> <p>Policy EP8: Archaeology aims to give Scheduled Monuments and any other archaeological assets or landscape strong protection from potentially damaging development.</p> <p>Policy ED7: Business, Tourism and Leisure in the Countryside ensure that tourism and leisure developments are appropriate to their location.</p> <p>Policy ED8: Caravan and Camping Sites aims to support new caravan and camping sites that are environmentally acceptable.</p>
<p>Material assets – To promote the sustainable use of natural resources, increase waste recycling, and increase access to public transport.</p>	<p>Yes</p>	<p>The Glentress Masterplan sets out a requirement that the details of a waste management scheme should be discussed with the Council's Waste Management Team; the Council has also produced a Supplementary Guidance on Waste Management and it will require to be considered in the process in of any planning application. In addition, the Glentress Masterplan sets out a submission requirement for any planning application in relation to the proposed development to include a Transport Assessment to demonstrate how the proposed development will function in transport terms with emphasis on sustainable travel patterns.</p> <p>The Masterplan also provides information on how the proposed development should be constructed along with the types of materials that should be used eg: timber from an accredited sustainable source.</p> <p>In addition, the following Local Development Plan Policies would also be</p>

		<p>relevant:</p> <p>Policy PMD1: Sustainability seeks that landscape be considered in the assessment of planning applications.</p> <p>Policy PMD2: Quality Standards requires the proposal to incorporate in terms of sustainability, linkages with adjoining built up areas including public transport connections and provision for buses, and new paths and cycleways, linking where possible to the existing path network; and that the proposed development provides for waste storage with separate provision for recycling.</p> <p>Policy IS5: Protection of Access Routes seeks to protect and keep open any route with access rights.</p>
<p>Population and human health – To improve the quality of life and human health for communities in the Borders.</p>	<p>Yes</p>	<p>The Glentress Masterplan seeks to guide the sustainable development of the Glentress Forest visitor attraction. By its very nature, the proposed developments included within the Masterplan particularly the associated improvements and enhancements of the trails will assist in improving the quality of life and human health for communities in the Borders.</p> <p>In addition, the following Local Development Plan Policies would also be relevant:</p> <p>Policy PMD2: Quality Standards seeks to create developments with a sense of place, and that they incorporate where required access for those with mobility difficulties.</p> <p>Policy EP12: Green Networks, this policy aims to promote and support developments that enhance Green Networks. The Glentress Masterplan study area sits within the Scottish Borders Strategic Green Network which is identified within the Local Development Plan; therefore this policy will apply.</p> <p>Policy IS5: Protection of Access Routes, the Council wishes to encourage walking and cycling as modes of travel and to help improve people’s health and wellbeing; this policy therefore seeks to protect and keep open any access rights. In addition, the policy seeks for developers to integrate existing access routes into their site layouts and designs to ensure that public access</p>

		remains as attractive and convenient as it was prior to the development.
Soil – To protect the quality of soil in the Borders.	Yes	<p>The Glentress Masterplan sets out a submission requirement for any planning application in relation to the proposed development to include a Phase 1 Habitat Survey. In addition, the Masterplan includes design guidance on how the proposals should be developed including for example construction of foundations within the potential cabin site within the forest.</p> <p>In addition, the following Local Development Plan Policies would also be relevant:</p> <p>Policy PMD1: Sustainability sets out criteria for the long term sustainable use and management of land.</p> <p>Policy PMD2: Quality Standards seeks that new development take appropriate measures to incorporate sustainable construction techniques, the policy also seeks for new developments to incorporate Sustainable Urban Drainage, appropriate hard and soft landscape works, and that the development retains physical or natural features or habitats which are important to the amenity or biodiversity of the area or makes provision for adequate mitigation or replacements.</p> <p>Policy ED8: Caravan and Camping Sites, seeks that all proposals be of a highest quality and in keeping with their local environment and should not cause unacceptable environmental impacts, in addition they must be in locations free of flood risk.</p>
Water – To protect and enhance the status of the water environment.	Yes	<p>The Glentress Masterplan sets out a submission requirement for any planning application in relation to the proposed development to include evidence that the development will not result in increased flood risk.</p> <p>In addition, a further submission requirement requires that the proposed development ensures appropriate water quality and quantity protection measures.</p> <p>In addition, the following Local Development Plan Policies would also be</p>

