

# **Strategic Environmental Assessment**

**Updated Addendum II (June 2017) to the Environmental Report & Addendum**

**Scottish Borders Council: Local Development Plan & Supplementary Guidance on Housing**

## Contents

Introduction_____	p3
Context_____	p3
Environmental Context_____	p6
Summary of Environmental Assessment Findings_____	p7
- Proposed Site Assessments_____	p7
- Discussion of Site Assessment Findings_____	p8
- Cumulative and Synergistic Effects_____	p12
Conclusions and Monitoring_____	p13

## Appendices

Appendix 1A- Consultation Authority Comments to Scoping Report

Appendix 1B- Consultation Authority Comments to SEA and Addendum II

Appendix 2- Table of Relevant Plans, Programmes and Strategies

Appendix 3- SEA Baseline Data

Appendix 4- Area Site Assessments (Draft SG on Housing – showing Preferred, Alternative and Rejected sites)

Appendix 5- Area Site Assessments (Finalised SG on Housing)

Appendix 6 Updated Preferred, Alternative and Rejected Site Assessments against SEA Topics

Appendix 7- Updated Extract of Site Assessment Database

Appendix 8- Environmental Issues, Monitoring and Mitigation

Please note: Changes to this Updated Addendum are shown in Red

## 1. Introduction

- 1.1 The purpose of this Addendum II to the Environmental Report (ER) is to show the environmental assessment that has been carried out in line with the production of the Supplementary Guidance (SG) on Housing. The SG on Housing is subject to Strategic Environmental Assessment (SEA) to meet the requirements of the Environmental Assessment Act 2005. The 'Act' commits all public plans and strategies to SEA.
- 1.2 The production of the SG on Housing and the Addendum II to the ER has run concurrently to ensure that the work to deliver the SG can influence the SEA process and vice-versa. In doing this iteration between the two processes is ensured and the SG benefits from the findings of the SEA.
- 1.3 The previous formal steps of the SEA process, the Main Issues Report (MIR) Environmental Report and the Addendum to the Local Development Plan (LDP), have influenced the Addendum II to the ER. The MIR Environmental Report went to consultation for a 12 week period alongside the Main Issues Report in the Summer of 2011. Following that consultation period representations were received from the three statutory Consultation Authorities (Historic Scotland, SEPA and SNH) and their comments influenced the content of the Addendum, as shown in Appendix 1 and page 4 of the updated Addendum. The Proposed Plan was submitted for Examination on 22 October 2014, with the formal Examination commencing on 26 November. The Council received the Examination Report on 30 October 2015 and the Report was made public 4 November 2015. The Addendum to the Environmental Report was updated prior to the adoption of the Scottish Borders Local Development Plan on 12 May 2016.
- 1.4 Addendum II to the ER and the Addendum were produced in November 2016 for the Draft SG on Housing. Both the Draft SG and the SEA were subject to a period of public consultation for 8 weeks that closed on 30 January 2017. Consultation responses were received from each of the Consultation Authorities and their comments have been taken into account in the finalising of this SEA. Details of the consultation responses to this SEA can be found in Appendix 1B of Addendum II.

## 2. Context

### Planning Context

- 2.1 The Planning etc (Scotland) Act 2006 introduced a new system for the production of Development Plans. As a result Local Authorities are now expected to produce a Local Development Plan to replace the current Local Plans. As noted above, Scottish Borders Council adopted its first Local Development Plan (LDP) on 12 May 2016. That Plan has been informed by the city-region level Strategic Development Plan (SESplan). The SESplan sets a strategic vision for land-use planning in south east Scotland; SESplan therefore sets part of the context for the Scottish Borders LDP and the proposed SG on Housing. The new planning system sets out that statutory Supplementary Guidance will form part of the Development Plan, and have that status for decision making, this will be the case for the SG on Housing.

2.2 The purpose of the SG on Housing is to bring forward sites for a further 916 housing units in support of Local Development Plan Policy HD4 Meeting the Housing Land Requirement/Further Housing Land Safeguarding. The introductory text of Policy HD4 sets out that in order to provide a further 916 units, *“The longer term housing and mixed use sites identified in the plan will be considered first, but that will not preclude looking beyond those in the event that the shortfall cannot be met from those sites considered to have acceptable impacts”*.

### Structure of the Addendum II to the Environmental Report

2.3 The main change as a result of the SG is the allocation of additional sites for development, and as a result the assessments have changed. The Draft SG on Housing contains a number of Preferred and Alternative sites which will be subject to public consultation, and as such there are options which are required to be assessed at this stage.

2.4 Table 1 below shows the elements to the Addendum to the ER that have changed and those that remain valid from the MIR Environmental Report in respect of Addendum II:

<b>Table 1 Changes between the MIR and Updated Environmental Reports and SG on Housing</b>		
<b><i>Changed in Addendum II (SG on Housing)</i></b>	<b><i>Changed in Addendum</i></b>	<b><i>Still valid from MIR ER</i></b>
- Baseline		
- Assessment for sites		
- Area Assessments		
	- Assessment findings for main issues	
	- Assessment for Policies	
	- Assessment for sites	
	- Area Assessments	
		- Relevant plans, policies and strategies
		- Environmental issues
		- Environmental objectives

2.5 PAN 1/2010 Strategic Environmental Assessment of Development Plans states in the Supplementary Guidance section that *“If required, a new SEA could use the original assessment as a starting point, and not duplicate the information that has already been gathered. Findings can be presented as an annex to an existing environmental report, to allow for cross referencing and to reduce the need for further reporting”*. For this reason the elements of the MIR Environmental Report and the Addendum where there is no change or only minimal change, as illustrated in Table 1, are not included in the papers that comprise the Addendum II.

## Relevant Environmental Topics

2.6 In line with advice contained within PAN 1/2010, a Scoping Report was undertaken, and Table 2 below provides a summary of the environmental topics identified by Schedule 3 of the Environmental (Scotland) Act 2005 as relevant to the SG on Housing.

<b>SEA Topic</b>	<b>Scoped In/Out</b>
Air	In
Biodiversity, Flora and Fauna	In
Climatic Factors	In
Cultural Heritage	In
Landscape and Townscape	In
Material Assets	In
Population and Human Health	In
Soil	In
Water	In

## Scoping Report Comments

2.7 Appendix 1A shows the Consultation Authority comments on the SG Scoping, alongside a column with a Council response and an Action required column.

2.8 In summary the approach to be undertaken for the Addendum II for the SG was generally well supported. Nevertheless, the Consultation Authorities also provided some constructive advice, much of which has been incorporated into the SEA.

2.9 It should be noted that in relation to the assessment approach, an alternative format i.e. the joint SEA and development plan site assessment proforma was suggested. However, as the Addendum II for the SG on Housing is an extension of the LDP SEA, to ensure the complete SEA is clear and legible, the Addendum has been carried out in the same format as previously.

2.10 In relation to the assessment criteria, Scottish Natural Heritage (SNH) recommended that “access to public transport” be expanded to “access to public and sustainable transport”, and so this has been incorporated into the assessment. In addition SNH also suggested the inclusion of “carbon-rich soil” as an additional criterion. However, it has not been possible to include this criterion within assessment, as at the time of undertaking the assessment not all of the required information was available and this has been confirmed with SNH. Nevertheless, it would be intended that when this information is fully available, this criterion would be included in any future SEA.

2.11 In addition, it should be noted that SEPA recommended the inclusion of a number of additional plans, programmes and strategies relevant to the SG on Housing, and these

have been incorporated. Finally, it is also noted that the Consultation Authorities were content with the proposed consultation period.

## **SEA and Addendum II Comments**

2.12 Appendix 1B sets out the Consultation Authority comments on the SEA and Addendum II; as with Appendix 1A, Appendix 1B also includes a column with a Council response and Action required column. As noted in section 2.5 above, the SEA for the SG on Housing was undertaken as an Addendum to the SEA for the Local Development Plan as a result, all parts of the SEA were subject to consultation.

2.13 In summary, the approach was generally supported and there was contentment in the assessment findings. It is noted however, that SEPA raised comments in relation to flood risk and noted that they sought the removal of three sites from the SG on Housing – AGALA033, ASELK040 and ASELK041. It should be noted that the three sites that SEPA sought the removal of were ‘Alternative’ sites, and not ‘Preferred’ sites. Following the period of public consultation, a decision has been made not to recommend the inclusion of these sites within the finalised SG on Housing.

2.14 SEPA also made a number of comments in relation to the detailed site assessments and the internal consultation responses in respect to flood risk from the Council’s Flood Team. In response to those comments, the Council’s Flood Team confirm that they are using the most up-to-date and available mapping from SEPA. In addition, in respect to their detailed comments, the Council’s Flood team are of the view that surface water risks on the sites specified, can be managed and should be mitigated within any development.

## **Relationship with other Plans, Programmes and Strategies**

2.15 As stated above, the SG on Housing will form part of the Local Development Plan. Appendix 2 lists the relevant plans, programmes and strategies (PPS) which directly impact on the SG on housing.

## **3. Environmental Context**

### **Current state of the environment**

3.1 The Strategic Environmental Assessment has been undertaken using key spatial data and assessment of this data in terms of key environmental objectives. Appendix 3, Baseline Data Report contains the maps and tables that represent the spatial data. It should be noted that, the baseline data has been updated following a response from Historic Scotland during the consultation on the Local Development Plan ER Addendum.

## Environmental Issues and Objectives

3.2 It is considered that the environmental issues and objectives identified within the MIR/LDP Environmental Report are still relevant in respect to the SG on Housing (refer to tables 3 and 4 of the LDP-MIR Environmental Report (pages 17-23)).

## 4 Summary of Environmental Assessment Findings

### Proposed site assessments

- 4.1 The site assessment process for the SG on Housing has been carried out generally in the same format as that of the MIR/LDP (refer to LDP-MIR Environmental Report (pages 30-31)). However, it should be noted that due to the large number of sites submitted through the call for sites process, an initial RAG (Red, Amber, Green) assessment was undertaken. The purpose of the RAG assessment was to identify sites with potential to be included in the SG and make the site assessment process more proportionate. The Draft SG on Housing provides more information on this process. This method also assisted in discounting sites with limited potential or suitability to come forward as well as assisting to ensure that only reasonable alternatives would be identified during the preparation of the SG. It is noted that in the region of 165 sites were assessed through the RAG process.
- 4.2 The approach taken for the Draft SG was to produce area based maps showing Preferred and Alternative options, as well as sites being rolled forward, that met certain criteria (this criteria had been determined at the time of the MIR/LDP SEA was undertaken). The use of criteria allowed for significant proposals to be shown, ensuring a focussed and proportional assessment (as per the LDP-MIR Environmental Report). In addition to this, the sites considered for the SG were assessed in a constraints database (refer to Appendix 7), this looked at many elements, amongst them were environmental aspects. It should be noted that the Addendum II only deals with areas where new proposals relating to the SG may come forward.
- 4.3 It should also be noted, that the SEA undertaken for the MIR/LDP only focused on proposals within the Strategic Development Areas (SDA's) set out within the Strategic Development Plan (SESPlan); as it was considered that any proposals to come forward outwith the SDA's would not be significant. However, given that the Reporter did not specify where the additional 916 units should be located (i.e. within or outwith SDA's), and that it was evident that sites outwith the SDA's could come forward for development as a result of the SG, it was been decided that sites outwith the SDA would also be assessed as part of the SEA for the SG on Housing.
- 4.4 The assessment process for the SG on Housing is set out in the bullet points below:
- Appendix 4 shows settlement maps **in relation to the Draft SG on Housing** with the **Preferred and Alternative** sites against the relevant constraints. This is in line with PAN 1/2010 which states that proposals should be clearly set out on a map base. In addition, there is also a commentary on each respective settlement assessed.

- Appendix 5 comprises the settlement maps in relation to the Finalised SG on Housing showing only the sites that will be taken forward against the relevant constraints.
- Appendix 6 shows an assessment of the Preferred (i.e. the sites now taken forward into the Finalised SG) and Alternative sites considered for the SG on Housing against the SEA topics. In addition to the assessment there is also a commentary on each of the sites along with proposed mitigation measures where relevant. This appendix also shows an assessment of the sites not included within the Draft SG, as well as two new sites submitted during the public consultation.

4.5 As far as possible the constraints/environmental criteria used in the maps in Appendix 4 and Appendix 5 are the same as the assessment in Appendix 6, the only exceptions are where Appendix 6 criteria are not available as mapping layers. A table showing the environmental criteria is at the end of Appendix 4.

4.6 It should be noted that as a result of the public consultation on the Draft SG on Housing, a further two sites were submitted for consideration for inclusion in the finalised SG – sites AGATT006 and ACHAR003. In line with the assessment procedure outlined above, an initial assessment was undertaken and it was ascertained that both sites required to be further assessed. As a result both sites have been assessed and are included within in Appendix 6 and Appendix 7.

## Discussion of the Site Assessment Findings

4.7 To present the site assessments undertaken in the Addendum II for the Preferred and Alternative sites included in the Draft SG, and then the Finalised SG on Housing (Appendix 4, Appendix 5 and Appendix 6) each SEA topic is listed with a summary of the findings and discussion of significant effects found and mitigation measures proposed.

4.8 It should however be noted, the following discussion relates to both the Preferred and the Alternative sites identified within the Draft SG on Housing, and then the Preferred sites which are included for allocation within the Finalised SG.

## Summary of the Preferred and Alternative sites included in the Draft Supplementary Guidance by SEA Topic

### Air

4.9 The assessment has found that almost all Preferred and Alternative sites identified are generally positive in impact. This is as a result of their potential to minimise emissions from increased car journeys as the sites generally have good access to public and sustainable transport links. It is noted that only a few Alternative sites are considered to have a neutral impact.

### **Biodiversity, flora and fauna**

- 4.10 Whilst it is considered that a few sites would have a neutral impact, the majority of the sites identified as Preferred and Alternative have been assessed as having a negative impact. This is primarily due to the potential for EPS and/or breeding birds, furthermore, many of the sites are located within close proximity to the River Tweed SAC and SSSI. However, it should be noted that the suggested mitigation including Habitat Regulations Assessment will assist in avoiding any likely significant effects.

### **Climatic Factors**

- 4.11 The results of the assessment are generally neutral or positive. Positive scores generally came about due to number of positive impacts such as reducing development on greenfield sites, access to sustainable transport links or services, and potential for solar gain to be incorporated into the proposed development. These all can assist in the reduction of carbon emissions.

### **Cultural Heritage**

- 4.12 The assessment found that there is generally a neutral or a negative impact on cultural heritage. This is due to the potential for impacts on archaeology, Battlefields, Conservation Areas, Listed Buildings and Scheduled Monuments. However, it is the case that there is also the potential for positive impacts to occur through the enhancement of an area or through the potential of ensuring the long term retention of a historic asset.

### **Landscape and townscape**

- 4.13 Whilst the results for the majority of the sites were neutral or positive, some sites did score negatively; this was due to their location within Countryside around Towns, National Scenic Area, Special Landscape Area, or a SBC Designed Landscape. However, it is considered that these negative impacts can be minimised through the mitigation measures as identified within site requirements such as proposed landscaping/structure planting.

### **Material Assets**

- 4.14 Generally the assessment is neutral; as the level of development is relatively low and it is not considered to be significant. For the most it is considered that the sites identified would already be serviced and that additional construction would be minimised. However, some sites have been assessed as negative, this tends to be as a result of the need for upgrades to water treatment works or waste water treatment works. In these cases, the requirement for a water impact assessment has been identified, or the need for adherence to Local Development Plan Policy IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage.

### **Population and human health**

- 4.15 The findings of the assessment are generally positive or significantly positive. This is because the sites identified are considered to be in locations which minimise car journeys and/or can be accessed by public and sustainable transport links. Providing sites for housing, mixed use and redevelopment assists in improving people's quality of life through providing a choice in location, and in respect to redevelopment sites there is also the potential for improvement/enhancement of the built environment.

### Soil

4.16 Many of the Preferred and Alternative sites were assessed as positive as a result of their location within a settlement, or because they are located on brownfield land and their development would allow for clean-up to be undertaken. However, there were also a number of sites that were on greenfield land or within prime agricultural land and as a result there is the potential for negative impacts to occur. Whilst the overall level of development is not considered to be significant, this issue should still be monitored through the development plan process.

### Water

4.17 The sites assessed are found to have a neutral or a negative impact and this is generally as a result of flood risk. It is noted that a particular issue with many of the Borders settlements is that there are rivers running through them. In addition to flood risk, there is also the risk that water quality may be affected during construction. However, it is considered that whilst flood risk is a significant issue, mitigation such as flood risk assessments can assist in designing the proposed development in a way that will negate any negative impacts. It is also noted that existing legislation and policy will also assist in ensuring that the water quality will not be adversely affected as a result of construction.

## Summary of the Preferred sites for Allocation in the Finalised Supplementary Guidance by SEA Topic

### Air

4.18 The assessment has found that all Preferred sites identified are generally positive in impact. This is as a result of their potential to minimise emissions from increased car journeys as the sites generally have good access to public and sustainable transport links.

### Biodiversity, flora and fauna

4.19 Whilst it is considered that a few sites would have a neutral impact, the majority of the sites identified as Preferred have been assessed as having a negative impact. This is primarily due to the potential for EPS and/or breeding birds, furthermore, many of the sites are located within close proximity to the River Tweed SAC and SSSI. However, it should be noted that the suggested mitigation including Habitat Regulations Assessment will assist in avoiding any likely significant effects.

### Climatic Factors

4.20 The results of the assessment are mostly positive, and neutral. Positive scores generally came about due to number of positive impacts such as reducing development on greenfield sites, access to sustainable transport links or services, and potential for solar gain to be incorporated into the proposed development. These all can assist in the reduction of carbon emissions.

### Cultural Heritage

4.21 The assessment found that there is generally a neutral or a negative impact on cultural heritage. This is due to the potential for impacts on archaeology, Battlefields, Conservation Areas, Listed Buildings and Scheduled Monuments. However, it is the

case that there is also the potential for positive impacts to occur through the enhancement of an area or through the potential of ensuring the long term retention of a historic asset.

### **Landscape and townscape**

4.22 Whilst the results for the majority of the sites were neutral or positive, three sites did score negatively; this was due to their location within a SBC Designed Landscape; their location on a prominent site; or their location within a National Scenic Area as well as specimen trees on the site. However, it is considered that these negative impacts can be minimised through the mitigation measures as identified within site requirements such as proposed landscaping/structure planting.

### **Material Assets**

4.23 Generally the assessment is neutral; as the level of development is relatively low and it is not considered to be significant. For the most it is considered that the sites identified would already be serviced and that additional construction would be minimised. In some cases, the requirement for a water impact assessment has been identified, or the need for adherence to Local Development Plan Policy IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage. However, it is noted that one site has been assessed as negative; this is due to possible co-location issues and no capacity for WWTW. In addition, it should also be noted that three of the sites scored positively.

### **Population and human health**

4.24 The findings of the assessment are generally positive or significantly positive. This is because the sites identified are considered to be in locations which minimise car journeys and/or can be accessed by public and sustainable transport links. Providing sites for housing, mixed use and redevelopment assists in improving people's quality of life through providing a choice in location, and in respect to redevelopment sites there is also the potential for improvement/enhancement of the built environment.

### **Soil**

4.25 The majority of the Preferred sites were assessed as positive as a result of their location within a settlement, or because they are located on brownfield land and their development would allow for clean-up to be undertaken. However, there were also a number of sites that were on greenfield land or within prime agricultural land and as a result there is the potential for negative impacts to occur. Whilst the overall level of development is not considered to be significant, this issue should still be monitored through the development plan process.

### **Water**

4.26 The majority of the Preferred sites are found to have a negative impact and this is generally as a result of flood risk; whilst three sites were assessed at neutral. It is noted that a particular issue with many of the Borders settlements is that there are rivers running through them. In addition to flood risk, there is also the risk that water quality may be affected during construction. However, it is considered that whilst flood risk is a significant issue, mitigation such as flood risk assessments can assist in designing the proposed development in a way that will negate any negative impacts. It is also noted that existing legislation and policy will also assist in ensuring that the water quality will not be adversely affected as a result of construction.

## Cumulative and Synergistic Effects

### Cumulative Effects

- 4.27 There is the potential for cumulative effects on 'cultural heritage' and the 'landscape and townscape' of the Borders towns as a result of development of the sites. However, this follows the precautionary principle in that should the sites be developed insensitively, then there is the potential for a cumulative negative effect on the settlement as it may negatively affect the built heritage and townscape of that settlement. Likewise, there is also the potential for cumulative positive effect, in that should the sites be developed sensitively in a way that will enhance the cultural heritage and townscape, then this has the potential to bring cumulative positive effects.
- 4.28 It is also evident that there is the potential for negative cumulative effects as a result of developments on the River Tweed SAC. A Habitats Regulations Assessment has been carried out separately to consider the risk and it has identified mitigation measures to avoid likely significant effects either cumulative or otherwise on the conservation objectives of the River Tweed SAC.
- 4.29 There is also the potential for possible negative cumulative effects in terms of water quality on the River Tweed as well as other watercourses as a result of development of the Preferred sites. However, it should be noted that existing legislation in the form of the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (Controlled Activity Regulations or CAR) and the Water Environment and Water Services (Scotland) Act 2003 (WEWS Act) will prevent negative effects from occurring as a result of development, and therefore will also prevent negative cumulative effects. It is also the case that the Local Development Plan Policy EP15: Development Affecting the Water Environment aims to protect and improve the quality of the water environment.
- 4.30 It is considered that there is the potential for significant positive cumulative effects as a result of the Housing SG. These are in relation to the SEA topics of 'air', 'climatic factors', and 'material assets', 'population and human health' and 'soil'. This is as a result of the identification of housing, mixed use and redevelopment sites which allow for the choice in location, and that are close to public and sustainable transport links which assists in improving people's quality of life. By identifying sites within settlements and on brownfield land, also assists in combining a high standard of air quality and means less development of land where there may be disturbance of carbon rich soil or loss of prime agricultural land.

### Synergistic Effects

- 4.31 In terms of synergistic effects, it is considered that the only possible synergistic effect that was identified was the potential for negative impacts on water quality such as pollution from construction, contaminating soil or land (including destruction of habitat) due to increased flood risk. However this was considered a remote possibility due to existing legislation (CAR regulations, WEWS Act, Habitats Directive) and the mitigation

measures such as Flood Risk Assessment and the Habitats Regulations Appraisal, which are stated for the relevant Preferred sites.

## 5 Conclusions and Monitoring

### Findings of the Assessment Undertaken

5.1 The Addendum II assessment finds that the assessment of sites to be included in the SG has produced a more mixed assessment but this is to be expected given the high quality of the Borders environment and the location of Borders towns in relation to the River Tweed. Many sites are considered to bring positive benefits to certain SEA topics due to their location on brownfield land or in close proximity to services, and this translates to a significant positive effect on the Population and Human Health SEA topic, because it is felt that these benefits are particularly important to Borders residents. Potential negative impacts largely relate to a precautionary assessment on water quality, impact on international nature designations, flood risk, impact on landscape and townscape or cultural heritage features. However it is also considered that the mitigation discussed will prevent or reduce these negative impacts.

### Future Monitoring

5.2 In respect to monitoring, it is the case that there is iteration between the monitoring report and the MIR/LDP/SG SEA; as the monitoring report has influenced the SEA, so the SEA will influence the Monitoring Report. This will then ensure that the actions arising from the SEA can be monitored which helps to improve the environment of the Scottish Borders and in turn influences future SEA's carried out.

5.3 In the MIR Environmental Report Table 3 (p18- 20) identified environmental issues and mitigation measures from previous local plan SEA exercises, the Monitoring Statement, and the SESplan Strategic Development Plan SEA. This was done to better influence the identification of issues to be explored in the Local Development Plan SEA process, to help provide a robust iteration between previous environmental assessments and the LDP SEA, and to monitor any progress that was made within the LDP to tackle the environmental issues identified or to implement the respective mitigation measures.

5.4 Appendix 8: Environmental Issues, Monitoring and Mitigation, shows the iteration between the various environmental assessments (now from Local Plan Monitoring Report through to Addendum II ), the progress that has been made to tackle environmental issues (including mitigation measures), and the future monitoring that will be necessary in the Action Programme and Monitoring Statement connected with the Local Development Plan.

5.5 In summary the table shows that progress has been made in tackling some of the environmental issues and/or mitigation measures previously identified in the SEA/Monitoring processes, for example an SFRA has been undertaken, and there has been work done in identifying expansion of the Borders Green Network.

5.6 It is generally noted that existing monitoring should continue, and that where progress has been made, or new issues identified through the assessment in this document, that there should be further monitoring in the Action Programme/ Monitoring Statements associated with the LDP. In doing this the iteration through the respective processes will continue but it will also be possible to assess the effectiveness of the mitigation undertaken.

## 6 Next Steps

### The Next Steps

6.1 The next step for the SEA process following the adoption of the SG on Housing is that the Council will prepare a Post Adoption Statement. The Post Adoption Statement will cover the SEA for the Local Development Plan as well as the SEA for the SG on Housing. The Post Adoption Statement will set out how the assessment findings, and the comments received at the main consultation of the Local Development Plan, SG on Housing and their respective SEA, have been taken into account.

## Appendix 1A: Consultation Authority Responses to Scoping Report

Consultation Authority	Comments	Action Taken
<p>Historic Environment Scotland</p>	<p>You propose that the Environmental Report will be presented as an Annex to the Local Development Plan (LDP) Environmental Report. I am content with this approach and am satisfied with the scope and level of detail proposed for the assessment, subject to the detailed comments provided below:</p> <p>You propose use of a site assessment proforma to assess effects on the SEA topics. This can be an effective way of integrating the environmental assessment process into the site selection process, and I am content with this approach in principle. However, the scoping report does not specify how you will report the assessment findings.</p> <p>If you intend to use the site proforma alone to identify, record and report environmental effects, it will be important to ensure that the information recorded goes beyond baseline verification (i.e. beyond simply noting the presence of an historic asset on or nearby the site). The summary section should be used to report the significance and nature of effects that may occur, linking to the identification of potential mitigation measures. You should seek to identify effects on the settings of historic assets, as well as direct (physical) effects, and assessment and reporting should be site specific in its focus, rather than generic. The proforma should include a field for battlefields, and the table at 3.4 should include archaeology as one of the corresponding site assessment criteria.</p> <p>In the LDP Environmental Report Addendum, following advice from the Consultation Authorities, you used an SEA topic based matrix to</p>	<p>Support noted.</p> <p>Support noted. It should also be noted that it is the intention to present the results in the same format as done previously in the LDP SEA.</p> <p>Noted. It should be noted that battlefields will be recorded in association with archaeology. Where the site assessment identifies or records the presence of an historic asset on or nearby the site, additional detail/information will be included within the various summary sections of the assessment.</p> <p>Noted. It is the intention to present the results in the same format as done</p>

	<p>report effects and mitigation. This was a clear, focused way of communicating the nature and significance of effects and associated mitigation measures. I would welcome the use of a similar matrix to report the findings for the Housing SG.</p> <p>I am content with the minimum 6-week period proposed for consultation on the Housing SG and the Environmental Report Annex. Please note that, for administrative purposes, Historic Environment Scotland consider that the consultation period commences on receipt of the relevant documents by the SEA Gateway.</p>	<p>previously in the MIR/LDP SEA. It is noted that the topic based matrix was undertaken at the Proposed Plan stage within the Addendum to the Environmental Report and it is intended that this approach will be replicated again. Mitigation and enhancement measures will also be set out within the matrix as previously done for the MIR/LDP SEA.</p> <p>Support noted.</p>
<p>Scottish Environment Protection Agency</p>	<p>Generally, we are satisfied that the scoping report for the Scottish Borders Supplementary Guidance (SG) on housing provides some information on the proposed scope and level of detail for the assessment, however we are not clear if the methodology proposed is going to cover all the aspects of the environment as there seems to be discrepancies between the SEA objectives, the site assessment criteria and the full site assessment pro-forma presented in Appendix 2. In addition is not clear if and how mitigation and enhancement measures will be proposed.</p> <p><u>Relationship with other PPS:</u> We are generally satisfied with the PPS included in Appendix 1, however we would recommend adding the following PPS:</p> <ul style="list-style-type: none"> <li>• Cleaner Air for Scotland 2015</li> <li>• Land Use Strategy 2016</li> <li>• Scotland River Basin Management Plan and Solway Tweed River Basin Management Plan (RBMP). Please note that the new RBMPs have been published in 2015.</li> <li>• Local Flood Risk Management Plans (LFRMP) relevant for the</li> </ul>	<p>Support noted.</p> <p>It is the intention to present the results in the same format as done previously in the MIR/LDP SEA. It is noted that the topic based matrix was undertaken at the Proposed Plan stage within the Addendum to the Environmental Report and it is intended that this approach will be replicated again. Mitigation and enhancement measures will also be set out within the matrix as previously done for the MIR/LDP SEA.</p> <p>Support and comments noted. PPS has been updated.</p>

	<p>Scottish Borders (Tweed, Forth Estuary, Solway). Some of the PPS included have themselves been subject to SEA. Where this is the case you may find it useful to prepare a summary of the key SEA findings that may be relevant to the SG. This may assist you with data sources and environmental baseline information and also ensure the current SEA picks up environmental issues or mitigation actions which may have been identified elsewhere.</p> <p><u>Baseline information and environmental Problems:</u> We are satisfied with the range of issues mentioned in section 2.4 which the Council proposes to cover in the ER. We agree that the baseline needs updating as things may have changed since the last baseline reporting as part of the Local Development Plan (LDP) process.</p> <p>Other sources of data for issues that fall within SEPA's remit are referenced in our Standing Advice for Responsible Authorities on Strategic Environmental Assessment (SEA) Scoping Consultations. Please also note the topic guidance available in the SEA section of the SEPA's website.</p> <p><u>Alternatives:</u> We note that alternatives are still being considered. Any reasonable alternatives identified during the preparation of the plan should be assessed as part of the SEA process and the findings of the assessment should inform the choice of the preferred option. This should be documented in the Environmental Report.</p> <p><u>Scoping in / out of environmental topics:</u> We agree that in this instance all environmental topics should be scoped into the assessment.</p>	<p>Support noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Support noted.</p>
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	<p><u>Methodology for assessing environmental effects:</u>  We are unclear on the format of the assessment proposed as the Full site Assessment Pro-forma in Appendix 2 does not seem to cover all the aspects which are expected to be considered in the SEA. The SEA objectives have a wider remit than the pro-forma and the assessment has therefore to ensure that all the aspects of the environment are considered. For example we note that Section 3.4 mentions flood risk under water, but this is not one of the fields considered in the 'planning and infrastructure issues' presented in Appendix 2. Similarly the SEA objectives refer to the protection of the water environment but Section 3.4 or Appendix 2 does not mention specifically the ecological status of the waterbodies. Similarly, waste is considered in one section but not in the other. In addition it is not clear how mitigation measures/enhancement opportunities will be considered and presented.</p> <p>We also have provided a response on the Call for Sites consultation on the 'green and amber sites' in July 2016, where we commented on flood risk, protection of the water environment and co-location with SEPA Regulated sites, and therefore we would expect these comments to be used in the ER environmental assessment.</p> <p>Including a commentary section within the matrices in order to state, where necessary, the reasons for the effects cited and the score given helps to fully explain the rationale behind the assessment results. This allows the Responsible Authority to be transparent and also allows the reader to understand the rationale behind the scores given.</p> <p>Where it is expected that other PPS are better placed to undertake more</p>	<p>Noted, refer to above.</p> <p>Noted, comments will be taken into consideration.</p> <p>Noted. It is intended that this will be undertaken.</p> <p>Noted.</p>
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	<p>detailed assessment of environmental effects this should be clearly set out in the Environmental Report.</p> <p>We would expect all aspects of the PPS which could have significant effects to be assessed. We support the use of SEA objectives as assessment tools as they allow a systematic, rigorous and consistent framework with which to assess environmental effects.</p> <p>When it comes to setting out the results of the assessment in the Environmental Report please provide enough information to clearly justify the reasons for each of the assessments presented. It would also be helpful to set out assumptions that are made during the assessment and difficulties and limitations encountered.</p> <p><u>Assessment of land allocations – relevant to development plan SEA only:</u></p> <p>When it comes to assessment of the effects of allocations or sites we advocate a rigorous methodology which clearly assesses potential effects on all environmental topics. Our experience in relation to assessment of allocations is that it can be a much easier and useful exercise for the plan-maker if the assessment is made against a range of related questions, rather than directly against the environmental topics. This allows a very practical assessment to take place which clearly highlights the environmental benefits and costs of each individual allocation. As an example, assessing the allocation against the question “<i>Can the allocation connect to public sewage infrastructure?</i>” gives a clear practical view on how this allocation is likely to affect the water environment.</p> <p>We note that the assessment pro-forma in Appendix 2 has this structured approach, however it is not clear if this will cover all the</p>	<p>Noted.</p> <p>Noted.</p> <p>Comments noted. As the SG on Housing is part of the recently adopted LDP, and the SEA for the SG will take the form of an Addendum to the Environmental Report for the MIR/LDP, using the same matrix-based approach to present the findings will make a clear, legible read across between the two. Further consideration will be given on the format of any future SEA undertaken for the next LDP.</p>
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	<p>environmental aspects as per SEA objectives and if and how mitigation/enhancement measures will be considered. We would therefore draw your attention to the joint SEA and development plan site assessment proforma which sets out the issues which we require to be addressed in more detail.</p> <p>We would also recommend considering the cumulative effects related to the sites already allocated in the Adopted LDP.</p> <p><u>Comments on wording of proposed SEA objectives:</u> We are generally content with the proposed SEA objectives to be used in the assessment.</p> <p><u>Mitigation and enhancement:</u> We would encourage you to use the assessment as a way to improve the environmental performance of individual aspects of the final option; hence we support proposals for enhancement of positive effects as well as mitigation of negative effects. It is useful to show the link between potential effects and proposed mitigation / enhancement measures in the assessment framework. We would encourage you to be very clear in the Environmental Report about mitigation measures which are proposed as a result of the assessment. These should follow the mitigation hierarchy (avoid, reduce, remedy or compensate). One of the most important ways to mitigate significant environmental effects identified through the assessment is to make changes to the plan itself so that significant effects are avoided. The Environmental Report should therefore identify any changes made to the plan as a result of the SEA. Where the mitigation proposed does not relate to modification to the plan itself then it would be extremely helpful to set out the proposed mitigation measures in a way that clearly identifies: (1) the measures</p>	<p>Noted.</p> <p>Support noted.</p> <p>Comments noted.</p> <p>It is considered that inserting a table as recommended could be included within the Finalised Addendum. However, it is noted that the mitigation measures are noted within Appendix 5.</p>
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	<p>required, (2) when they would be required and (3) who will be required to implement them. The inclusion of a summary table in the Environmental Report such as that presented below will help to track progress on mitigation through the monitoring process.</p> <p><u>Monitoring:</u> Although not specifically required at this stage, monitoring is a requirement of the Act and early consideration should be given to a monitoring approach particularly in the choice of indicators. We note that Section 2.4 refers to indicators which will be used to monitor the significant environmental effects of the plan.</p> <p><u>Consultation period:</u> We are satisfied with the proposal for a 6 weeks consultation period for the Environmental Report.</p>	<p>Noted.</p> <p>Noted.</p>
<p>Scottish Natural Heritage</p>	<p>We agree with the SEA topics scoped into the process. The proposal to prepare this assessment as an annex to the existing Environmental Report is proportionate and we are content with this approach.</p> <p><u>Summary of the likely changes to the environment without the Supplementary Guidance:</u> We broadly agree with the information provided in the table on pages 7 and 8 of the Scoping Report. However, we suggest that additional changes should be considered.</p> <p><u>Summary of Environmental Problems / Issues and Environmental Baseline relevant to the Supplementary Guidance on Housing :</u> We generally agree with the table presented on pages 8 and 9. However, there are a couple of points that require clarification. <i>Biodiversity, flora and fauna</i> – the baseline should include species protected under international and</p>	<p>Support noted.</p> <p>Support noted.</p> <p>Support noted. Internal consultation is undertaken with the Council's Ecology Officer as part of the site assessment process and their responses are fed into the site assessment process. This will then highlight the need for a</p>

	<p>national legislation. For example, this has particular relevance for redevelopment sites where there are existing buildings that may host bat roosts.</p> <p><u>SEA Environmental Objectives:</u> We agree with the environmental objectives.</p> <p><u>Assessment of Environmental Effects:</u> We have the comments to make on the site assessment criteria: Biodiversity, Flora and Fauna – There appears to be overlap between “SAC, SPA, Ramsar sites, SSSI, International / national designation constraints” and “Adjacent to River Tweed”. This may be addressed by adding some clarification to the second of these.</p> <p>Material Assets – We suggest that “access to public transport” is expanded to “access to public and sustainable transport”</p> <p>Soil – Include “<i>carbon-rich</i>” as a criterion that requires assessment.</p> <p>We understand that you intend to assess the sites using a process that includes a site assessment proforma, examples of which are included in Appendix 2 of the Scoping Report. The proforma appears likely to support a consistent approach to site assessment, which will be particularly important if a team of officers is working on the assessments.</p>	<p>requirement for biodiversity surveys to be undertaken and set out in the Site Requirements within the Plan. In addition LDP Policies EP1: International Nature Conservation Sites and Protected Species, and EP2: National Nature Conservation and Protected Species would also apply to any proposed development should a planning application come forward.</p> <p>Support noted.</p> <p>Comment noted.</p> <p>Noted.</p> <p>Comment noted. However, it has not been possible to include “carbon-rich soil” as a criterion in the SEA assessment, as not all of the required information is available at this time. It would be intended however that this criterion would be included in any future SEA.</p> <p>Comments noted. It is the intention to present the results in the same format as done previously in the MIR/LDP SEA. It is noted that the topic based matrix was undertaken at the Proposed Plan stage within the Addendum to the Environmental Report and it is intended that this approach will be replicated again. Mitigation and enhancement measures will also be set out within the matrix as</p>
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	<p>However, it is not clear at this stage how the results of the assessment will be presented. The Consultation Authorities have prepared a site assessment proforma that may be a useful reference point to you in resolving how mitigation will influence the outcome of assessment.</p> <p>As the Environmental Report will be presented as an Annex to the existing LDP Environmental Report, we suggest that using the same matrix-based approach to presenting findings would make a clear, legible read across between the two.</p> <p><u>Appendix 1 – Table of Relevant Plans, Programmes and Strategies</u>  Biodiversity, flora and fauna – the Pan-European 2020 Strategy for Biodiversity was endorsed as successor to the Pan-European Biological and Landscape Diversity Strategy in 2011.</p> <p>Population and human health – include Let’s Get Scotland Walking – The National Walking Strategy, Cycling Action Plan for Scotland 2013 and A Long-Term Vision for Active Travel in Scotland 2030.</p>	<p>previously done for the MIR/LDP SEA.  Further consideration will be given to the use of the site assessment proforma for any future SEA undertaken for the next LDP.</p> <p>Noted.  Table of relevant PPS table updated.</p> <p>Noted.  Table of relevant PPS table updated.</p>
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	<p>assessment database - preferred and alternative sites. We also note that the information provided has been used to prepare the assessment available in Appendix 5. We however note that some sites that we have asked to be removed are still included in the SG. These are AGALA033, ASELK040 and ASELK041. In our separate response to the SG consultation (our ref: PCS/150397) we have requested removal again.</p> <p>We note that some comments reported in Appendix 6 from the Flood Protection Officer (FPO) refer to the SEPA 1 in 200 Year Indicative Flood Mapping and are inconsistent with our current advice (e.g. see AHAWI027, MDUNS005 and MPEEB006.). Could it be that the information extracted from the database has not been updated with the more recent information available from the SEPA Flood Risk Map 2014 or the terminology has been copied from an old document? If this is the case we would recommend that the Council updates their records as this could cause confusion.</p>	<p>Comments noted. However it should be noted that sites AGALA033, ASELK040 and ASELK041 were identified at 'Alternative' within the Draft SG on Housing and following public consultation, it is not intended that these sites will be allocated within the Finalised SG on Housing.</p> <p>Comments noted. The Scottish Borders Council (SBC) Flood Team currently use v1.1 of SEPA's Indicative Flood Mapping, which was released in March 2015 and are awaiting v1.3 which was due to be released in December 2016 by SEPA. Please note SBC have also received and have access to v1.2 of SEPA's flood mapping. Whilst, there are differences in comments between SBC Flood Team and SEPA in these responses, the SBC Flood Team have noted risk in all – notably from surface water for AHAWI027 and MPEEB006. It was the opinion of SBC's Flood Team that these surface water risks can be managed and should be mitigated within any development.</p>
<p>Scottish Natural Heritage</p>	<p><u>Addendum I – Appendix 3: Assessment of Proposed Plan Policies</u> The updated assessment of <i>Policy ED9: Renewable Energy Development</i> identifies a positive effect on Landscape &amp; Townscape based on promotion of renewable energy at sustainable locations. We welcome the all landscapes approach that this update establishes and agree with the assessment.</p> <p><u>Addendum I – Appendix 5(a): MIR Process Sites against SEA Topics – Sites to be included in the Proposed Plan</u> This appendix clearly sets out the site assessment against SEA Topics, with a brief assessment in</p>	<p>Support noted.</p> <p>Support noted.</p>

	<p>support of the scoring and a summary of required mitigation measures. We welcome this clear, concise assessment and note that where sites require Habitats Regulations Appraisal (HRA), this is clearly set out.</p> <p><u>Addendum I – Appendix 5(b): MIR Process Sites against SEA Topics – Sites not to be included in the Proposed Plan</u> The reasons for not including sites in the Proposed Plan are clearly summarised.</p> <p><u>Addendum I – Appendix 5(c): Existing allocated sites not included in Proposed Plan SEA</u> A number of sites in this Appendix are noted as having been ‘previously subject to SEA’. We accept this as a reason for not individually assessing them, however we highlight that such sites should be included in assessment of cumulative, inter-related and synergistic effects of changes to the overall strategy.</p> <p><u>Addendum I – Appendix 5(d): New Sites Outwith Strategic Development Areas Recommended for Inclusion in Plan by Examination Reporter</u> The description of site ASTOW027 states that the Gala Water, part of the <i>River Tweed Special Area of Conservation (SAC)</i>, runs through Stow. This reference to the SAC does not conclude whether there is a pathway between the allocation and the designated site. We can confirm that, based on our knowledge of this area, there is no connectivity between the allocation and the SAC and therefore further HRA is not required.</p> <p>As noted in the description of ADOLP003, this allocation is within 25 metres (at its closest point) of part of the <i>Dolphinton – West Linton Fens and Grassland Site of Special Scientific Interest (SSSI)</i>. While the allocation and designated site are in close proximity to one another, we agree with the conclusion that</p>	<p>Support noted.</p> <p>Comments noted.</p> <p>Comment noted.</p> <p>Comment noted.</p>
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## Appendix 2: Table of Relevant Plans, Programmes and Strategies

	Plan, Programme or Strategy	Key considerations for SG on Housing
<b>Air</b>		
<b>National</b>	The Air Quality Strategy for England, Scotland, Wales and Northern Ireland. Working Together for Clean Air (2000)	The SG will contribute to reduction in air pollution
	Local Air Quality Management Act (Part of the Environmental Act 1995)	Sets out requirements to reduce air pollution which the SG should contribute to
	Cleaner Air for Scotland 2015: The Road to a Healthier Future	A national Strategy – aiming to achieve the best possible air quality for Scotland
<b>Biodiversity, fauna and flora</b>		
International	Convention on Wetlands of International Importance 1971 (amended 1982 and 1987) (Ramsar Convention)	Requirement to protect sites from loss or damage by development.
	Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	Requirement for appropriate assessment.
	UN Convention on Biological Diversity	Requirement to protect and enhance ecological resources
	Bern Convention on the Conservation of European Wildlife and Natural Habitats	
	Pan-European 2020 Strategy for Biodiversity	
	Directive 79/409/EEC on the conservation of wild birds	
National	Nature Conservation (Scotland) Act 2004	Duty to further conservation of biodiversity.
	Scotland's Biodiversity – It's in your hands (2004)	Broader scale conservation beyond designated sites.
	Scottish Planning Policy (SPP) PAN60 Planning for Natural Heritage (2000)	Sets national planning policy and provides further advice
	The Scottish Forestry Strategy (2006) (and associated SEA)	Sets aims to conserve and enhance biodiversity which should be taken on board by the SG
Local	Scottish Borders Biodiversity Action Plan	Requirement to maintain the area's Biodiversity
	Scottish Borders Woodland Strategy	Requirement to promote the area's woodland asset
	Scottish Borders Greenspace Strategy	Requirement to promote the area's greenspace asset
<b>Population and Human Health</b>		
	Our National Health: A Plan for Action, A Plan for Change	SG should contribute to improving the health of the Borders area.
	Let's get Scotland Walking - The	SG should seek to promote

	National walking Strategy	walking
	Cycling Action Plan for Scotland 2013	SG should seek to promote cycling
	A Long-Term Vision for Active Travel in Scotland 2030	SG should seek to promote active travel
	Scottish Planning Policy	Enabling the provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places
	A Partnership for a Better Scotland (2003)	SG should contribute towards ensuring that disadvantaged neighbourhoods are targeted for regeneration to allow for improvements in quality of life of the Population
	Making the Links: Greenspace and the Partnership Agreement, Greenspace Scotland	SG should seek to protect, enhance and promote green spaces.
	PAN 74 Affordable Housing	SG should seek to provide affordable housing in line with the Scottish Government's recommendations.
Local	Scottish Borders Core Path Plan	SG should contribute to improving the health of the Borders area by promoting core paths and accessibility to the countryside and green spaces.
	Our Scottish Borders – Your Community: Community Plan 2006-2016	SG should seek to follow the guidance in the community plans on engagement with the local community.
	Scottish Borders Local Housing Strategy and Action Plan	SG should integrate with the SHIP and plan to achieve the outcomes set out in the document
<b>Soil</b>		
International	EU Thematic Strategy for Soil protection (2005)	Aims to maintain and protect soil quality
National	PAN33 Development of Contaminated Land (2000)	Key national advice
	The Contaminated Land (Scotland) Regulations 2005	SG should not conflict with these regulations
	Scottish Soil Framework (2009)	The main aim of the Framework is to promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland.
	The State of Scotland's Soils Report (2011)	The document examines actions arising from the Scottish Soils Framework (2009)

<b>Water</b>		
International	Directive 2000/60/EC Water Framework Directive	Requirement to achieve good ecological status by 2015
	Directive 2007/60/EC Flood Risk Management	Assessment and management of flood risk.
National	Water Environment and Water Services (Scotland) Act 2003 (Designation of Scotland River Basin District) Order 2003	Requirement to produce River Basin Management Plans. Controlled Activities Regulations (CAR).
	The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended)	
	Scotland River Basin Management Plan and Solway Tweed River Basin Management Plan ( RBMP)	
	Flood Risk Management (Scotland) Bill 2008	Sets national policy - requirement to take flood risk into account.
	Local Flood Risk Management Plans	
	Scottish Planning Policy	The SG should not create flood risks and should actively promote sustainable flood risk management
	The Marine (Scotland) Act (2010)	The SG should take account of the Marine Bill when planning anything that could impact on coastal waters and/or the sea.
Local	Tweed Catchment Management Plan	The SG should not adversely impact on the aims of these documents.
	Tweed Wetland Strategy	
<b>Climatic Factors</b>		
International	European Climate Change Programme	Aims to reduce emissions and achieve sequestration.
	Kyoto Protocol (1997)	Sets international targets and mechanisms for addressing climate change.
National	UK Climate Projections (UKCP09) (2009)	Projects UK climate into the future based on different emissions scenarios.
	Changing Our Ways – Scotland's Climate Change Programme (2006)	SG should aim to make an appropriate contribution to this programme.
	Climate Change (Scotland) Act 2009	SG should promote and contribute towards the targets set by the bill. The SG should also adhere to the public body duties in Section 4 of the Act, this means exercising functions: in the best way calculated to contribute to delivery of the Act's emission reduction targets, deliver any statutory adaptation programme; and in the most sustainable way.

	Energy Efficiency and Micro generation: achieving a Low Carbon Future: A Strategy for Scotland (2008)	SG should aim to make an appropriate contribution to this programme to help meet carbon saving targets for Scotland.
	Scotland's Climate Change Adaptation Framework	SG should recognise the need to understand the consequences of a changing climate and integrate adaptation measures into policy where possible.
	Biomass Action Plan for Scotland	The aim of the Plan is to set out a coordinated programme for development of the biomass sector in Scotland.
<b>Material assets</b>		
International	Directive 99/31/EC Landfill Directive	Sets targets for reducing waste to landfill.
National	Scottish Planning Policy	SG should support measures to manage waste.
	Zero Waste Plan (2010)	SG should support measures to improve resource efficiency.
	Building a Better Scotland Infrastructure Investment Plan (2005)	Sets out delivery plan for investment across Scotland.
<b>Cultural Heritage</b>		
National	Scottish Planning Policy	Sets national policy.
	Historic Environment Scotland Policy Statement	SG should impact as little as possible on the historic environment.
	Managing Change in the Historic Environment Guidance Notes	Provides advice on designated and protected built environment, gardens and landscapes.
<b>Landscape and townscape</b>		
International	European Landscape Convention (2000)	Requires protection and enhancement of landscapes.
National	Scottish Planning Policy	Sets national planning policy and provides further advice.
	Getting the Best from our Land: A Land Use Strategy for Scotland 2016 - 2021	
	PAN60 Planning for Natural Heritage (2000)	
	Creating Places: A policy statement on architecture and place for Scotland	SG should adhere to the policies contained within the document.
	PAN 65 Planning and Open Space	SG should enhance existing open space and provide high quality new spaces.
	PAN 71 Conservation Area Management	SG should not have a negative impact on any conservation areas in the Borders.
<b>Interrelationships / sustainable development</b>		
International	European Strategy for Sustainable Development (2006)	Identifies key priorities for sustainable development.
	7 <sup>th</sup> Environmental Action Plan of the European Community (2002)	Encourages integration of environmental issues across all sectors of policy.

National	One future different paths – UK shared framework for sustainable development (2005)	Sets principles for sustainable development.
	Choosing our Future – Scotland's Sustainable Development Strategy (2005)	Defines priorities for Scotland, including mainstreaming sustainable development.
Local	Single Outcome Agreement for the Scottish Borders	Sets priorities for the Community Planning Partnership.
	New Ways Environmental Strategy	
<b>Planning</b>		
National	Planning etc (Scotland) Act 2006	Reform of the Scottish planning system.
	Scottish Planning Policy	Sets national policy.
	Planning Circular (6/2013)	
	Rural Development Programme for Scotland 2007-2013	Sets priorities for EU funded rural development.
	National Planning Framework 3 for Scotland	Guides land use planning.
Local	Strategic Development Plan (SESplan)	Part of the Scottish Borders Development Plan - sets out the strategic policy framework.
	Scottish Borders Local Development Plan 2016	Part of the Scottish Borders Development Plan – sets out the site specific detail and more local policies and proposals.

## Appendix 3: SEA Baseline Data

## Contents

<u>Contents</u>	<u>Page Number</u>
Introduction	1
Part 1: Air	2
Table 1: Scottish Borders Greenhouse Gas Emissions	3
Table 2: Method of Travel to work or study	4
Map 1: Day Traffic Flow At Selected Monitoring Sites	5
Part 2: Biodiversity, Flora & Fauna	6
Table 3: Land Cover of Scottish Borders	7
Map 2: Sites of Special Scientific Interest	8
Map 3: Special Areas of Conservation & Special Protection Areas	9
Map 4: National Nature Reserves & Ramsar Sites	10
Map 5: Ancient Woodland Inventory	11
Part 3: Climatic Factors	12
Map 6: Operational and Consented Windfarms	13
Part 4: Cultural Heritage	14
Table 4: Listed Buildings in Scottish Borders by Category	15
Map 7: Listed Buildings	16
Map 8: Conservation Areas	17
Map 9: Scheduled Monuments	18
Map 10: Historic Environment Records	19
Map 11: Gardens and Designed Landscapes	20
Map 12: Battlefields	21
Part 5: Landscape and Townscape	22
Table 5: National Scenic Areas (NSA) and Special Landscape Areas (SLA) in Scottish Borders	23
Map 13: National Scenic Areas and Special Landscape Areas	24
Map 14: Borders Landscape Character Assessment	25
Map 15: Countryside around Towns	26
Part 6: Material Assets	27
Map 16: Strategic Road Network	28
Map 17: Rail Network	29

Map 18: National Cycle Network	30
Table 6: Municipal Waste Collected Within the Borders 2009	31
Table 7: Water and Waste Water Asset Capacity	32
Map 19: Waste Recycling Centres	34
Table 8: Consented Mineral Operations in Scottish Borders	35
Part 7: Population & Human Health	36
Table 9: Scottish Borders Population	36
Figure 1: Drive Times for Petrol Stations	37
Figure 2: Drive Times for Convenience / General Stores	37
Table 10: Total Affordable Housing Stock Available	38
Table 11: Future Annual Supply of Affordable Housing Units	38
Map 20: Core Paths	40
Map 21: Strategic Green Network	41
Map 22: Key Green Space	42
Map 23: Key Green Space Around Selected Towns	43
Part 8: Soil	44
Table 12: Derelict Land and Urban Vacant Land	44
Table 13: Urban Capacity Results	45
Map 24: Soil Types	46
Part 9: Water	47
Table 14: Status of Surface Water and Groundwaters in the Solway Tweed River Basin District	47
Table 15: Water Quality Objectives in the Solway Tweed River Basin District	47
Map 25: River Flood Risk	49
Map 26: Surface Water Flood Risk	50

## Introduction

This section of the Environmental Report gives a description of the current state of the environment in the Scottish Borders Council area and how this might change in the future in the absence of the masterplan, as well as the environmental characteristics of the area, as required by the Environmental Assessment (Scotland) Act.

Scottish Borders is the 6<sup>th</sup> largest council area in Scotland covering 4734km<sup>2</sup> and has a population of 114,030 as of 2015. The area is predominantly rural with small towns and villages scattered throughout the area, and has an abundance of natural and man-made attractions. These include 9 designated “special landscape areas” and 2,996 listed buildings.

This baseline will seek to give an overview of the study area using information from Scottish Borders Council as well as national statistics. The aim is to use this information to assess the Housing Supplementary Guidance proposals. This baseline will be presented under the broad headings of:

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

## Air

### **SEA Objective: To protect current air quality and provide opportunities for public transport.**

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

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

Another area that affects air quality is emissions from transport. Important transportation developments in Scottish Borders include the Borders Railway, the potential for the extension of the Borders Railway, and the potential for a railway station at Reston. Rail transport assists with reducing CO<sub>2</sub> emissions from cars. Important road routes in Scottish Borders include the A1, A68, A7 and A702 which are under route management schemes.

The Census data from 2001 provides information on the method of travel to work or study by 'day time' population in Scottish Borders. This information is provided below in Table 2. Daily average traffic flows for certain key routes in Scottish Borders which are shown below in Map 1.

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

**Scottish Borders**

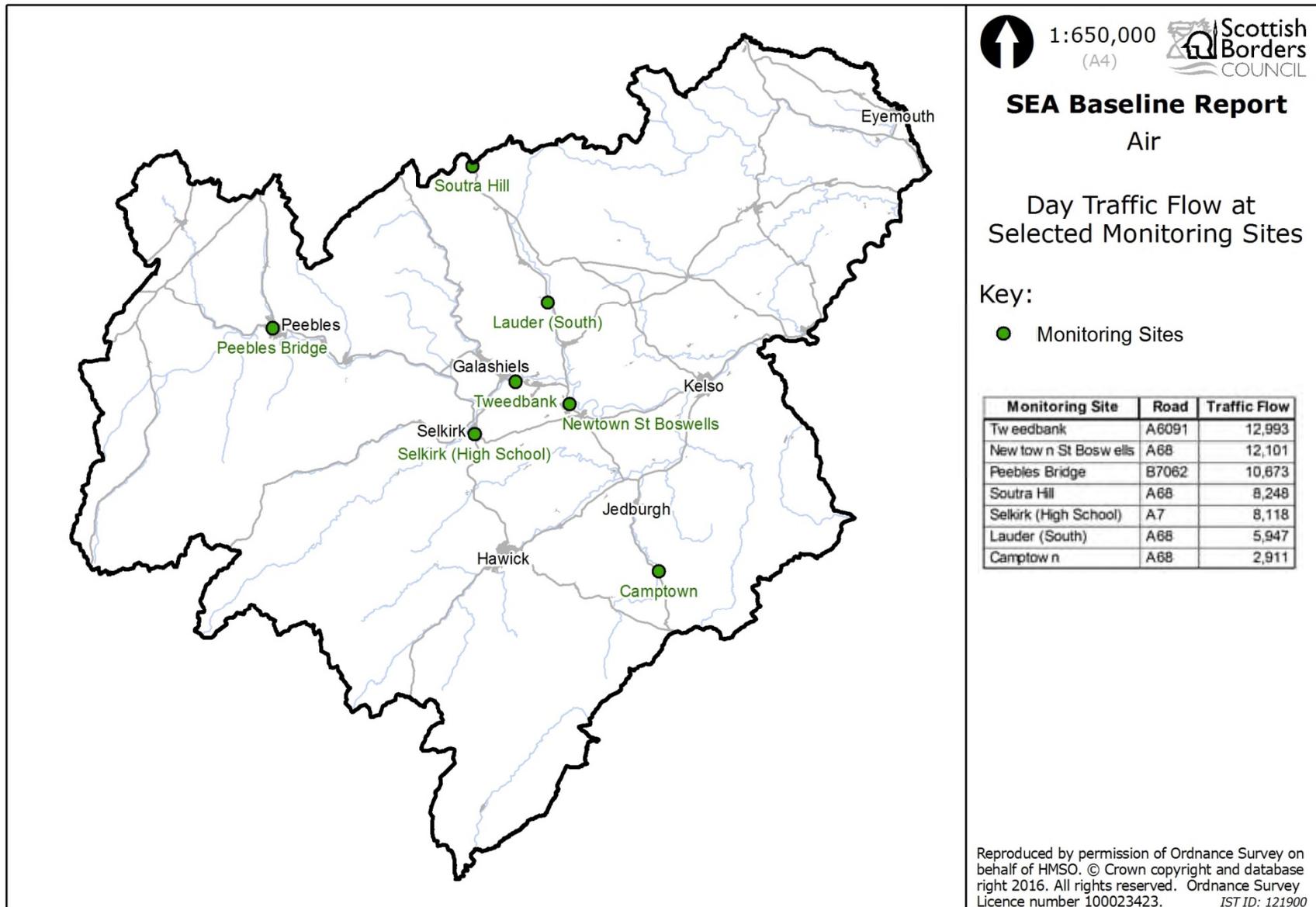
**Population 114,030**

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

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

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

**Map 1: Day Traffic Flow at Selected Monitoring Sites**



## Biodiversity, Flora & Fauna

### **SEA Objective: To protect and enhance biodiversity and habitats in Scottish Borders.**

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

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

The maps that follow Table 3 show the various international and national designations within Scottish Borders, including:

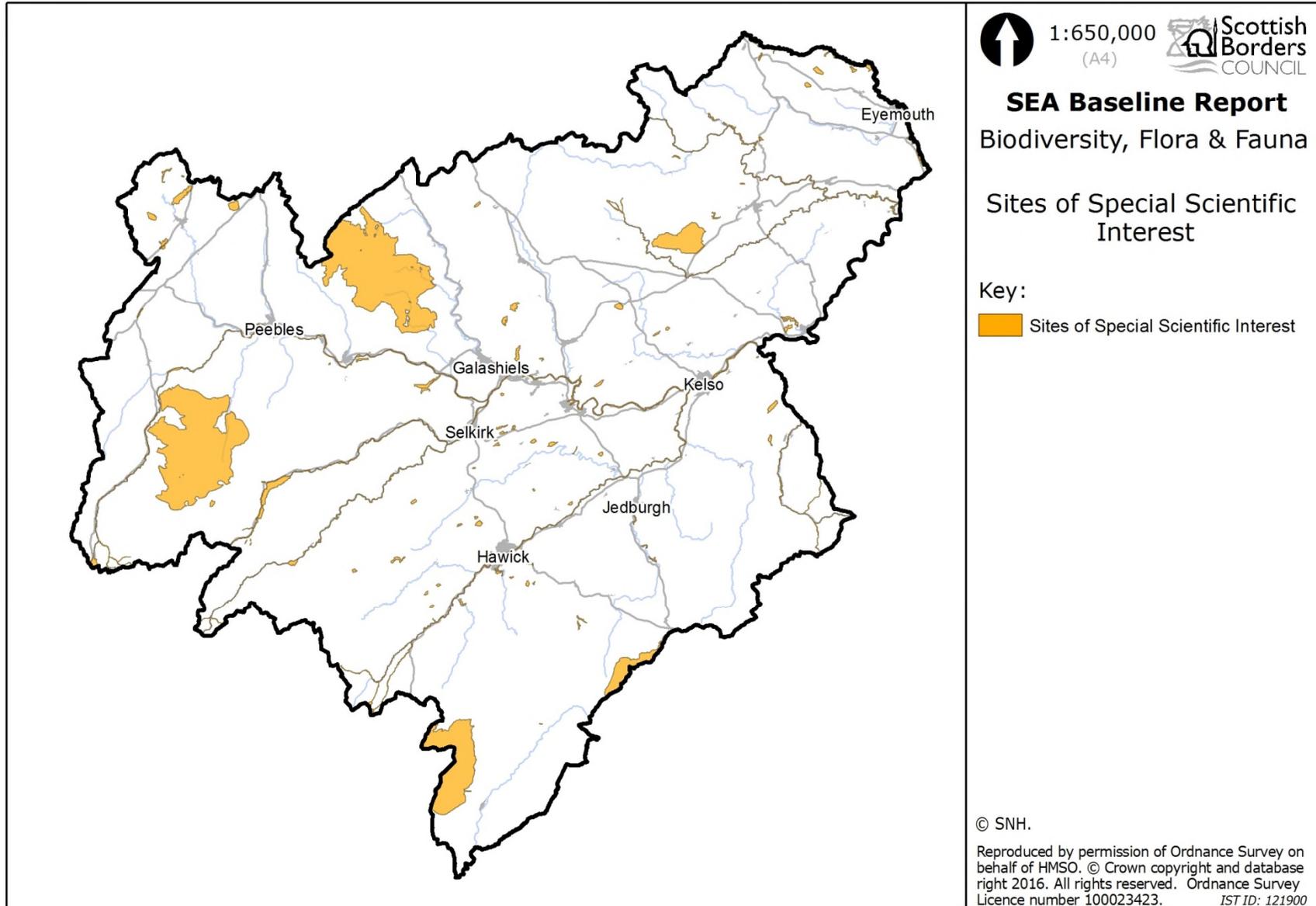
- Sites of Special Scientific Interest
- Special Areas of Conservation and Special Protection Areas
- National Nature Reserves and Ramsar Sites
- Ancient Woodland Inventory
- Green Space

The Phase 1 Habitat Classification is produced by the Joint Nature Conservation Committee and provides a system to record of semi-natural vegetation and other wildlife habitats. The ten categories of habitats include woodland and scrub, grassland and marsh, and heathland and amongst these categories there are 155 habitat types. Accordingly, the habitat map of Scottish Borders is too detailed to be legible but more information to the Phase 1 Habitat Classification can be found at <http://jncc.defra.gov.uk/page-4258>.

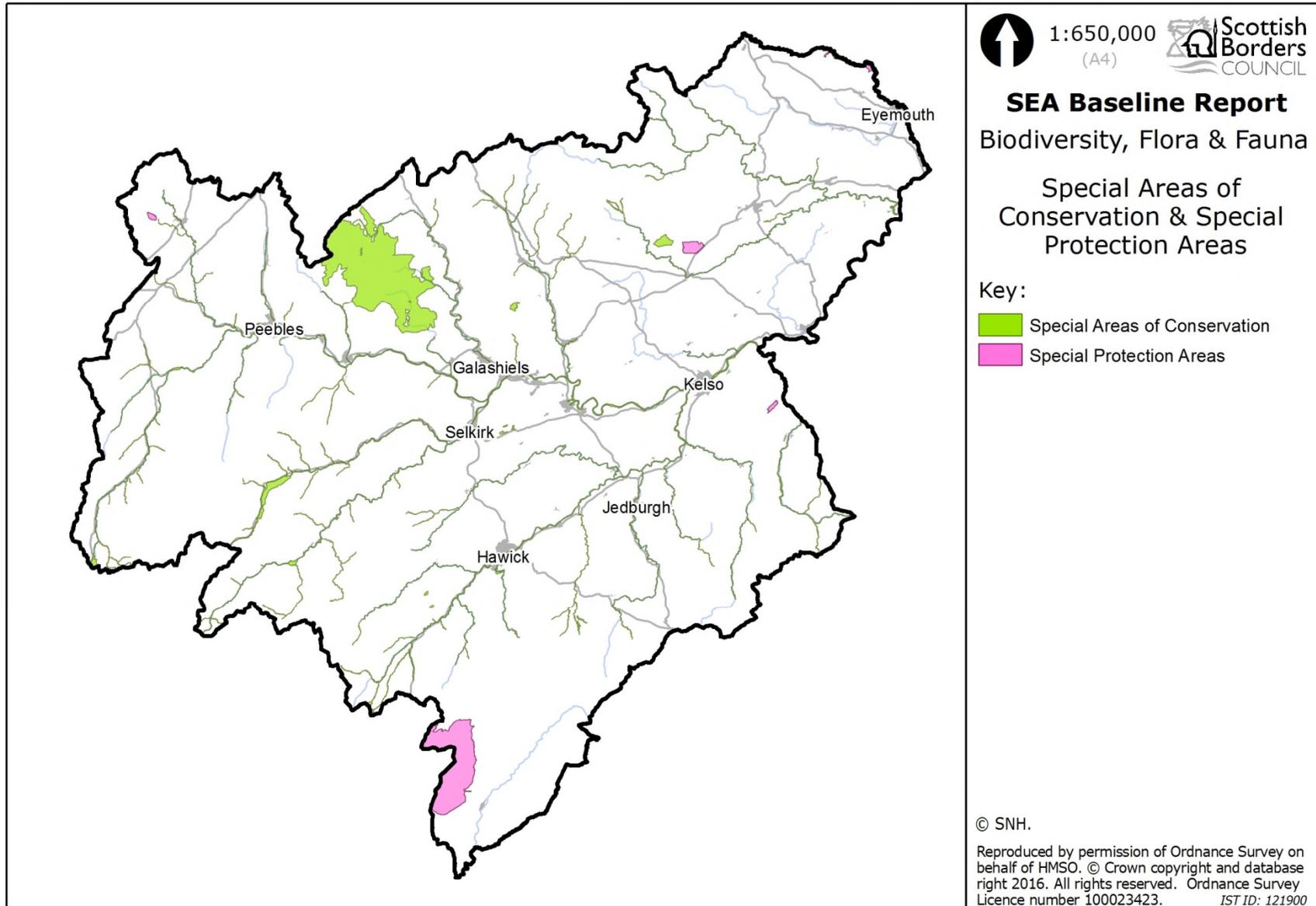
**Table 3: Land Cover of Scottish Borders**

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

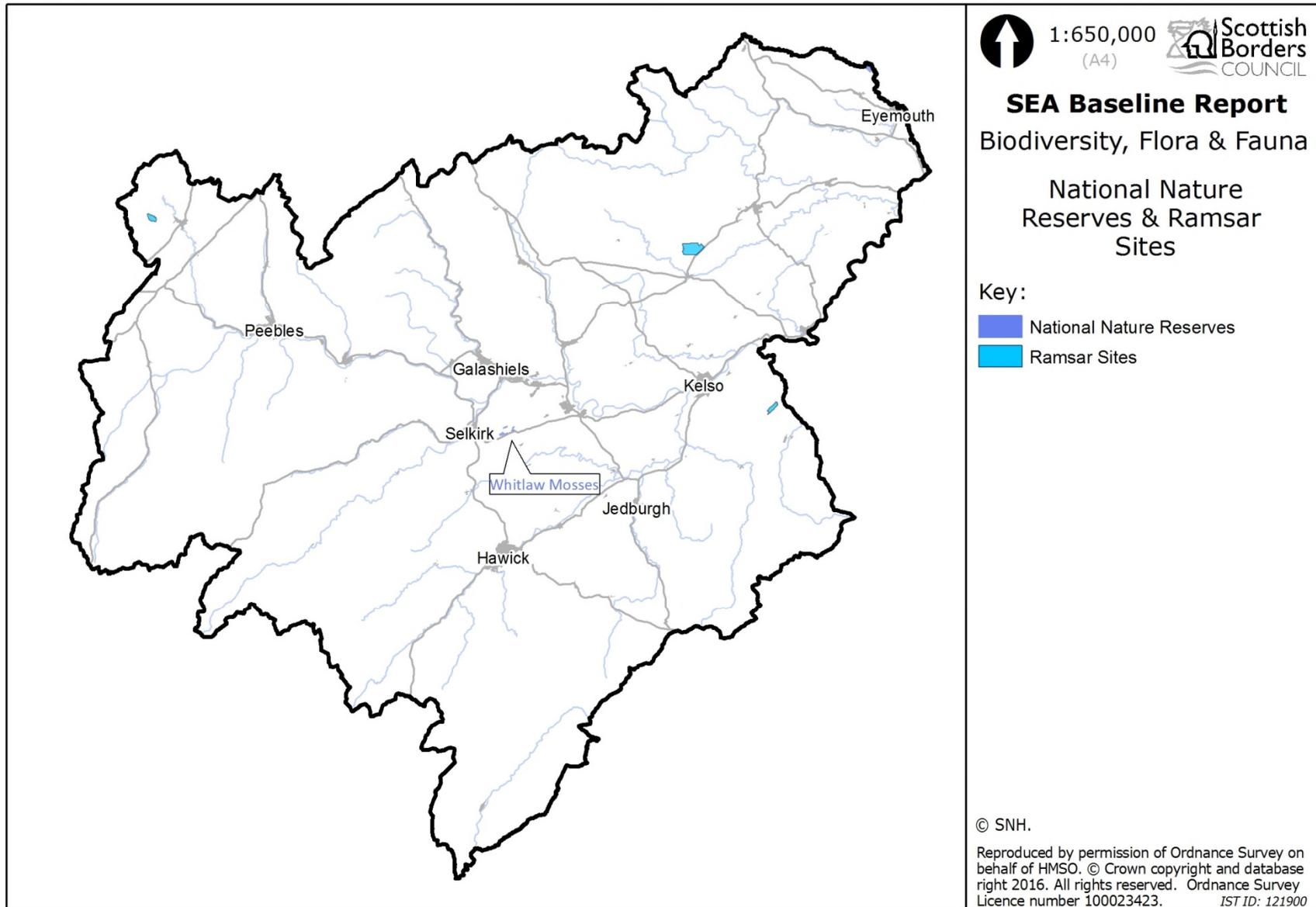
Map 2: Sites of Scientific Special Interest



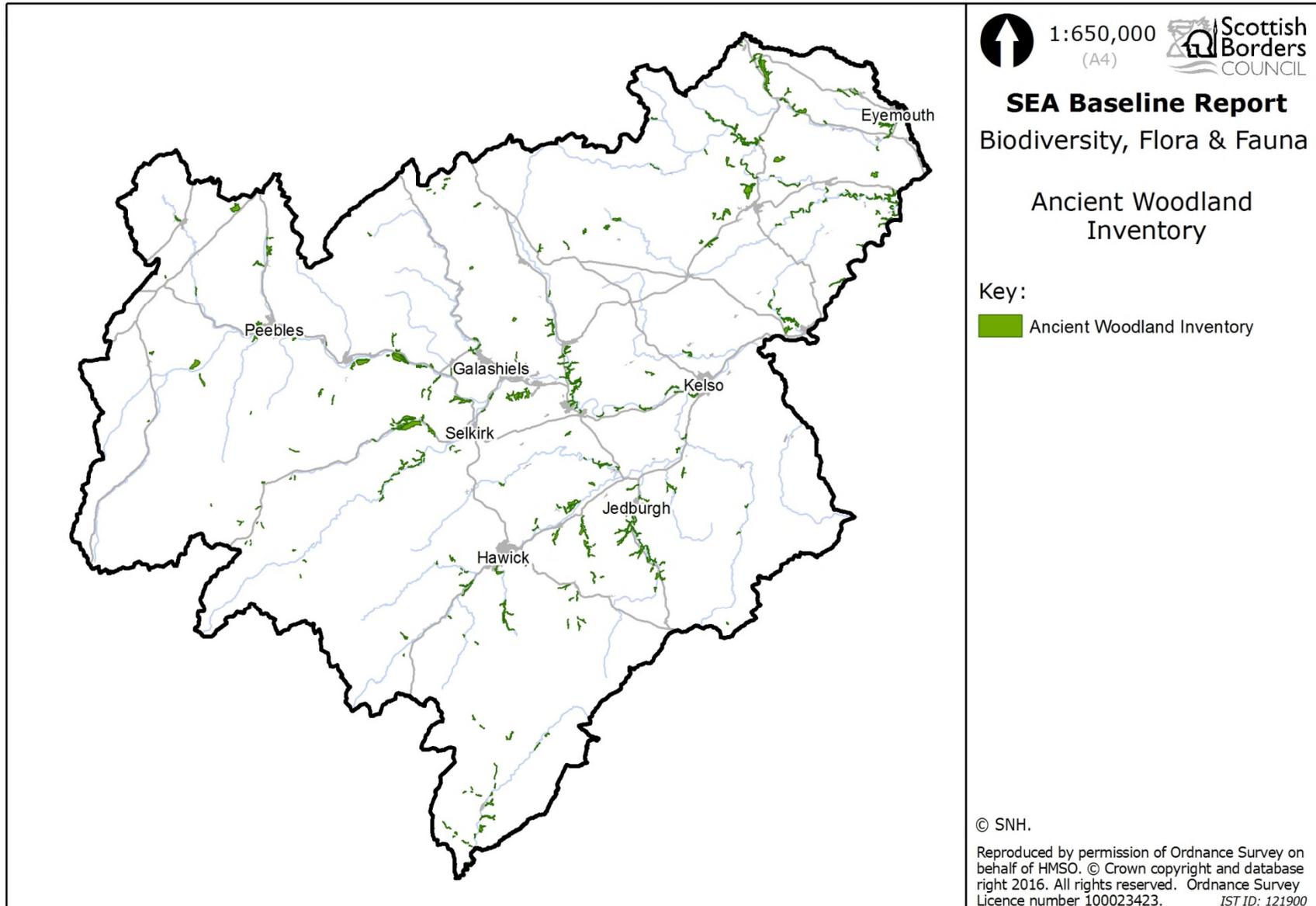
Map 3: Special Areas of Conservation & Special Protection Areas



Map 4: National Nature Reserves & Ramsar Sites



Map 5: Ancient Woodland Inventory



## Climatic Factors

### **SEA Objective: To reduce CO<sub>2</sub> emissions, reduce energy consumption and promote climate change adaptation.**

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

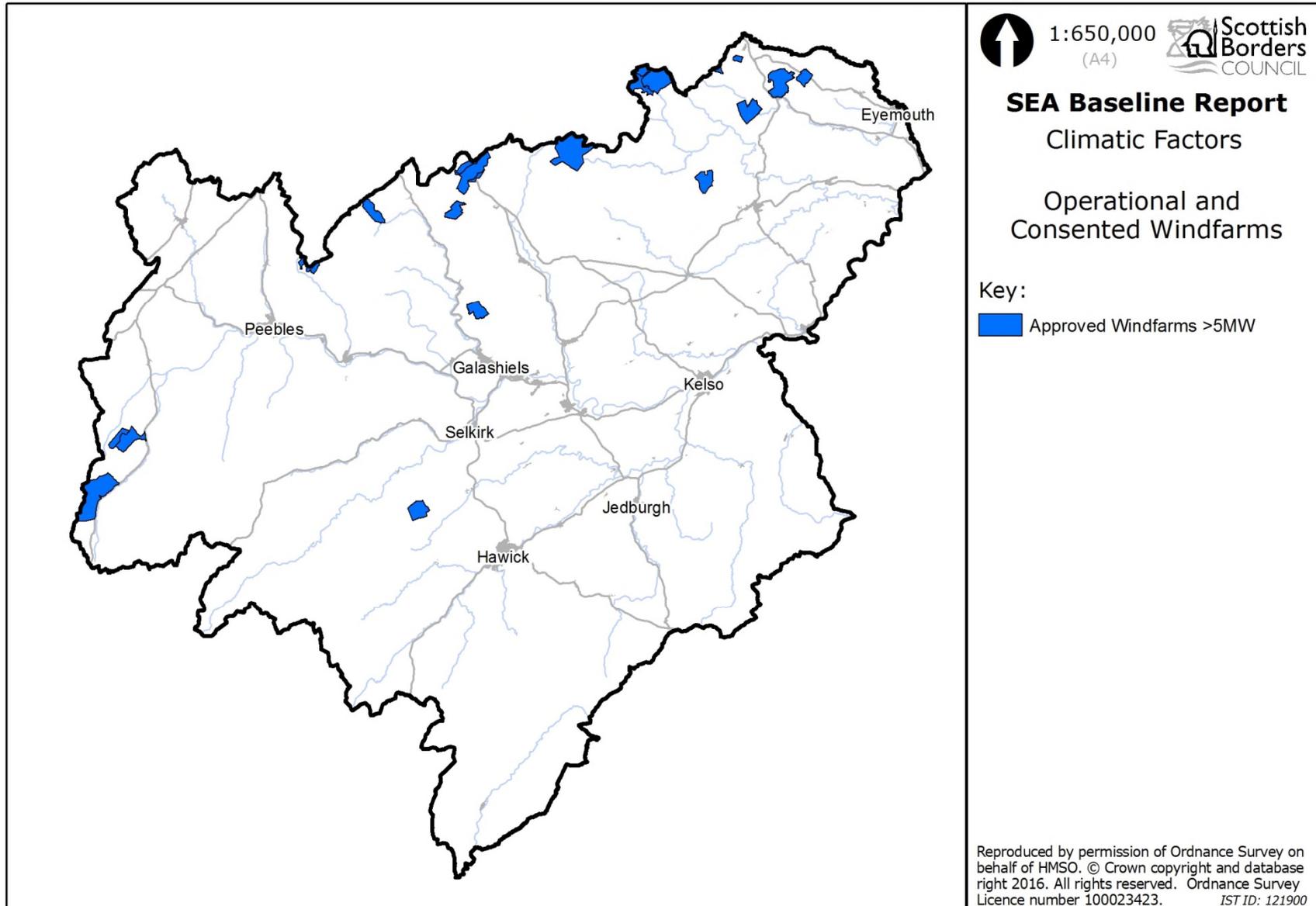
- Ecological Footprint (g/ha/capita): 5.52
- GHG Footprint (tCO<sub>2</sub>eq/capita): 17.02

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

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

The estimated capacity of renewable energy generation in Scotland has been estimated at 60 GW (The Scottish Government (2002) Scotland's Renewable Energy Potential – Beyond 2010). Scottish Borders has, and continues to play a key role in the development of sustainable energy sources with several existing and proposed windfarms, the number of windfarms (5MW or above generation) is shown in Map 6 (please note this figure is indicative of the status at the time of writing). The Borders also has the potential of wood fuel and heat recovery systems associated with forestry and recently there has been a growing interest in solar farms.

Map 6 – Operational and Consented Windfarms



## Cultural Heritage

### **SEA Objective: To protect and where appropriate, enhance the built and historic environment.**

Scottish Borders has a rich cultural and historical heritage and this is shown through the number of related designations and initiatives undertaken in the area. For example the Council has completed Townscape Heritage Initiatives (THI) in Hawick and Kelso in recent years, which were undertaken with the aim to culturally, socially and economically regenerate the towns. Supplementary guidance reports include Planning Briefs for historically sensitive sites including one underway for Kelso High School.

The Register is maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) on behalf of Historic Scotland, and provides information on properties of architectural or historic merit throughout the country that are considered to be at risk. Currently the register identifies that there are 172 buildings within Scottish Borders at risk whilst 11 are currently being restored (as at 20/07/2016).

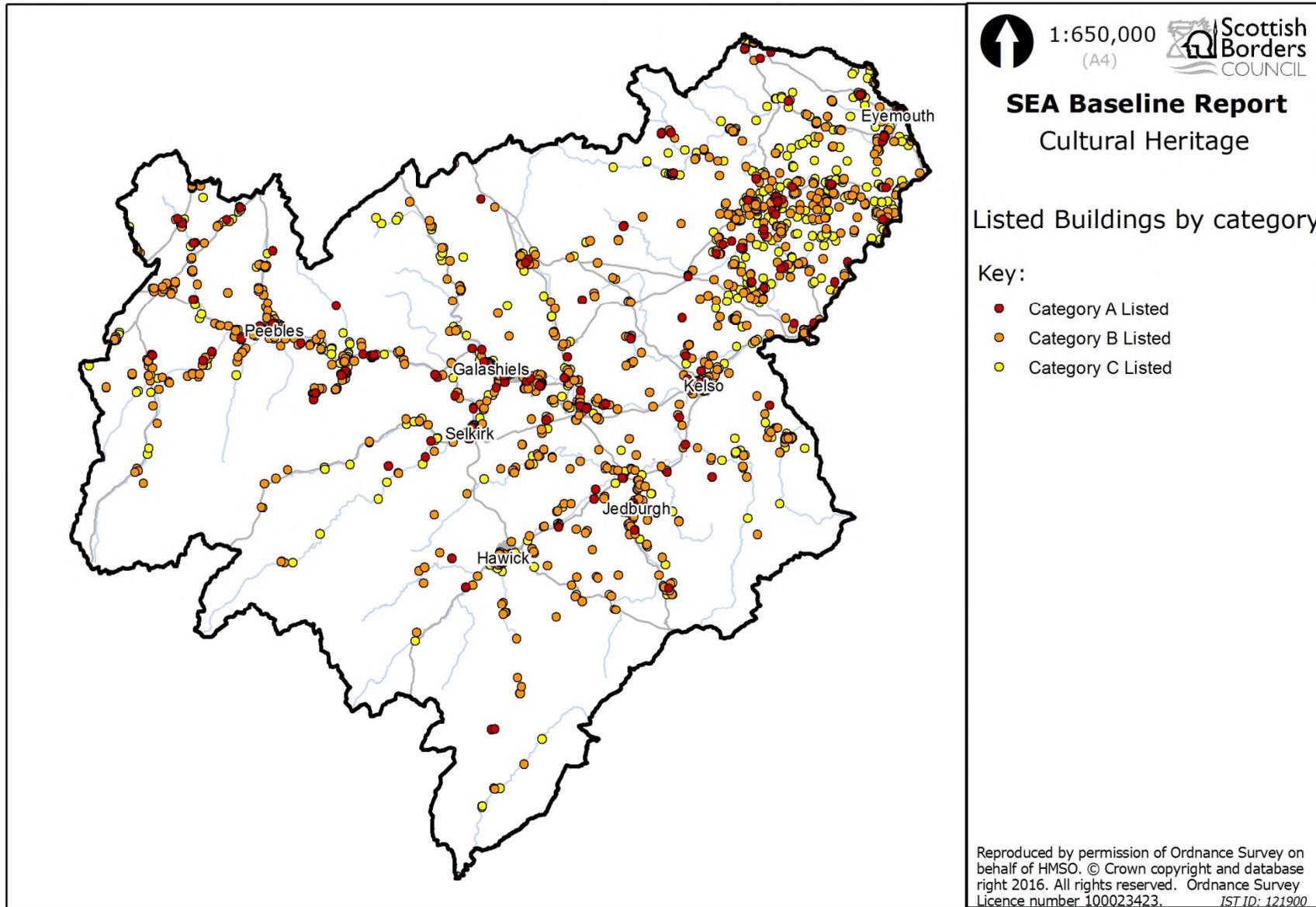
The Scottish Borders has 2,996 listed buildings, shown in Map 7; the categories of listed buildings and the description are listed below in Table 4. There are also 43 conservation Areas in Scottish Borders these have been designated by the Council to ensure the character of the area is protected. The largest Conservation Areas in Scottish Borders are Peebles (117ha) and Dryburgh (71ha) in total the Conservation Areas cover almost 900ha, as shown in Map 8. There are 742 Scheduled Monuments within Scottish Borders and locations of these are provided in Map 9. All sites contained on the Council's Historic Environment Record are shown in Map 10. The 31 Gardens and Designed Landscapes in Scottish Borders are shown in Map 11, and the 3 battlefields in Scottish Borders are shown in Map 12.