		<p>relevant:</p> <p>Policy PMD1: Sustainability states that in the determination of planning applications, developments should incorporate the preservation of water quality.</p> <p>Policy EP1: International Nature Conservation Sites and Protected Species seeks to prevent against a rise in pollution near the River Tweed due to the fact that the River Tweed is designated as a Natura 2000 site.</p> <p>Policy EP15 – Development Affecting the Water Environment aims to protect the water resource and to ensure that developers consider the impact of their proposals and build in measures to minimise impacts and enhance and restore the water environment.</p> <p>Policy IS8: Flooding, this policy is intended to discourage development from taking place in areas which are, or may become subject to flood risk.</p> <p>Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage seeks that in terms of waste water treatment, developments should achieve satisfactory disposal of sewage and to maintain and improve standards of public health. In terms of sustainable urban drainage, the policy aims to address the pollution and flooding problems that stem from the direct discharge of surface water into watercourses.</p>
--	--	---

### 3. SEA Consultation Responses

Table 2: Summary of consultation responses		
Consultee/ Respondent	Summary of Comments	How the comment was taken into account in making the decision to adopt the LPA
Historic Environment Scotland	<p>On 1 October 2015, Historic Scotland and The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) ceased to operate and have been replaced by a new organisation, Historic Environment Scotland (HES). This new organisation (which is a Non Departmental Public Body) was established by the Historic Environment Scotland Act 2014</p> <p>Ministers have sought the advice of Historic Environment Scotland on the Environmental Report. On the basis of this advice, Ministers are content with the adequacy of the assessment in relation to the historic environment. Simply for information, the reference to Historic Scotland in <i>Table 8: Measures Envisaged to Prevent, Reduce and Offset any Significant Adverse Effects</i> should be removed, and replaced with Historic Environment Scotland.</p>	<p>Comments noted.</p> <p>Comments noted. Reference to Historic Scotland replaced with Historic Environment Scotland.</p>
Scottish Environment Protection Agency	<p>We are satisfied that the Environmental Report (ER) provides a satisfactory assessment of the potential significant environmental effects arising from the Glentress Masterplan Supplementary Guidance (SG).</p> <p>We are content that most of SEPA comments at the Scoping Report consultation stage have been taken into consideration in this ER.</p> <p>Alternatives: Although alternatives have been presented in the Draft SG, the reference in the ER could have been clearer. In addition there seems to be no evidence that all alternatives have been assessed. We would have welcomed an assessment which compared the different alternatives.</p> <p>Flood risk: We consider that the effects on the water environment have been underestimated, as the assessment shows a neutral score, while the Council has identified adverse impact on the River Tweed SAC and it is clear that there is flood risk from watercourses which could be exacerbated by the development. We would therefore consider that a possible negative effect should be recorded, with FRA as a potential</p>	<p>Comments noted.</p> <p>Comments noted. It should be noted that at Scoping Stage, a potential two cabin sites were being considered, however through further preparatory work a decision was made to focus on one potential cabin site.</p> <p>Comments accepted. Assessment to be updated. However, it should be noted that paragraph 3.19 already states:  <i>"It is considered that if there are any adverse effects either alone or cumulative then they can be mitigated in a straight</i></p>