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

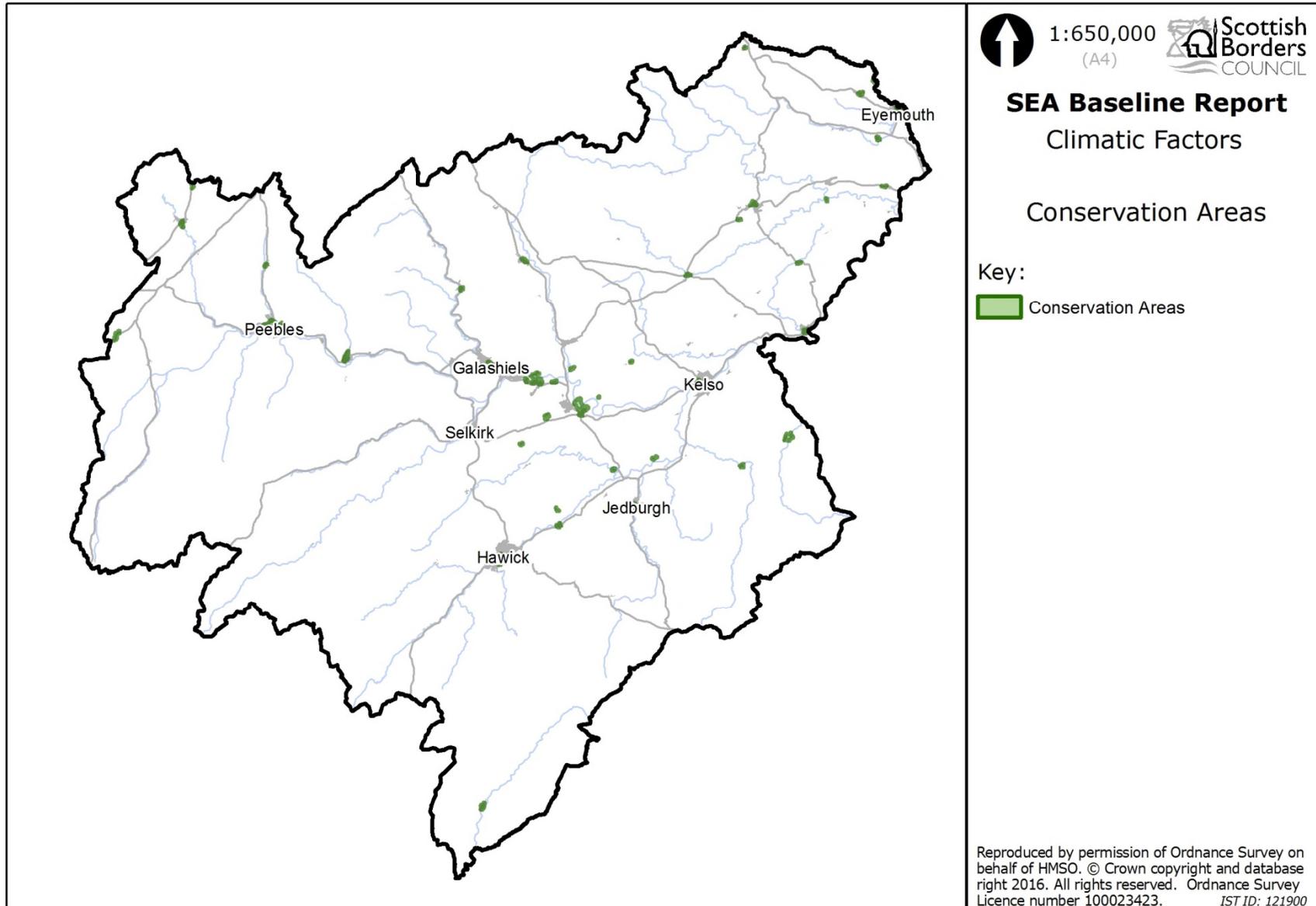
<b>Category</b>	<b>Category Description</b>	<b>Total number</b>
<b>A Listed</b>	Buildings of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type.	178
<b>B Listed</b>	Buildings of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.	1,217
<b>C Listed</b>	Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple traditional buildings which group well with others in categories A and B.	1,601
		<b>2,996</b>

Source: Historic Environment Scotland Website

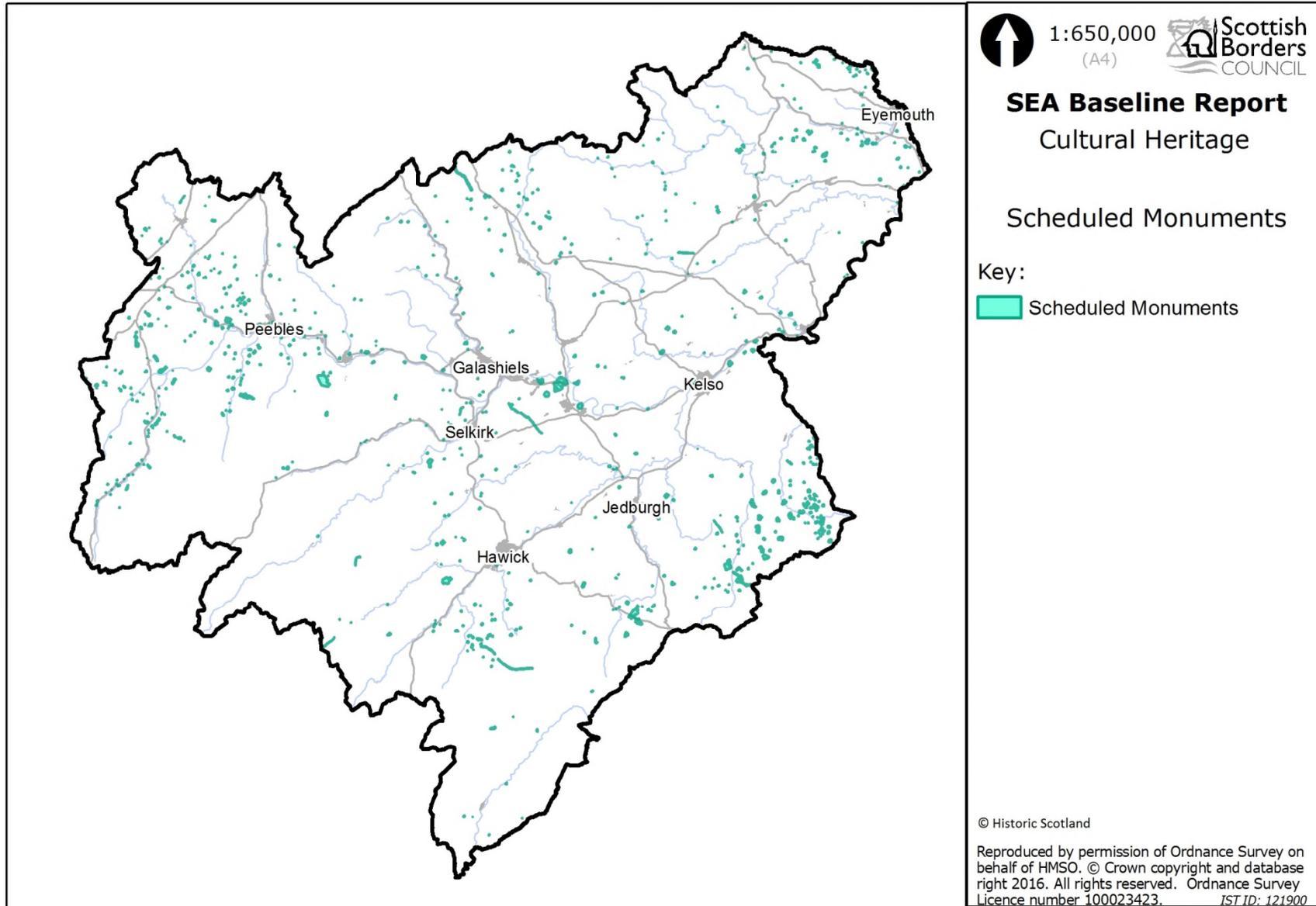
Map 7: Listed Buildings



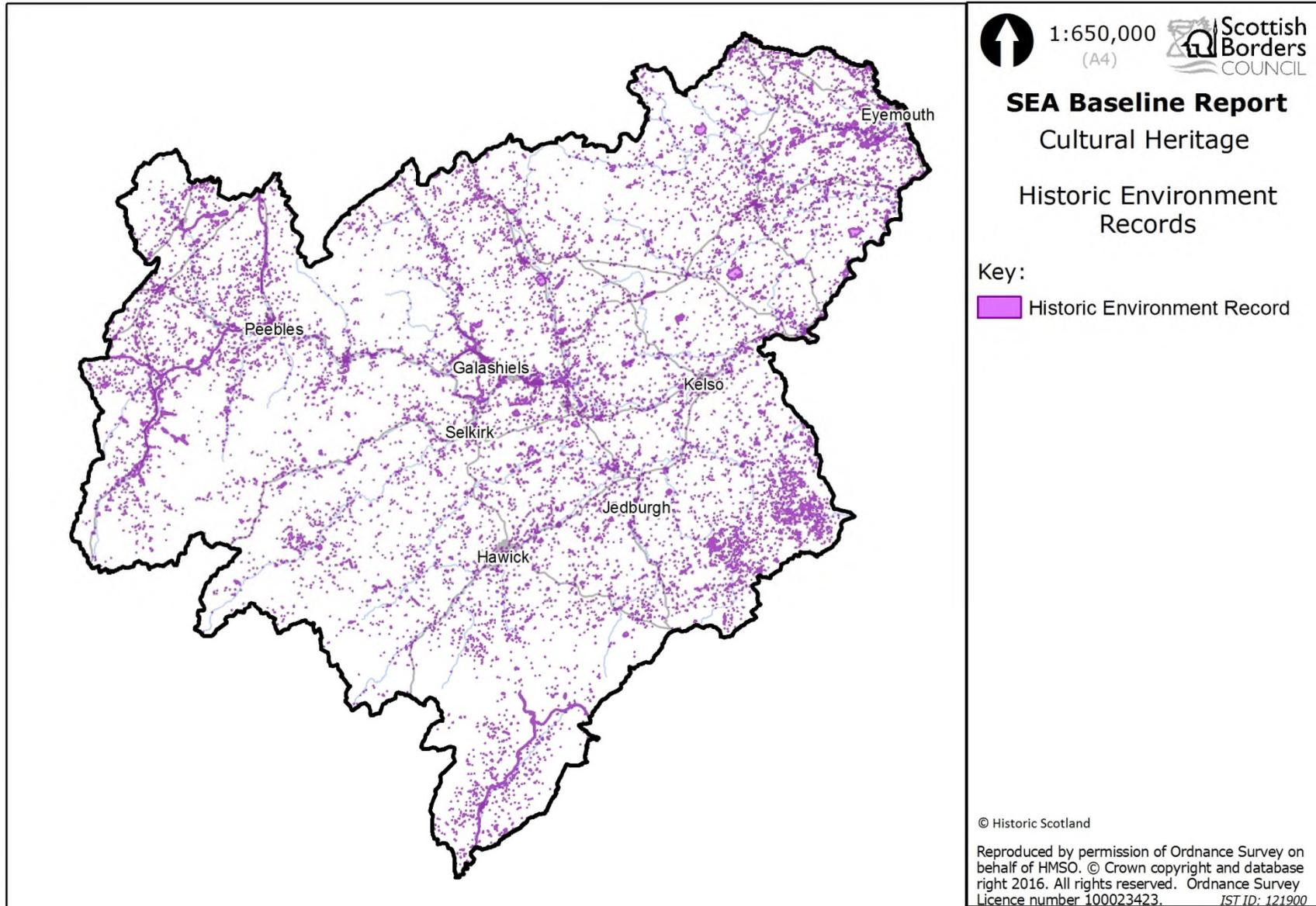
Map 8: Conservation Areas



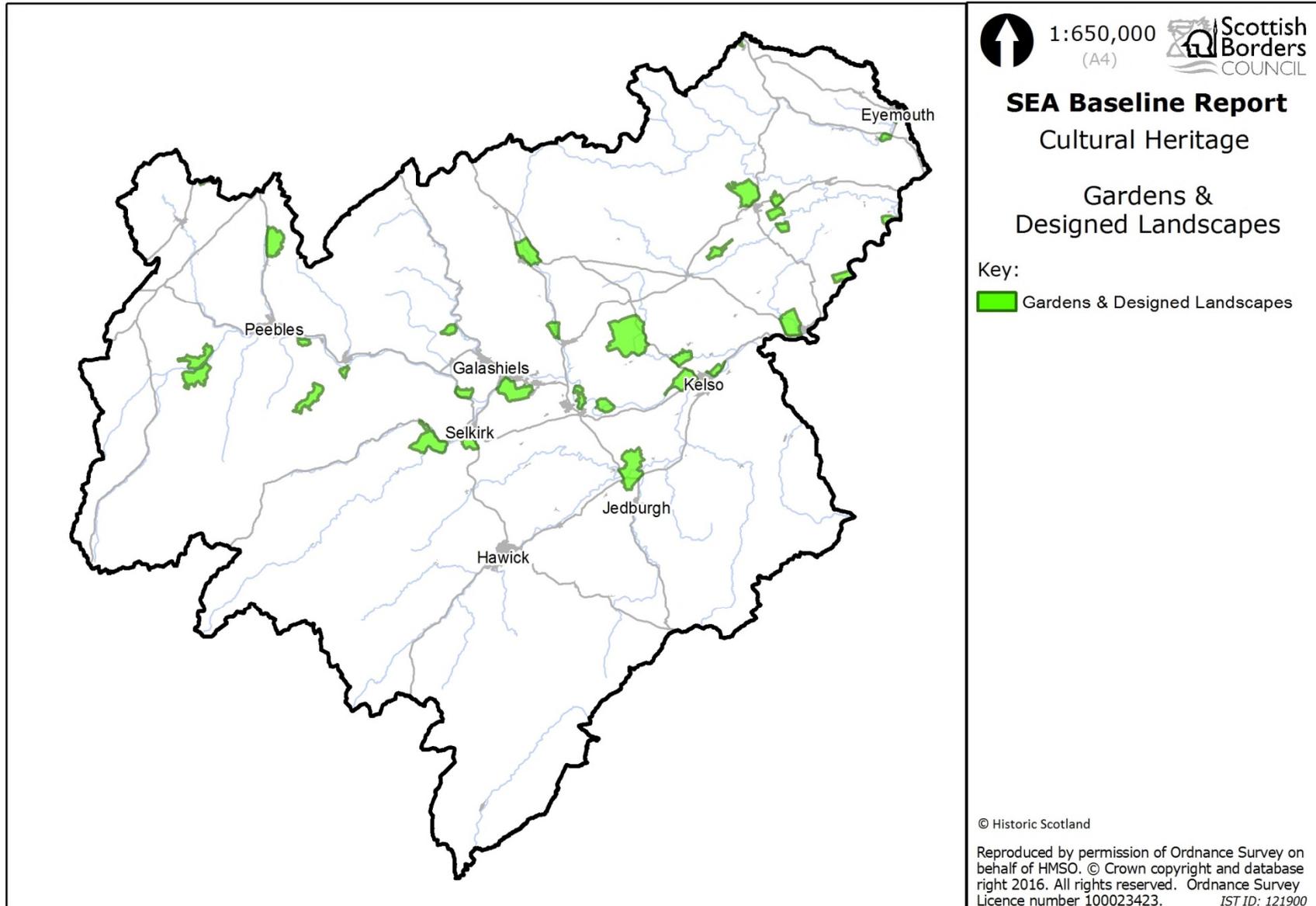
Map 9: Scheduled Monuments



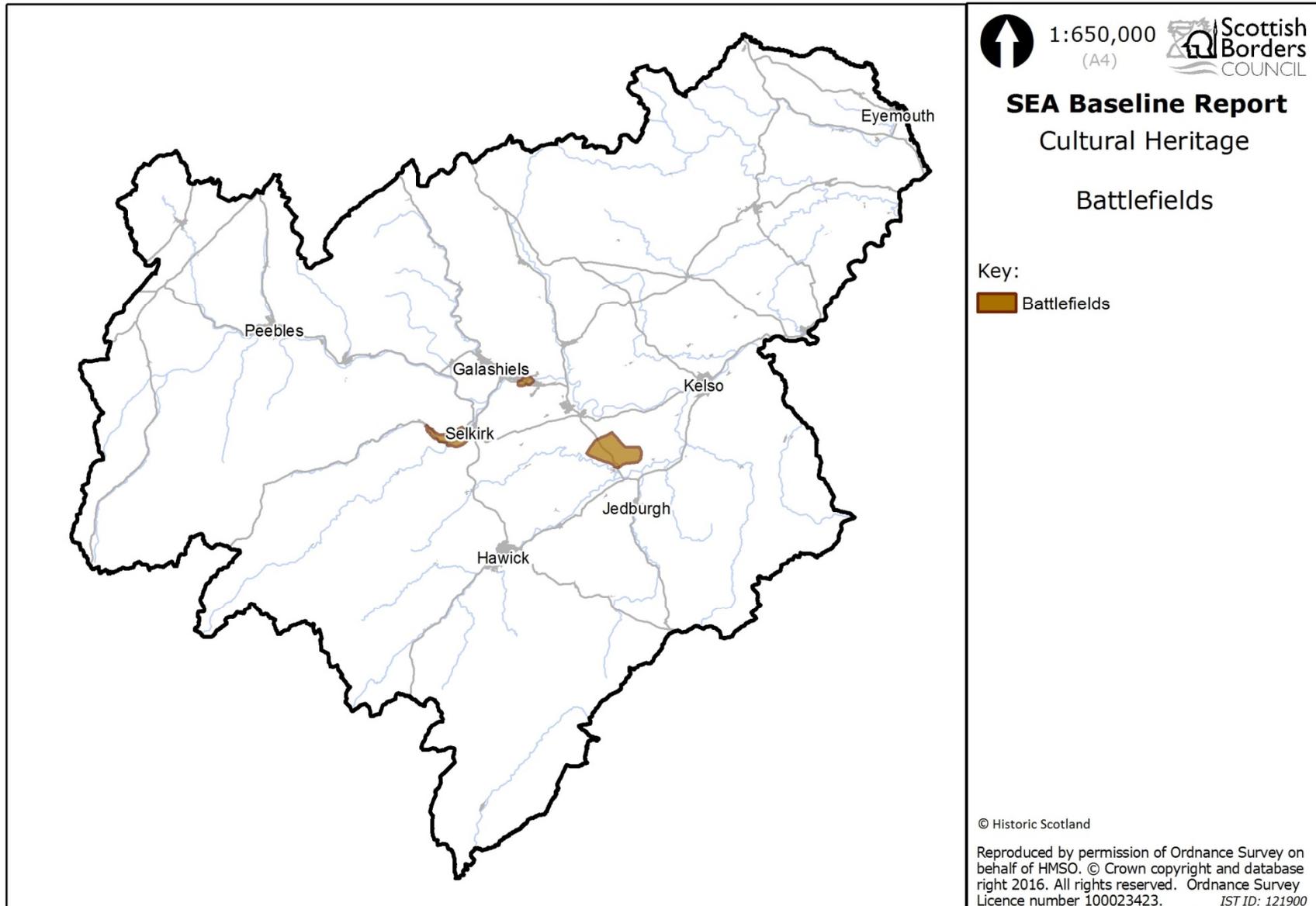
Map 10: Historic Environment Records



Map 11: Gardens & Designed Landscapes



Map 12: Battlefields



## Landscape and Townscape

### **SEA Objective: To protect and enhance the landscape and townscape in the Borders.**

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

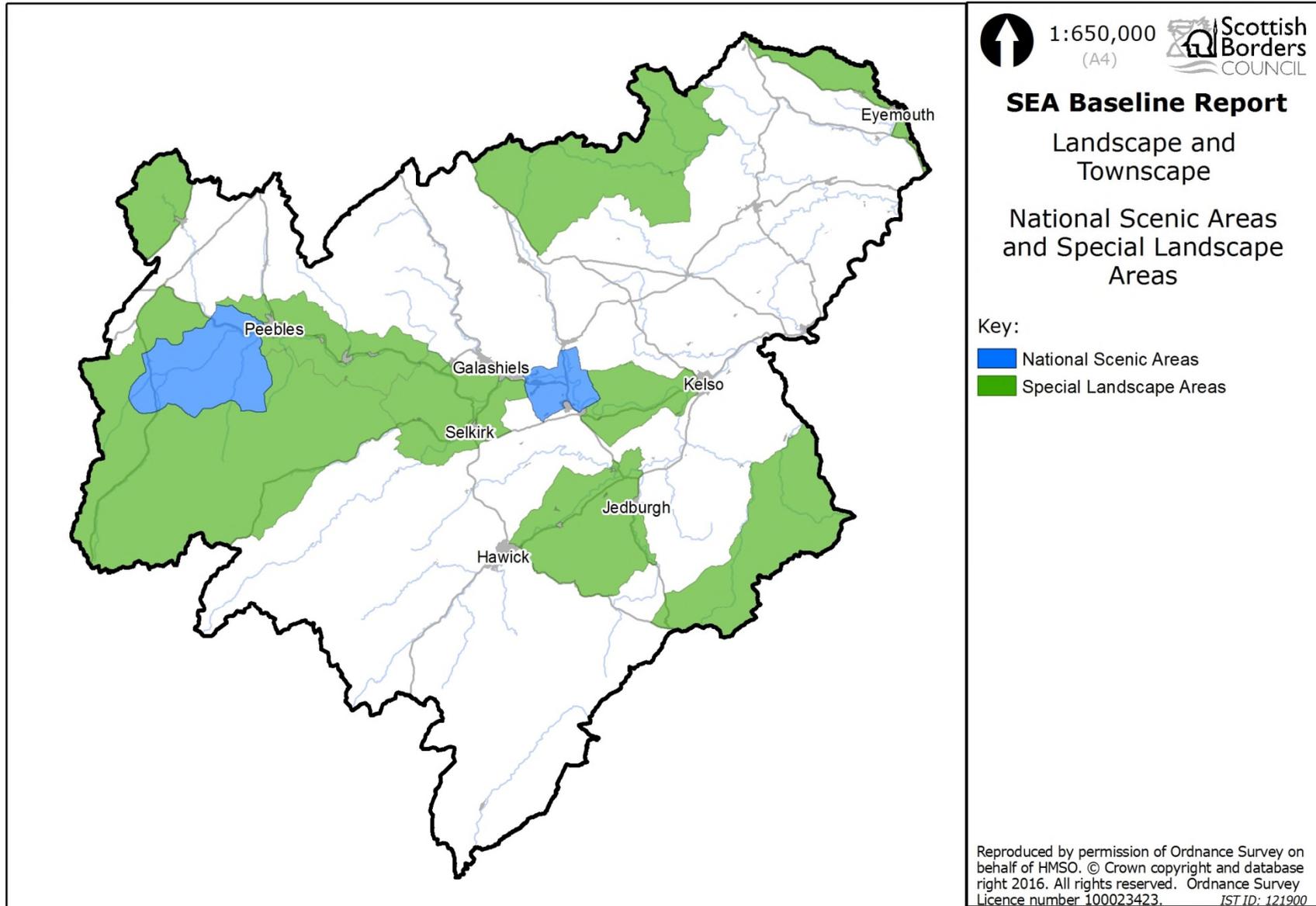
National Scenic Areas were introduced by the Countryside Commission in 1980. NSAs are nationally important areas of outstanding beauty, representing some of Scotland's grandest landscapes, the purpose of their designation is to preserve and enhance their character or appearance (Scottish Natural Heritage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

The Scottish Borders Landscape Character Assessment highlights the 5 types of landscapes in the Borders – coastal, lowland, river valley, upland fringe, and upland - and is shown in Map 14. In addition to the designations a number of Scottish Borders Council policies aim to protect the landscape - one such example is the Countryside Around Towns policy which was introduced to prevent settlement coalescence in the central Borders area, the CAT area is shown in Map 15.

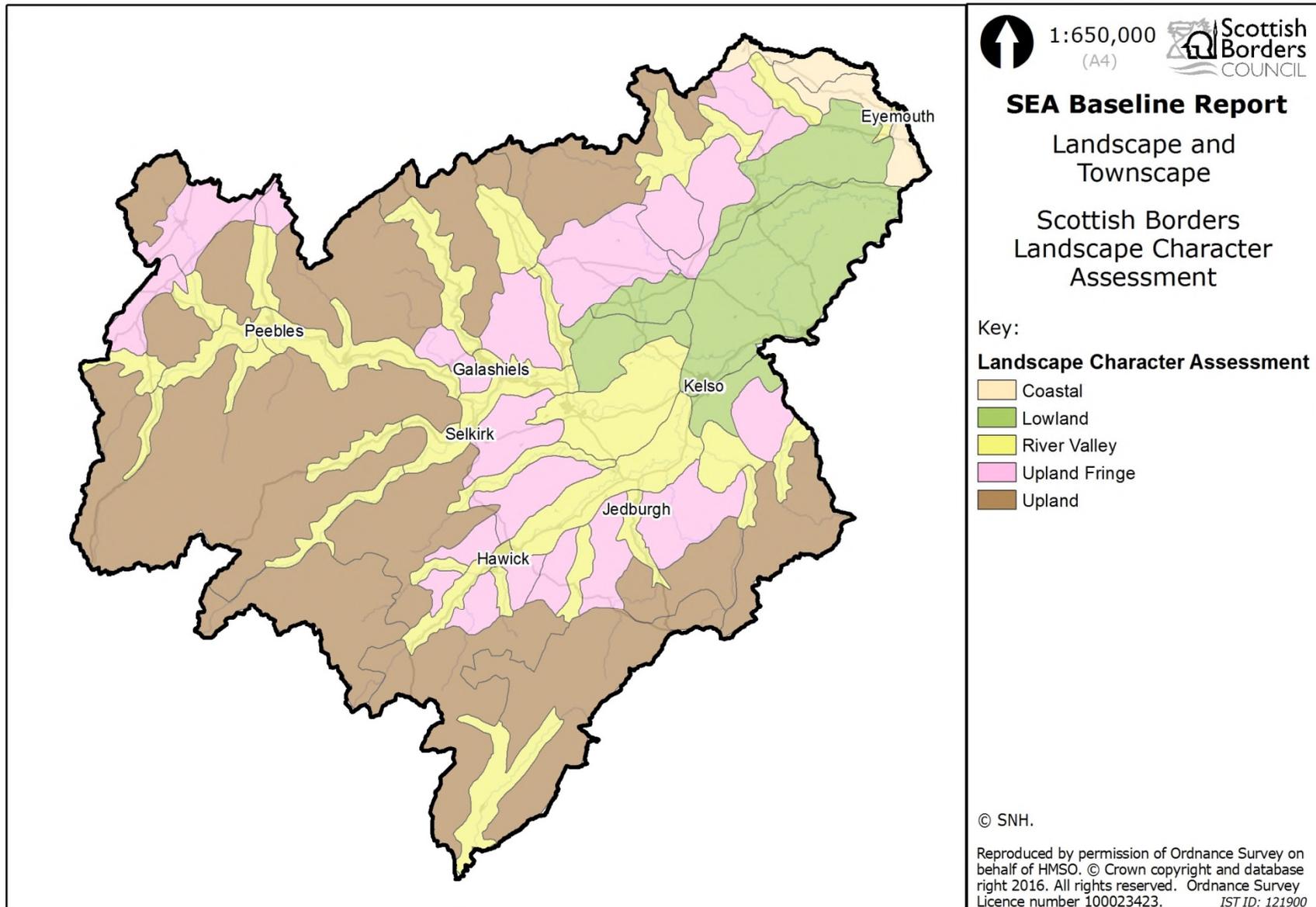
**Table 5: National Scenic Areas (NSA) and Special Landscape Areas (SLA) in Scottish Borders**

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

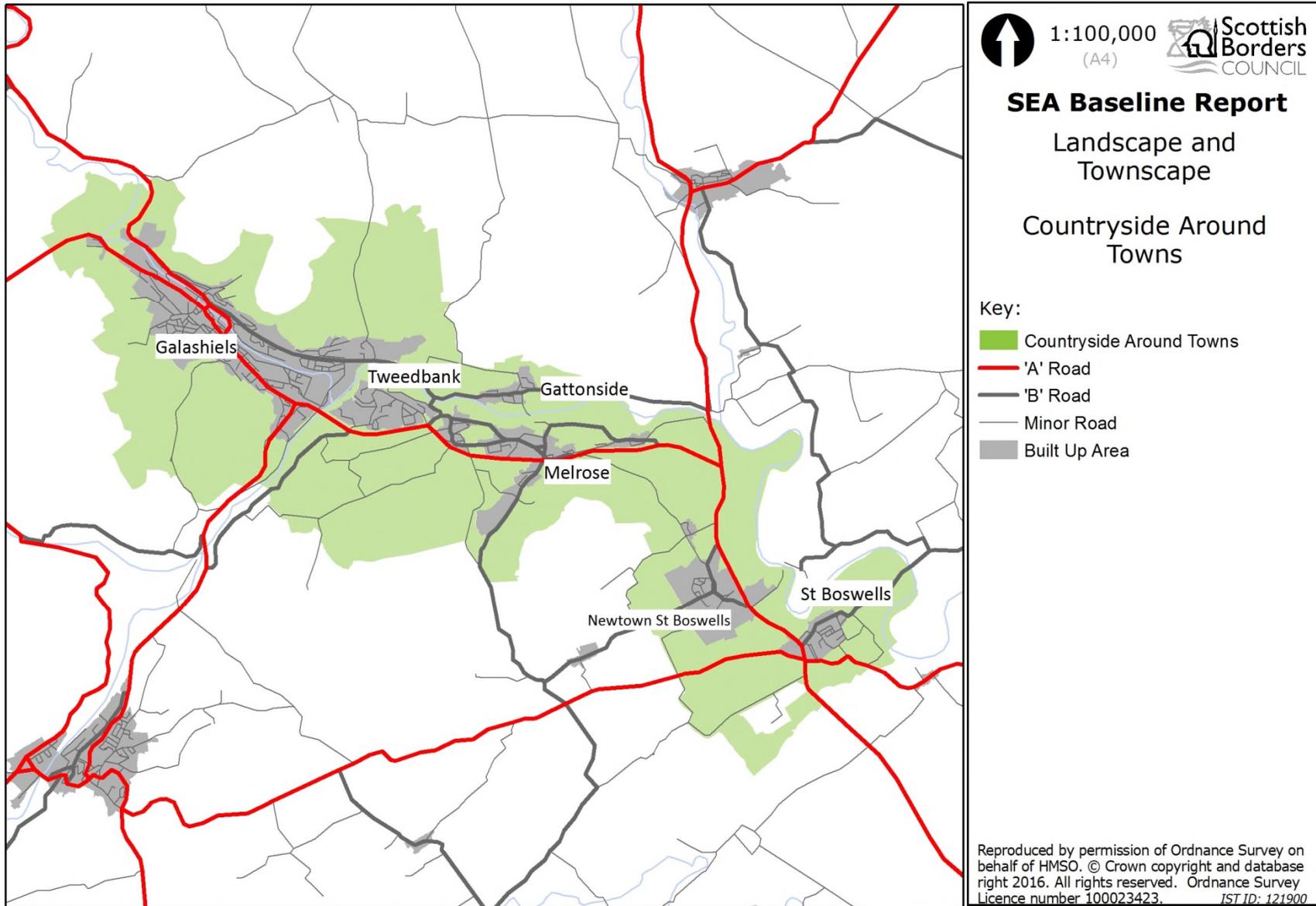
Map 13: National Scenic Areas and Special Landscape Areas



Map 14: Scottish Borders Landscape Character Assessment



Map 15: Countryside around Towns



## Material Assets

**SEA Objective: To promote the sustainable use of natural resources, increase waste recycling, and increase access to public transport.**

For the purposes of this SEA 'Material Assets' has been taken to include infrastructure covering transport, waste and water facilities, and mineral resources that contribute to the means to provide development.

### Transport

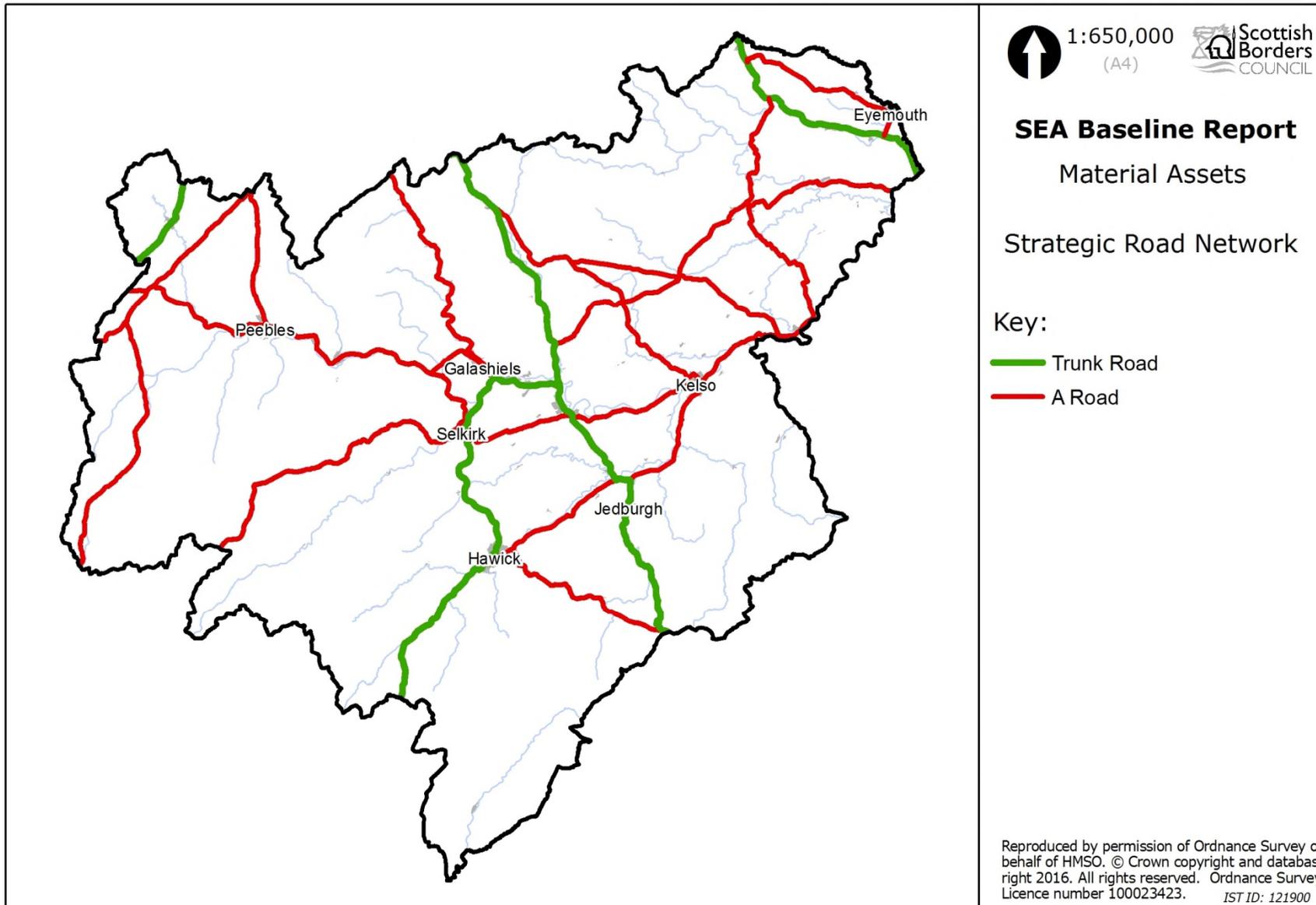
The Scottish Government defines just over two thirds of the Scottish Borders as being “accessible” with the remainder being “remote”, this means that there is a significant reliance on private car for use in daily life. This has been shown above in the daily average traffic flows (Map 1). Map 16 below shows the Strategic Road Network and Map 17 shows the rail network.

Sustrans develops and maintains the National Cycle Network which provides sustainable transport routes across the country. Map 18 below shows National Routes 1 and 76, which have sections in the Scottish Borders.

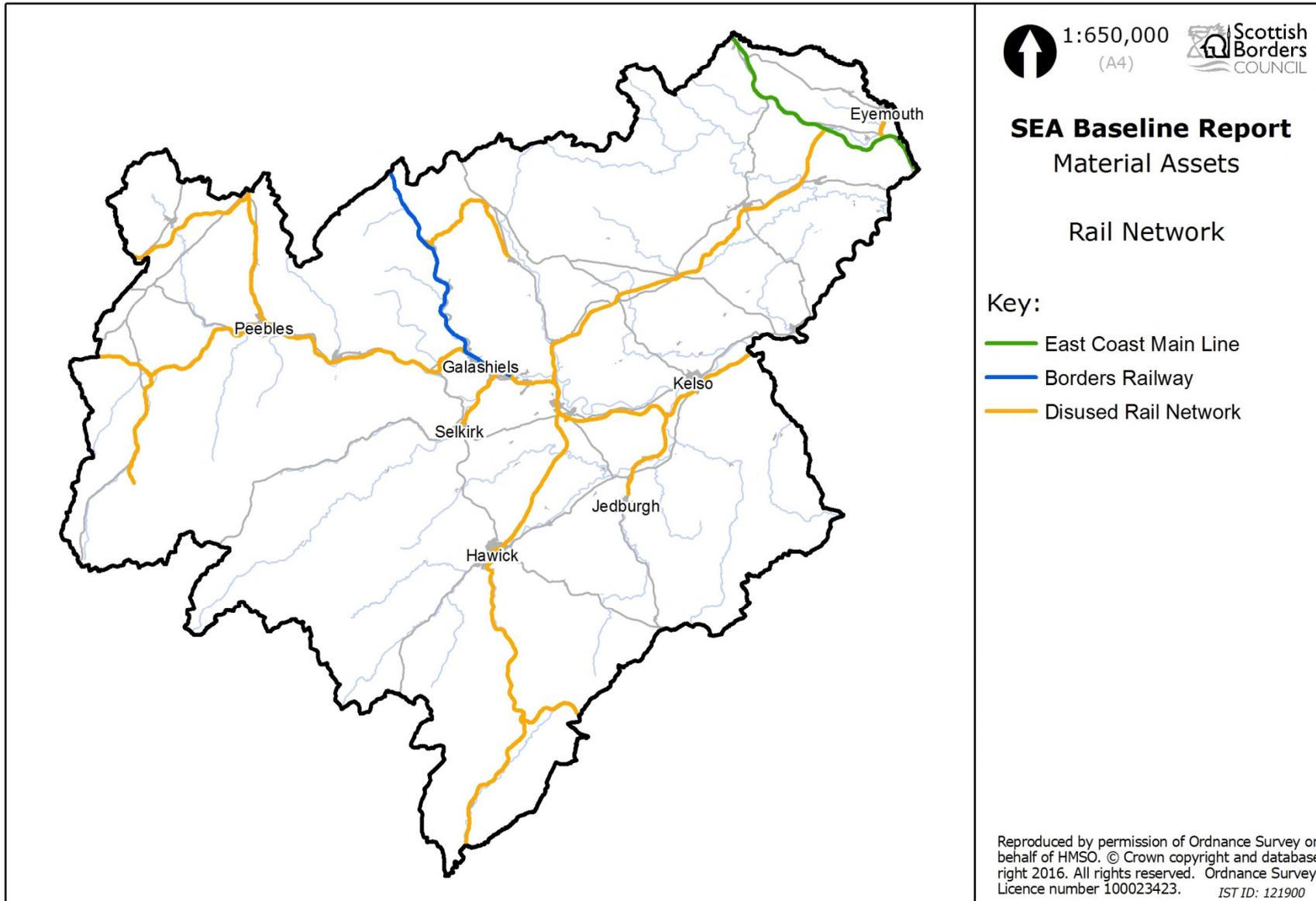
- National Route 1 terminates at Dover and John O’Groats. The route passes inland from Berwick-Upon-Tweed to Melrose and on to Edinburgh.
- National Route 76 runs from Berwick-Upon-Tweed to St Andrews, passing through the Scottish Borders.

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

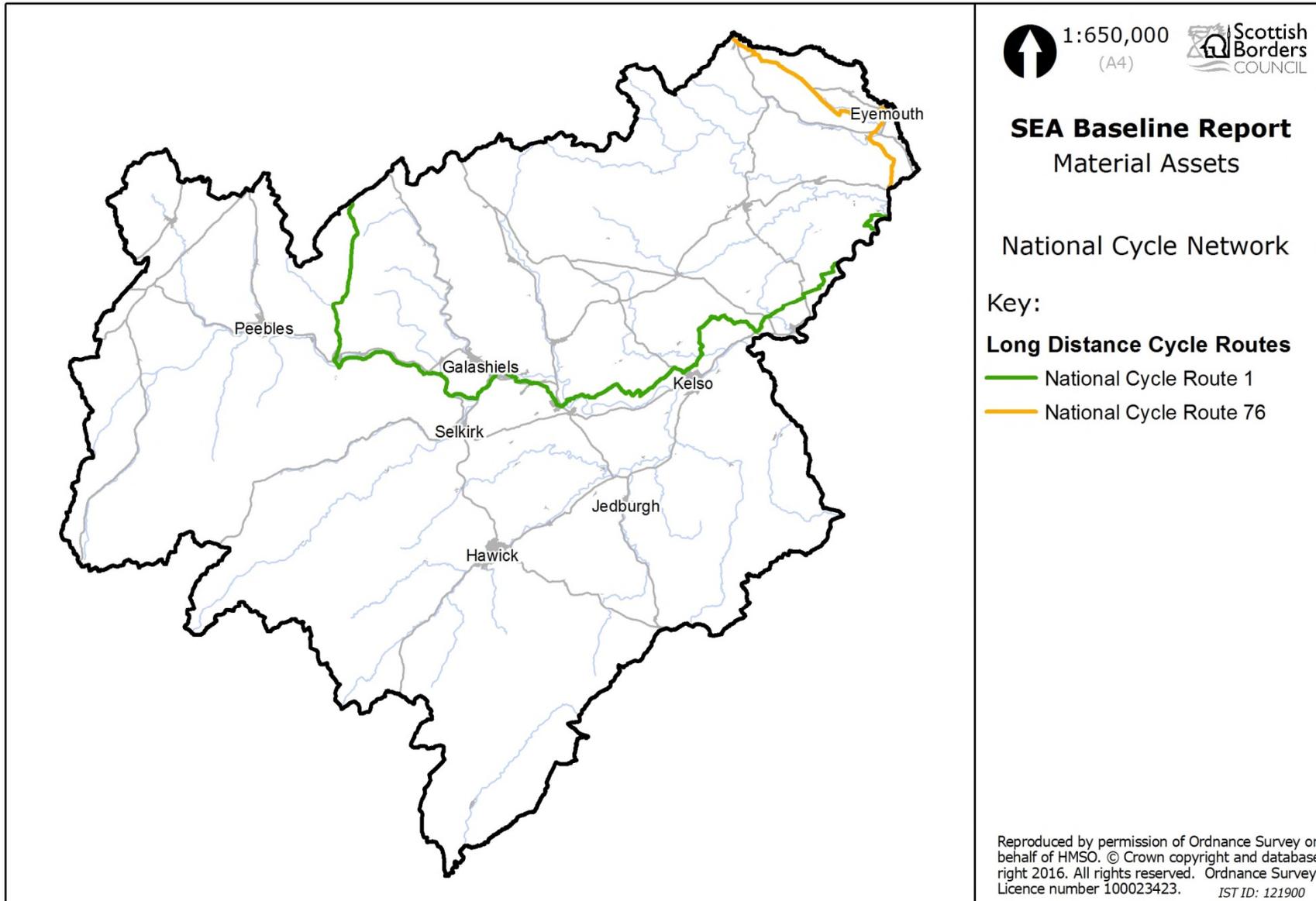
Map 16 – Strategic Road Network



Map 17 – Rail Network



Map 18 – National Cycle Network



## **Waste**

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

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

**Table 6: Municipal Waste collected within Scottish Borders (2009)**

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

Source: SEPA Waste Data Digest 11: Data Tables 2009

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

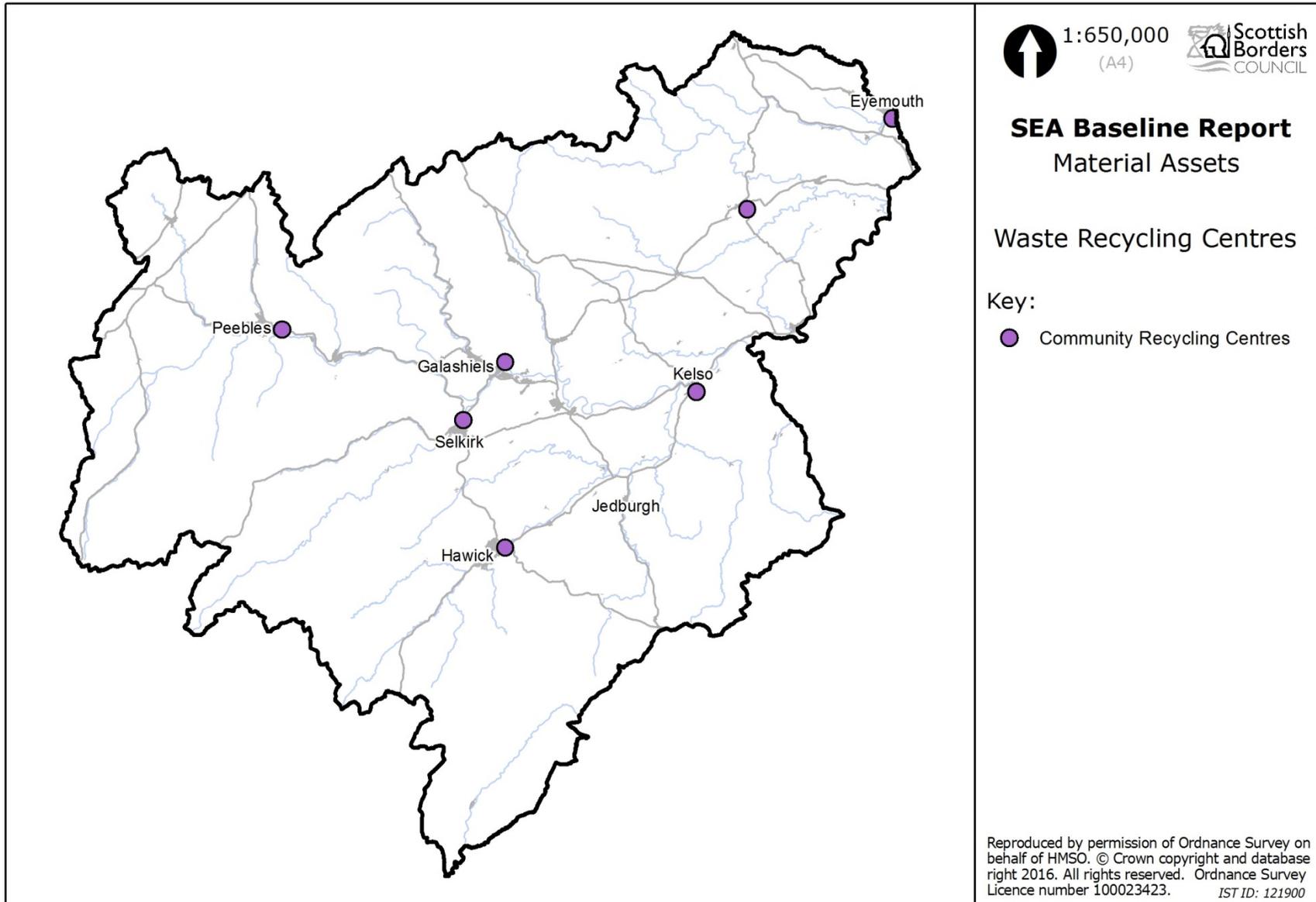
**Table 7: Water and Wastewater Asset Capacity**

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

<b>Melrose</b>	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
<b>Duns</b>	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
<b>Reston</b>	There is currently sufficient capacity at the treatment works. However, if development exceeds current capacity a growth project would be required.	Current capacity is sufficient for identified development needs
<b>Kelso</b>	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
<b>Earlston</b>	The growth project is awaiting confirmation of the 5 Criteria from the developer.	Current capacity is sufficient for identified development needs
<b>Coldstream</b>	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
<b>Eyemouth</b>	Current capacity is sufficient for identified development needs	Current capacity is sufficient for identified development needs
<b>Howden WWTW</b>	Current capacity is sufficient for identified development needs	N/A

Map 19 below shows Scottish Borders Waste Treatment Facilities.