	<p>mitigation measure. Avoidance of flood risk is however the best form of mitigation. The ER states: <i>SEPA flood risk maps identify a number of areas at flood risk within the study area, whilst it is not intended that built development will take place within areas at risk of flooding, the Masterplan is a strategic document and the exact location of potential development will be dealt with through the Planning Application Process. The Masterplan sets out a requirement for a flood risk assessment and a drainage impact assessment to be undertaken.</i> We are in agreement with this but consider that the assessment scoring may mislead to think that there are no effects. If the effects reported were residual effects, the assessment could have been clearer. In addition, the findings of a FRA could result in the development not being appropriate for this area.</p> <p>Please also note the detailed comments that we have provided on our separate response to the Draft Glentress Masterplan SG (our ref: PCS/142087).</p> <p>In terms of baseline information we are generally content with the information provided. We note however that Table 6 of Appendix 4 – SEA Baseline Data provides data for municipal waste for the Scottish Borders, with a 2009 reference. Please note that more up-to-date information is available on waste and in particular the definition of municipal waste has changed since 2009. Please note that information about waste is available in the waste data section of the SEPA website, including the interactive Discover Data Tool.  <a href="http://www.sepa.org.uk/environment/waste/waste-data/waste-data-reporting/waste-data-for-scotland/">http://www.sepa.org.uk/environment/waste/waste-data/waste-data-reporting/waste-data-for-scotland/</a></p> <p>We welcome the reference to the ‘quality of the water environment’ and welcome the reference to the Scotland’s Environment website. Please note the new River Basin Management Plans will be published soon.</p> <p>We are generally satisfied with the mitigation measures proposed in Table 7 and the use of the policies as mitigation in Table 8. Please see our comments above about protection of the water environment and flood risk.</p> <p>On a small note, please note that the title of link in the website reads Supplementary Guidance, rather than Environmental Report.</p>	<p><i>forward manner through Local Development Plan Policy, through HRA which will be completed before adoption of the Masterplan, and through subsequent Flood Risk Assessment and/or Drainage Impact Assessment required at planning application stage.”</i></p> <p>Comments noted. Appendix 4 Baseline Report to be updated.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Comment noted.</p>
--	--	---

<p>Scottish Natural Heritage</p>	<p>Table 4: Key local environmental factors: This table includes issues which are identified as relating to Special Areas of Conservation (SAC), however, only the <i>'Diversity of Habitats and Species'</i> issue explicitly identifies a need for the masterplan to adhere to HRA findings. While we agree with the findings of the draft HRA Record, for a robust audit trail the reference to the HRA should be more clearly set out wherever it is relevant. We welcome the inclusion of the Scottish Borders Strategic Green Network as an issue.</p> <p>Assessment results of Glentress masterplan: We agree with the assessment findings presented in Table 6 and Appendix 5 of the Environmental Report.</p> <p>Table 7: Mitigation measures identified in the SEA and implemented into the masterplan: We note that several of the issues are to be addressed through a requirement that construction of buildings uses a piled 'floating' floor and that platforms and cut and fill for buildings and access routes will not be acceptable. In the context of the nearby SAC and potential pathways to that site, measures which reduce the likelihood of ground disturbance will play an important role in avoiding likely significant effect. We welcome the inclusion of these requirements in the masterplan and agree with the assessment of the mitigation measures. The work undertaken to assess views into the study area from the Upper Tweeddale National Scenic Area (NSA) and the resulting identification of sensitive areas and areas for landscape enhancement is welcome. It appears likely that this part of the assessment will contribute towards the creation of a higher quality development.</p> <p>Monitoring: We agree that, in general, monitoring undertaken for the LDP and other plans, programmes and strategies will incorporate many of the monitoring needs arising from this SEA. However, there are some detailed measures which appear to be specific to this site which will require monitoring in their own right. The degree of monitoring required will depend on the extent to which mitigation measures set out in this Environmental Report are included in these other plans.</p> <p>Appendix 2 – Relevant plans, programmes and strategies: We recommend that 'Let's Get</p>	<p>Comment accepted. Reference to the findings of the HRA to be included within the table.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Comments accepted. Inclusion of documents within Updated</p>
----------------------------------	---	---

	Scotland Walking', the 'Cycling Action Plan for Scotland 2013' and 'A Long-Term Vision for Active Travel in Scotland 2030' are added to relevant PPS under the Access topic.	Appendix 2.
Scottish Water	<p>It is noted that there is no mention of Drinking Water Protected Areas (DWPA) within this report. There is a DWPA close to the development area boundary. Waters used for the abstraction of drinking water have to comply with the requirements of Article 7 of the Water Framework Directive. The general objective of this Article is: To protect bodies of water used for the abstraction of water intended for human consumption avoiding deterioration in quality in order to reduce the level of purification treatment required (This has been interpreted to mean avoiding additional requirement for treatment and not the removal of treatment systems). Please contact Scottish Water for a list of precautions to take if an activity falls within or comes within close proximity to a Drinking Water Protected Area.</p> <p>Table 8: Measures Envisaged to Prevent, Reduce and Offset and Significant Adverse Affects: Water – Consultation with Scottish Water Scottish Water has determined that the proposed 65 Cabin and associated visitor development proposals is located upstream of Borehole assets located near Innerleithen. Any potential impact on these assets from this development will require appropriate water quality and quantity protection measures.</p>	<p>Comments noted. It is noted that Table 8 sets out that appropriate mitigation would be consultation with Scottish Water at Planning Application stage.</p> <p>A further sentence has been added in relation to Table 7 of the Baseline Data in relation to Drinking Water Asset Status – <i>“It is noted that there are Scottish Water borehole assets located near to Innerleithen, downstream from the proposed development.”</i></p> <p>It is also considered that an additional submission requirement could be included within the Glentress Masterplan in relation to this issue.</p>

#### **4. Reasons for choosing the Supplementary Guidance: Glentress Masterplan**

4.1 The Scottish Borders Local Development Plan sets out a requirement for the production of the Supplementary Guidance (SG): Glentress Masterplan, the aim of the Masterplan is to assist in directing the future development of the area as a recreation destination.

4.2 The Glentress Forest plays a significant role within the Scottish Borders Strategic Green Network as identified within the Scottish Borders Local Development Plan 2016. Within the Tourism Development Framework for Scotland (produced by Visit Scotland), the Glentress Forest proposals are also seen as key projects in terms of development priorities in relation to 'Accommodation' and 'Nature, Heritage and Activities'.

4.3 The Recreation Centre along with new activity areas for mountain biking and walking and potential cabin accommodation which are contained within the Glentress Masterplan, are seen as essential in consolidating the Glentress visitor attraction as a successful international destination and to help further develop the economy of the surrounding Tweed Valley. These proposals will also contribute to the broader green network objectives which seek to improve quality of place, address environmental inequalities, enhance health and well-being and support education.

4.4 The Masterplan recognises the significant importance of the Glentress Forest not only in terms of its natural and cultural heritage but also in terms of the benefits which it brings on population and human health and well-being. As such the Masterplan seeks to promote a balance between the proposed developments and the environment. The Strategic Environment Assessment (SEA) identified a series of proposed enhancement and mitigation measures. These aim to mitigate against the potential negative environmental impacts identified within the SEA, relating to the Glentress Masterplan. In addition, the Glentress Masterplan also aims to ensure the protection and enhancement of the Glentress Forest. While masterplans are generally 'people-driven', the effective use of the forest to provide the highest quality visitor experience means that that an equally 'landscape-driven' approach was required.

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

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

4.7 In addition to Development Block A and the car parking options, there is further indicative proposals associated with new mountain bike and walking trails; roads and safety; and potential of visitor accommodation. The accommodation is presented through a potential site at Kittlegairy, this is located to the north west of the current Glentress Peel development.

4.8 The Draft SG: Glentress Masterplan was prepared in 2015, the SG alongside its accompanying Environmental Report was subject to public consultation for a period of 12 weeks; the consultation period commenced on 10 August 2015. It should be noted that both the Draft SG and the Environmental Report were published online. The final SG incorporated the findings from the consultation on both the Draft SG and the Environmental Report. Section 3, Table 2 of this report sets out the responses received in relation to the consultation on the Environmental Report and how they have been dealt with.

4.9 Responses to SG are set out in Appendix A of this report, that appendix also sets out the Council's response to those consultation responses as well as the recommendations/decisions of change.

4.10 Overall it is considered that the approach selected in the SG: Glentress Masterplan balances the environmental, social and economic pressures and the final SG was formally adopted by Scottish Borders Council on 20<sup>th</sup> June 2016.

## **5. Measures to monitor significant environmental impacts from Finalised Local Plan Amendment**

5.1 Any plan should be monitored for the environmental outcomes, helping to identify the need for future corrective actions and its compliance with the SEA objectives. This can be integrated into the regular plan cycle or any plan revisions. Existing monitoring arrangements can therefore be used to obtain the required information. This can be from the plan in question or from other plans being undertaken within the council.