Map 19 – Waste Recycling Centres



## **Mineral Resources**

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

It is possible to show the consented mineral operations in Scottish Borders and this is shown in Table 8 below:

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

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

## Population & Human Health

### **SEA Objective: To improve the quality of life and human health for communities in the Borders.**

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

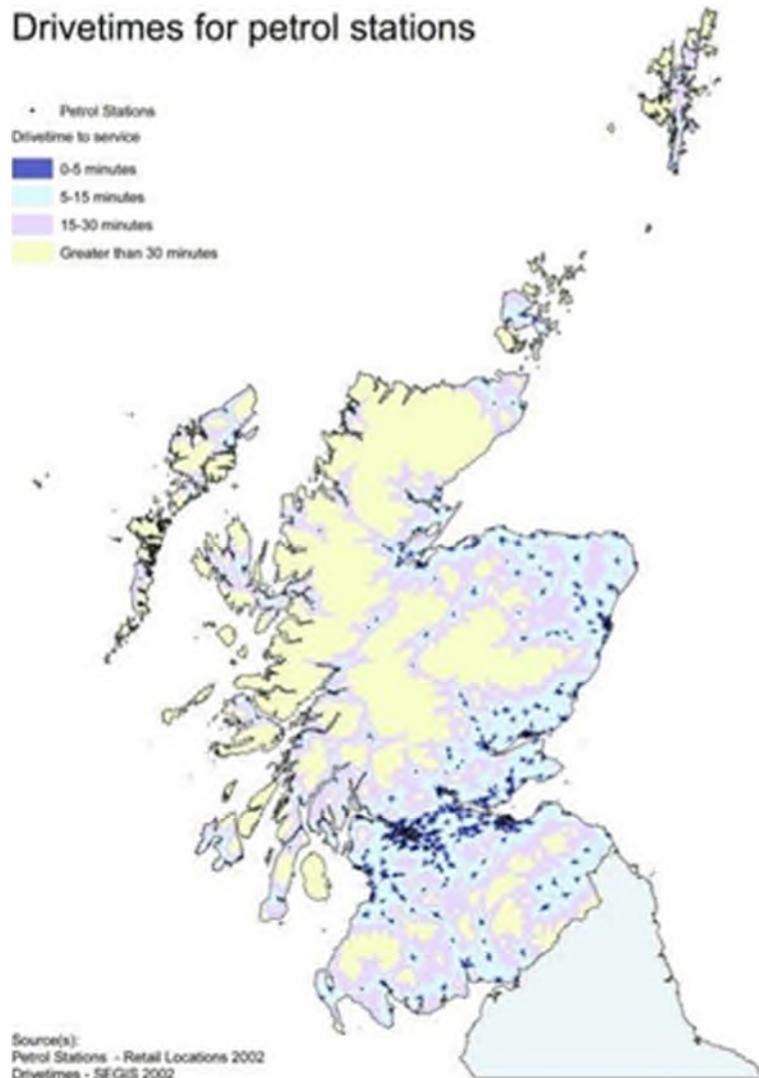
**Table 9: Scottish Borders Population Breakdown**

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

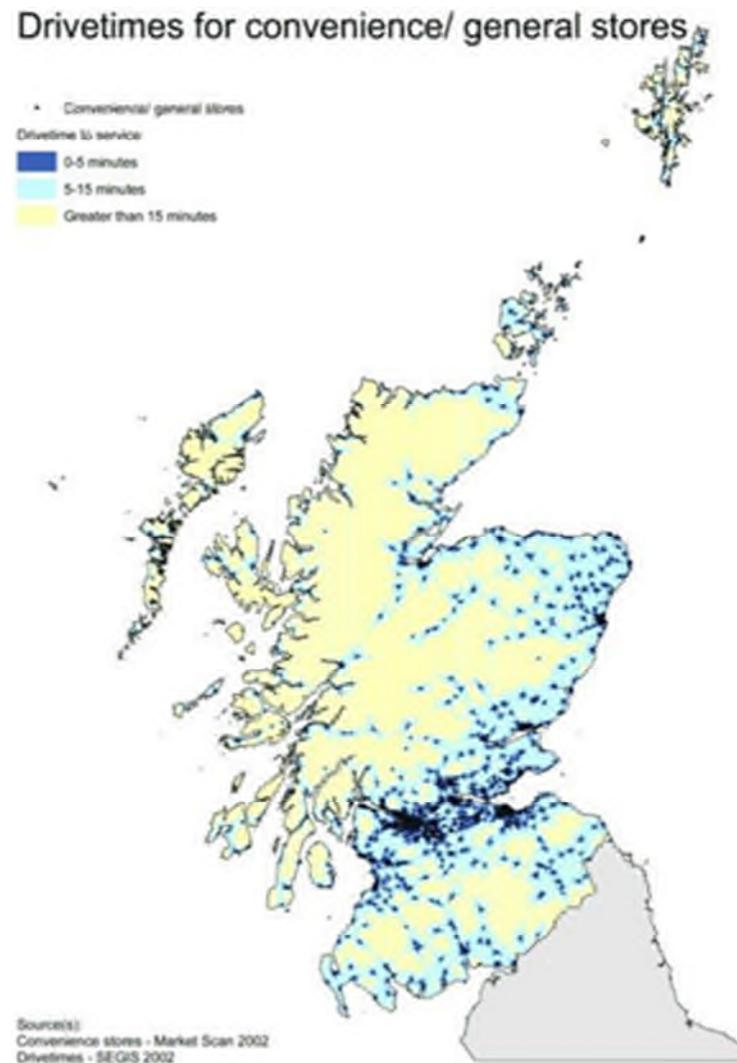
The number of residents in the Scottish Borders claiming jobseeker's allowance in April 2015 was 1,138, this figure represents a rate of 1.6% (Source: Office for National Statistics).

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

**Figure 1:**  
Drivetimes for petrol stations



**Figure 2:**  
Drivetimes for convenience/ general stores



Scottish Planning Policy states that where a housing needs and demand assessment (HNDA) identify a shortage of affordable housing, it should be addressed in the development plan as part of the housing allocation. The Scottish Borders Council HNDA update (February 2011) states that there is no surplus stock (as the vacant level is below 3%); the number of completions for 2006/7 was 60 and for 2007/2008 was 83. Table 10 below shows the Total Affordable Housing Stock Available and Table 11 the Future Annual Supply of Affordable Housing Units:

**Table 10: Total Affordable Housing Stock Available**

<b>Dwellings currently occupied by households in need</b>	2,235
<b>Surplus stock</b>	0
<b>Committed additional housing stock</b>	83
<b>Units to be taken out of management</b>	4
<b>Total</b>	2,322

**Table 11: Future Annual Supply of Affordable Housing Units**

<b>Social rented units</b>	911
<b>Intermediate units</b>	0
<b>Units to be taken out of management</b>	0
<b>Total</b>	911

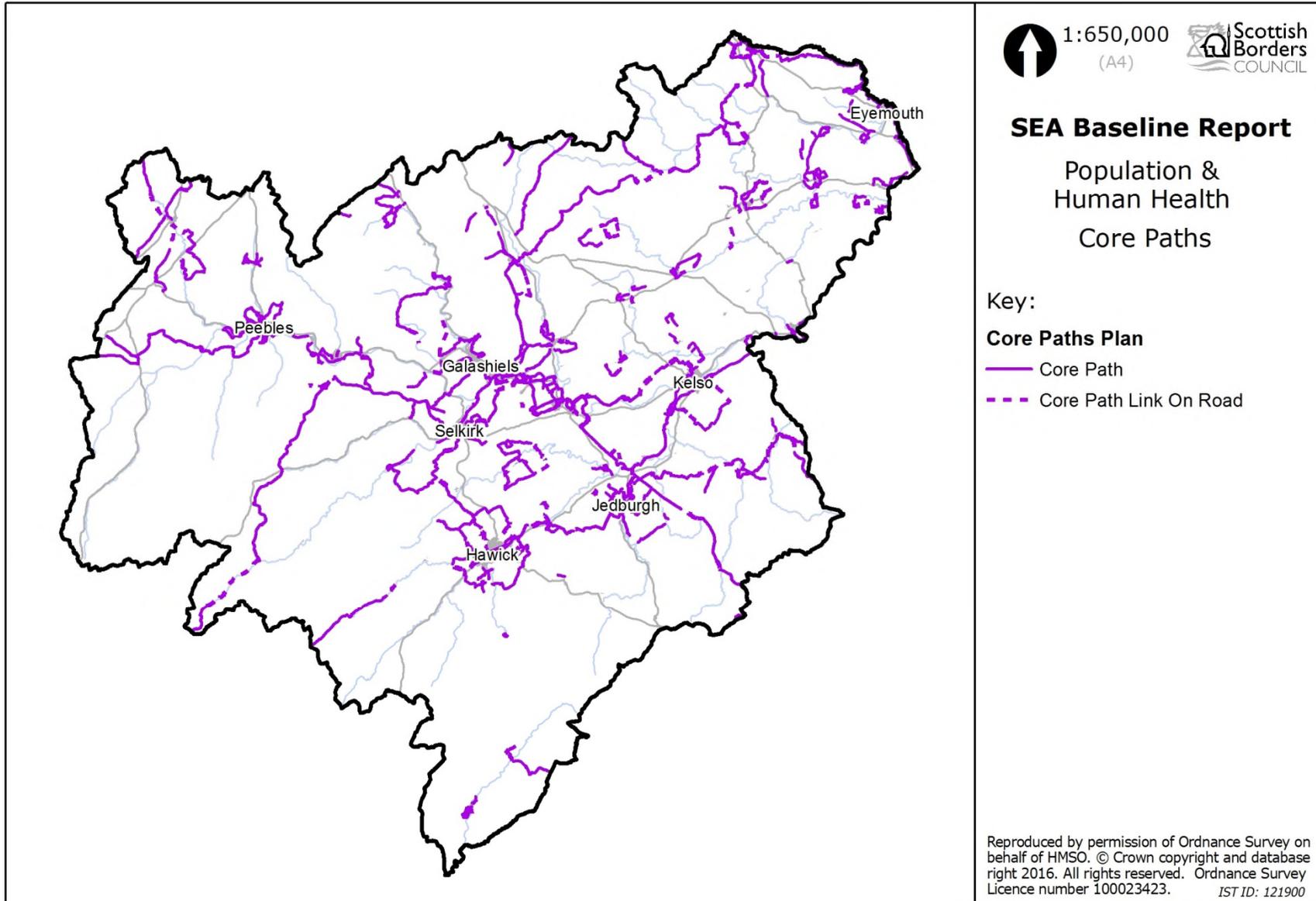
Core paths are described in the Land Reform (Scotland) Act 2003 as "a system of paths sufficient for the purpose of giving the public reasonable access throughout their area". These paths include Rights of Way, Council managed routes and any other route that provides reasonable countryside access. The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

The Local Development Plan identified a Strategic Green Network, shown in Map 21. The purpose of the Strategic Green Network is to assist in supporting sustainable economic growth, tourism, recreation, the creation of an environment that promotes a healthier-living lifestyle, and

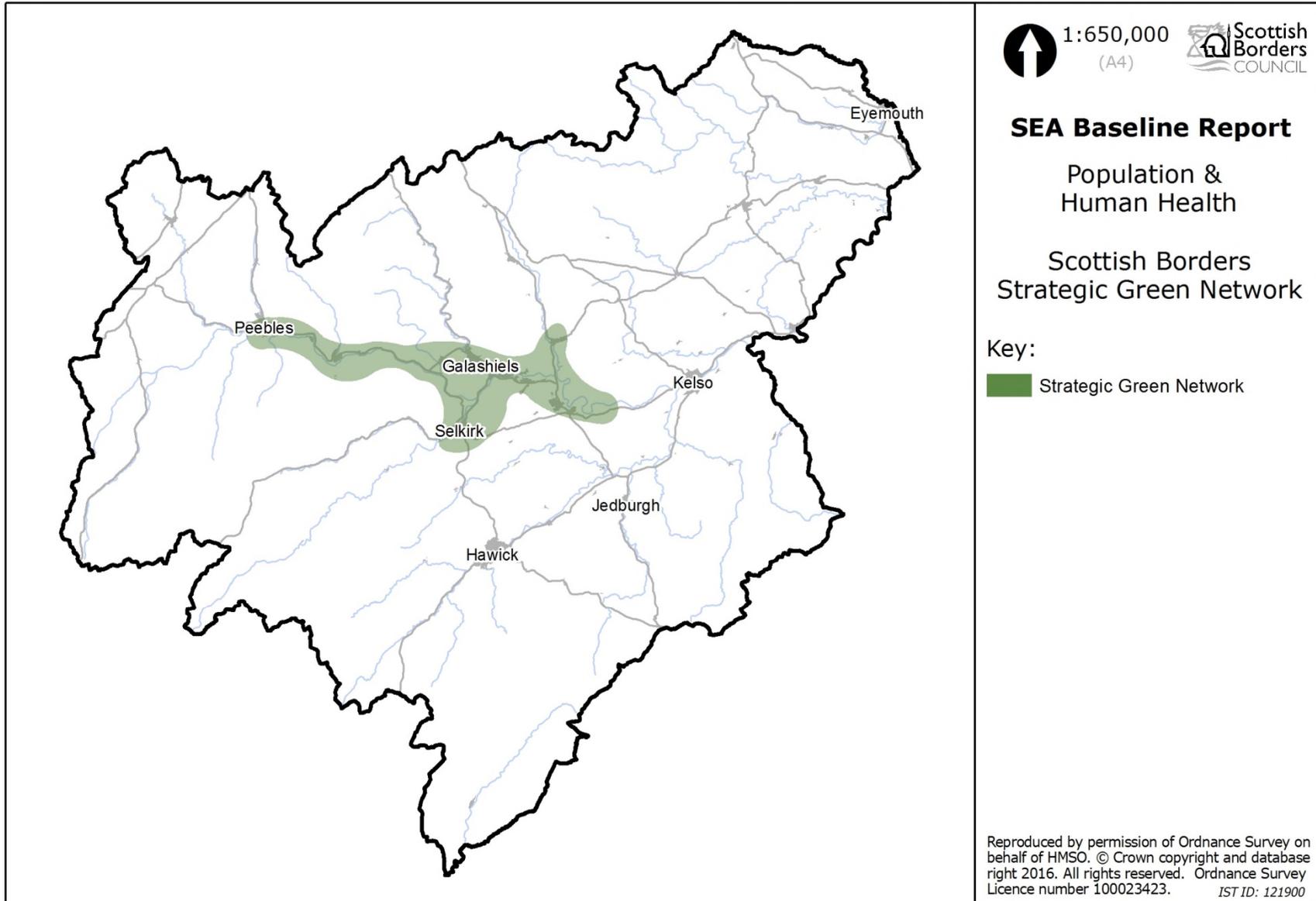
the protection and enhancement of biodiversity, and to improve the quality of the water environment, promote flood protection and reduce pollution.

The Local Development Plan also identifies key green spaces within the Development Boundaries of settlements. The spaces identified within the Plan are those spaces which are considered to be of the greatest value to the community and are therefore worthy of protection. It is intended that within key green spaces only proposals that will enhance the space will be supported by the Council. The key green spaces are shown in Map 22 below, with a closer look at the green space in Scottish Borders' largest towns in Map 23.

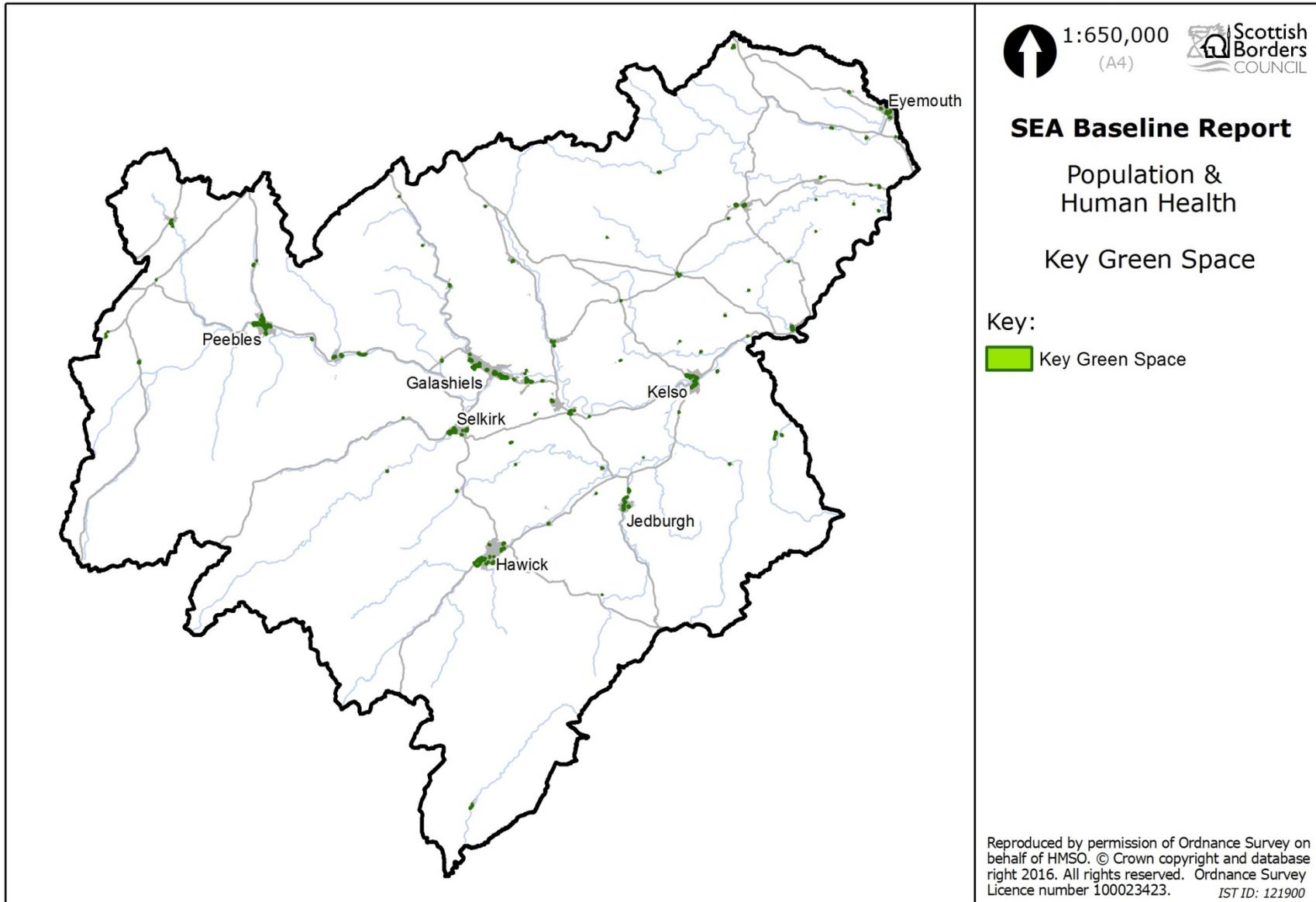
Map 20 – Core Paths



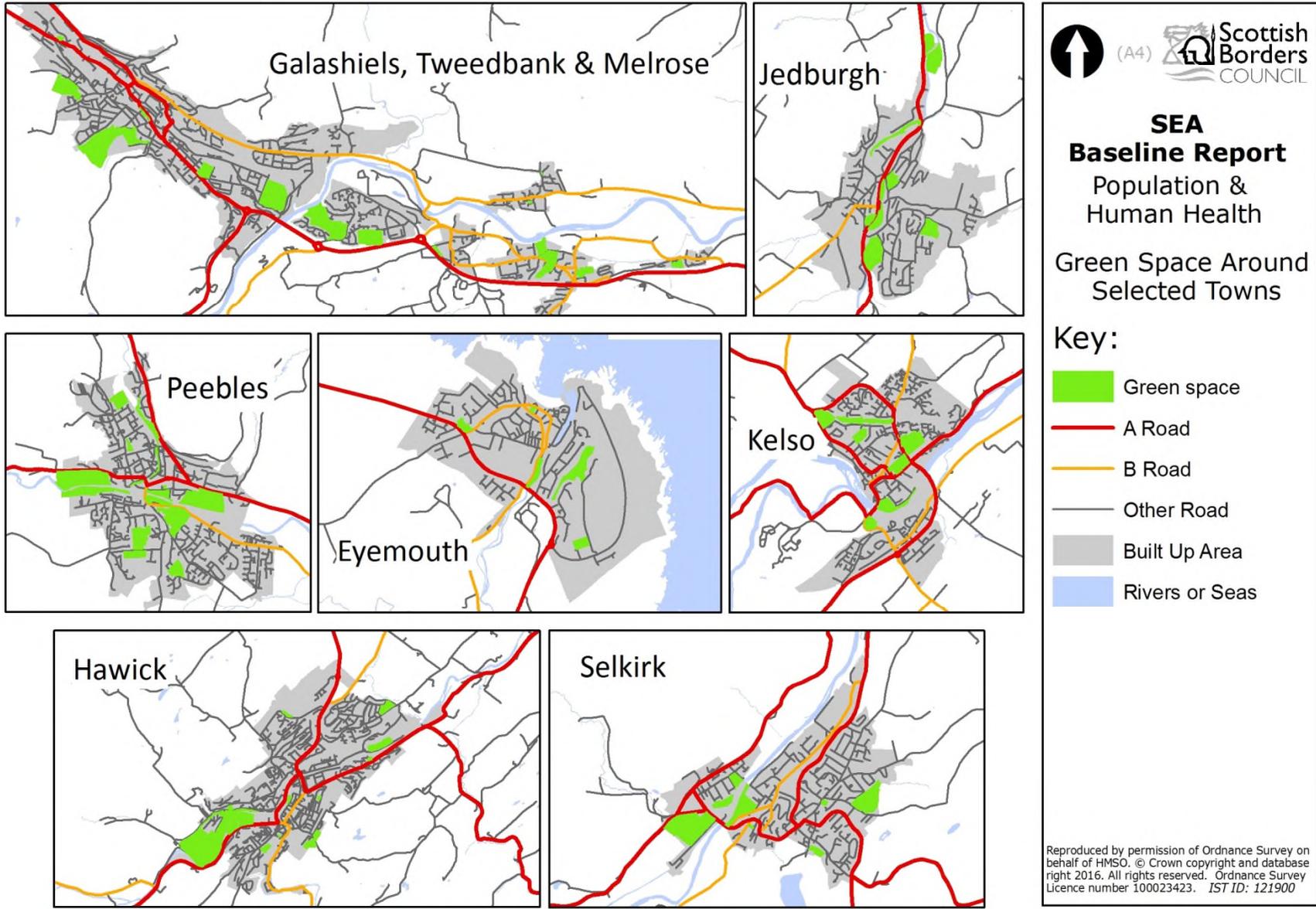
Map 21 – Strategic Green Network



Map 22 – Key Green Space



**Map 23 – Key Green Space Around Selected Towns**



## Soil

**SEA Objective: To protect the quality of soil in Scottish Borders.**

### **Brownfield Land**

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

#### Vacant and Derelict Land

- Vacant and derelict land presents an opportunity for development to take place on previously developed area (thereby reducing development pressure on rural or more sensitive areas) but also presents potential issues surrounding contaminated land and the need for remediation and appropriate development. Table 12 below shows the Derelict and urban vacant land in Scottish Borders as of 2014:

**Table 12: Derelict Land and Urban Vacant Land**

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

#### Urban Capacity Survey

- As part of the production of the Strategic Development Plan (SESPlan) an Urban Capacity Study was undertaken, the results for Scottish Borders are shown in Table 13 below:

**Table 13: Urban Capacity Results**

<b>No. of Sites</b>	<b>Gross Area</b>	<b>Gross Units</b>	<b>Discounted</b>	<b>Annual Average</b>
282	445	5167	2817	402

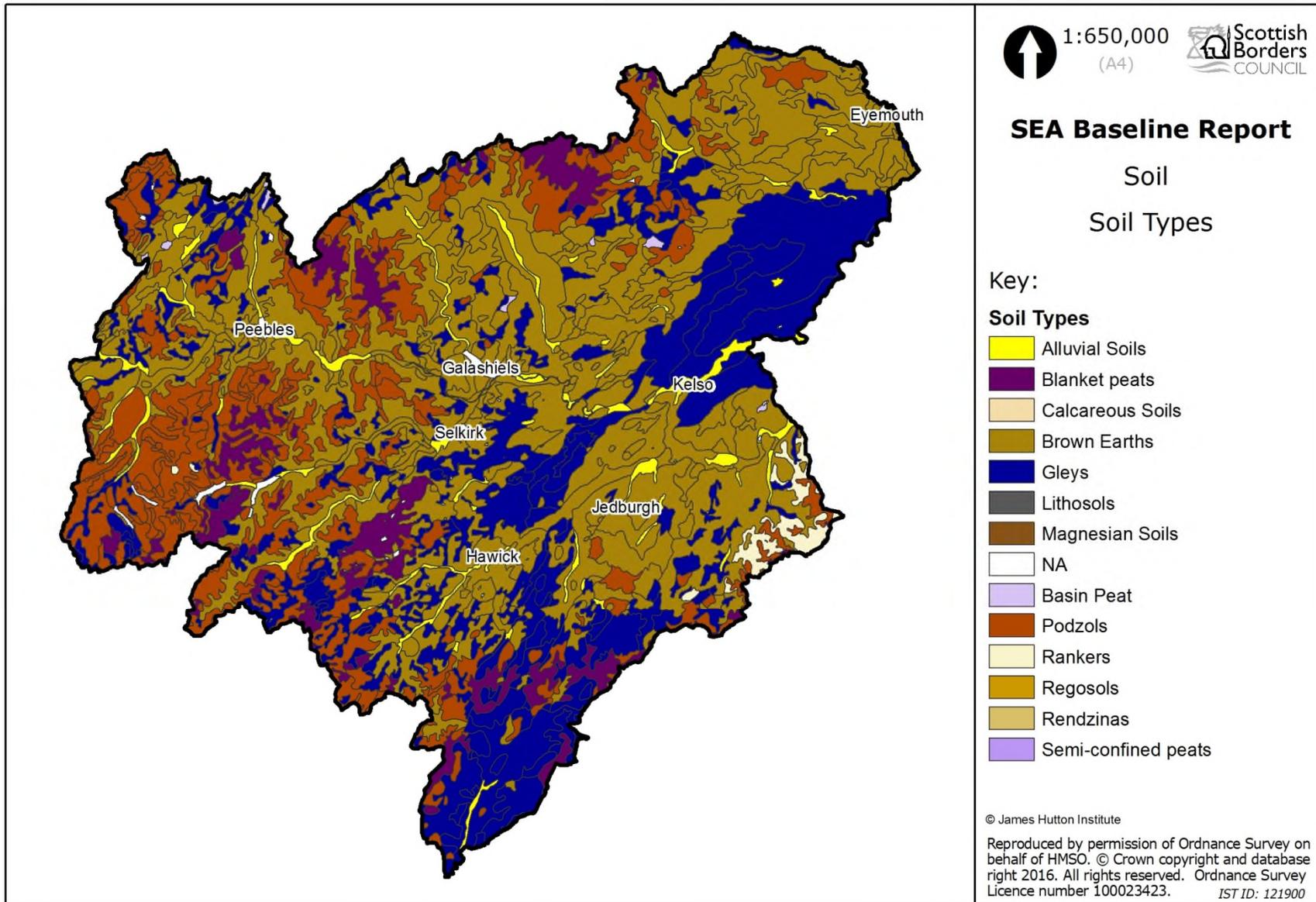
### **Soil Quality**

The soils of the Borders have a varied quality with regard to agricultural capability with better quality soils capable of supporting a wider range of arable crops including areas of prime agricultural land located along the south eastern part of Scottish Borders from Jedburgh northwards to Duns and east to Eyemouth on the coast (shown in Map 5,438 below). There are poorer quality soils within the area with regards to agricultural capability associated with upland areas of the Pentlands, in the far North West, to the Moorfoot Hills on the western boundary and the Lammermuirs in the north; here the land is only capable of supporting rough grazing.

Soils are of key importance in water quality, flood prevention, biodiversity and other soil related functions for natural heritage. The protection of soils is crucial to maintaining natural processes and in turn maintaining the quality of our environment as a whole. Map 24 below provides a broad indication of the soil types in Scottish Borders.

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

Map 24 – Soil Types



## Water

### SEA Objective: To protect and enhance the status of the water environment.

The quality of the water environment is monitored by SEPA, who in 2015 updated the river basin management plan for the Solway Tweed river basin district. Much of this district is located within Scottish Borders. Table 12 below shows the status of the 560 surface waters and 64 groundwaters in the Solway Tweed river basin management district in 2014.

**Table 14: Status of Surface Water and Groundwaters in the Solway Tweed River Basin District**

Condition of Water	Surface Waters (rivers, lochs, estuaries, coastal waters)	Groundwaters
High/Maximum	16	-
Good	239	46
Moderate	158	-
Poor	126	18
Bad	21	-
Total	560	64

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

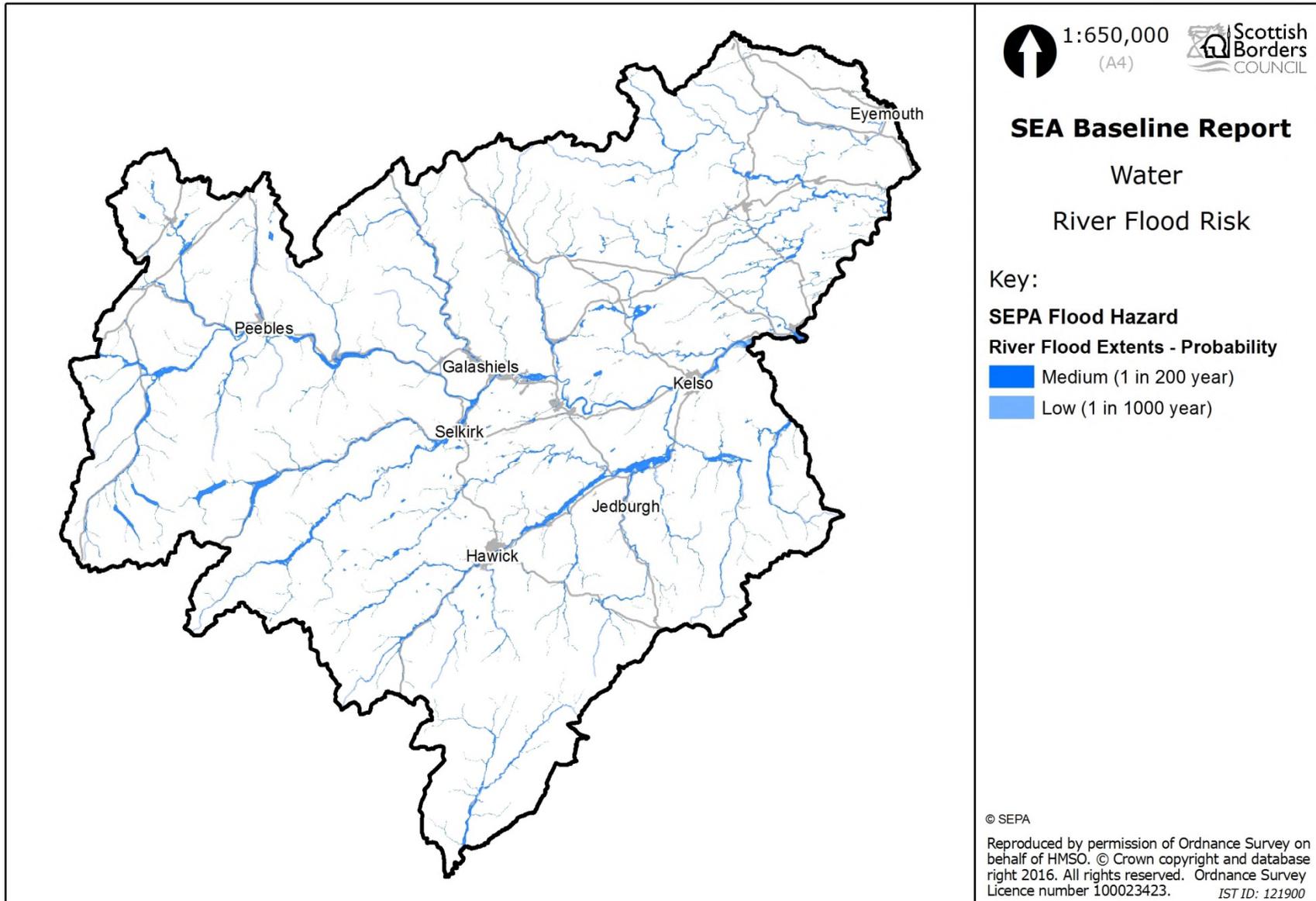
**Table 15: Water Quality Objectives in the Solway Tweed River Basin District**

Water bodies <b>currently</b> good or better	48%
Water bodies good or better <b>by 2021</b>	57%
Water bodies good or better <b>by 2027</b>	90%
Water bodies good or better <b>after 2027</b>	94%

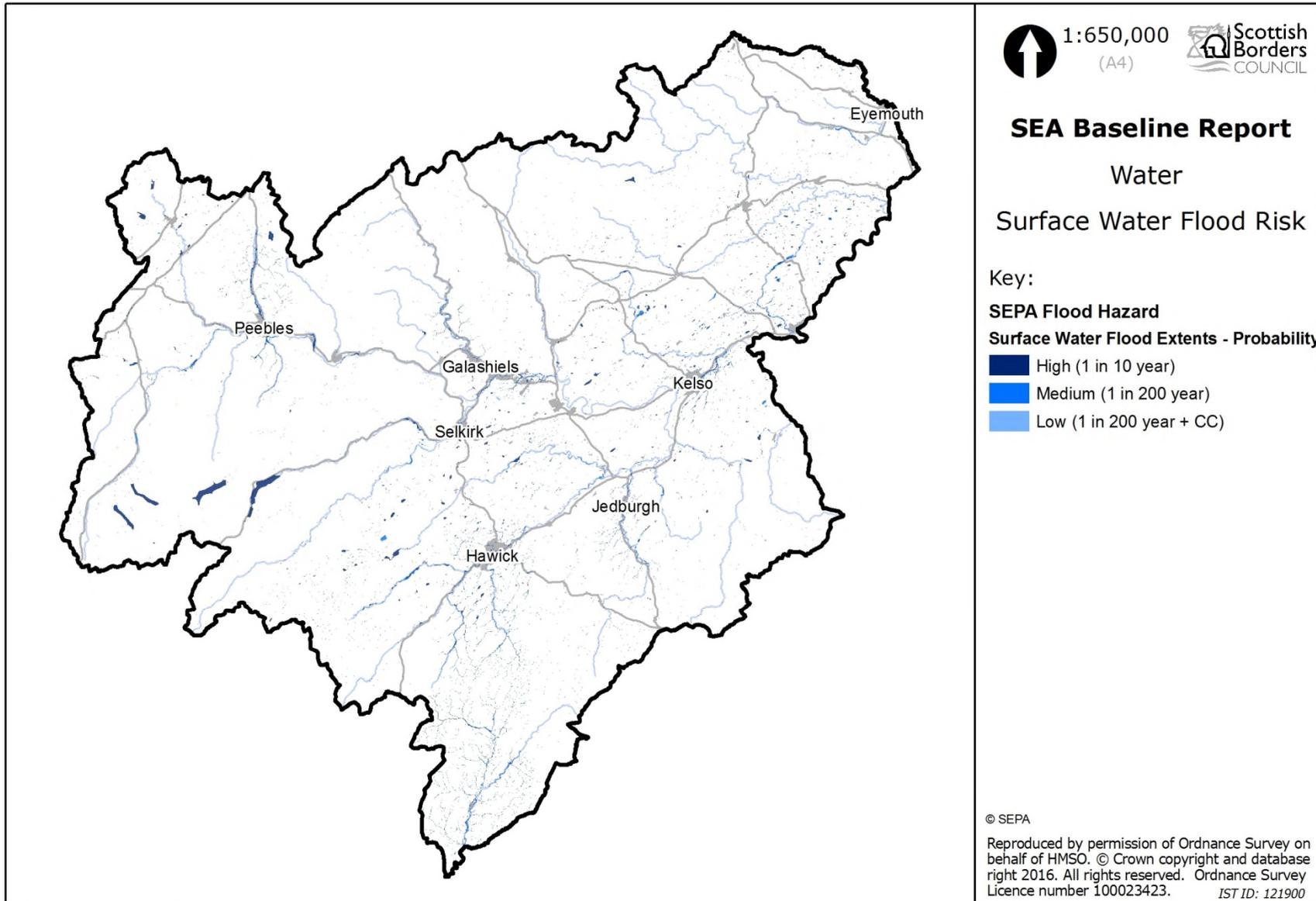
Flooding is a natural phenomenon that plays an important role in shaping the environment. However, climate change may mean that flooding becomes more severe and more frequent in certain areas. Flood risk comes from a variety of sources including fluvial, coastal, groundwater, surface water and/or sewer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

Maps 25 and 26 below shows the fluvial and surface flood risk for the Scottish Borders area:

Map 25 – River Flood Risk



Map 26 – Surface Water Flood Risk



## **Appendix 4: Area Site Assessments (Draft Supplementary Guidance on Housing)**

## Contents

Eastern SDA	p3
Central SDA	p5
Western SDA	p13
Outwith SDA	p16

## Eastern SDA Maps – Duns, Ayton and Reston

### Duns

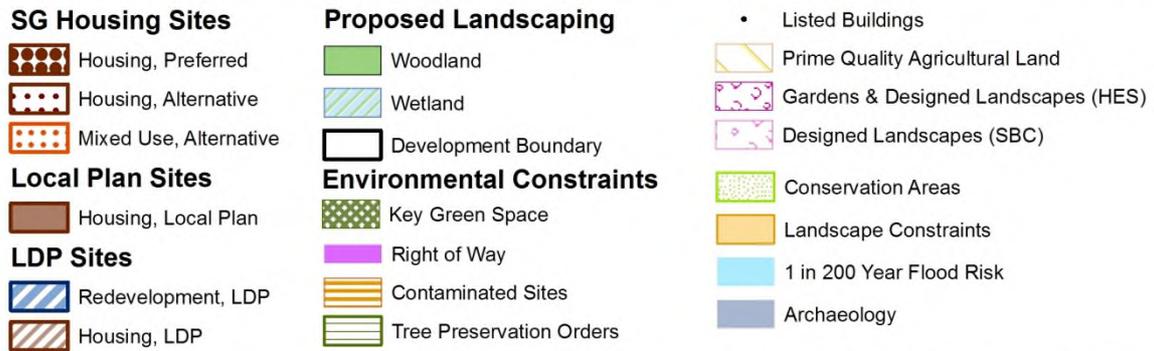
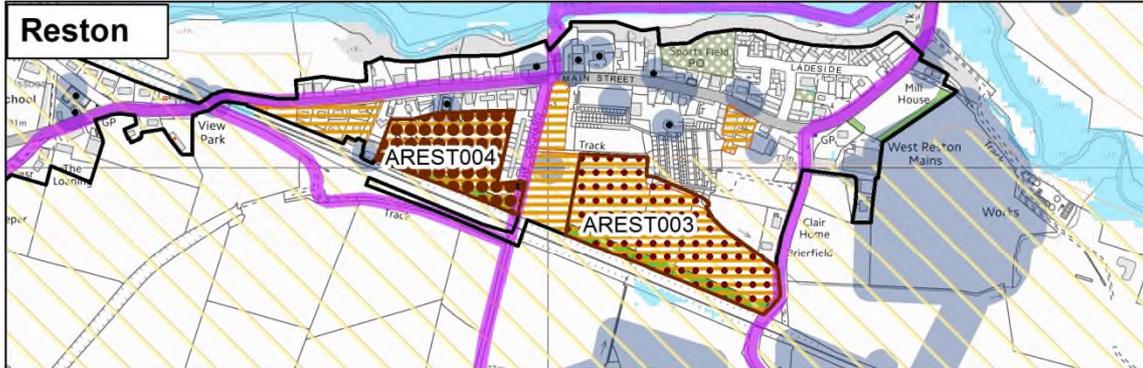
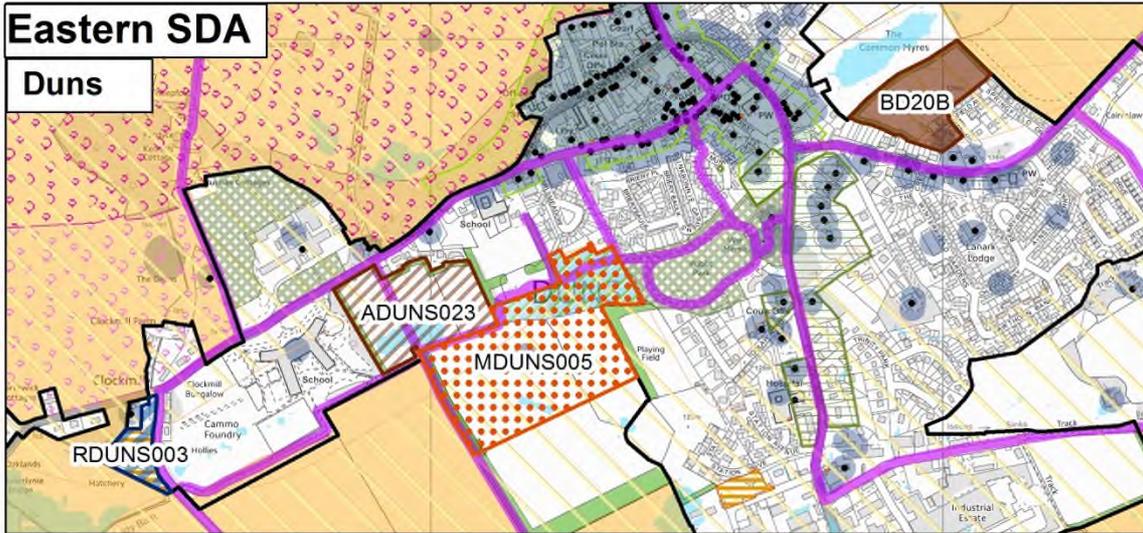
- 1.1 The main constraints shown for Duns are the prime agricultural land and landscape capacity issues. The Berwickshire area contains a lot of prime agricultural land and in terms of Duns it is very difficult to allocate sites whilst avoiding these areas.
- 1.2 The Development and Landscape Capacity Study identifies a number of constraints on the land surrounding Duns. The land to the west is constrained because of its role in preventing settlement coalescence and in providing views to the designed landscape of Duns Castle; the land to the north constrains settlement expansion because of the steep slope and again the designed landscape could be negatively affected by development. It is not considered the allocations identified bring any negative effect on the elements of this constraint, the potential allocation at MDUNS005 will help to direct development southward, and avoid pressures elsewhere around the settlement.