5.2 The majority of monitoring for the SEA objectives is already undertaken by the Council or by other government bodies or agencies. Any new identified data can be incorporated into the monitoring arrangements for the Local Development Plan. This allows SEA monitoring to be incorporated into the existing performance monitoring.

5.3 A Monitoring Report was undertaken alongside the review of the Plan and was published alongside the Main Issues Report in 2012. This report incorporates many of the monitoring needs identified within this Strategic Environment Assessment.

5.4 Table 3 below shows the environmental issues identified along with the mitigation, monitoring agency/strategy and timescale for monitoring:

**Table 3: Monitoring measures of significant environmental impacts**

<b>Issue/impact identified in Environmental Report</b>	<b>Mitigation measure</b>	<b>Underpinning PPS to be monitored or agency responsible</b>	<b>Method and timescale</b>
The River Tweed incorporating the Soonhope Burn is designated a Site of Special Scientific Interest.	Adherence to relevant local development plan policies.  Minimal development in close proximity to River Tweed and designated sites.	Local Development Plan  SNH site condition monitoring.	Policies are updated in line with national planning requirements.
The River Tweed and Nut Wood (located in the south east) are both designated Special Areas of Conservation.	Adherence to relevant local development plan policies.  Adherence to the findings of the Habitats Regulation Assessment.  Minimal development in close proximity to River Tweed and designated sites.	Local Development Plan  SNH site condition monitoring.	Policies are updated in line with national planning requirements.
Diversity of Habitats and Species	Adherence to relevant local development plan policies.  Adherence to the findings of the Habitats Regulation Assessment	Local Development Plan  SNH site condition monitoring.	Policies are updated in line with national planning requirements.
Castle Hill, Horsburgh Castle Farm (located within the Glentress study area) Eshiels Roman Camp (located outwith the Glentress study area)	Adherence to relevant local development plan policies.	Local Development Plan  Historic Environment Scotland site conditions.	Policies are updated in line with national planning requirements.
Various archaeological features on and off site e.g. Cardie Hill Fort (onsite)	Adherence to relevant local development plan policies.	Local Development Plan	Policies are updated in line with national planning requirements.

<p>The Glentress Study Area sits adjacent to the Upper Tweeddale National Scenic Area (NSA)</p>	<p>Adherence to relevant local development plan policies.</p> <p>Development proposals designated ensuring minimal damage and identify enhancements.</p>	<p>Local Development Plan</p> <p>SNH site condition monitoring.</p>	<p>Policies are updated in line with national planning requirements.</p>
<p>The Glentress Study Area sits within the Tweed Valley Special Landscape Area (SLA)</p>	<p>Adherence to relevant local development plan policies.</p> <p>Development proposals designated ensuring minimal damage and identify enhancements.</p>	<p>Local Development Plan</p>	<p>Policies are updated in line with national planning requirements.</p>
<p>Scottish Borders Strategic Green Network</p>	<p>Adherence to relevant local development plan policies.</p> <p>Development proposals designated ensuring minimal damage and identify enhancements.</p>	<p>Local Development Plan</p>	<p>Policies are updated in line with national planning requirements.</p>
<p>Parts of the Glentress Burn, Cramb Burn and the Eshiels Burn are at risk of flooding</p>	<p>Adherence to relevant local development plan policies.</p> <p>Locating development outwith flood risk areas.</p>	<p>Local Development Plan</p> <p>SEPA site conditions</p>	<p>Policies are updated in line with national planning requirements.</p>
<p>Core Paths</p>	<p>Adherence to relevant local development plan policies.</p>	<p>Local Development Plan</p> <p>Core Paths Plan</p>	<p>Policies are updated in line with national planning requirements.</p>

## **6. Conclusions**

6.1 This statement demonstrates that the likely environmental impacts of the SG: Glentress Masterplan have been assessed through the Environmental Report and adjustments have been made to the Masterplan including additional advice and guidance in relation to the landscape and visual capacity of the potential cabin site and this has been based on the findings of the environmental assessment.

6.2 Findings from the assessment and subsequent public consultation have also fed into the Masterplan especially in the submission requirements for any subsequent planning applications. This is particularly the case with regards to representations made about potential flooding; it is noted that the Draft Masterplan stated that a flood risk assessment maybe required, however following the public consultation the submission requirement not seeks a flood risk assessment.

6.3 A monitoring report for Local Development Plan policies as part of a wider monitoring programme will help ensure that the plans effects are kept in check.

## Appendix A Matrix of Summarised Consultation Responses Received on Draft Masterplan

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	<p>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:</p> <p><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 masterplan. Feedback from this exercise is summarised below: Redevelopment would provide an ideal opportunity to establish a permanent</p>	<p>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 prevent/reduce areas of conflict between all users such as bikers, pedestrians and vehicles.</p>	No change.

	<p>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>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 development and layout proposals from key viewpoints to be agreed with the Council"</i>. This is also confirmed within the section on</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>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 hedgerows."</i></p>
	<p>The cabin site masterplan on page 18 includes two</p>	<p>Comments noted. It should be noted that</p>	<p>No change.</p>

	<p>points which may be contradictory – “Cabins orientated to take advantage of discreet forest setting, south and westerly aspect, and where possible views across the valley” and “Cabins should be located where they are not detrimental to the scenic qualities and visual amenity of the Tweed Valley”. 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>Layout of buildings and landscape design - This section of the supplementary guidance includes some discussion of car parking and how this should be</p>	<p>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>Comment noted. It is considered acceptable to include the requirement for bike storage/parking to be considered within the</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> <p>Amend text in section 7.31 to include an additional bullet point:</p>
--	--	--	--

	<p>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>potential cabin site.</p> <p>Comment accepted. Amend relevant submission requirement.</p>	<p>“<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 regularly has visitor numbers monitored independently, and the numbers included in the document have come from these</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>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 also see the sport continue to grow. It is acknowledged that there is a need to ensure in respect to maintenance of trails</p>	<p>No change.</p>
--	---	--	-------------------

	<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 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</p>	<p>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 there are development priorities in relation to accommodation in the Scottish Borders and that there are opportunities for the</p>	<p>No change.</p>
--	--	--	-------------------

	<p>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. 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</p>	<p>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</p>	
--	--	---	--

	attract more people to the area. (Mark Lister)	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.	
Chris and Kate Ball	The contributors express concern at the lack of consultation and information to neighbouring residents.	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 views. However, it is the intention of FES to carry out further consultation in respect to the detailed design and layout in advance of	No change.

	<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>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 beginners to travel up the hill.</p>	<p>No change.</p> <p>No change.</p> <p>Additional wording to be</p>
	<p>The contributor makes a number of comments in</p>	<p>Comments noted. The Masterplan is</p>	

	<p>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>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 Development Plan policy HD3 Protection of Residential Amenity would apply in relation to any application that would be located</p>	<p>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 considered that further investigation and design work should be</i></p>
--	--	--	---

		<p>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>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 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</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 would be consulted as part of any planning application as it relates to a Scheduled Monument.</p>	<p>Amend text: Within section 8.7 replace Historic Scotland to Historic Environment Scotland.</p> <p>No change.</p>

	<p><i>Horsburgh Castle Farm, settlement 930m NNW of, Castle Hill (index no. 2681) and Eshiels, Roman camps 90m SSW of No 4 Eshiels (index no. 3667). 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>		
<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> <li>○ Further guidance could be added on both surface and waste water drainage.</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>Comment noted. Section 8.12 states that a Drainage Impact Assessment should be</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> <p>No change.</p>

	<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>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>
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 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	Comments noted.	No change.