### Ayton

- 1.3 As with Duns, Ayton too is located within an area of prime agricultural land and therefore it is difficult to allocate land without impacting on that resource. The Preferred site identified is located outwith the Conservation Area, areas of archaeology and the Designed Landscape. The site can be shown to be in a sustainable location as it is adjacent to a right of way with easy access into the settlement centre.

### Reston

- 1.4 A Preferred and an Alternative site has been identified at Reston. These sites are located within an area of prime agricultural land. In addition both sites are located adjacent to a right of way. For both sites there may be the need for archaeological investigation to take place. The map also shows that there is the potential for contamination on site, however it is noted that the Contaminated Land Officer has stated that this is only a potential issue for site AREST004.



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## Central SDA Maps – Tweedbank, Ancrum, Newstead, Selkirk, Galashiels, Kelso and Hawick

### Tweedbank

1.5 Site MTWEE002 is located adjacent to the new train station at Tweedbank and therefore the site would have good access to public and sustainable transport as well as the adjacent Business and Industrial land. However, it is noted that the site is located within an area identified as constrained from development in terms of landscape. This is due to the quality and integrity of the designed landscape, with this in mind it is noted that a masterplan for the area will be undertaken. Potential of archaeology and flood risk is also shown on the map and this has been taken into account in respect to the associated mitigation.

### Ancrum

1.6 An Alternative site is shown on the map – AANCR002. The settlement is located on prime agricultural land. The site can be shown to be in a reasonably sustainable location as it has easy access to the settlement centre, however Ancrum has limited services and facilities. The site is also located within a Special Landscape Area, but is outwith the Conservation Area and areas of archaeology.

### Newstead

1.7 All of the settlement is located within the National Scenic Area. A Preferred site and an Alternative site are shown on the map, the Preferred site (ANEWS005) is completely located within the Development Boundary, whilst only a part of the Alternative site (ANEWS006) is located within the Boundary. The settlement is well served by rights of way. There are two Scheduled Monuments located adjacent to the settlement, and site ANEWS005 shows that there is the potential for archaeology on site. Site ANEWS005 is also completely located within the Newstead Conservation Area, whilst only a part of site ANEWS006 is. It is also noted that some of site ANEWS006 is also located within an area of landscape constraints; this is due to the steep gradients, potential flood risk and the need to maintain a robust and well defined settlement edge.

### Selkirk

1.8 The map shows two Preferred sites - ASELK033 and MSELK002, as well as two Alternative sites – ASELK040 and ASELK041. Each of the sites sit within an area of flood risk, however the Selkirk Flood Protection Scheme provides flood risk protection to these sites. Each of the three potential housing sites are also located within a Battlefield, whilst this Battlefield designation also partly encroaches onto site MSELK002. Therefore each of the sites will be required to take that designation into consideration in the design and layout of their development. The sites are all located adjacent to rights of way, and generally have good access to the town centre as well as to Business and Industrial land within the settlement. It is noted that MSELK002 and ASELK040 are both located on

brownfield land and therefore there is potentially an issue in respect to contamination. There is also the potential for archaeology in respect of site ASELK040 and site MSELK002. It is also noted that the Ettrick Water is also part of the River Tweed SAC.

### Galashiels

1.9 The maps for Galashiels shows that there are a number of significant constraints, mainly associated with the River Tweed SAC and flood risk. Development will therefore need to respect this, and avoid significant effect from flood risk and/or avoid any negative impact on the integrity of the SAC.

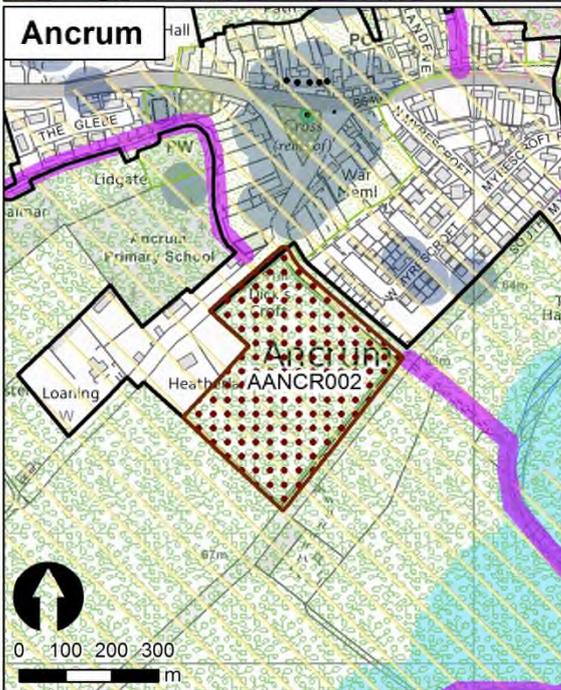
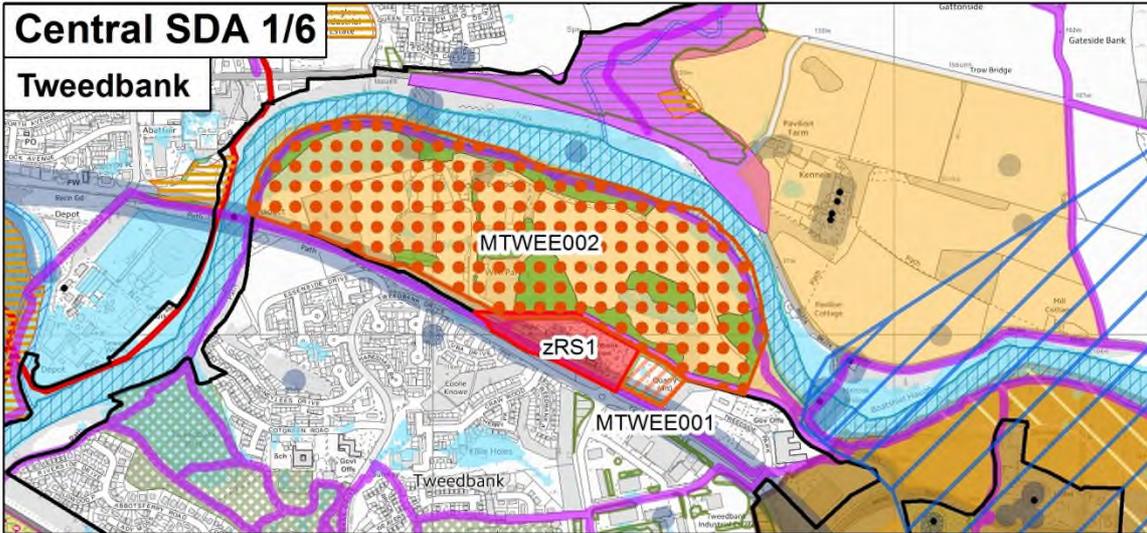
1.10 There are three Preferred sites – AGALA032, AGALA036 and AGALA037, as well as an Alternative site – AGALA033 shown on the maps. All of the sites are located within the Development Boundary. However, there is potential for contamination on a number of the sites, and this will be an issue that those sites will need to contend with through their development. It is also noted that there is also the potential for archaeology on sites AGALA033 and AGALA037. A number of rights of way are evident on the maps, these provide good access into the countryside.

### Kelso

1.11 The map shows three Preferred sites – AKELS025, AKELS026 and RKELS002; and one Alternative site AKELS028. It is noted that Preferred sites AKELS025 and RKELS002 are located within the Development Boundary. The settlement is also surrounded by prime agricultural land. There is potential for flood risk associated with the River Tweed as well as surface water in various parts of the settlement. Site RKELS002 is a brownfield site with a Listed Building, in addition there is also the potential for archaeology on this site. It is also noted that AKELS025 is also a brownfield site.

### Hawick

1.12 The River Teviot which is part of the River Tweed SAC and SSSI runs through the settlement, this may result in constraints relating to flood risk as well as potential connectivity to the River Tweed SAC for potential development. The map shows three Preferred sites are identified at Hawick – AHAWI025, AHAWI026 and RHAWI011, each of these sites are located within the Development Boundary. The one Alternative site identified – AHAWI027 is located outwith the Development Boundary. Sites AHAWI025 and RHAWI011 are both brownfield sites and their development will need to take account of any potential contamination.

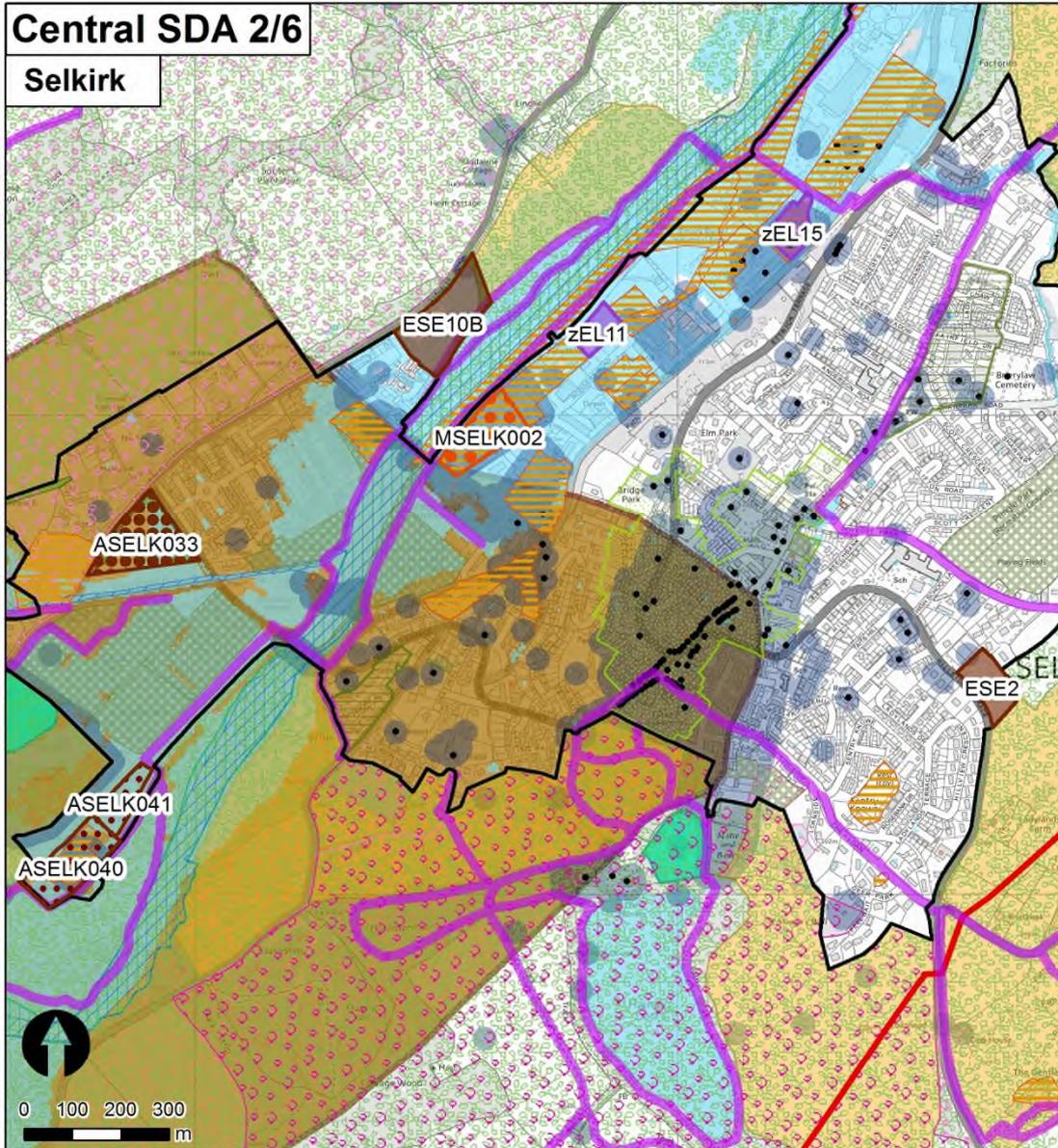


<p><b>SG Housing Sites</b></p> <ul style="list-style-type: none"> <li> Housing, Preferred</li> <li> Housing, Alternative</li> <li> Mixed Use, Preferred</li> </ul> <p><b>LDP Sites</b></p> <ul style="list-style-type: none"> <li> Mixed Use, LDP</li> <li> Railway Station</li> </ul> <p><b>Proposed Landscaping</b></p> <ul style="list-style-type: none"> <li> Woodland</li> <li> Development Boundary</li> </ul>	<p><b>Environmental Constraints</b></p> <ul style="list-style-type: none"> <li> Key Green Space</li> <li> Right of Way</li> <li> National Scenic Areas</li> <li> Contaminated Sites</li> <li> Tree Preservation Orders</li> <li> Listed Buildings</li> <li> Prime Quality Agricultural Land</li> <li> Hazard Pipelines</li> <li> Designed Landscapes (SBC)</li> </ul>	<ul style="list-style-type: none"> <li> Special Landscape Areas</li> <li> Special Areas of Conservation</li> <li> Sites of Special Scientific Interest</li> <li> Conservation Areas</li> <li> Scheduled Monuments (HES)</li> <li> Landscape Constraints</li> <li> Ancient Woodland Inventory</li> <li> Archaeology</li> <li> 1 in 200 Year Flood Risk</li> <li> Battlefields (HES)</li> </ul>
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# Central SDA 2/6

## Selkirk



### SG Housing Sites

- Housing, Preferred
- Housing, Alternative
- Mixed Use, Preferred

### Local Plan Sites

- Housing, Local Plan
- Business and Industrial Land, Local Plan

### Proposed Landscaping

- Woodland
- Development Boundary

### Environmental Constraints

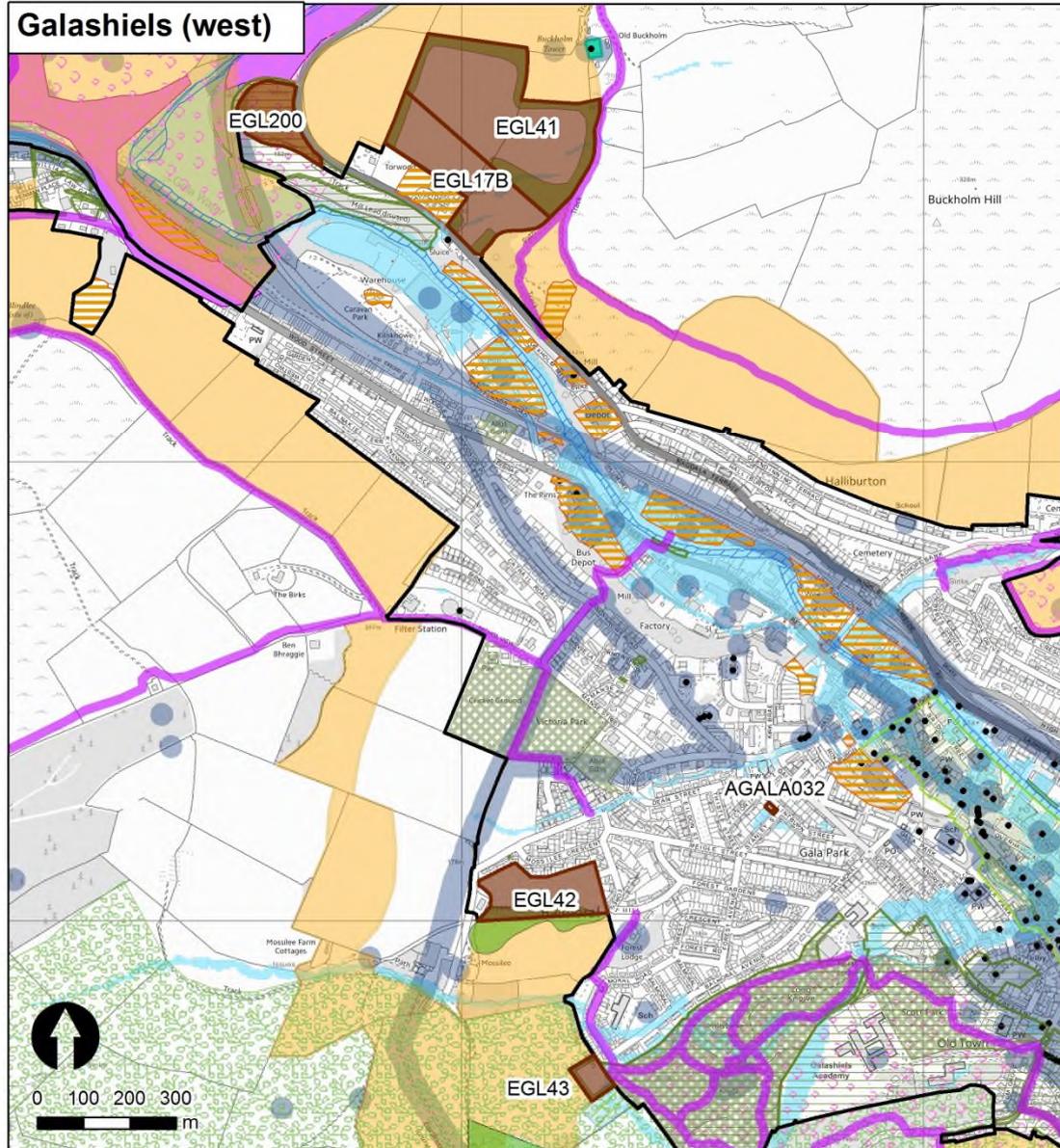
- Key Green Space
- Right of Way
- Contaminated Sites
- Tree Preservation Orders
- Listed Buildings
- Gardens & Designed Landscapes (HES)
- Designed Landscapes (SBC)
- Hazard Pipelines

- Special Landscape Areas
- Conservation Areas
- Special Areas of Conservation
- Sites of Special Scientific Interest
- Scheduled Monuments (HES)
- Landscape Constraints
- Archaeology
- 1 in 200 Year Flood Risk
- Battlefields (HES)

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# Central SDA 3/6

## Galashiels (west)



### SG Housing Sites

Housing, Preferred

### Local Plan Sites

Housing, Local Plan

### Proposed Landscaping

Open Space

Wetland

Woodland

Development Boundary

### Environmental Constraints

Key Green Space

Right of Way

Contaminated Sites

Tree Preservation Orders

Listed Buildings

Designed Landscapes (SBC)

Special Landscape Areas

Conservation Areas

Special Areas of Conservation

Landscape Constraints

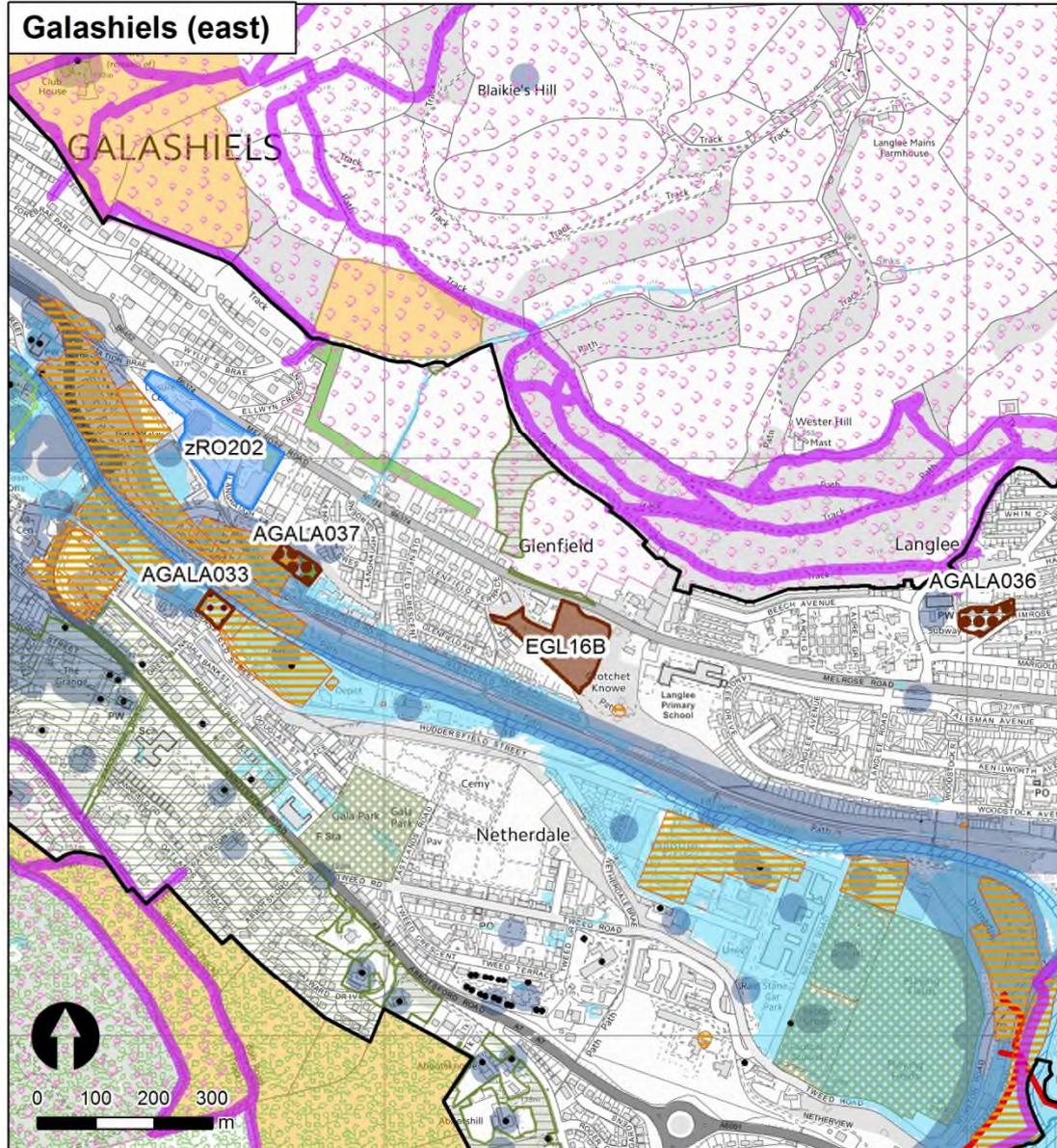
Ancient Woodland Inventory

Archaeology

1 in 200 Year Flood Risk

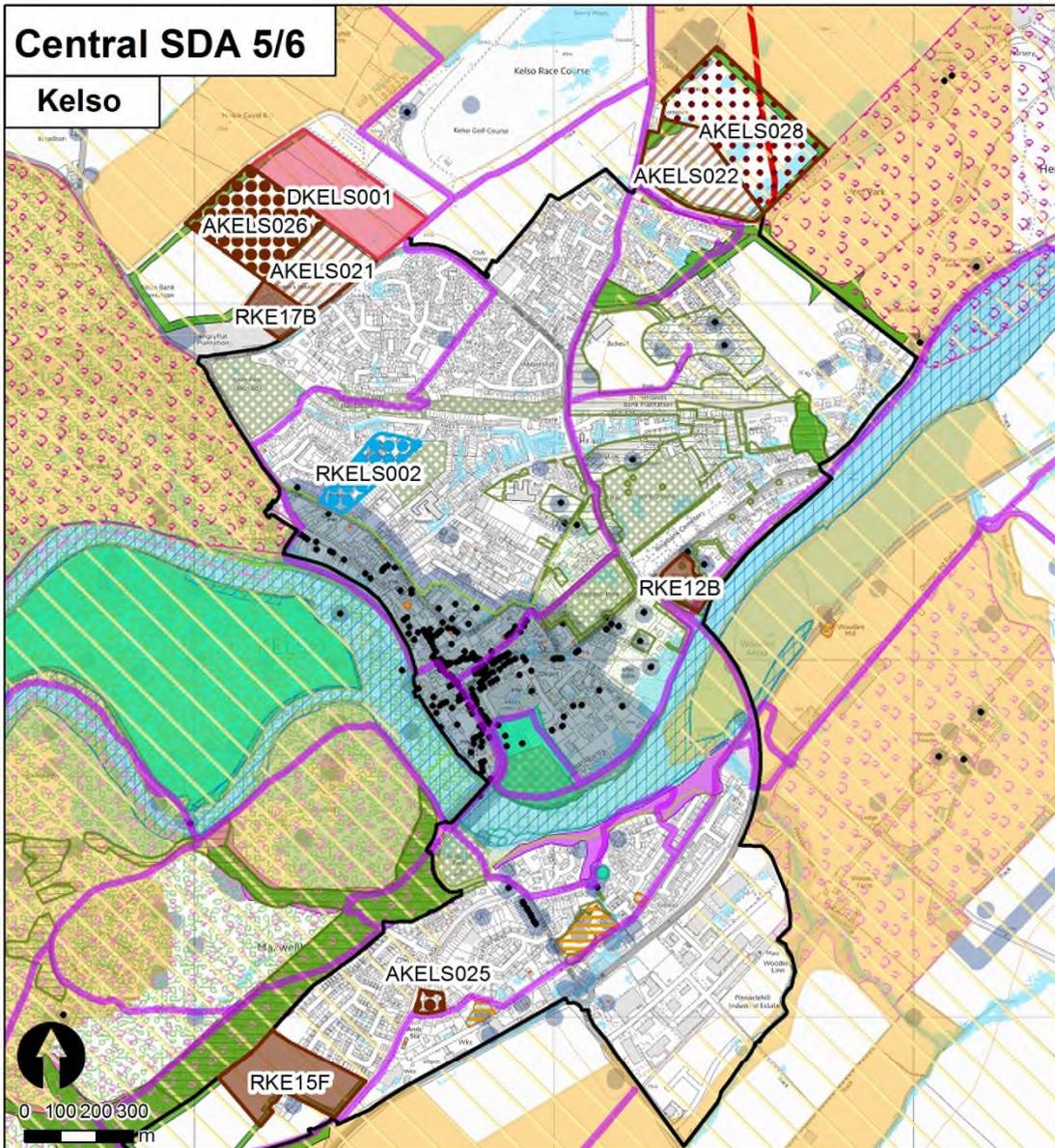
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# Central SDA 4/6



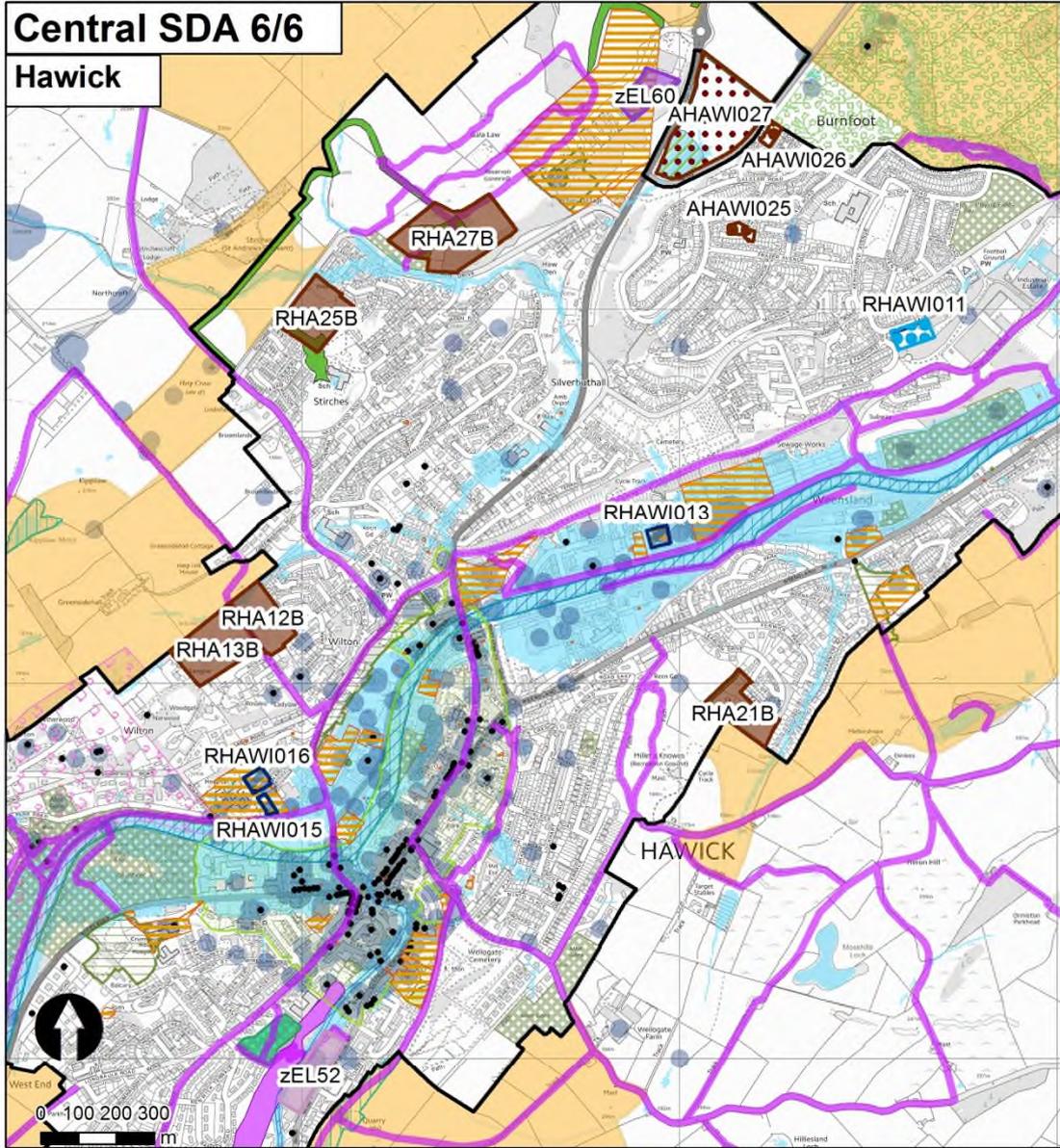
- |                             |                                  |                                      |
|-----------------------------|----------------------------------|--------------------------------------|
| <b>SG Housing Sites</b>     | Development Boundary             | Conservation Areas                   |
| Housing, Preferred          | <b>Environmental Constraints</b> | Special Areas of Conservation        |
| Housing, Alternative        | Key Green Space                  | Sites of Special Scientific Interest |
| <b>Local Plan Sites</b>     | Right of Way                     | Contaminated Sites                   |
| Housing, Local Plan         | Listed Buildings                 | Tree Preservation Orders             |
| Redevelopment               | Designed Landscapes (SBC)        | Landscape Constraints                |
| <b>Proposed Landscaping</b> | Hazard Pipelines                 | Archaeology                          |
| Woodland                    | Special Landscape Areas          | 1 in 200 Year Flood Risk             |

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<b>SG Housing Sites</b>	<b>Proposed Landscaping</b>	<b>Environmental Constraints</b>
Housing, Preferred	Woodland	Gardens & Designed Landscapes (HES)
Housing, Alternative	Right of Way	Special Landscape Areas
Redevelopment, Preferred	Contaminated Sites	Conservation Areas
<b>Local Plan Sites</b>	Tree Preservation Orders	Special Areas of Conservation
Housing, Local Plan	Key Green Space	Sites of Special Scientific Interest
<b>LDP Sites</b>	Listed Buildings	Scheduled Monuments (HES)
Housing, LDP	Prime Quality Agricultural Land	Landscape Constraints
Education, LDP	Hazard Pipelines	Ancient Woodland Inventory
Development Boundary	Designed Landscapes (SBC)	Archaeology
		1 in 200 Year Flood Risk

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|---|--|--|
| <p><b>SG Housing Sites</b></p> <ul style="list-style-type: none"> <li> Housing, Preferred</li> <li> Housing, Alternative</li> <li> Redevelopment, Preferred</li> </ul> <p><b>Local Plan Sites</b></p> <ul style="list-style-type: none"> <li> Housing, Local Plan</li> <li> Business and Industrial Land, Local Plan</li> <li> Business and Industrial Land Safeguarding</li> </ul> <p><b>LDP Sites</b></p> <ul style="list-style-type: none"> <li> Redevelopment, LDP</li> </ul> | <p><b>Proposed Landscaping</b></p> <ul style="list-style-type: none"> <li> Open Space</li> <li> Wetland</li> <li> Development Boundary</li> </ul> <p><b>Environmental Constraints</b></p> <ul style="list-style-type: none"> <li> Key Green Space</li> <li> Right of Way</li> <li> Contaminated Sites</li> <li> Tree Preservation Orders</li> <li> Listed Buildings</li> </ul> | <ul style="list-style-type: none"> <li> Designed Landscapes (SBC)</li> <li> Special Landscape Areas</li> <li> Conservation Areas</li> <li> Special Areas of Conservation</li> <li> Sites of Special Scientific Interest</li> <li> Scheduled Monuments (HES)</li> <li> Landscape Constraints</li> <li> Ancient Woodland Inventory</li> <li> 1 in 200 Year Flood Risk</li> <li> Archaeology</li> </ul> |
|---|--|--|

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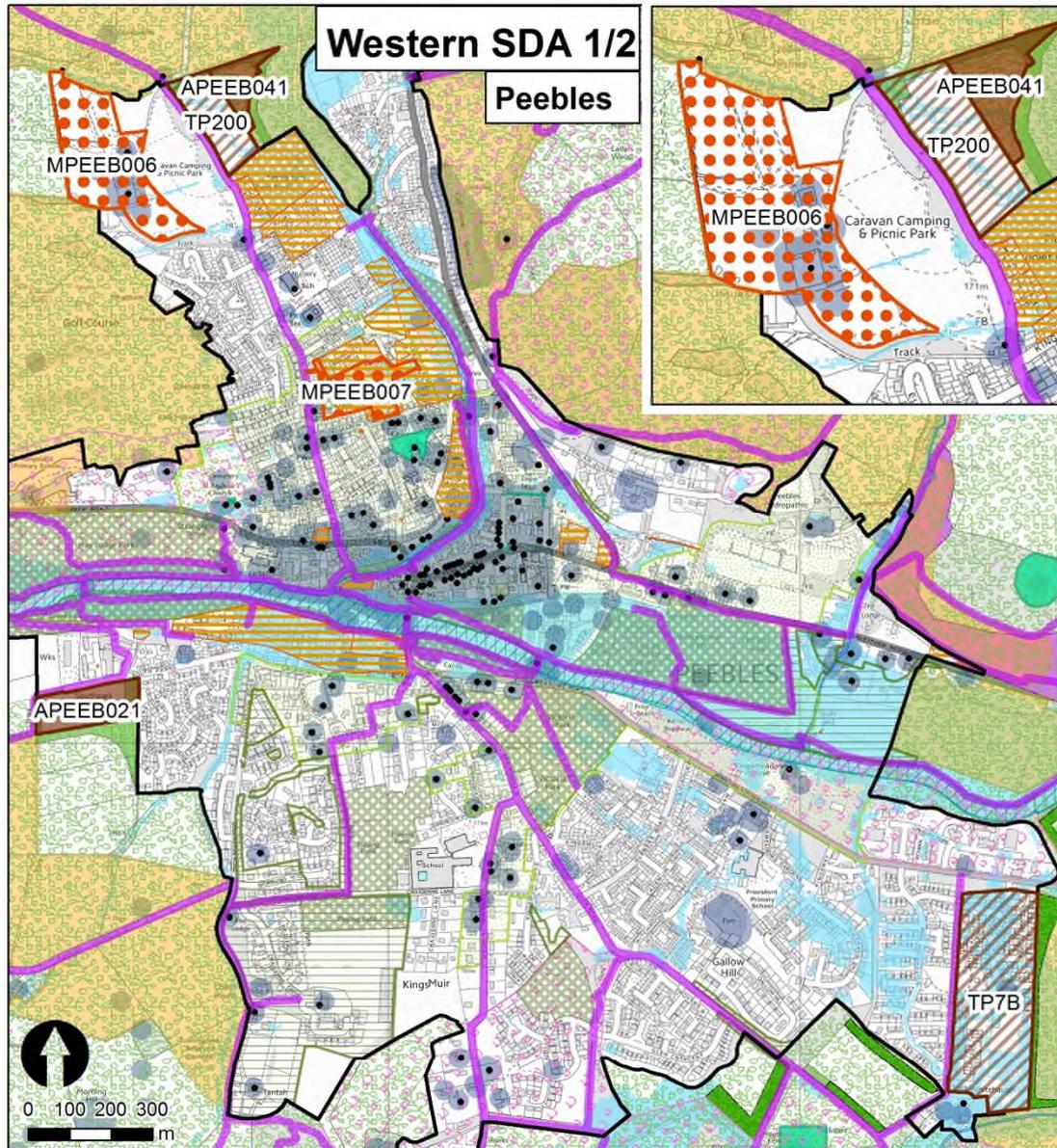
## Western SDA Maps – Peebles and Innerleithen

### Peebles

1.13 The map for Peebles shows two Preferred sites – MPEEB006 and MPEEB007, both sites are located within the Development Boundary. Like many settlements in the Borders, the River Tweed SAC and SSSI runs through the settlement. This brings the potential for both flood risk as well as potential connectivity with the River Tweed SAC. The quality of the built heritage of the settlement is obvious, with a high concentration of Listed Buildings and a Conservation Area that takes in most of the historic core of the settlement. With that in mind, it is noted that site MPEEB006 has both archaeology and Listed Buildings on site, and MPEEB007 is also located within the Conservation Area with the potential for archaeology on the site. Both sites are well positioned for good access to services and facilities. In addition, both sites also involve the reuse of brownfield land and it is noted that the map shows site MPEEB007 as having potential contaminated land on site. Key Greenspace also plays an important role within the settlement, and in that respect it is noted that a Key Greenspace is located within site MPEEB007. Therefore, any development of that site will require to take account of Local Development Plan Policy EP11: Protection of Greenspace.

### Innerleithen

1.14 One Preferred site at Innerleithen has been identified – site MINNE001. The site is located within the Development Boundary and also within the Conservation Area. A Listed Building is also located on the site. There is also the potential for archaeology on the site. The site is a brownfield site and there is potential for contamination to be present. A right of way is located adjacent to the site providing access into the countryside. The site is also well located for easy access into the centre of the settlement as well as to the Business and Industrial sites in the southern part of the settlement. The site is also adjacent to a Key Greenspace. The River Tweed flows to the south of the settlement, with the Leithen Water in the north east. The settlement is therefore one that has issues relating to flood risk as well as connectivity to the River Tweed SAC.



**SG Housing Sites**

Mixed Use, Preferred

**Local Plan Sites**

Housing, Local Plan

**LDP Sites**

Housing, LDP

**Proposed Landscaping**

Woodland

Development Boundary

**Environmental Constraints**

Key Green Space

Right of Way

Contaminated Sites

Tree Preservation Orders

Listed Buildings

Designed Landscapes (SBC)

Special Landscape Areas

Conservation Areas

Special Areas of Conservation

Sites of Special Scientific Interest

Scheduled Monuments (HES)

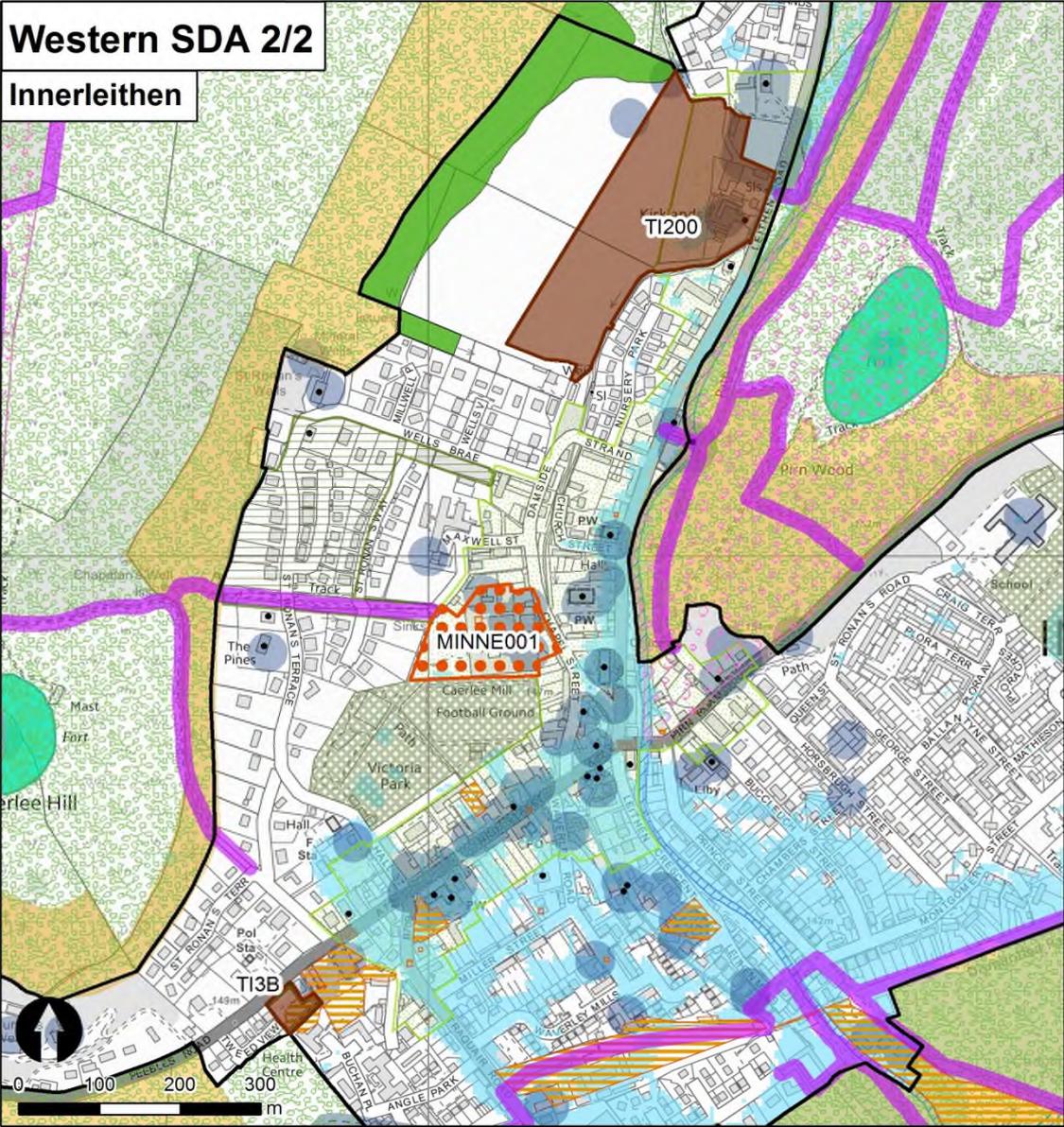
Landscape Constraints

Ancient Woodland Inventory

Archaeology

1 in 200 Year Flood Risk

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- |                             |                                  |                               |
|-----------------------------|----------------------------------|-------------------------------|
| <b>SG Housing Sites</b>     | <b>Environmental Constraints</b> | Conservation Areas            |
| Mixed Use, Preferred        | Key Green Space                  | Special Areas of Conservation |
| <b>Local Plan Sites</b>     | Right of Way                     | Scheduled Monuments (HES)     |
| Housing, Local Plan         | Contaminated Sites               | Landscape Constraints         |
| <b>Proposed Landscaping</b> | Tree Preservation Orders         | Archaeology                   |
| Open Space                  | Listed Buildings                 | 1 in 200 Year Flood Risk      |
| Woodland                    | Designed Landscapes (SBC)        |                               |
| Development Boundary        | Special Landscape Areas          |                               |

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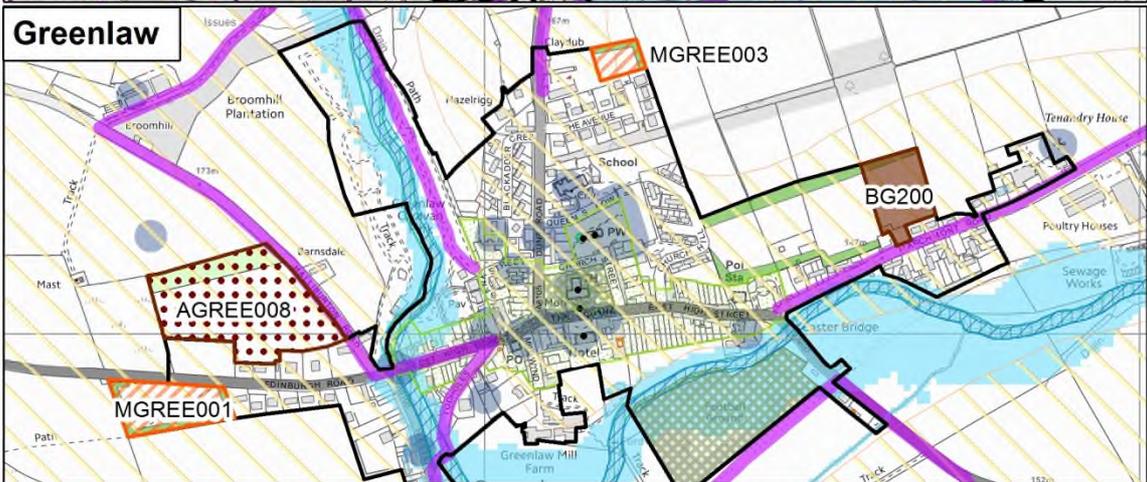
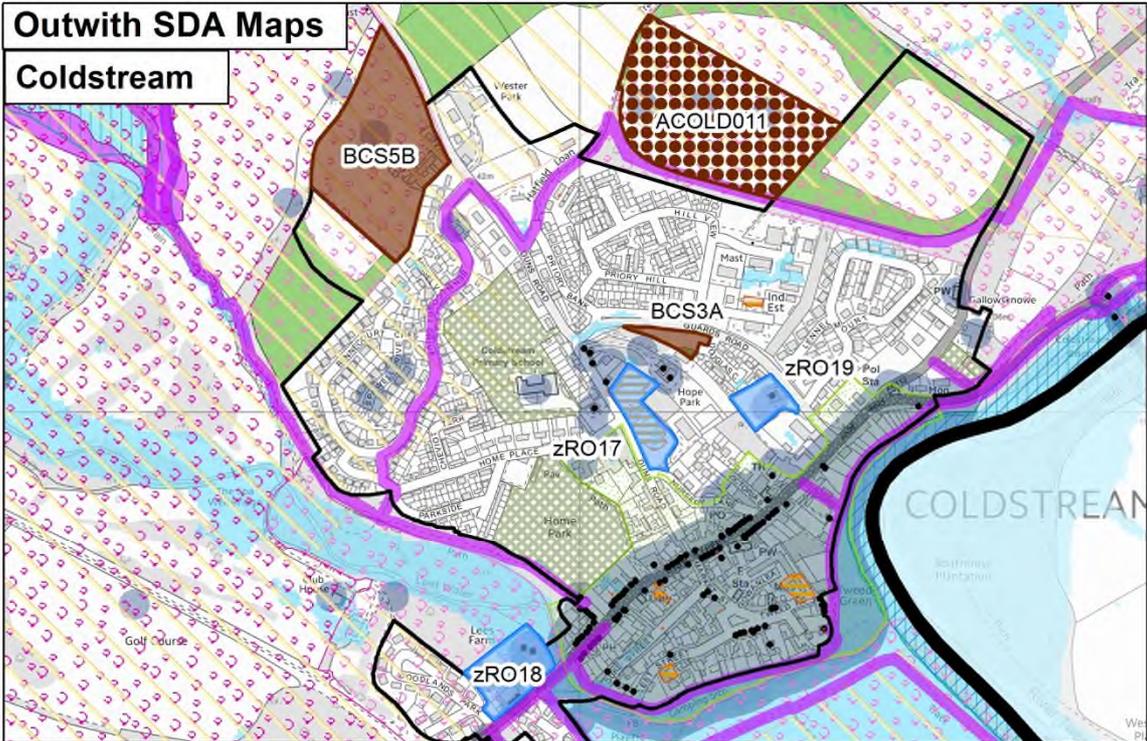
## Outwith SDA Maps – Coldstream and Greenlaw

### Coldstream

- 1.15 The map shows one Preferred site – ACOLD011. Prime quality agricultural land surrounds much of the settlement and it is noted that site ACOLD011 is located within it. The River Tweed SAC and SSSI runs to the south of the settlement, therefore issues relating to flood risk as well as potential connectivity to the River Tweed SAC will require to be taken into account in any future development. The Preferred site has good access into the settlement and to its services and facilities. Rights of way provide good access around the settlement and out into the countryside. The site is located within a SBC garden and designed landscape and there is also potential for archaeology on the site. Therefore, these considerations will require to be taken into account.

### Greenlaw

- 1.16 Greenlaw is located within an area of prime agricultural land. The map shows one Alternative site – AGREE008 to the north-west of the settlement outwith the Development Boundary. The site is also adjacent to a right of way. The Blackadder Water runs from the north to the south and then along the south of the settlement. The Blackadder Water is part of the River Tweed SAC and SSSI, therefore as with Coldstream above, issues relating to flood risk as well as potential connectivity to the River Tweed SAC will require to be taken into account in any future development in the settlement.



- |                         |                                  |                                      |
|-------------------------|----------------------------------|--------------------------------------|
| <b>SG Housing Sites</b> | <b>Proposed Landscaping</b>      | Gardens & Designed Landscapes (HES)  |
| Housing, Preferred      | Woodland                         | Designed Landscapes (SBC)            |
| Housing, Alternative    | Open Space                       | Conservation Areas                   |
| <b>Local Plan Sites</b> | Development Boundary             | Special Areas of Conservation        |
| Housing, Local Plan     | <b>Environmental Constraints</b> | Sites of Special Scientific Interest |
| Redevelopment           | Key Green Space                  | Scheduled Monuments (HS)             |
| <b>LDP Sites</b>        | Right of Way                     | Landscape Constraints                |
| Mixed Use, LDP          | Contaminated Sites               | Ancient Woodland Inventory           |
| SBC Boundary            | Listed Buildings                 | Archaeology                          |
|                         | Prime Quality Agricultural Land  | 1 in 200 Year Flood Risk             |

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<b>Environmental Criteria Used in Maps and Site Assessment Database</b>		
<b>SEA Topic</b>	<b>Used in Appendix 4 and Appendix 5</b>	<b>Used in Appendix 6</b>
Air	Prime Quality Agricultural Land (PQAL)	PQAL, access to services, access to public and sustainable transport, access to employment
Biodiversity, Flora and Fauna	Tree Preservation Orders (TPOs), Ancient Woodland Inventory (AWI), Gardens & Designed Landscapes, greenspace, wider biodiversity impact, Special Area of Conservation (SAC), Special Protection Area (SPA), RAMSAR, Special Site of Scientific Interest (SSSI)	Tree Preservation Orders (TPOs), Ancient Woodland Inventory (AWI), Gardens & Designed Landscapes, greenspace, wider biodiversity impact, Special Area of Conservation (SAC), Special Protection Area (SPA), RAMSAR Special Site of Scientific Interest (SSSI)
Climatic Factors	Flood Risk (1:100, 1:200), rights of way (ROW)	PQAL, access to services, access to public services, access to employment, biodiversity impact, greenspace, site aspect, ROW
Cultural Heritage	Conservation Areas, Scheduled Monuments, Gardens & Designed Landscapes, listed buildings, archaeology, battlefields	Conservation Areas, Scheduled Monuments, Gardens & Designed Landscapes, listed buildings, archaeology, battlefields
Landscape and Townscape	Regional Park, Conservation Areas, Scheduled Monuments, Gardens & Designed Landscapes, Special Landscape Area (SLA), National Scenic Areas (NSA), Landscape Character Assessment (LCA)	Regional Park, Conservation Areas, Scheduled Monuments, Gardens & Designed Landscapes, Special Landscape Area (SLA), National Scenic Areas (NSA), Landscape Character Assessment (LCA), greenspace
Material Assets	Common good land, Mineral and coal deposits, Ministry of Defence/Civil Aviation Authority Land, Waverley Line contribution areas, water supply, sewerage, pipelines, contaminated land, primary school capacity, secondary school capacity, access to public and sustainable transport	Common good land, Mineral and coal deposits, Ministry of Defence/Civil Aviation Authority Land, Waverley Line contribution areas, water supply, sewerage, pipelines, contaminated land, primary school capacity, secondary school capacity, access to public and sustainable transport
Population and Human Health	Contaminated land, primary school capacity, secondary school capacity, rights of way	Contaminated land, primary school capacity, secondary school capacity, rights of way, access to public services, access to services, access to employment, greenspace
Soil	PQAL	PQAL
Water	Water supply, sewerage, Flood Risk (1:100, 1:200), SAC, RAMSAR, SSSI	Water supply, sewerage, Flood Risk (1:100, 1:200), SAC, RAMSAR, SSSI

## **Appendix 5: Area Site Assessments (Finalised Supplementary Guidance on Housing)**

## Contents

Eastern SDA	p3
Central SDA	p5
Western SDA	p13
Outwith SDA	p16

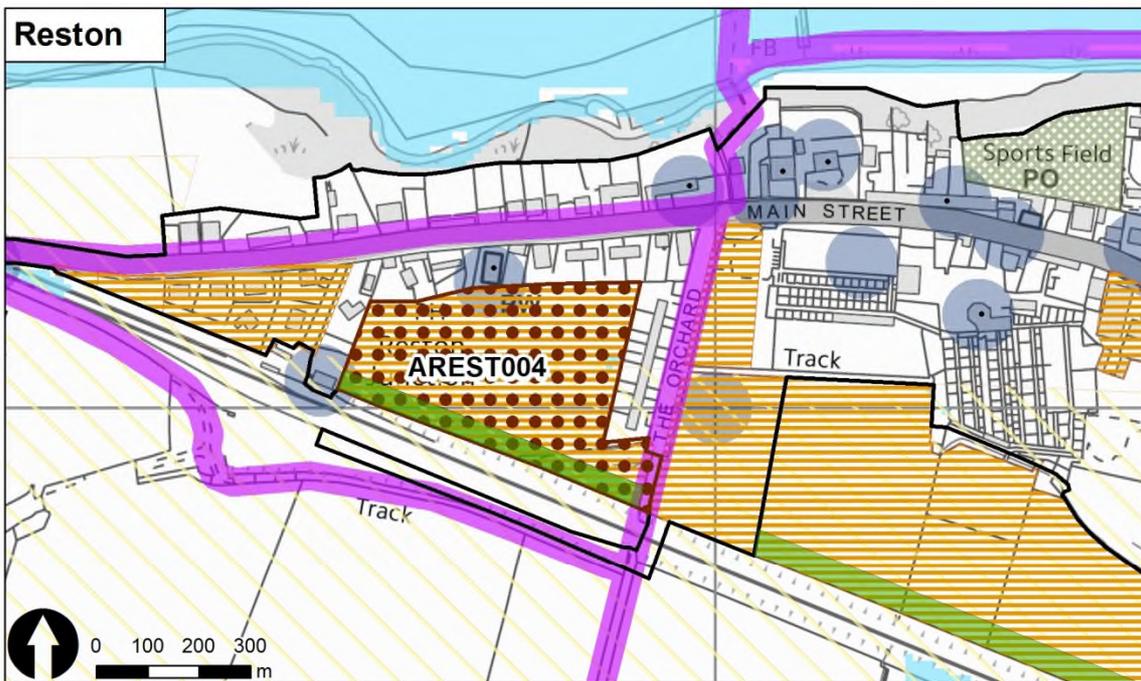
## Eastern SDA Maps – Ayton and Reston

### Ayton

- 1.1 The main constraints shown for Ayton are that a significant area of the settlement and outwith the settlement are located within an area of prime agricultural land and therefore it is difficult to allocate land without impacting on that resource. The Preferred site identified is located outwith the Conservation Area, areas of archaeology and partly outwith the Designed Landscape. The site can be shown to be in a sustainable location as it is adjacent to a right of way with easy access into the settlement centre.

### Reston

- 1.2 The Preferred site identified at Reston is located within an area of prime agricultural land, and is also located adjacent to a right of way. It is considered that there may be the need for archaeological investigation to take place. The map also shows that there is the potential for contamination on site.



**SG Housing Sites**

 Housing, Preferred

**Proposed Landscaping**

 Woodland

**Environmental Constraints**

 Key Green Space

 Development Boundary

 Potentially Contaminated Sites

 Listed Buildings

 Prime Quality Agricultural Land

 Designed Landscapes (SBC)

 Conservation Areas

 Right of Way

 1 in 200 Year Flood Risk

 Archaeology

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## Central SDA Maps – Tweedbank, Newstead, Selkirk, Galashiels, Kelso and Hawick

### Tweedbank

1.3 Site MTWEE002 is located adjacent to the new train station at Tweedbank and therefore the site would have good access to public and sustainable transport as well as the adjacent Business and Industrial land. However, it is noted that the site is located within an area identified as constrained from development in terms of landscape. This is due to the quality and integrity of the designed landscape, with this in mind it is noted that a masterplan for the area will be undertaken. Potential of archaeology and flood risk is also shown on the map and this has been taken into account in respect to the associated mitigation.

### Newstead

1.4 All of the settlement is located within the National Scenic Area. The Preferred site (ANEWS005) is completely located within the Development Boundary. The settlement is well served by rights of way. There are two Scheduled Monuments located adjacent to the settlement, and the Preferred site shows that there is the potential for archaeology on site. The site is also completely located within the Newstead Conservation Area.

### Selkirk

1.5 The map shows two Preferred sites - ASELK033 and MSELK002. Each of the sites sit within an area of flood risk, however the Selkirk Flood Protection Scheme provides flood risk protection to these sites. Site ASELK033 is fully located within a Battlefield, whilst this Battlefield designation also partly encroaches onto site MSELK002. Therefore each of the sites will be required to take that designation into consideration in the design and layout of their development. The sites are located adjacent to rights of way, and generally have good access to the town centre as well as to Business and Industrial land within the settlement. It is noted that MSELK002 is located on brownfield land and therefore there is potentially an issue in respect to contamination. There is also the potential for archaeology in respect of site MSELK002. It is also noted that the Ettrick Water is also part of the River Tweed SAC.

### Galashiels

1.6 The maps for Galashiels show that there are a number of significant constraints, mainly associated with the River Tweed SAC and flood risk. Development will therefore need to respect this, and avoid significant effect from flood risk and/or avoid any negative impact on the integrity of the SAC.

1.7 There are three Preferred sites – AGALA032, AGALA036 and AGALA037 shown on the maps. All of the sites are located within the Development Boundary. However, there is potential for contamination on a number of the sites, and this will be an issue that those sites will need to contend with through their development. It is also noted that there is

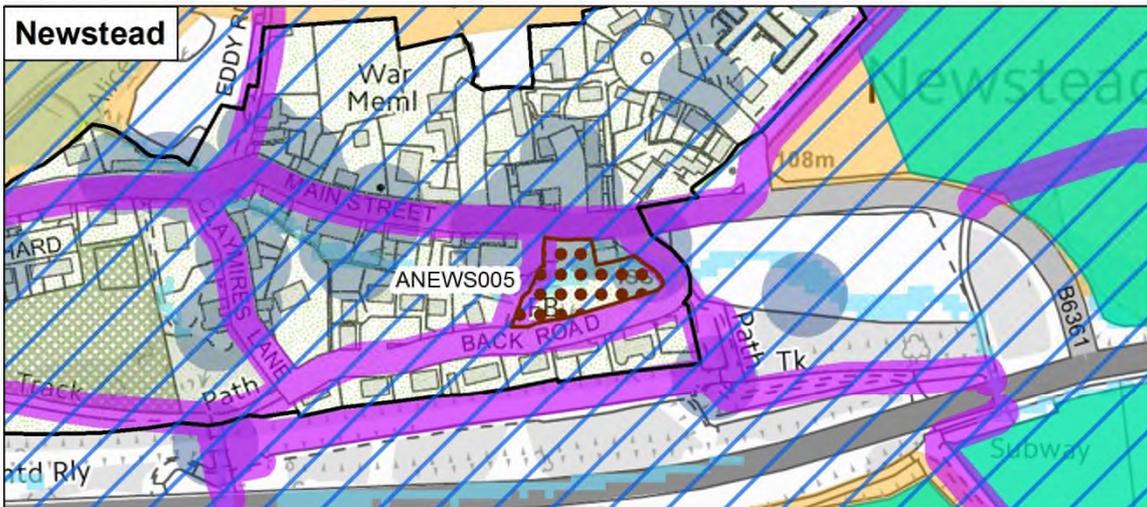
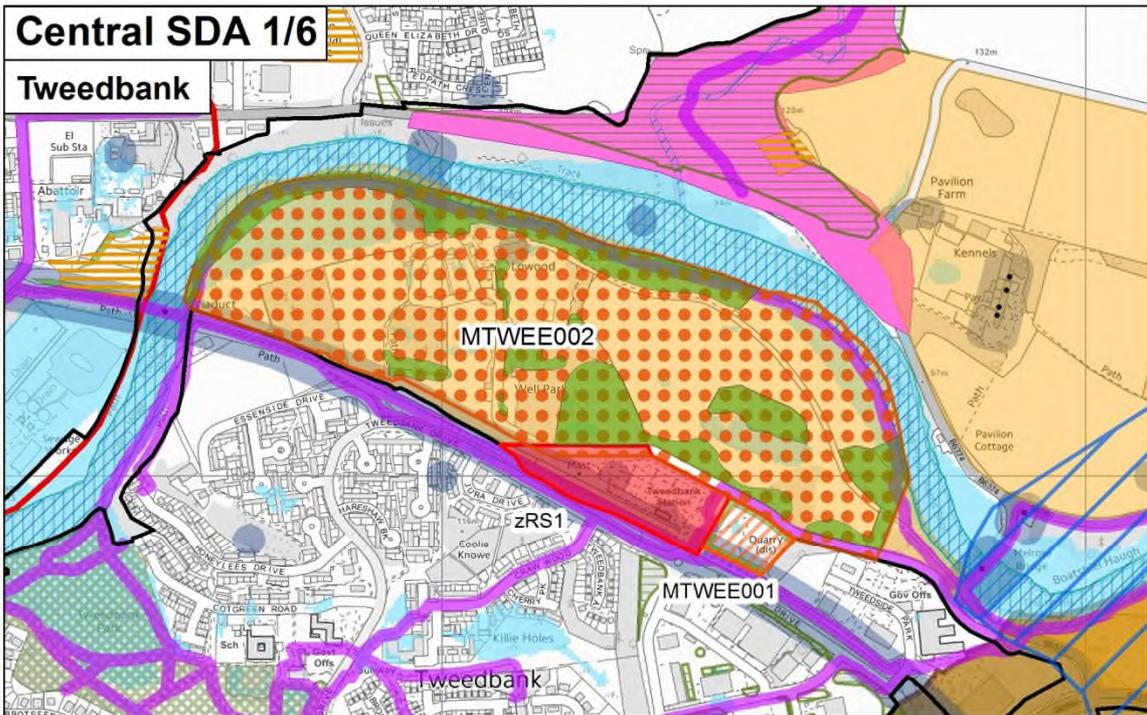
also the potential for archaeology on site AGALA037. A number of rights of way are also evident on the maps, these provide good access into the countryside.

### Kelso

1.8 The map shows three Preferred sites – AKELS025, AKELS026 and RKELS002. It is noted that the Preferred sites AKELS025 and RKELS002 are located within the Development Boundary. The settlement is also surrounded by prime agricultural land. There is potential for flood risk associated with the River Tweed as well as surface water in various parts of the settlement. Site RKELS002 is a brownfield site with a Listed Building, in addition there is also the potential for archaeology on this site. It is also noted that AKELS025 is also a brownfield site.

### Hawick

1.9 The River Teviot which is part of the River Tweed SAC and SSSI runs through the settlement, this may result in constraints relating to flood risk as well as potential connectivity to the River Tweed SAC for potential development. The map shows three Preferred sites are identified at Hawick – AHAWI025, AHAWI026 and RHAWI011, each of these sites are located within the Development Boundary. Sites AHAWI025 and RHAWI011 are both brownfield sites and their development will need to take account of any potential contamination.

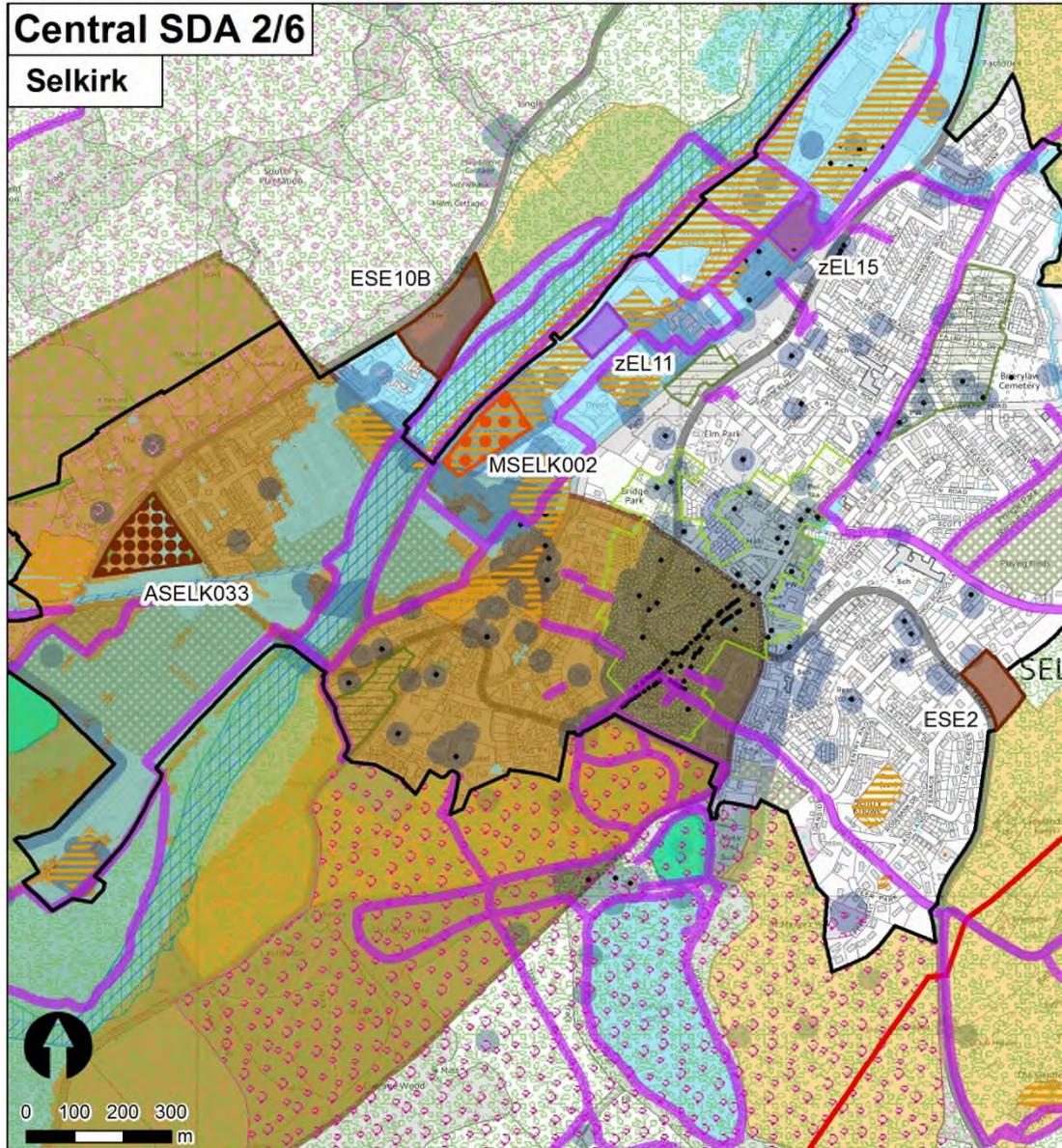


<p><b>SG Housing Sites</b></p> <ul style="list-style-type: none"> <li> Housing, Preferred</li> <li> Mixed Use, Preferred</li> </ul> <p><b>LDP Sites</b></p> <ul style="list-style-type: none"> <li> Mixed Use, LDP</li> <li> Railway Station</li> </ul> <p><b>Proposed Landscaping</b></p> <ul style="list-style-type: none"> <li> Woodland</li> <li> Development Boundary</li> </ul>	<p><b>Environmental Constraints</b></p> <ul style="list-style-type: none"> <li> Key Green Space</li> <li> Right of Way</li> <li> National Scenic Areas</li> <li> Potentially Contaminated Sites</li> <li> Tree Preservation Orders</li> <li> Listed Buildings</li> <li> Prime Quality Agricultural Land</li> <li> Hazard Pipelines</li> </ul>	<ul style="list-style-type: none"> <li> Special Areas of Conservation</li> <li> Sites of Special Scientific Interest</li> <li> Conservation Areas</li> <li> Scheduled Monuments (HES)</li> <li> Landscape Constraints</li> <li> Ancient Woodland Inventory</li> <li> Archaeology</li> <li> 1 in 200 Year Flood Risk</li> <li> Battlefields (HES)</li> </ul>
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# Central SDA 2/6

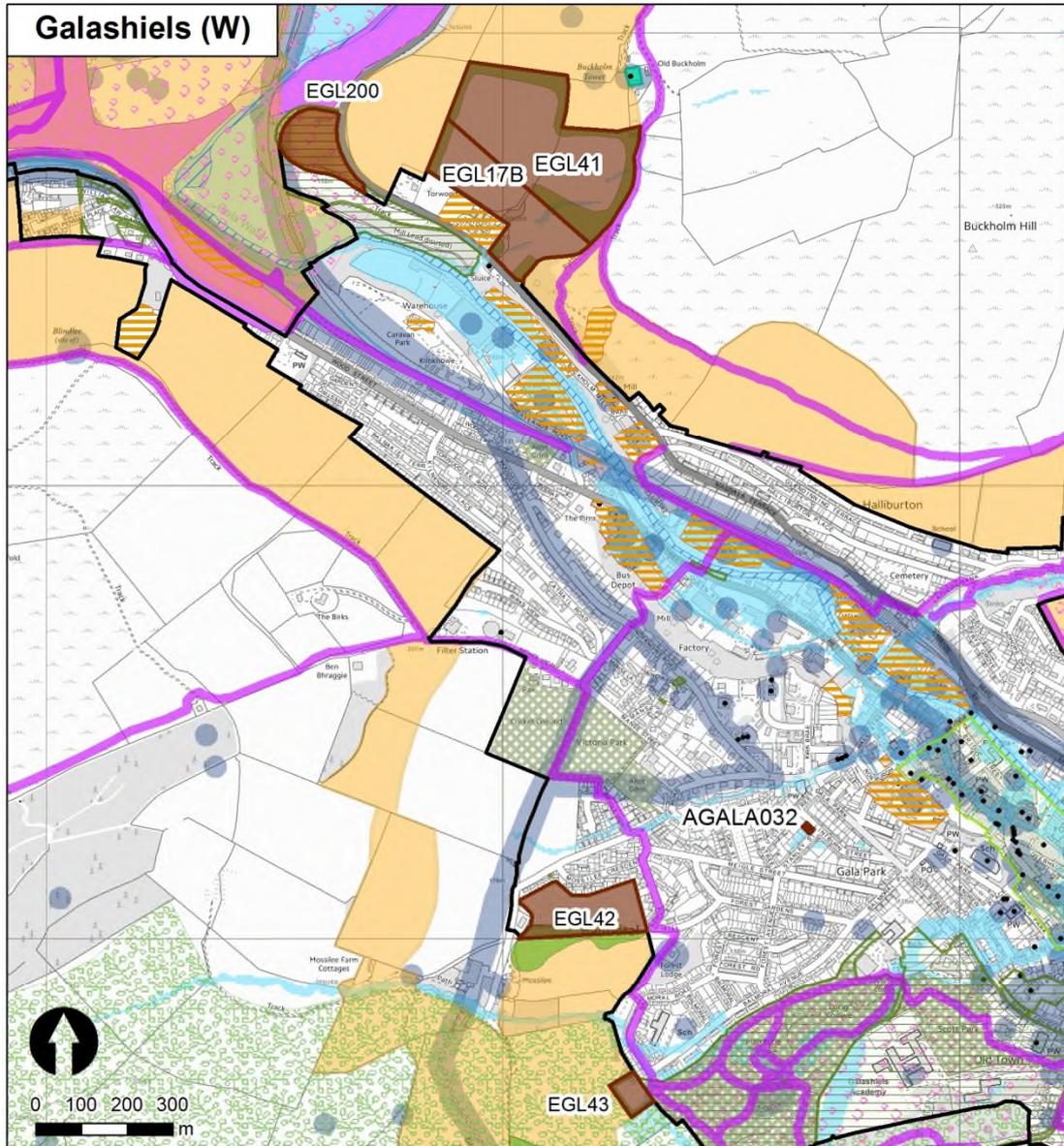
## Selkirk



<b>SG Housing Sites</b>	<b>Environmental Constraints</b>	<b>Special Landscape Areas</b>
Housing, Preferred	Key Green Space	Conservation Areas
Mixed Use, Preferred	Right of Way	Special Areas of Conservation
<b>Local Plan Sites</b>	Potentially Contaminated Sites	Sites of Special Scientific Interest
Housing, Local Plan	Tree Preservation Orders	Scheduled Monuments (HES)
Business and Industrial Land, Local Plan	Listed Buildings	Landscape Constraints
<b>Proposed Landscaping</b>	Gardens & Designed Landscapes (HES)	Archaeology
Woodland	Designed Landscapes (SBC)	1 in 200 Year Flood Risk
Development Boundary	Hazard Pipelines	Battlefields (HES)

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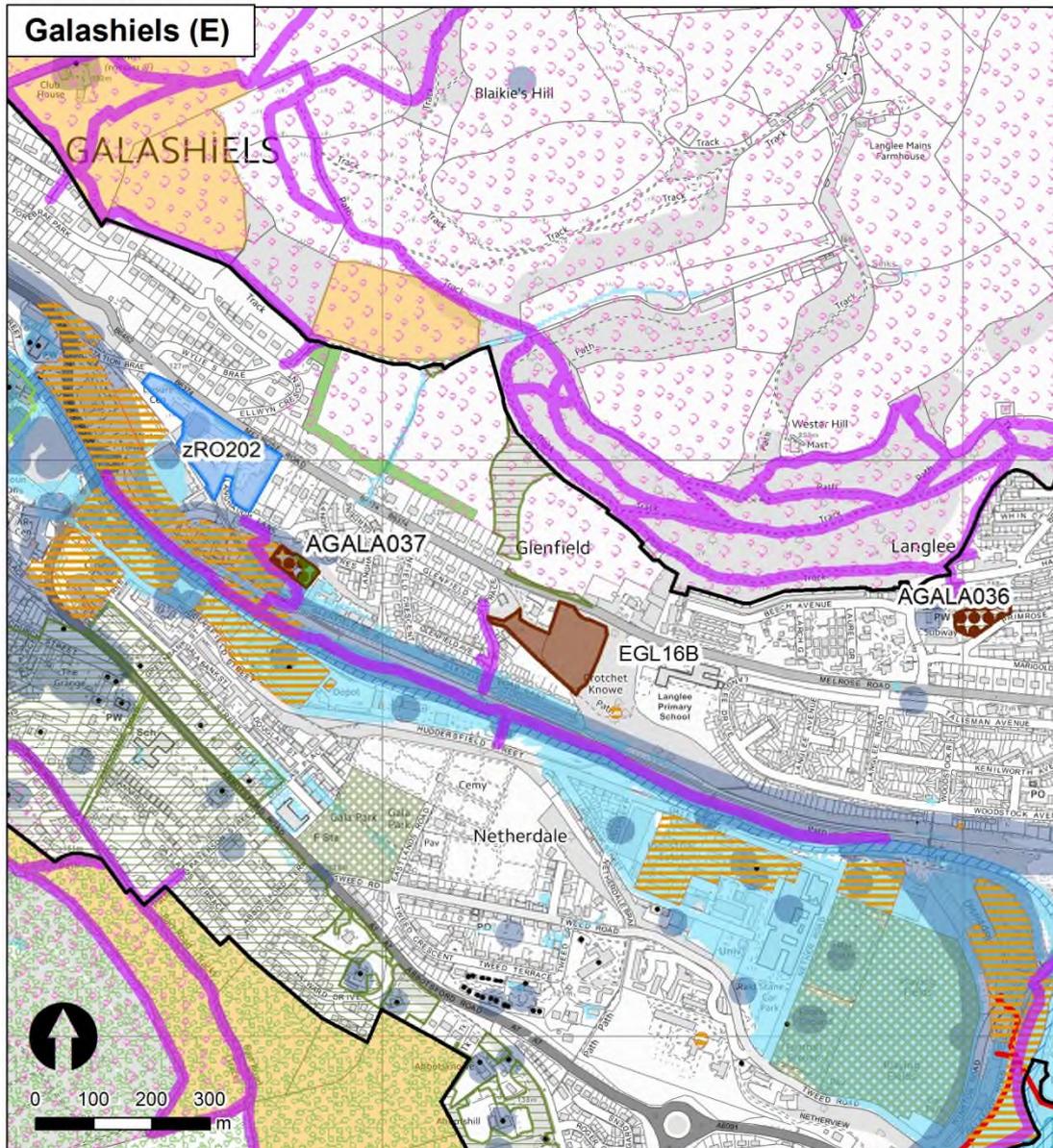
# Central SDA 3/6



- |                             |                                  |                               |
|-----------------------------|----------------------------------|-------------------------------|
| <b>SG Housing Sites</b>     | <b>Environmental Constraints</b> | Special Landscape Areas       |
| Housing, Preferred          | Scheduled Monuments (HS)         | Conservation Areas            |
| <b>Local Plan Sites</b>     | Key Green Space                  | Special Areas of Conservation |
| Housing, Local Plan         | Right of Way                     | Landscape Constraints         |
| <b>Proposed Landscaping</b> | Potentially Contaminated Sites   | Ancient Woodland Inventory    |
| Wetland                     | Tree Preservation Orders         | Archaeology                   |
| Woodland                    | Listed Buildings                 | 1 in 200 Year Flood Risk      |
| Development Boundary        | Designed Landscapes (SBC)        |                               |

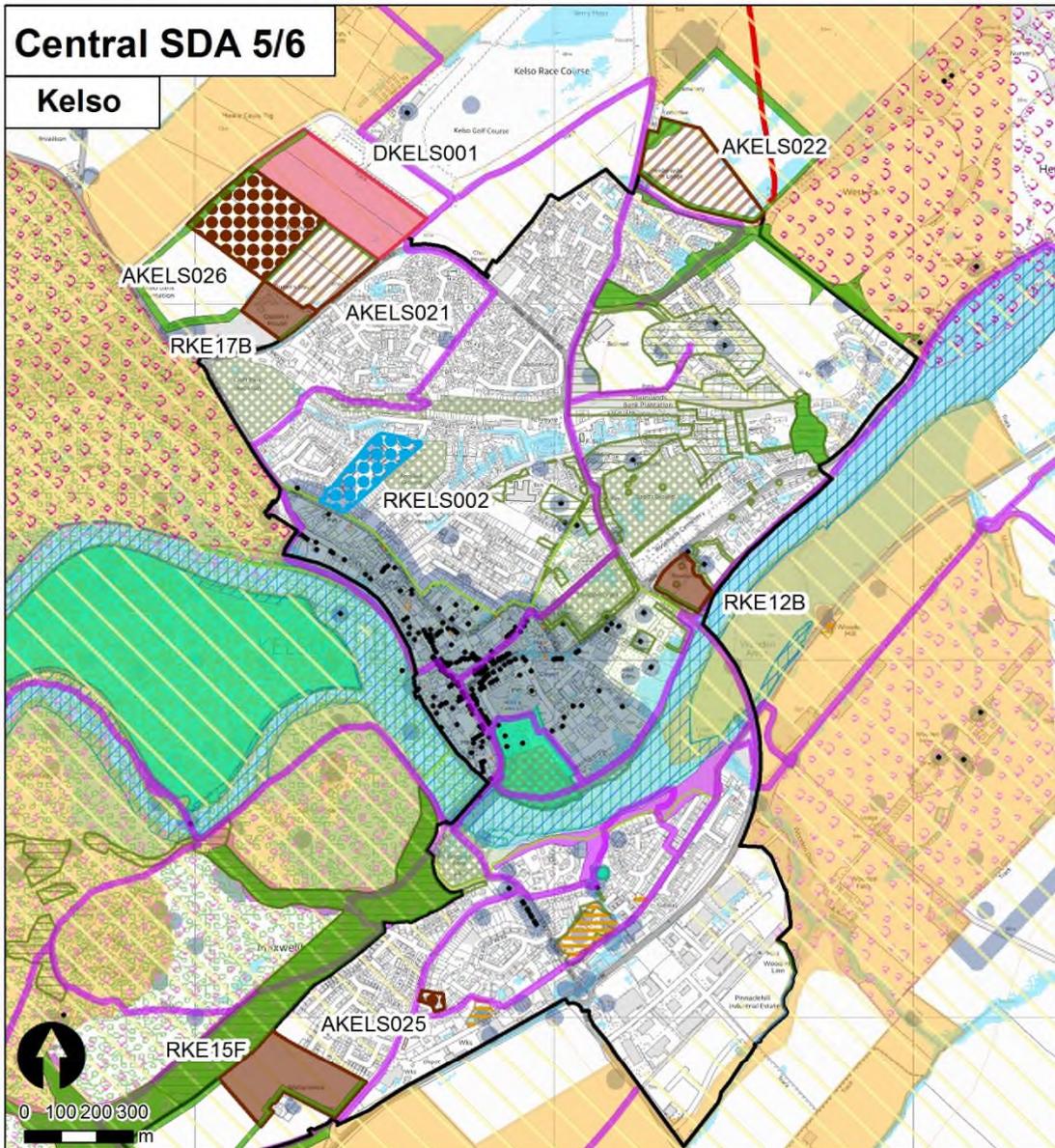
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# Central SDA 4/6



- |                             |                                  |                                      |
|-----------------------------|----------------------------------|--------------------------------------|
| <b>SG Housing Sites</b>     | Development Boundary             | Conservation Areas                   |
| Housing, Preferred          | <b>Environmental Constraints</b> | Special Areas of Conservation        |
| <b>Local Plan Sites</b>     | Key Green Space                  | Sites of Special Scientific Interest |
| Housing, Local Plan         | Right of Way                     | Potentially Contaminated Sites       |
| Redevelopment               | Listed Buildings                 | Tree Preservation Orders             |
| <b>Proposed Landscaping</b> | Designed Landscapes (SBC)        | Landscape Constraints                |
| Woodland                    | Hazard Pipelines                 | Archaeology                          |
|                             | Special Landscape Areas          | 1 in 200 Year Flood Risk             |