	<p>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> <li>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</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>
--	--	---	-------------------

	<p>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 improved road crossings and warning signage should be actively considered. (TVBP)</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>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 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</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. In relation to the rendezvous point, it is considered acceptable that the recreation centre should allow for a rendezvous point</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 with associated emergency vehicle parking”</i>.</p>
--	---	--	---

	<p>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>We believe significant improvements are required to the existing trailhead access (item 9 on masterplan) where currently the trailhead leads directly onto the</p>	<p>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>Comment noted. It should be noted that the Masterplan is a high level document and whilst the Masterplan proposes the</p>	<p>No change.</p> <p>No change.</p>
--	---	--	-------------------------------------

	<p>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 possible. (TVBP, TVMRT)</p>	<p>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 any investment to investigate this matter further so as to secure and improve communications.</p>	<p>No change.</p>
--	--	--	-------------------

<p>Paul Shand and Shirley Clark</p>	<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 Development Plan policy HD3 Protection of Residential Amenity would apply in relation to any application that would be located</p>	<p>No change.</p>
-------------------------------------	--	---	-------------------

		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>We believe the Masterplan provides a great</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 activity...</i>”</p> <p>Comments noted. It should be noted that it</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

	<p>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>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>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 Framework.</li> <li>• Proposed Local Development Plan: Policy ED7: 'Businesses, Tourism and Leisure 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>planning methodology and sustainable development within a woodland setting;</p> <ul style="list-style-type: none"> <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>		
Hedley Phillips	<p>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.</p>	<p>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.</p>	No change.
Scottish Cycling	<p>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 mountain bike tourism strategy and help the sport of mountain biking grow – helping to provide a platform for Scottish mountain bikers to enjoy success on the</p>	<p>Support and comments noted.</p>	No change.

	<p>world stage. We believe that the Glentress Masterplan (the masterplan) is a fantastic opportunity to create a national centre of excellence for mountain biking. We are encouraged by early stages of proposals and we would commit our support to future partnership working to ensure that the trails proposed will grow participation, be in the world's top 3 mountain biking destinations and help local clubs and Scottish Cycling create athletes who can excel on the world stage.</p> <p>The relocation of the skills area and freeride area would help provide a visual introduction to mountain biking. We are excited by the opportunity this would provide for Scottish Cycling clubs to develop mountain bikers and the opportunity for mountain biking to become more of a coach led outdoor experience similar to other outdoor activities such as skiing, snowboarding or surfing. The informal opportunities to ride and the ability to create a 'scene' around these areas would also see the sport continue to grow.</p> <p>We understand the need and demand for the proposed cabin development and the impact it would have on the freeride area and skills area. We agree that these two areas would benefit from relocation to the Peel area however we would like to see that the wider existing trail network is preserved or upgraded 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</p>	<p>Support and comments noted.</p> <p>Support and comments noted. 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. However it should also be noted that it is intended that the wider trail network in this</p>	<p>No change.</p> <p>No change.</p>
--	--	--	-------------------------------------

	<p>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 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</p>	<p>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>
--	---	--	-------------------

	<p>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 other comments, it is noted that the detailed proposals for Glentress have yet to be worked up.</p>	<p>No change.</p> <p>No change.</p>
--	---	--	-------------------------------------

	<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 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</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>
--	--	--	---

	<p>'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 with public access through farmland. In addition, the Masterplan does not detail where or how the new trails will be incorporated. The contributor considers</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 will be required to finalise the detailed layout. The area identified for the cabins is in excess of 25 hectares; it is therefore</p>	<p>No change.</p> <p>Amendment of second bullet point in relation to Figure 16 – to read:  <i>"Cabins should be dispersed through the forest and consideration of neighbouring uses in</i></p>

	<p>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. 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>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 purposes. Whilst it is considered that there is the potential for additional people to be present within the forest as a result of the</p>	<p><i>their design and layout’.</i></p>
--	--	---	---

		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.	
Scottish Water	Scottish Water broadly welcomes the diversification and development proposals for the Glentress area.	Support noted.	No change.
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 awareness overseas of the tourism product.</li> <li>3. Increase the opportunity for inward investment from major international brands.</li> </ol>	<p>Support and comments noted.</p> <p>Support and comments noted.</p>	<p>No change.</p> <p>No change.</p>

	<p>FCS's 20 year Vision that ... "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..." 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 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</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>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 Value Added] for the Scottish Borders economy and Scotland as a whole.</p>	<p>Comments noted.</p>	<p>No change.</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>	Comments noted.	No change.
UPDATES	<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 to be included in relation to Water Quality.</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 Requirement in relation to Water Quality.</p>