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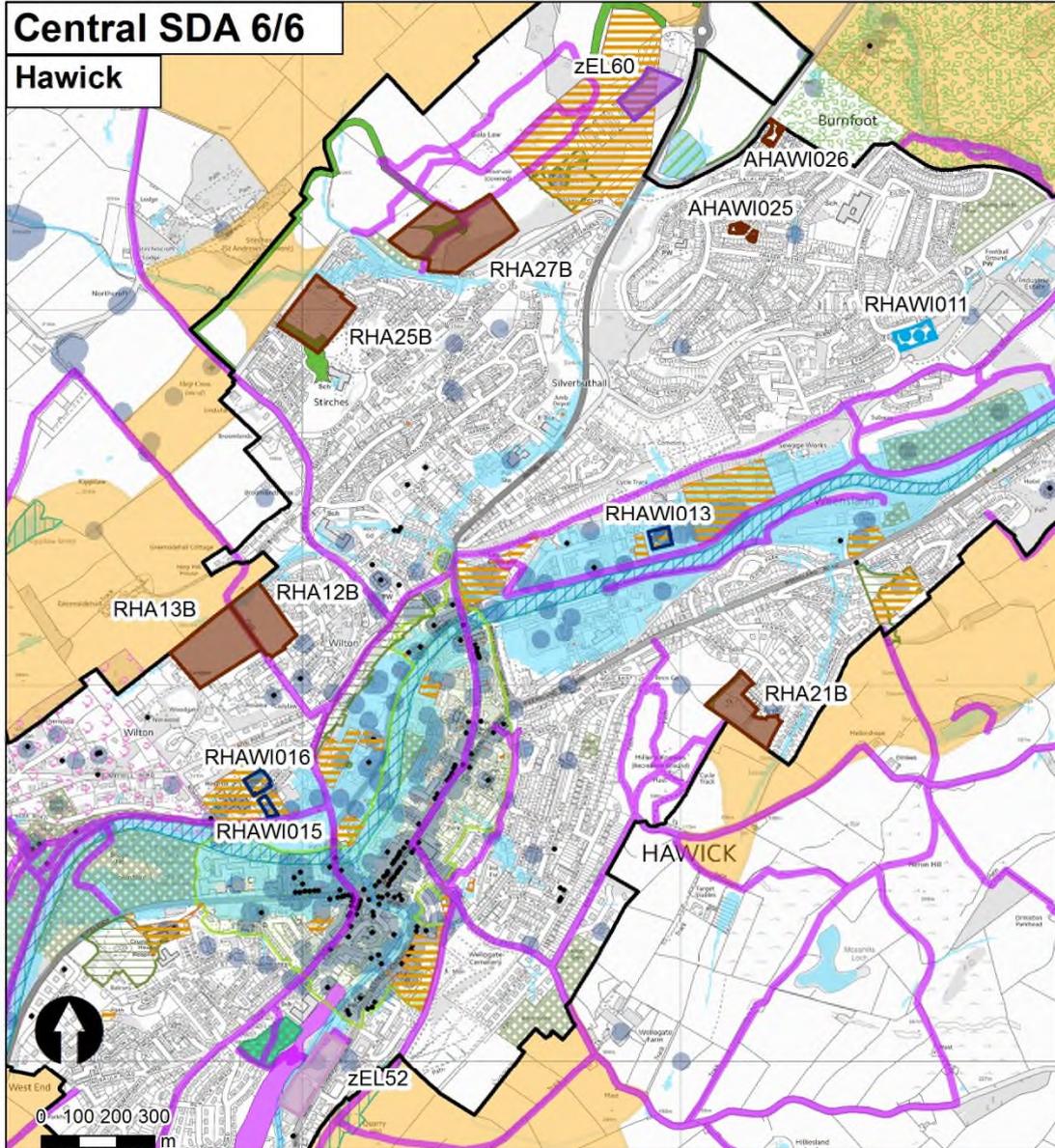


- |                          |                                  |                                      |
|--------------------------|----------------------------------|--------------------------------------|
| <b>SG Housing Sites</b>  | <b>Proposed Landscaping</b>      | Gardens & Designed Landscapes (HES)  |
| Housing, Preferred       | Woodland                         | Special Landscape Areas              |
| Redevelopment, Preferred | <b>Environmental Constraints</b> | Conservation Areas                   |
| <b>Local Plan Sites</b>  | Right of Way                     | Special Areas of Conservation        |
| Housing, Local Plan      | Potentially Contaminated Sites   | Sites of Special Scientific Interest |
| <b>LDP Sites</b>         | Tree Preservation Orders         | Scheduled Monuments (HES)            |
| Housing, LDP             | Key Green Space                  | Landscape Constraints                |
| Education, LDP           | Listed Buildings                 | Ancient Woodland Inventory           |
| Development Boundary     | Prime Quality Agricultural Land  | Archaeology                          |
|                          | Hazard Pipelines                 | 1 in 200 Year Flood Risk             |
|                          | Designed Landscapes (SBC)        |                                      |

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# Central SDA 6/6

## Hawick



### SG Housing Sites

- Housing, Preferred
- Redevelopment, Preferred

### Local Plan Sites

- Housing, Local Plan
- Business and Industrial Land, Local Plan
- Business and Industrial Land Safeguarding

### LDP Sites

- Redevelopment, LDP

### Proposed Landscaping

- Open Space
- Wetland
- Development Boundary

### Environmental Constraints

- Key Green Space
- Right of Way
- Potentially Contaminated Sites
- Tree Preservation Orders
- Listed Buildings

### Designed Landscapes (SBC)

- Special Landscape Areas
- Conservation Areas
- Special Areas of Conservation
- Sites of Special Scientific Interest
- Scheduled Monuments (HES)
- Landscape Constraints
- Ancient Woodland Inventory
- 1 in 200 Year Flood Risk
- Archaeology

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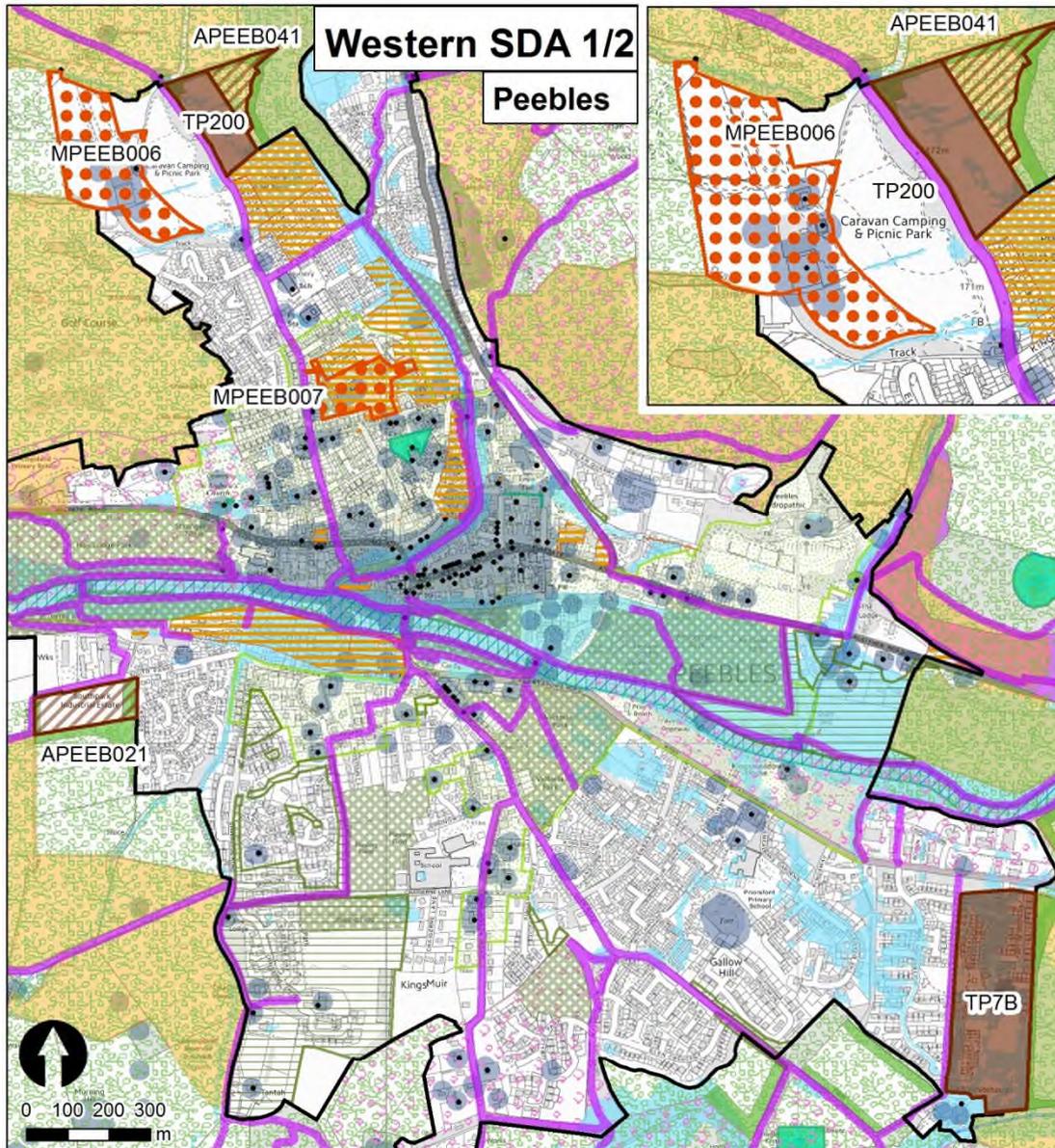
## Western SDA Maps – Peebles and Innerleithen

### Peebles

1.10 The map for Peebles shows two Preferred sites – MPEEB006 and MPEEB007, both sites are located within the Development Boundary. Like many settlements in the Borders, the River Tweed SAC and SSSI runs through the settlement. This brings the potential for both flood risk as well as potential connectivity with the River Tweed SAC. The quality of the built heritage of the settlement is obvious, with a high concentration of Listed Buildings and a Conservation Area that takes in most of the historic core of the settlement. With that in mind, it is noted that site MPEEB006 has both archaeology and Listed Buildings on site, and MPEEB007 is also located within the Conservation Area with the potential for archaeology on the site. Both sites are well positioned for good access to services and facilities. In addition, both sites also involve the reuse of brownfield land and it is noted that the map shows site MPEEB007 as having potential contaminated land on site. Key Greenspace also plays an important role within the settlement, and in that respect it is noted that a Key Greenspace is located within site MPEEB007. Therefore, any development of that site will require to take account of Local Development Plan Policy EP11: Protection of Greenspace.

### Innerleithen

1.11 One Preferred site at Innerleithen has been identified – site MINNE001. The site is located within the Development Boundary and also within the Conservation Area. A Listed Building is also located on the site. There is also the potential for archaeology on the site. The site is a brownfield site and there is potential for contamination to be present. A right of way is located adjacent to the site providing access into the countryside. The site is also well located for easy access into the centre of the settlement as well as to the Business and Industrial sites in the southern part of the settlement. The site is also adjacent to a Key Greenspace. The River Tweed flows to the south of the settlement, with the Leithen Water in the north east. The settlement is therefore one that has issues relating to flood risk as well as connectivity to the River Tweed SAC.



**SG Housing Sites**

Mixed Use, Preferred

**Local Plan Sites**

Housing, Local Plan

**LDP Sites**

Housing, LDP

**Proposed Landscaping**

Woodland

Development Boundary

**Environmental Constraints**

Key Green Space

Right of Way

Potentially Contaminated Sites

Tree Preservation Orders

• Listed Buildings

Designed Landscapes (SBC)

Special Landscape Areas

Conservation Areas

Special Areas of Conservation

Sites of Special Scientific Interest

Scheduled Monuments (HES)

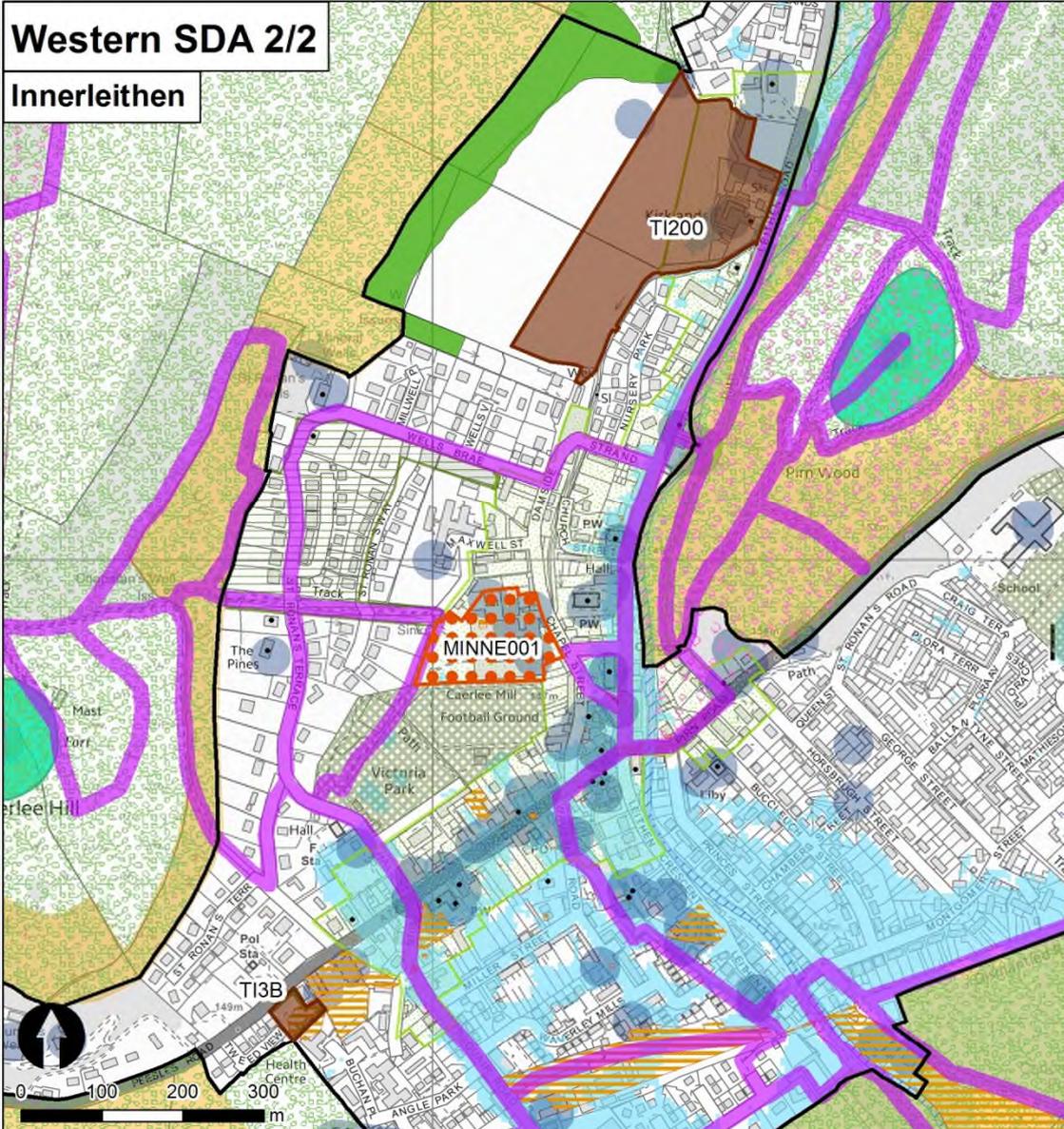
Landscape Constraints

Ancient Woodland Inventory

Archaeology

1 in 200 Year Flood Risk

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**SG Housing Sites**

Mixed Use, Preferred

**Local Plan Sites**

Housing, Local Plan

**Proposed Landscaping**

Open Space

Woodland

Development Boundary

**Environmental Constraints**

Key Green Space

Right of Way

Potentially Contaminated Sites

Tree Preservation Orders

Listed Buildings

Designed Landscapes (SBC)

Special Landscape Areas

Conservation Areas

Special Areas of Conservation

Scheduled Monuments (HES)

Landscape Constraints

Archaeology

1 in 200 Year Flood Risk

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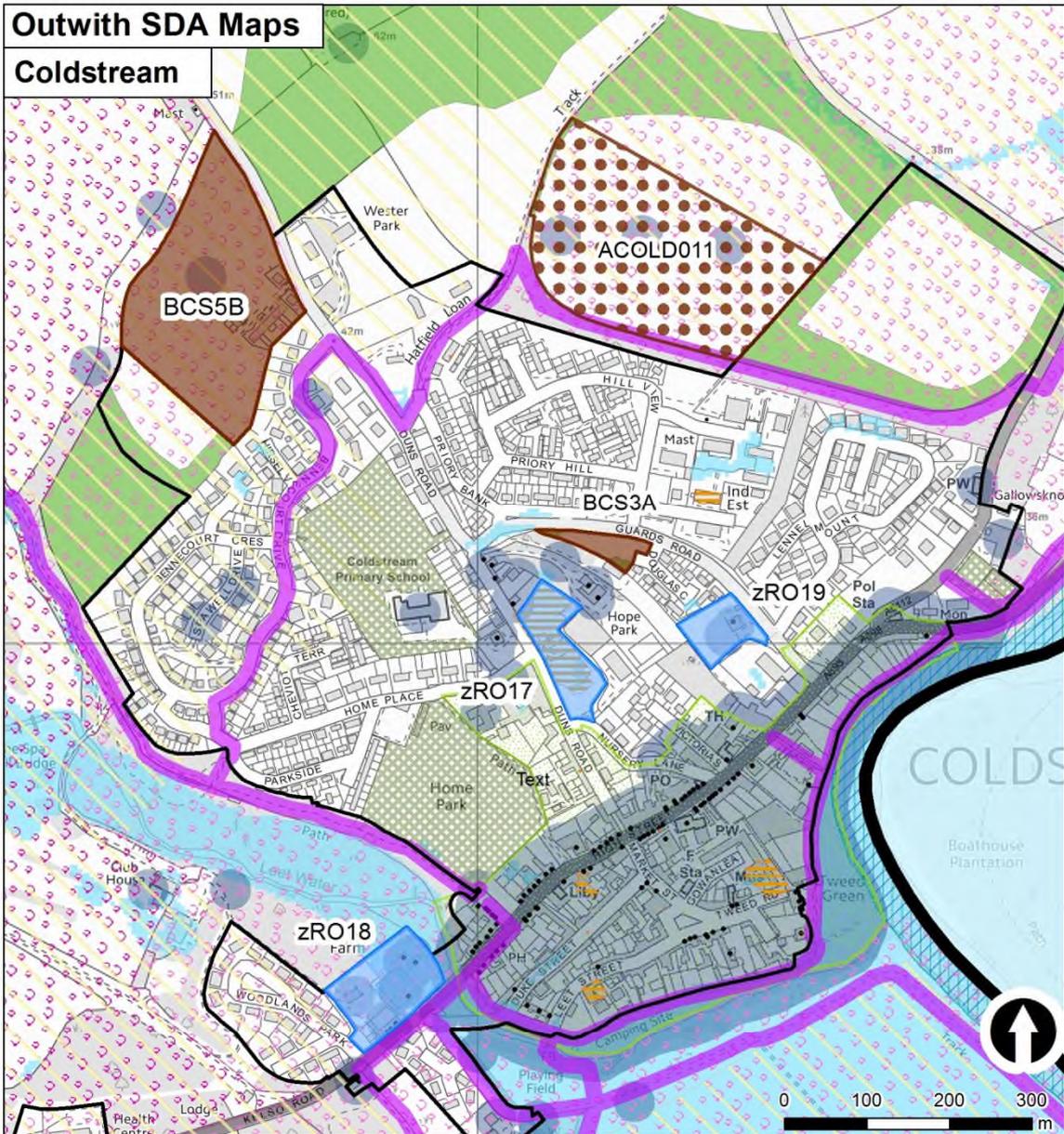
## Outwith SDA Map – Coldstream

### Coldstream

- 1.12 The map shows a Preferred site – ACOLD011. Prime quality agricultural land surrounds much of the settlement and it is noted that site ACOLD011 is located within it. The River Tweed SAC and SSSI runs to the south of the settlement, therefore issues relating to flood risk as well as potential connectivity to the River Tweed SAC will require to be taken into account in any future development. The Preferred site has good access into the settlement and to its services and facilities. Rights of way provide good access around the settlement and out into the countryside. The site is located within a SBC garden and designed landscape and there is also potential for archaeology on the site. Therefore, these considerations will require to be taken into account.

# Outwith SDA Maps

## Coldstream



### SG Housing Sites

Housing, Preferred

### Local Plan Sites

Housing, Local Plan

Redevelopment

Development Boundary

### Proposed Landscaping

Woodland

### Environmental Constraints

Key Green Space

Right of Way

Potentially Contaminated Sites

Listed Buildings

Prime Quality Agricultural Land

Designed Landscapes (SBC)

Gardens & Designed Landscapes (HES)

Conservation Areas

Special Areas of Conservation

Sites of Special Scientific Interest

Archaeology

1 in 200 Year Flood Risk

SBC Boundary

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**Appendix 6: Updated Preferred, Alternative and Rejected Site Assessments against SEA Topics**

Significantly Positive	Positive	Neutral	Negative	Significantly Negative
✓✓	✓	0	X	XX

Preferred Sites	SEA Topic								
	Air	Biodiversity, Flora and Fauna	Climatic Factors	Cultural Heritage	Landscape and townscape	Material Assets	Population and human health	Soil	Water
AAYTO004 Ayton	✓	0 Possible breeding birds	0	0 Archaeology adjacent	✓	0	✓	X Prime Quality Agricultural Land	X Site may have flooding issues
<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>- Within walking distance of services. Good access to employment and to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- The principle of development was established through a previous approval. It is considered that the site is suitable for development.</li> <li>- Potential for breeding birds.</li> <li>- There is archaeology evident adjacent to the site, however there is nothing recorded within the site itself.</li> <li>- There are no objections in principle in respect of access, however a 30mph limit would need to be extended along with street lighting.</li> <li>- A new hedgerow is recommended facing the Trunk Road along the NW and NE boundaries of the site.</li> <li>- Potential for contaminated land on site.</li> <li>- Prime Quality Agricultural Land on site.</li> <li>- SEPA advise the risk from the watercourse should be considered during the detailed site design and flow paths and surface water drainage should also be considered.</li> </ul> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>- Investigation and mitigation of nature conservation onsite.</li> <li>- Provision of landscape enhancement onsite</li> <li>- Investigation and mitigation would be required in relation to potential contaminated land onsite.</li> <li>- The risk from the watercourse should be considered during the detailed site design and flow paths and surface water drainage should</li> </ul>									

also be considered.

ACOLD011 Coldstream	✓	0 Possible breeding birds	✓	X Possible archaeology on site.	X Within SBC designed landscape	0	✓	X Prime Quality Agricultural Land	X Possible surface water issues
------------------------	---	------------------------------------	---	--	--	---	---	--	---

**Comment**

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- South-westerly site aspect.
- Potential for breeding birds.
- Potential for archaeology on site.
- Located within the SBC Lennel designed landscape.
- Prime Quality Agricultural Land on site.
- Potential surface water issues.

**Mitigation**

- Investigation and mitigation of potential archaeology and nature conservation onsite.
- Adherence of Local Development Plan Policy EP10 – Gardens and Designed Landscapes.
- Mitigation measures may be required in relation to surface water.

AREST004 Reston	✓	X Possible EPS / breeding birds	✓	X Possible archaeology.	0	0	✓	X Prime Quality Agricultural Land. Potential for contaminated Land.	X Site may have flooding issues
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**Comment**

- Within walking distance of services and facilities. Limited access to employment. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Possible EPS/breeding birds on site.
- Southerly site aspect.
- Potential for archaeology.

- Prime Quality Agricultural Land on site.
- Potential for contaminated land on site.
- SEPA advise that a FRA which assesses the risk from the small watercourse which potentially flows through the site will be required. Consideration should be given to whether there are any culvert/bridges within or nearby which may exacerbate flood risk.

**Mitigation**

- Protection should be given to the existing boundary features and mitigation for breeding birds.
- Investigation and mitigation of potential archaeology and nature conservation onsite.
- Investigation and mitigation of potential contamination onsite.
- A flood risk assessment will be required to assess the risk from the small watercourse which potentially flows through the site. Consideration should be given to whether there are any culvert/bridges within or nearby which may exacerbate flood risk.

AGALA032 Galashiels	✓	0	✓	0	✓	✓	✓	✓ Brownfield site	X Surface water may be an issue
------------------------	---	---	---	---	---	---	---	-------------------------	--

**Comment**

- This site has a recent planning approval for eight flats (15/01518/FUL).
- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Brownfield site.
- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources and pressure on greenfield sites.
- Potential to enhance the area.
- Minor surface water identified on site.

**Mitigation**

- Development to be in line with planning permission - 15/01518/FUL.

AGALA036 Galashiels	✓	X Possible EPS / breeding birds	✓	0	✓	✓	✓	✓ Brownfield site, possible contamination	X Surface water runoff may be an issue
------------------------	---	---	---	---	---	---	---	--	--

**Comment**

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Possible EPS and breeding birds on site.
- Southerly aspect.
- Potential to enhance the area.
- Brownfield site, possible contamination, potential for clean-up.
- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources and pressure on greenfield sites.
- Surface water runoff from the nearby hills may be an issue.

**Mitigation**

- Investigation and mitigation of nature conservation onsite.
- Investigation and mitigation of potential contamination onsite.
- Mitigation measures may be required in relation to surface water runoff.

AGALA037 Galashiels	✓	X Possible EPS / breeding birds	✓	X Possible archaeology on site	0 Trees on site	✓	✓	✓ Brownfield site, possible contamination	X Surface water runoff may be an issue
------------------------	---	---	---	---	-----------------------	---	---	--	--

**Comment**

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Possible EPS and breeding birds on site.
- Possible archaeology on site.
- Mature woodland on site.
- Potential to enhance the area.
- Brownfield site, possible contamination, potential for clean-up.
- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources and pressure on greenfield sites.
- Surface water runoff from the nearby hills may be an issue.

**Mitigation**

- Investigation and mitigation of nature conservation on site.
- Investigation and mitigation of potential archaeology on site.

<ul style="list-style-type: none"> <li>- Tree survey required to influence the design and layout of site.</li> <li>- Investigation and mitigation of potential contamination onsite.</li> <li>- Further assessment and mitigation on surface water is required.</li> </ul>									
AHAWI025 Hawick	✓	0	✓	0	✓	0	✓	✓ Brownfield site	0
<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- No significant biodiversity issues</li> <li>- Southerly aspect.</li> <li>- Potential to enhance the area.</li> <li>- Cleared brownfield site, with amenity grassland.</li> <li>- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources and pressure on greenfield sites.</li> </ul> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>- None identified.</li> </ul>									
AHAWI026 Hawick	✓	0	0	0	X Prominent site	0	✓	0	0
<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- No significant biodiversity issues</li> <li>- Amenity greenspace onsite.</li> <li>- Prominent site which requires landscape enhancement to minimise impact.</li> <li>- Special Landscape Area adjacent to site.</li> </ul> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>- Landscape enhancement required.</li> </ul>									
RHAWI011	✓	X	✓	0	✓	0	✓	✓	X

Hawick		Possible EPS / breeding birds						Brownfield site with possible contamination	Possible surface water issue
<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Redevelopment Site.</li> <li>- Site adjacent to former railway line.</li> <li>- Possible EPS and breeding birds on site.</li> <li>- Woodland adjacent to site.</li> <li>- Brownfield site with possible contamination, potential for clean-up.</li> <li>- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources and pressure on greenfield sites.</li> <li>- Surface water runoff from the nearby hills may be an issue.</li> </ul> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>- Investigation and mitigation of nature conservation on site.</li> <li>- Buffer areas required for adjacent woodland area and adjacent former railway line so as not to prejudice its reinstatement.</li> <li>- Investigation and mitigation of potential contamination onsite.</li> <li>- Investigation and mitigation measures may be required in relation to surface water runoff from nearby hills.</li> </ul>									
AKELS025 Kelso	✓	X Possible EPS / breeding birds	0	0	✓	0 WTW upgrade may be required	✓	✓ Brownfield site. Prime Agricultural Land adjacent	0
<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Potential for EPS and breeding birds on site.</li> <li>- Mature trees on site.</li> </ul>									

- Potential to enhance the area.
- WTW may require upgrade.
- Brownfield site.
- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources and pressure on greenfield sites.
- Prime Agricultural Land adjacent.

**Mitigation**

- Investigation and mitigation of nature conservation on site.
- Tree survey required to influence the design and layout of site.
- A Water Impact Assessment may be required.

AKELS026 Kelso	✓	X Possible EPS / breeding birds	✓	0	0	0 WTW upgrade may be required	✓	X Prime Quality Agricultural Land	X Surface water runoff may be an issue
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**Comment**

- The site is currently identified as a longer term site within the Adopted Local Development Plan (LDP).
- Site on edge of settlement, within walking distances of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Potential for EPS and breeding birds on site.
- Southerly aspect.
- The site requirements within the LDP state that a Water Impact Assessment is required. This is supported by SEPA.
- WTW upgrade may be required.
- Prime Quality Agricultural Land on site.
- Surface water runoff may be an issue.

**Mitigation**

- Investigation and mitigation of nature conservation on site.
- A Water Impact Assessment will be required.
- Further assessment and mitigation on surface water is required.

RKELS002 Kelso	✓	X Possible	✓	0 Potential for	0 Mature	0	✓	✓ Brownfield	X Surface
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		EPS / breeding birds		enhancement of Listed Building on site, possible archaeology	trees on site			site, possible contamination	water may be an issue
<b>Comment</b>									
<ul style="list-style-type: none"> <li>- The site is currently allocated within the Adopted Local Development Plan (LDP) for Redevelopment.</li> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Possible EPS and breeding birds on site.</li> <li>- South-westerly aspect.</li> <li>- Listed Building on site and potential for enhancement of its setting.</li> <li>- Potential for archaeology.</li> <li>- Mature trees on site.</li> <li>- Brownfield site, potential for contamination, potential for clean-up.</li> <li>- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources and pressure on greenfield sites.</li> <li>- Surface water flood risk may be an issue.</li> </ul>									
<b>Mitigation</b>									
<ul style="list-style-type: none"> <li>- Investigation and mitigation of nature conservation on site.</li> <li>- Adherence to LDP Policy EP7 – Listed Buildings. The setting of the Listed Building to be taken into account.</li> <li>- Investigation and mitigation of potential archaeology on site.</li> <li>- Tree survey required to influence the design and layout of site.</li> <li>- Investigation and mitigation of potential contamination onsite.</li> <li>- Investigation and mitigation measures may be required in relation to surface water.</li> </ul>									
ANEWS005 Newstead	✓	X Possible EPS / breeding birds	0	XX Site located within Conservation Area, site is also near a Scheduled Monument,	X Located within National Scenic Area. Specimen trees on	0	✓	0	X Possible flooding issues

				potential for archaeology	site.				
<b>Comment</b>									
<ul style="list-style-type: none"> <li>- Employment, services and facilities are a short distance away. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Potential for EPS and breeding birds on site.</li> <li>- The site is located within the Newstead Conservation Area and a Scheduled Monument is located nearby. Potential for archaeology.</li> <li>- Site located within the National Scenic Area, Specimen trees also on site.</li> <li>- A small watercourse which is partially culverted through the site requires to be assessed. Surface water should be considered.</li> </ul>									
<b>Mitigation</b>									
<ul style="list-style-type: none"> <li>- Investigation and mitigation of nature conservation on site.</li> <li>- The design and layout of the site should take account of the Conservation Area, the setting of the Scheduled Monument, National Scenic Area and the trees onsite.</li> <li>- Adherence to Local Development Plan Policy EP4 National Scenic Areas, EP8 – Archaeology and EP9 – Conservation Areas.</li> <li>- Investigation and mitigation of potential archaeology on site.</li> <li>- A Flood Risk Assessment will be required to inform the layout and design of the development, any new development should seek to de-culvert the partially culverted watercourse through the site.</li> </ul>									
ASELK033 Selkirk	✓	X Adjacent to River Tweed SAC and SSSI.	0	X Within Battlefield	0 Adjacent to SBC Garden and Designed Landscape	0	✓	0	X Possible flooding issues
<b>Comment</b>									
<ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Adjacent River Tweed SAC/SSSI via the Ettrick Water.</li> <li>- Within the Philiphaugh Battlefield. The site has previously been assessed for archaeology.</li> <li>- Site adjacent to a SBC Garden and Designed Landscape.</li> <li>- SNH recommend the retention of trees along the southern and eastern boundaries.</li> <li>- SEPA have advised that the risk to this site from the Long Philip Burn and small drain as well as the Ettrick Water and interaction between them require to be assessed. Surface water flood risk should be considered. SEPA state that the site will likely be heavily constrained due to flood risk and the council may wish to consider removing this from the LDP. However, the Council's Flood Team</li> </ul>									

state that part of the site is now protected to a 1 in 200 year flood event by the Selkirk Flood Protection Scheme. If all of the area is raised to this level of protection they would have no objection.

**Mitigation**

- Investigation and mitigation of nature conservation on site.
- Appropriate Assessment to avoid LSE on site integrity of the River Tweed SAC.
- The design and layout of the site should consider the Philiphaugh Battlefield and the adjacent SBC Garden and Designed Landscape.
- Adherence to Local Development Plan Policy EP8 – Archaeology and EP10 – Gardens and Design Landscapes.
- Retention of the trees along the southern and eastern boundaries.
- A Flood Risk Assessment is required to inform the design and layout of the development.
- The Council to ensure the proper maintenance of the Flood Protection Scheme so that the site is protected from a 1:200 year flood event.

MSELK002 Selkirk	✓	XX Possible EPS / breeding birds	✓	XX Small part of site within Battlefield. Possible archaeology on site	0 Special Landscape Area adjacent	0	✓	✓ Brownfield site, possible contamination	X Possible surface water issues. Site is reliant on the Selkirk Flood Protection Scheme
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**Comment**

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- This is a mixed use site.
- Site is adjacent the River Tweed SSSI and SAC via the Ettrick Water however, the Selkirk Flood Protection Scheme removes the site from the flood plain.
- Possible EPS / breeding birds on site.
- Part of site within the Philiphaugh Battlefield, potential for archaeology on site.
- Special Landscape Area adjacent to site.
- Brownfield site with potential contamination, potential for clean-up.
- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources

and pressure on greenfield sites.

- SEPA advise that the change of use on this site relies on the Flood Protection Scheme, and that there is a residual risk from surface water. It should be noted that the Council's Flood Team have no objection on the grounds of flood risk to any site that is protected to a 1:200 year flood event by the Selkirk Flood Protection Scheme. This site will be protected to a 1:500 year flood event.

**Mitigation**

- Investigation and mitigation of nature conservation and potential archaeology on site.
- The design and layout of the site should take account of the adjacent Special Landscape Area.
- Adherence to Local Development Plan Policy EP8 – Archaeology.
- Investigation and mitigation of potential contamination onsite.
- Investigation and mitigation of potential flood risk on site.
- The Council to ensure the proper maintenance of the Flood Protection Scheme.

MTWEE002 Tweedbank	✓	XX Adjacent to River Tweed SAC and SSSI. Possible EPS / breeding birds	✓	X Possible archaeology on site	0 Mature landscaping on site	X Possible co-location issues. No capacity for WWTW.	✓✓	0	X Flooding issues
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**Comment**

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Mixed Use site.
- River Tweed SAC and SSSI adjacent to site.
- Potential for EPS / breeding birds on site.
- Potential for archaeology on site.
- Mature landscaping on site.
- Co-location issues include potential for odour from E Langlee landfill (PPC) and WML exempt composting site at Pavilion Farm.
- No WWTW capacity.
- The site is at flood risk from the River Tweed. Consideration will need to be given to bridge and culvert structures within and adjacent to the site and of surface water. There also appears to be a pond within the estate which should be protected.

<b>Mitigation</b>									
<ul style="list-style-type: none"> <li>- Appropriate Assessment to avoid LSE on site integrity of the River Tweed SAC.</li> <li>- Investigation and mitigation of nature conservation and potential archaeology on site.</li> <li>- A masterplan for the site would be required to identify the key constraints and opportunities of the site.</li> <li>- The design and layout of the site should consider co-location issues in relation to odour from E Langlee Landfill (PPC) and WML exempt composting site at Pavilion Farm.</li> <li>- Adherence to Local Development Plan Policy IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage.</li> <li>- A Flood Risk Assessment will be required to inform the layout and design of the development.</li> </ul>									
MINNE001 Innerleithen	✓	X Possible EPS / breeding birds	✓	✓	✓	0 WTW and WWTW may require upgrades	✓	✓ Brownfield site, possible contamination	X Flooding issues
<b>Comment</b>									
<ul style="list-style-type: none"> <li>- Recent Planning Permission in Principle and Listed Building Consent applications on site.</li> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Mixed Use site.</li> <li>- Potential for EPS / breeding birds on site.</li> <li>- Site located within Conservation Area and Listed Building on site. Planning Brief already produced for the site. Potential for enhancement and opportunity to secure the long term retention and maintenance of the listed building. Listed Building currently vacant. Demolition of some buildings on site taken place and historic building recording already undertaken. Any new development will require to consider the setting of the Listed Building.</li> <li>- WTW and WWTW may require upgrades.</li> <li>- Brownfield site within settlement, potential for contamination, potential for clean-up.</li> <li>- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources and pressure on greenfield sites.</li> <li>- Site within an area of flood risk. There appear to be 1 or 2 potential watercourses which may be culverted through the site (unnamed tributary and mill lade). Opportunity should be taken to de-culvert where possible. SEPA have stated that should the agreed layout or development type differ from what was previously agreed they would require an updated flood risk assessment which considers our previous responses.</li> </ul>									
<b>Mitigation</b>									

- Investigation and mitigation of nature conservation on site.
- Adherence to LDP Policy EP7 – Listed Buildings and EP9 – Conservation Area. The setting of the Listed Building to be taken into account. Any new development should seek to enhance the Conservation Area.
- Investigation and mitigation of potential contamination onsite.
- A Water Impact Assessment may be required.
- Adherence to Local Development Plan Policy IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage.
- A Flood Risk Assessment will be required to inform the layout and design of the development. No building should take place over any existing drain/lade that is to remain active. Where watercourses may be culverted through the site, opportunity should be taken to de-culvert.

MPEEB006 Peebles	✓	XX Possible EPS / breeding birds. Possible impact on the River Tweed SAC/SSSI	0	XX Listed Buildings on site. Possible archaeology	0 Special Landscape Area adjacent	0 WTW and WWTW may require upgrades	✓	✓ Brownfield site, possible contamination	X Flooding issues
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**Comment**

- A planning application for mixed use development including residential is minded to approve on the site (awaiting legal agreements).
- Mixed Use Site
- The site is an allocated mixed use site within the Local Development Plan.
- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Potential for EPS / breeding birds on site. Potential for impact on the River Tweed SAC/SSSI raised by Ecology Officer.
- Listed Building on site.
- Potential for archaeology.
- Special Landscape Area adjacent to site.
- WTW and WWTW may require upgrades.
- Brownfield site within settlement, potential for contamination.
- SEPA advise that the risk of flooding from the Gill Burn and other small watercourses which flow along the northern, southern, and western boundaries requires assessment. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Surface water runoff from the nearby hills may be an issue.

**Mitigation**

- Investigation and mitigation of nature conservation on site.
- Appropriate Assessment to avoid LSE on site integrity of the River Tweed SAC.
- Adherence to LDP Policy EP7 – Listed Buildings. The setting of the Listed Building to be taken into account.
- Investigation and mitigation of potential archaeology on site.
- Design and layout of the site should take account of the adjacent Special Landscape Area.
- A Water Impact Assessment may be required.
- Adherence to Local Development Plan Policy IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage.
- Investigation and mitigation of potential contamination onsite.
- A Flood Risk Assessment will be required to inform the layout and design of the development. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk.

MPEEB007 Peebles	✓	XX Possible EPS / breeding birds. Possible impact on the River Tweed SAC/SSSI. Moderate – Major biodiversity risk	✓	XX Site located within Conservation Area. Possible Archaeology on site.	✓	0 WTW and WWTW may require upgrades	✓	✓ Brownfield site, possible contamination	X Surface water may be an issue
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**Comment**

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Mixed Use site.
- Potential for EPS / breeding birds on site. The Ecology Officer notes that the site is within the flood plain of the Eddleston Water (River Tweed SAC/SSSI). Moderate - Major biodiversity risk.
- Allotments on site protected by Local Development Plan Policy EP11 – Greenspace.
- Site located with Conservation Area.

- Potential for archaeology on site.
- WTW and WWTW may require upgrades.
- Brownfield site within settlement, potential for contamination, potential for clean-up.
- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources and pressure on greenfield sites.
- SEPA advise that no buildings should be constructed over an existing drain/ lade that is to remain active. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further.

**Mitigation**

- Investigation and mitigation of nature conservation and potential archaeology on site.
- Appropriate Assessment to avoid LSE on site integrity of the River Tweed SAC.
- Adherence to Local Development Plan Policy EP11 – Greenspace.
- The design and layout of the site should take account of the Conservation Area.
- Adherence to Local Development Plan Policy EP9 – Conservation Areas.
- A Water Impact Assessment may be required.
- Adherence to Local Development Plan Policy IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage.
- Investigation and mitigation of potential contamination onsite.
- Consideration must be given to surface water flooding, any new development will require to include associated mitigation. No building should take place over any existing drain/lade that is to remain active

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Alternative Sites	SEA Topic								
	Air	Biodiversity, Flora and Fauna	Climatic Factors	Cultural Heritage	Landscape and townscape	Material Assets	Population and human health	Soil	Water
MDUNS005 Duns	✓	0	0	X Possible archaeology	0	0	✓	X Prime Quality Agricultural Land	X Possible flood risk.
<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Mixed use site currently identified as a longer term site within the Local Development Plan.</li> <li>- Potential for archaeology</li> <li>- Prime Quality Agricultural Land on site.</li> <li>- Potential surface water flood risk issues. SEPA also advise that the risk from a small watercourse identified as flowing along the northwest corner of the site requires to be assessed.</li> </ul> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>- Investigation and mitigation of potential archaeology on site.</li> <li>- A flood risk assessment is required to inform the design and layout of the development.</li> </ul>									
AGREE008 Greenlaw	0	0	✓	0	X Prominent site location.	0	0	X Prime Quality Agricultural Land	X Possible surface water runoff issue
<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>- Limited access to employment, services and facilities, however Greenlaw benefits from access to public and sustainable public transport. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- South facing site.</li> <li>- Prominent site location with limited screening already in place.</li> </ul>									

<ul style="list-style-type: none"> <li>- Prime Quality Agricultural Land on site.</li> <li>- Possible surface water runoff issue.</li> </ul> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>- Landscape enhancement to be undertaken.</li> <li>- Investigation and mitigation may be required in relation to surface water runoff.</li> </ul>									
AREST003 Reston	0	X Possible EPS / breeding birds	✓	X Possible archaeology on site	0	X WWTW upgrade required	✓	X Prime Quality Agricultural Land	X Possible flood risk issue
<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>- Limited access to employment, though good access to other services and facilities. Access to public and sustainable public transport. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- South facing site.</li> <li>- Possible EPS / breeding birds on site.</li> <li>- Potential for archaeology on site.</li> <li>- WWTW upgrade required.</li> <li>- Prime Quality Agricultural Land on site.</li> <li>- SEPA advise that there are small watercourses which flow through the site which require to be assessed.</li> </ul> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>- Protection should be given to the existing boundary features and mitigation for breeding birds.</li> <li>- Investigation and mitigation of potential archaeology and nature conservation onsite.</li> <li>- Adherence to Local Development Plan Policy IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage.</li> <li>- A Flood Risk Assessment will be required to inform the layout and design of the development.</li> </ul>									
AANCR002 Ancrum	0	0	0	0 Conservation Area and archaeology adjacent	X Within Special Landscape Area	X WWTW upgrade required	0	X Prime Quality Agricultural Land	X Possible surface water run- off issue
<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>- Limited access to employment, services and facilities, however Ancrum benefits from access to public and sustainable public transport.</li> </ul>									

This should minimise additional car journeys and promote health benefits of active and sustainable transport.

- No significant biodiversity issues.
- Conservation Area adjacent to site.
- Archaeology adjacent to site.
- Prime Quality Agricultural Land on site.
- Within Special Landscape Area.
- WWTW upgrade required.
- Primary School may require extension.
- Surface water may be an issue.

**Mitigation**

- Adherence to Local Development Plan Policy EP9 – Conservation Areas and EP5 – Special Landscape Areas.
- The design and layout of the site should take account of the adjacent Conservation Area and the Special Landscape Area.
- Adherence to Local Development Plan Policy IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage.
- Mitigation measures may be required in relation to surface water run-off from nearby hills.

AGALA033 Galashiels	✓	XX Moderate to Major Biodiversity Risk. Site adjacent to the River Tweed SAC.	✓	X Archaeology on site.	✓	0	✓	✓ Brownfield site, possible contamination	X Flood risk issues
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**Comment**

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- The site is adjacent to the River Tweed SAC.
- Moderate to major biodiversity risk.
- Archaeology on site.
- Potential for enhancement if the area.
- Brownfield site, potential contamination, potential for clean-up.
- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources

and pressure on greenfield sites.

- SEPA advise that in relation to flood risk, the site should be removed from the Supplementary Guidance. The waterbody is Highly Modified Waterbody (HMWB) so moderate classification relates to Moderate Environmental Potential (MEP). The Gala water has extensive grey banking in this location which is unlikely to be able to be changed as a result of this development, however the mill lade also appears to be culverted under the site. The development therefore presents an opportunity to de-culvert the mill lade in this location.

It should be noted however, that a planning application (09/00172/FUL) was submitted for 46 category II sheltered apartments for the elderly, ancillary accommodation, parking and landscaped gardens. That application was approved in principle but consent was not issued due to issues relating to developer contributions. A Flood Risk Assessment was submitted during the process of the application and layout/design was amended. Although SEPA had originally objected, they subsequently removed their objection.

**Mitigation**

- Investigation and mitigation of nature conservation and archaeology on site.
- Appropriate Assessment to avoid LSE on site integrity of the River Tweed SAC.
- Investigation and mitigation of potential contamination onsite.
- A Flood Risk Assessment will be required to inform the design and layout of the development.

AHAWI027 Hawick	✓	X Possible EPS / breeding birds	✓	X Listed Building adjacent	0 Special Landscape Area adjacent	0	✓	✓ Brownfield site with possible contamination	X Possible flood risk issue
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**Comment**

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Possible EPS and breeding birds on site.
- South-west facing site.
- Listed building adjacent to site.
- Site adjacent to Special Landscape Area.
- Brownfield site with possible contamination, potential for clean-up.
- Surface water may be an issue. SEPA have advised that the risk from the culverted watercourse requires to be assessed. Buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site.

**Mitigation**

<ul style="list-style-type: none"> <li>- Investigation and mitigation of nature conservation on site.</li> <li>- Adherence to LDP Policy EP7 – Listed Buildings. The setting of the Listed Building to be taken into account.</li> <li>- The design and layout of the site should take account of the adjacent Special Landscape Area.</li> <li>- Investigation and mitigation of potential contamination onsite.</li> <li>- A Flood Risk Assessment will be required to inform the design and layout of the development.</li> </ul>									
AKELS028 Kelso	✓	X Possible EPS / breeding birds	✓	X Archaeology on site	0 Garden and Designed Landscape adjacent	0	✓	X Prime Quality Agricultural Land	X Possible surface water issue
<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>- The site is identified as a longer term housing site within the Local Development Plan.</li> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Possible EPS and breeding birds on site.</li> <li>- Garden and Designed Landscape adjacent site.</li> <li>- South facing site.</li> <li>- Upgrades may be required for WWTW and WTW.</li> <li>- Prime Quality Agricultural Land on site.</li> <li>- Surface water may be an issue.</li> </ul> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>- Investigation and mitigation of nature conservation and potential archaeology on site.</li> <li>- Adherence to Local Development Plan Policy EP10 – Gardens and Designed Landscapes.</li> <li>- Adherence to Local Development Plan Policy IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage.</li> <li>- A water impact assessment will be required along with associated mitigation.</li> <li>- Investigation and mitigation measures may be required in relation to surface water.</li> </ul>									
ANEWS006 Newstead	✓	X Adjacent to River Tweed SAC and SSSI	0	XX Within Conservation Area, Scheduled Monument	X Within Countryside Around Towns, National	0	✓	0	0

				adjacent	Scenic Area				
<b>Comment</b>									
<ul style="list-style-type: none"> <li>- Employment, services and facilities are a short distance away. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Site adjacent to River Tweed SAC and SSSI.</li> <li>- Site partially located within Conservation Area.</li> <li>- Site adjacent to Scheduled Monument.</li> <li>- Site within the National Scenic Area and partially within the Countryside Around Towns.</li> <li>- Mature woodland to north of site which assists in enclosing the site.</li> <li>- No flooding issues identified.</li> </ul>									
<b>Mitigation</b>									
<ul style="list-style-type: none"> <li>- Investigation and mitigation of nature conservation on site.</li> <li>- Appropriate Assessment to avoid LSE on site integrity of the River Tweed SAC.</li> <li>- The design and layout of the site should take account of the Conservation Area and the setting of the Scheduled Monument, National Scenic Area and the trees onsite.</li> <li>- Adherence to Local Development Plan Policy EP4 National Scenic Areas, EP8 – Archaeology and EP9 – Conservation Areas.</li> <li>- Buffer areas required to protect adjacent mature trees.</li> </ul>									
ASELK040 Selkirk	✓	X Possible EPS / breeding birds, near to River Tweed SAC and SSSI	0	X Located within Battlefield. Archaeology on site	✓	0	✓	✓ Brownfield site, possible contamination	X Site is reliant on the Selkirk Flood Protection Scheme
<b>Comment</b>									
<ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Ettrick Water nearby site (River Tweed SAC and SSSI).</li> <li>- Possible EPS and breeding birds on site.</li> <li>- Site located within the Philiphaugh Battlefield.</li> </ul>									

- Archaeology on site.
  - Brownfield site, potential for contamination, potential for clean-up.
  - Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources and pressure on greenfield sites.
  - SEPA have advised that there is the potential for flooding on site, even with the Selkirk Flood Prevention Scheme in place and recommend that the site is not included within the Supplementary Guidance.
- The Council's Flood Team strongly refutes SEPA's position in relation to this site, and furthermore how sites that will now fall behind the protection provided by one of the most comprehensive flood protection schemes delivered to date in Scotland should be evaluated / assessed (from a planning perspective) further to the precedent set by SEPA in relation to this site. The Selkirk Flood Protection Scheme was not provided to allow development or to provide protection to undeveloped land, however the Scheme is now delivered and operational in this area and thus flooding from the 0.5% AEP Event will not occur. With the proper maintenance of the Scheme, the site is protected to the aforesaid level.

#### Mitigation

- Investigation and mitigation of nature conservation and potential archaeology on site.
- Appropriate Assessment to avoid LSE on site integrity of the River Tweed SAC.
- Adherence to Local Development Plan Policy EP8 – Archaeology.
- The design and layout of the site should consider the Philiphaugh Battlefield
- Investigation and mitigation of potential contamination onsite.
- The Council to ensure the proper maintenance of the Flood Protection Scheme so that the site is protected from a 1:200 year flood event.

ASELK041 Selkirk	✓	X Possible EPS / breeding birds, near to River Tweed SAC and SSSI	0	X Located within Battlefield	0	0	✓	0	X Site is reliant on the Selkirk Flood Protection Scheme
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#### Comment

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.

- Ettrick Water nearby site (River Tweed SAC and SSSI).
- Possible EPS and breeding birds on site.
- Site located within the Philiphaugh Battlefield.
- SEPA have advised that there is the potential for flooding on site, even with the Selkirk Flood Prevention Scheme in place and recommend that the site is not included within the Supplementary Guidance.

The Council's Flood Team strongly refutes SEPA's position in relation to this site, and furthermore how sites that will now fall behind the protection provided by one of the most comprehensive flood protection schemes delivered to date in Scotland should be evaluated / assessed (from a planning perspective) further to the precedent set by SEPA in relation to this site. The Selkirk Flood Protection Scheme was not provided to allow development or to provide protection to undeveloped land, however the Scheme is now delivered and operational in this area and thus flooding from the 0.5% AEP Event will not occur. With the proper maintenance of the Scheme, the site is protected to the aforesaid level.

**Mitigation**

- Investigation and mitigation of nature conservation and potential archaeology on site.
- Appropriate Assessment to avoid LSE on site integrity of the River Tweed SAC.
- Adherence to Local Development Plan Policy EP8 – Archaeology.
- The design and layout of the site should consider the Philiphaugh Battlefield
- The Council to ensure the proper maintenance of the Flood Protection Scheme so that the site is protected from a 1:200 year flood event.

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Excluded Sites Site & Settlement	SEA Topic								
	Air	Biodiversity, Flora and Fauna	Climatic Factors	Cultural Heritage	Landscape and townscape	Material Assets	Population and human health	Soil	Water
ACOLD009 Coldstream	✓	X Possible breeding birds	0	X Possible Archaeology on site	X Within SBC Lennel Designed Landscape	0	✓	X Prime Agricultural Land	X Possible surface water issues
<b>Comment</b> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Site identified as a longer term housing site in the LDP.</li> <li>- Potential for breeding birds on site.</li> <li>- Archaeology on site.</li> <li>- Located within SBC Lennel Designed Landscape.</li> <li>- Prime Agricultural Land on site.</li> <li>- SEPA advise that surface water 1 in 200 year flood map shows that there may be flooding issues at this site.</li> </ul>									
ADUNS025 Duns	✓	0	✓	X Listed Building and archaeology adjacent	X Adjacent to Duns Castle Inventory Garden and Designed Landscape. Within SBC Designed Landscape	0	✓	✓ Brownfield site. Prime Agricultural Land	X Possible flood risk issue
<b>Comment</b>									

<ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Site adjacent to Listed Building, Archaeology, and Garden and Designed Landscape.</li> <li>- South facing site.</li> <li>- Brownfield site, potential for clean-up.</li> <li>- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources and pressure on greenfield sites.</li> <li>- Prime Agricultural Land on site.</li> <li>- SEPA advise that a flood risk assessment would be required to assess the risk from the small watercourse which flows through the site.</li> </ul>									
MDUNS003 Duns	✓	0	0	X Possible archaeology	0	0	✓	X Prime Agricultural Land	X Possible flood risk issue
<b>Comment</b> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- The site is identified as a longer term mixed use site within the LDP.</li> <li>- Potential for archaeology on site.</li> <li>- Prime Agricultural Land on site.</li> <li>- SEPA advise that a flood risk assessment would be required to assess the risk from a small watercourse identified as flowing along the northwest corner of the site.</li> </ul>									
MDUNS004 Duns	✓	0 Wetland area at north of site requires to be safeguarded.	0	X Possible archaeology	0	0	✓	X Prime Agricultural Land	X Possible flood risk issue
<b>Comment</b> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- The site is identified as a longer term mixed use site within the LDP.</li> </ul>									

<ul style="list-style-type: none"> <li>- Wetland area at north of site requires to be safeguarded.</li> <li>- Potential for archaeology on site.</li> <li>- Prime Agricultural Land on site.</li> <li>- SEPA advise that a flood risk assessment would be required to assess the risk from a small watercourse identified as flowing along the northwest corner of the site.</li> </ul>									
MEARL001 Earlston	✓	XX Possible EPS / breeding birds, River Tweed SAC on site	0	X Archaeology on site	0	X WTW and WWTW require upgrades.	✓	0	X Possible flood risk issue
<b>Comment</b> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Site identified as a longer term mixed use site within LDP.</li> <li>- River Tweed SAC via the Turford Burn running through site.</li> <li>- Potential for EPS and breeding birds on site.</li> <li>- Archaeology on site.</li> <li>- WTW and WWTW requires upgrades.</li> <li>- SEPA advise that the risk from the Turford Burn and small watercourses which flow through or adjacent to the site would need to be assessed. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site.</li> </ul>									
MEARL002 Earlston	✓	X Possible EPS / breeding birds, near to River Tweed SAC	0	X Archaeology on site	0	X WTW and WWTW require upgrades.	✓	0	X Possible flood risk issue
<b>Comment</b> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Site identified as a longer term mixed use site within LDP.</li> </ul>									

<ul style="list-style-type: none"> <li>- River Tweed SAC via the Turford Burn near site.</li> <li>- Potential for EPS and breeding birds on site.</li> <li>- Archaeology on site.</li> <li>- WTW and WWTW requires upgrades.</li> <li>- SEPA advise that the risk from the Turford Burn and small watercourses which flow through or adjacent to the site would need to be assessed. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site.</li> </ul>									
MEARL003 Earlston	✓	X Possible EPS / breeding birds, near to River Tweed SAC	0	X Archaeology on site	X Site remote from settlement	X WTW and WWTW require upgrades.	✓	0	X Possible flood risk issue
<b>Comment</b> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Site identified as a longer term mixed use site within LDP.</li> <li>- River Tweed SAC via the Turford Burn near site.</li> <li>- Potential for EPS and breeding birds on site.</li> <li>- Archaeology on site.</li> <li>- Although identified as a part of a longer term site within the LDP, currently the site is remote from settlement.</li> <li>- WTW and WWTW requires upgrades.</li> <li>- SEPA advise that they would require a flood risk assessment to assess the risk from the small watercourses which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site.</li> </ul>									
AGALA029 Galashiels	✓	X Possible EPS / breeding birds, Adjacent to River Tweed SAC/SSSI	✓	X Site adjacent to 'A' listed building and Garden and Designed Landscape	0 Special Landscape Area adjacent	0	✓	0	X Flood risk issues

**Comment**

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- The site is adjacent to the River Tweed SAC and SSSI.
- Potential for EPS and breeding birds on site.
- South westerly aspect.
- Site adjacent to Abbotsford Garden and Designed Landscape.
- Site adjacent to 'A' listed Abbotsford House.
- Roads infrastructure required already in place.
- SEPA advise that a flood risk assessment would be required to assess the risk from the River Tweed. They also state that review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. In addition, surface water runoff from the nearby hills may be an issue and may require mitigation measures during design stage. However, the Council's Flood risk team state that the site that the site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Small areas of the site are anticipated to be affected by surface water runoff and this site is relatively steep so they would expect the applicant to consider this and show how this risk would be mitigated.

RGALA005 Galashiels	✓	X Possible EPS / breeding birds. Part of site within flood plain of River Tweed SAC/SSSI	0	X Archaeology on site.	0	0	✓	✓ Brownfield site, possible contamination	X Possible flood risk issues
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**Comment**

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Potential for breeding birds on site and low potential for EPS.
- Small part of site within flood plain of River Tweed SAC/SSSI (SEPA 1 in 200year fluvial flood risk).
- Archaeology on site.
- Potential for enhancement if the area.
- Brownfield site, potential contamination, potential for clean-up.
- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources

and pressure on greenfield sites.

- SEPA advise that the site would require a flood risk assessment to assess the risk from the River Tweed. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site.

AKELS027 Kelso	✓	X Possible EPS / breeding birds	✓	X Archaeology on site.	X Special Landscape Area adjacent. Inventory Garden and Designed Landscape adjacent	X WTW and WWTW require upgrades	✓	X Prime Agricultural Land	X Possible surface water issue.
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**Comment**

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Site identified as a longer term housing site within plan.
- Potential for breeding birds on site and low potential for EPS.
- Southerly aspect.
- Floors Castle Garden and Designed Landscape adjacent to site.
- Archaeology on site.
- Special Landscape Area Adjacent.
- WTW and WWTW require upgrades.
- Prime Agricultural Land on site.
- SEPA advise that surface water 1 in 200 year flood map shows that there may be flooding issues at this site.

AR0XB003 Roxburgh	X Rise in car use	X Possible connectivity with River Tweed SAC.	X	0 Archaeology adjacent	X Within Special Landscape Area	X No WWTW capacity. Road accessing site is restrictive	X	0	X Possible flood risk issue
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**Comment**

<ul style="list-style-type: none"> <li>- Poor access to employment and other services and facilities. Poor access to public and sustainable public transport. This is likely to increase car journeys.</li> <li>- Potential connectivity with River Tweed SAC/SSSI through drainage.</li> <li>- Site located within Special Landscape Area.</li> <li>- No WWTW capacity. Settlement currently served by septic tank.</li> <li>- The roads currently serving the site are restrictive but the site is accessible from the north and south to assist with spread of traffic.</li> <li>- SEPA advise that a flood risk assessment would be required to assess the risk from the River Teviot and the unnamed small watercourse adjacent to the site.</li> </ul>									
ASELK031 Selkirk	✓	X Possible EPS / breeding birds	✓	XX Battlefield on part of site. Archaeology on site. Site within SBC Philiphaugh Designed Landscape	X Within Special Landscape Area	X Roads access issues	✓	0	X Possible surface water flood risk
<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Potential for breeding birds on site and low potential for EPS.</li> <li>- South facing site.</li> <li>- Philiphaugh Battlefield on part of site.</li> <li>- Archaeology on site.</li> <li>- Site located within SBC Philiphaugh Designed Landscape.</li> <li>- Site located within the Tweed, Ettrick and Yarrow Confluences Special Landscape Area.</li> <li>- Roads Planning are unable to support the development of the site due to access issues.</li> <li>- SEPA advise that review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Also surface water runoff from the nearby hills may be an issue and may require mitigation measures during design stage.</li> </ul>									
MCHAR002	0	X	0	X	0	X	✓	✓	X

St Boswells		Possible EPS / breeding birds. Possible impact on River Tweed SAC and SSSI		Archaeology on site.	Possible impact on National Scenic Area nearby.	WWTW would require upgrade. WTW may require upgrade.		Part of the site is brownfield	Possible flood risk issue
<b>Comment</b> <ul style="list-style-type: none"> <li>- Within walking distance of employment. Limited access to services and facilities, and public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Mixed use site.</li> <li>- Potential for breeding birds on site and low potential for EPS.</li> <li>- Possible impact on River Tweed SAC and SSSI.</li> <li>- Archaeology on site.</li> <li>- Impact on National Scenic Area would require to be considered.</li> <li>- WTW may require upgrade, and WWTW requires upgrade.</li> <li>- Part of the site is brownfield, potential for clean-up.</li> <li>- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources and pressure on greenfield sites.</li> <li>- SEPA advise that a flood risk assessment would be required to assess the risk from the small watercourse on the boundary of the site as well as taking into account the pond on site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site.</li> </ul>									
APEEB046 Peebles	✓	X Possible EPS / breeding birds	0	0	X Possible overlooking	X WTW may require upgrade. Displacement of parking	✓	✓ Brownfield site, possible contamination	X Flood risk issue
<b>Comment</b> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Potential for breeding birds on site and low potential for EPS.</li> </ul>									

- Potential for over-looking.
- Water Treatment Works may require upgrade.
- Garage site, issue with displacement of parking.
- Brownfield site, potential for contamination, potential for clean-up.
- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources and pressure on greenfield sites.
- Site subject to floodrisk. SEPA advise that LiDAR indicates it is within/ on the edge of a depression and any alterations to ground levels here could increase flood risk elsewhere.

APEEB049 Peebles	✓	X Possible EPS / breeding birds	✓	X Scheduled Monument adjacent, archaeology adjacent	X Within Special Landscape Area and adjacent to SBC Designed Landscape	X WTW may require upgrade, road upgrades required	✓	0	X Possible flood risk issue
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**Comment**

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Site identified as a longer term housing site within plan.
- Possible EPS and breeding birds on site.
- South facing site.
- Scheduled Monument adjacent.
- Archaeology adjacent.
- Adjacent to SBC Haystoun Design Landscape.
- Within Special Landscape Area.
- WTW may require upgrade.
- Considerable road upgrades required.
- SEPA advise that a flood risk assessment is required to assess the risk from the Haystoun Burn and small drain which is identified as being flowing adjacent to the site. There is potentially a mill lade to the south of the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site.

APEEB050	✓	X	✓	X	X	X	✓	0	X
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Peebles		Possible EPS / breeding birds		Scheduled Monument adjacent, archaeology adjacent	Within Special Landscape Area and adjacent to SBC Designed Landscape	WTW may require upgrade, road upgrades required			Possible flood risk issue
<b>Comment</b> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Site identified as a longer term housing site within plan.</li> <li>- Possible EPS and breeding birds on site.</li> <li>- South facing site.</li> <li>- Scheduled Monument adjacent.</li> <li>- Archaeology adjacent.</li> <li>- Adjacent to SBC Haystoun Design Landscape.</li> <li>- Within Special Landscape Area.</li> <li>- WTW may require upgrade.</li> <li>- Considerable road upgrades required.</li> <li>- SEPA advise that a flood risk assessment would be required to assess the risk from the Haystoun Burn and small drain which is identified as being flowing adjacent to the site. There is potentially a mill lade to the south of the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site.</li> </ul>									
APEEB051 Peebles	✓	X Possible EPS / breeding birds	✓	X Scheduled Monument adjacent, archaeology adjacent	X Within Special Landscape Area and adjacent to SBC Designed Landscape	X WTW may require upgrade, road upgrades required	✓	0	X Possible flood risk issue
<b>Comment</b> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should</li> </ul>									

- minimise additional car journeys and promote health benefits of active and sustainable transport.
- Site identified as a longer term housing site within plan.
- Possible EPS and breeding birds on site.
- South facing site.
- Scheduled Monument adjacent.
- Archaeology adjacent.
- Adjacent to SBC Haystoun Design Landscape
- Within Special Landscape Area.
- WTW may require upgrade.
- Considerable road upgrades required.
- SEPA advise that a flood risk assessment would be required to assess the risk from the Haystoun Burn. There is a mill lade/ small watercourse which also flows through the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site.

MCARD008 Cardrona	✓	X Adjacent to River Tweed SAC and SSSI	✓	XX Adjacent Listed Building, archaeology and Scheduled Monuments	XX Prominent site within Special Landscape Area	XX WTW may require upgrade, WWTW significant road upgrades/ infrastructure required	0	0	X Possible flood risk issue
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**Comment**

- Employment, services and facilities are a short distance away. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Mixed use site.
- Adjacent to River Tweed SAC and SSSI.
- South facing site.
- Adjacent to Scheduled Monuments.
- Adjacent to Listed Building.
- Adjacent to archaeology.
- Site forms a prominent area within the Tweed Valley Special Landscape Area.

<ul style="list-style-type: none"> <li>- WTW upgrade may be required.</li> <li>- WWTW upgrade required.</li> <li>- Considerable road upgrades required.</li> <li>- SEPA advise that a flood risk assessment would be required to assess the risk from the small watercourses which flow through and adjacent to the site.</li> </ul>									
MPEEB004 Peebles	✓	XX Adjacent to River Tweed SAC and SSSI. Major biodiversity risk	0	X Adjacent Listed Building and archaeology	X Within Special Landscape Area and adjacent to SBC Designed Landscape	X WTW may require upgrade, road upgrades required	✓	0	XX Possible flood risk issue
<b>Comment</b> <ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Site identified as part of a longer term mixed use site within plan.</li> <li>- Adjacent to River Tweed SAC and SSSI.</li> <li>- Major biodiversity risk.</li> <li>- Adjacent to Listed Building.</li> <li>- Adjacent to archaeology.</li> <li>- Site adjacent to SBC kailze Designed Landscape.</li> <li>- Within Special Landscape Area.</li> <li>- Considerable road upgrades required.</li> <li>- SEPA advise that a flood risk assessment would be required to assess the risk from the Haystoun Burn and the River Tweed, including the interaction between. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site.</li> </ul>									
MPEEB008 Peebles	✓	XX Adjacent to River Tweed SAC and SSSI.	0	X Adjacent Listed Building and archaeology	X Within Special Landscape Area and	X WTW may require upgrade, road	✓	0	XX Possible flood risk issue

		Major biodiversity risk			adjacent to SBC Designed Landscapes	upgrades required			
<b>Comment</b>									
<ul style="list-style-type: none"> <li>- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Site identified is a longer term mixed use site within plan.</li> <li>- Adjacent to River Tweed SAC and SSSI.</li> <li>- Major biodiversity risk.</li> <li>- Adjacent to Listed Building.</li> <li>- Adjacent to archaeology.</li> <li>- Adjacent to SBC Designed Landscapes - Kingsmeadows, Eshiels, Kalzie, and also the Haystoun.</li> <li>- Within Special Landscape Area.</li> <li>- Considerable road upgrades required.</li> <li>- SEPA advise that a flood risk assessment would be required to assess the risk from the Haystoun Burn and the River Tweed, including the interaction between. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site.</li> </ul>									
AROMA003 Rommanobridge	0	0	✓	0	X Possible impact on landscape of area. Within SBC Romanno Designed Landscape	X WWTW – new works required.	0	0	X Possible flood risk issue
<b>Comment</b>									
<ul style="list-style-type: none"> <li>- Limited access to employment, limited access to other services and facilities. Access to public and sustainable public transport. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- South-west aspect</li> <li>- Minor biodiversity impact.</li> <li>- Within SBC Romanno Designed Landscape.</li> <li>- The eastern part of the site falls within the beginning of the rise from the lower lying area around the River Tweed to the transition</li> </ul>									

around Deans Hill and Drum Maw. SNH recommend that any development is kept away from this transitional area. The resulting buffer area of approximately 60m could then be used to extend the adjacent woodland strip.

- New WWTW required.
- SEPA advise that there is a burn upstream and culverted through Romanno Mains. Based on the OS Map contours this could potentially pose a flood risk by directing water through the site. As such we require additional information to ensure there is no increase in flood risk elsewhere and the development itself is not at risk of flooding. In addition, surface water runoff from the nearby hills may be an issue and may require mitigation measures during design stage.

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New Excluded Sites	SEA Topic								
	Air	Biodiversity, Flora and Fauna	Climatic Factors	Cultural Heritage	Landscape and townscape	Material Assets	Population and human health	Soil	Water
ACHAR003 Charlesfield	0	X Moderate Biodiversity impact, Possible EPS / breeding birds	0	0 Archaeology adjacent to site	0 Possible impact on National Scenic Area nearby	XX WWTW upgrades would be required, Roads Planning are unable to support development of site.	✓	0	X Possible flood risk issue
<b>Comment</b> <ul style="list-style-type: none"> <li>- Within walking distance of employment. Limited access to services and facilities, and public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.</li> <li>- Moderate biodiversity impact.</li> <li>- Potential for EPS and breeding birds on site.</li> <li>- Archaeology adjacent to site.</li> <li>- Potential impacts of neighbouring National Scenic Area would require to be considered.</li> <li>- Scottish Water have advised that a Drainage Impact assessment is required as there are issues within the network, and an upgrade of the pumping station and sewers are likely to be required. The main issue with the site is that the effluent will have to use the Charlesfield network which is very poor also the SPS that serves the site is at capacity. The developer would have to upgrade the sewer to the SPS and upsize the pumps. In relation to WTW, Roberton Water Treatment works has sufficient capacity for this development however dependant on the number of housing units proposed, a Water Impact assessment may be required to determine the impact on the network (if any).</li> <li>- Roads Planning are unable to support development of this site.</li> <li>- Development at this location would relieve pressure on the land surrounding the settlement in terms of soil and biodiversity resources</li> <li>- SEPA advise that review of the surface water 1 in 200 year flood map indicates that there may be flooding issues encroaching within</li> </ul>									

this site. They also state that this would require to be investigated further and that contact should be made with the Flood Prevention Officer. It should be noted that the Council's Flood Team state that they would have no objections to the development on the grounds of flood risk, however if it were for new housing, the Flood Team would likely ask for the developer to consider surface water run-off risk during their planning stage.

AGATT016 Gattonside	✓	XX Adjacent to River Tweed SAC and SSSI, Moderate Biodiversity Impact, Possible EPS / breeding birds, Southerly aspect.	✓	X Listed Building and archaeology adjacent	XX Within NSA, SNH object to site on landscape grounds.	XX Roads Planning are unable to support development of the site, A Water Impact Assessment required, A Drainage Impact Assessment required.	✓	0	X Possible surface water issue
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**Comment**

- Within walking distance of employment, services and facilities. Good access to public and sustainable transport links. This should minimise additional car journeys and promote health benefits of active and sustainable transport.
- Southerly aspect.
- Adjacent to River Tweed SAC and SSSI.
- Moderate biodiversity impact.
- Potential for EPS and breeding birds on site.
- Adjacent to Conservation Area.
- Adjacent to Archaeology.
- SNH highlight the potential for this development to have significant adverse effects on the special qualities of the NSA. SNH therefore object to this proposal.
- Scottish Water advise that there would need to be some work done on the network and the SPS prior to the WWTW at Melrose at the developers cost. Howden Water Treatment Works has sufficient capacity for this development. A Water Impact Assessment is required to determine the impact of the development (if any) on the existing network. Melrose WWTW has sufficient capacity for this development. A Drainage Impact Assessment would be required to ascertain what upgrade works would be required on the existing

sewers and pumping station.

- Roads Planning are unable to support development of the site. Poor pedestrian connectivity with the existing settlement and vehicular access would be onto a torturous section of road.
- SEPA advise that the site is elevated sufficiently above the River Tweed. Due to steep topography surrounding/ within the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented.

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# Appendix 7 (part 1): Extract of Site Assessment Database - Preferred and alternative sites

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# Sites for Central SDA

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Housing SG status
AANCR002	Dick's Croft II	Ancrum	Housing	3.0	Alternative

## Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable				

### Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

SEPA: Mitigation measures are required in relation to the impact of surface water runoff from nearby hills and this should be considered during the design stage. SEPA also request that foul water must connect to the existing Scottish Water foul network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Due to the capacity of houses, I would encourage the applicant to consider surface water mitigation.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On site	Greenfield	There is no planning history on this site.

## Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Minor	Not applicable

### Accessibility and sustainability summary

BIODIVERSITY: Minor risk - Improved pasture adjacent to garden ground. Small plantation (mixed) at north of site. Line of trees on NE boundary. Hedgerow on boundary. No significant biodiversity issues

GENERAL COMMENTS: There are some services in Ancrum and limited opportunities for employment. There is a frequent bus service from the A68 to Jedburgh and Edinburgh.

## Local impact and integration assessment

### Conservation area

Adjacent to site

### Open space

Not applicable

### Listed buildings

Not applicable

### Scheduled Monument

Not applicable

### Ancient woodland inventory

Not applicable

### Archaeology

Adjacent to site

### Garden and designed

Not applicable

### Local impact and integration summary

HERITAGE & DESIGN: The site is outside the Conservation Area with no adjacent listed buildings. The site is located on the edge of the settlement and care will be needed on boundary treatment and distant views from the south.

ARCHAEOLOGY: There is nothing recorded within the site (designated or not); outside historic core of village; area to immediate north-east evaluated.

GENERAL COMMENTS: The site is within walking distance to the primary school and services in Ancrum. The site to the north east of Dick's Croft has recently been completed - allocation of this site would mean considerable growth in the village in a short period of time.

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## Landscape assessment

### NSA

Not applicable

### SLA

On site

Over 200 metres?

Over 12 degree slope?

### Landscape summary

LANDSCAPE COMMENTS: Gently sloping SE facing field, steeper at the top (NW) side and flattening out toward the SE side adjoining the C class Ancrum to Denholm road. The existing hedgerows and country lanes help define the character of the site. The site has attractive views out over the Teviot Valley to S and SW and these views are currently enjoyed by adjoining properties to the north. Development could intrude or obstruct some of these views. The character of existing detached houses at Dick's Croft might be best served by continuing this style of development along the northern end of the site accessed separately from the lane at the Loaning with denser housing on the flatter lower ground on the main part of the site. Retention of existing hedgerows on boundaries supplemented by some new planting is desirable to relate development to its rural setting.

SNH: This site lies outwith the current settlement boundary as shown in the LDP and is within a Special Landscape Area. The settlement profile for Ancrum in the LDP notes that this area is preferred for future expansion beyond the period of the LDP. If you are minded to support development of this site during the current plan period, further detailed assessment will be required. Given the site's location within a Special Landscape Area we recommend that this assessment includes landscape capacity for development and careful consideration of the site boundary, the landscape and visual impact mitigation and the site design.

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## Planning and infrastructure assessment

### Physical acces/road capacity

Near a trunk road?

ROADS PLANNING TEAM: Part of this site was looked at in 2008 and due to the pinch-point in the road network towards the village centre it was not deemed favourable from a roads perspective. Since then 'Designing Streets' has become a policy document and this encourages informal road layouts and natural traffic calming. The majority of traffic accessing the site will utilise South Myrescroft thus avoiding the pinch-point referred to. There will no doubt be an increase in pedestrian movements through the pinch-point for those wishing to access the local amenities; therefore some alterations to the road network, such as a localised widening at the corner next to the school, will be required. This can be investigated through a Transport Assessment for the site.

The existing roads bounding the site will need to be widened to cater for two way flows along with footways as appropriate and street lighting and speed limits will have to extend accordingly. Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal.

Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended.

**Right of way**

Adjacent to site

**TPOs**

Not applicable

**Contaminated land**

Not applicable

**Water supply**

Yes

**Sewerage**

No

**Education provision**

Average

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**Overall assessment****Site capacity**

60

**Overall assessment**

Acceptable

**Conclusions**

Overall the site is assessed as acceptable however it should be noted the site is within a Special Landscape Area and careful consideration must be given to boundary treatments, the landscape and visual impact mitigation as well as the site design. Due to recent development within Ancrum consideration should be given to the scale of the proposal and its effect on the size of the settlement and the character of the village and its Conservation Area. Allocation of this site would increase pressure on services since the previous housing allocation has only recently been completed and further discussions would need to be held with Scottish Water in relation to wastewater treatment as the development is required to connect to the existing Scottish Water foul network.

Structure planting to the south and west would be required to reduce visual impact from the countryside and create an edge to the settlement. Existing hedgerows would need to be retained or improved where possible. Mitigation measures are required to prevent any impact on the River Tweed SAC. Mitigation measures are also required in relation to the impact of surface water runoff from nearby hills and this should be considered during the design stage.

Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended. A pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal. It is also important that there is connectivity from the site to the village centre for both pedestrians and cyclists.

The development at Myrescroft to the north east of this site confirmed that there was a healthy market for house purchasers within Ancrum. Consequently this proposal could be considered to be effective and there is an interested developer associated with the site. Therefore care must be taken to ensure any new development does not saturate the village within a relatively short period of time. However this proposal is an alternative option and seeks to gain public opinion on the site.

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<b>Site reference</b> AGALA032	<b>Site name</b> Lintburn Street	<b>Settlement</b> Galashiels	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 0.1	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> 1:200	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

This site has a recent planning approval for eight flats (15/01518/FUL) and has been been through the planning application process therefore a full site assessment is not required. The site contributes eight additional units towards the housing land supply.

## Background information

<b>Minerals and coal</b>	<b>NNR</b>	<b>Prime Quality Agricultural Land</b>	<b>Current use/s</b> Buildings	<b>Planning history references</b> 15/01518/FUL - Erection of eight dwelling flats and associated works (Approved)
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## Accessibility and sustainability assessment

<b>Access to public transport</b>	<b>Access to employment</b>	<b>Access to services</b>	<b>Wider biodiversity impacts</b>	<b>Site aspect</b>
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### Accessibility and sustainability summary

## Local impact and integration assessment

<b>Conservation area</b>	<b>Open space</b>	<b>Listed buildings</b>	<b>Scheduled Monument</b>	<b>Ancient woodland inventory</b>	<b>Archaeology</b>	<b>Garden and designed</b>
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### Local impact and integration summary

## Landscape assessment

<b>NSA</b>	<b>SLA</b>	<b>Over 200 metres?</b> <input type="checkbox"/>	<b>Over 12 degree slope?</b> <input type="checkbox"/>
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### Landscape summary

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## Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Right of way

TPOs

Contaminated land

Water supply

Sewerage

Education provision

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## Overall assessment

Site capacity

Overall assessment

8

Acceptable

### Conclusions

This site has a recent planning approval for eight flats (15/01518/FUL) the site has been through the planning application process therefore a full site assessment is not required. The site contributes eight additional units towards the housing land supply.

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<b>Site reference</b> AGALA033	<b>Site name</b> Huddersfield Street	<b>Settlement</b> Galashiels	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 0.2	<b>Housing SG status</b> Alternative
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## Initial assessment

<b>Floodrisk</b> 1:200	<b>SAC</b> Adjacent to site	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

The site is at risk from a 1:200 year flood event from surface water and the Gala Water which runs along the north east boundary of the site.

SEPA: The Proposed Plan (adopted May 2016) has this larger site allocated as business and industrial, not housing. SEPA have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we require that this site is removed from the SG. The waterbody is Highly Modified Waterbody (HMWB) so moderate classification relates to Moderate Environmental Potential (MEP). The Gala water has extensive grey banking in this location which is unlikely to be able to be changed as a result of this development, however the mill lade also appears to be culverted under the site. The development therefore presents an opportunity to de-culvert the mill lade in this location. Foul water must be connected to the SW network.

SBC FLOOD TEAM: Even with the Gala Flood Protection Scheme, this site is still shown to be at risk of flooding within the SEPA mapping and I would most likely require a Flood Risk Assessment (FRA). Our previous response in 2014 stated: "This site is at risk of flooding during a fluvial and pluvial 1 in 200 year flood event. Dependant on the proposals it would be most likely a flood risk assessment would be required at this site."

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Brownfield	<b>Planning history references</b> 06/02158/FUL - Erection of 46 category II sheltered apartments for the elderly, ancillary accommodation, parking and landscaped gardens (REFUSED). This application was refused on the grounds that "it had not been sufficiently demonstrated that the proposed development will not be at risk of flooding and that the development of the site would not materially increase the risk of flooding to other properties". A later appeal was withdrawn.  09/00172/FUL - Erection of 46 category II sheltered apartments for the elderly, ancillary accommodation, parking and landscaped gardens (WITHDRAWN).The application was approved in principle but was not concluded due to issues relating to developer contributions. A Flood Risk Assessment was submitted during the process of the application and layout/design was amended. SEPA subsequently removed their objection.
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## Accessibility and sustainability assessment

**Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Moderate

**Site aspect**

Not applicable

**Accessibility and sustainability summary**

BIODIVERSITY: Moderate to Major risk - site lies within the flood plain of the Gala water (River Tweed SAC), (SEPA 1 in 200 year fluvial flood risk). Mitigation required to ensure no significant adverse effect on River Tweed SAC.

SNH: Site is immediately adjacent to River Tweed SAC. If allocated it should be clear that Habitats Regulations Appraisal (HRA) will be required.

**Local impact and integration assessment****Conservation area**

Not applicable

**Open space**

Not applicable

**Listed buildings**

Not applicable

**Scheduled Monument**

Not applicable

**Ancient woodland inventory**

Not applicable

**Archaeology**

On/adjacent to site

**Garden and designed**

Not applicable

**Local impact and integration summary**

ARCHAEOLOGY: Nothing recorded by the HER, but adjacent woollen mill shown by OS1 fed by leats crossing area; OS3 notes tanks for different mill; OS5 shows mill buildings extending into area; potential previously landscaped. Mill lead and flood works likely present as below ground features

HERITAGE & DESIGN: The site is outwith the Conservation Area. Gala Mill which is listed B is nearby but not adjacent. Development of this site would provide an opportunity to exploit the riverside setting.

**Landscape assessment****NSA**

Not applicable

**SLA**

Not applicable

**Over 200 metres?** **Over 12 degree slope?** **Landscape summary**

LANDSCAPE COMMENTS: Existing derelict site currently offers valuable cover to birds, invertebrates etc. Given the relatively small size of site any development on the site will potentially wipe this habitat out. A semi native landscape scheme in association with any development would mitigate to a small degree this loss but may be contrary to the residential potential of the site. To achieve a capacity in the region of 26 units will require high density flatted accommodation. Keeping the building close to the river will allow the views onto the river to be exploited and could allow the southern side of the site to be developed as communal garden ground. The site location, next to the river, should make this location an attractive place to live.

**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?** 

ROADS PLANNING TEAM: No objections to residential development at this site. Vehicular access will be a single junction directly onto Huddersfield Street. Internally, I envisage the road and parking layout to be a courtyard type design.

A strong street frontage onto Huddersfield Street is recommended and a direct pedestrian/cycle link to the footpath leading to the footbridge may be required. This can be explored further through a Transport Statement.

**Right of way**

Not applicable

**TPOs**

Not applicable

**Contaminated land**

On site

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

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## Overall assessment

### Site capacity

26

### Overall assessment

Acceptable

### Conclusions

The site is at risk from a 1:200 year flood event from surface water and the Gala Water which runs along the north east boundary of the site. Issues relating to contamination and habitats would require to be investigated and mitigated.

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<b>Site reference</b> AGALA036	<b>Site name</b> Rose Court	<b>Settlement</b> Galashiels	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 0.3	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> Not applicable	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

There are no initial constraints on the site that would preclude development.

SEPA: Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. Foul water must be connected to the SW network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Brownfield	<b>Planning history references</b> 15/00516/HON - Demolition of 24 No dwelling flats (Approved)
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Moderate	<b>Site aspect</b> South
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### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - existing structures have low-moderate potential to support protected species such as bats (EPS) and breeding birds. Some tree cover on boundary (landscape planting).

GENERAL COMMENTS: The site is on an existing public road with good vehicular access. The site is in close proximity to the new railway station at Galashiels. There is also a bus stop near to the site with a regular bus service.

## Local impact and integration assessment

<b>Conservation area</b> Not applicable	<b>Open space</b> Not applicable	<b>Listed buildings</b> Not applicable	<b>Scheduled Monument</b> Not applicable	<b>Ancient woodland inventory</b> Not applicable	<b>Archaeology</b> Not applicable	<b>Garden and designed</b> Not applicable
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## Local impact and integration summary

ARCHAEOLOGY: No comments.

HERITAGE & DESIGN: No comments.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

Over 200 metres?

Over 12 degree slope?

### Landscape summary

LANDSCAPE COMMENTS: Twelve units of low level terraced or semi-detached housing does not seem unreasonable and would allow private or community garden space to be included in layout. The site is in an elevated position overlooking the part of the town immediately to the south and the hills on the far side of the valley, including the Eildons. Housing layout and design should therefore fully exploit the southern aspect and expansive views to the south. The existing trees which should be incorporated in to housing layout to maintain amenity. A suitable buffer zone is required to define root protection areas for retained trees.

SNH: No comment.

## Planning and infrastructure assessment

### Physical acces/road capacity

Near a trunk road?

ROADS PLANNING TEAM: No objections to residential development on this site. The site benefits from easy access to local services, including public transport, and there is a well-connected system of footpaths in place.

Development can occur generally taking advantage of the existing street infrastructure in place, with parking provided as appropriate. Alternatively the site can be redeveloped with a stronger street presence onto Primrose Bank. It should be noted that any adjustment to the existing road layout is likely to require a stopping-up order as well as Road Construction Consent.

A Transport Statement will be required to address street connectivity and sustainable transport objectives.

### Right of way

Not applicable

### TPOs

Not applicable

### Contaminated land

On/adjacent to site

### Water supply

### Sewerage

Yes

### Education provision

Good

## Overall assessment

### Site capacity

12

### Overall assessment

Acceptable

### Conclusions

This is an acceptable brownfield site located within the settlement boundary of Galashiels. It is located on an existing public road with good vehicular access. The site is in an elevated position overlooking the part of the town to the south and the hills on the far side of the valley, including the Eildons. Issues relating to contamination and the water treatment works would require to be explored.

<b>Site reference</b> <b>AGALA037</b>	<b>Site name</b> Former Castle Warehouse site	<b>Settlement</b> Galashiels	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 0.3	<b>Housing SG status</b> <b>Preferred</b>
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## Initial assessment

<b>Floodrisk</b> 1:200	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

A very small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area.

SEPA: Although no evidence of a culverted watercourse can be found on historic maps we would highlight the potential risk during site investigations. We would stress that no buildings should be constructed over an existing drain/ lade that is to remain active. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The nearby steep hillslope should also be considered during site design. Foul water must connect to the existing SW foul network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. This site may want to consider surface water runoff.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Buildings	<b>Planning history references</b> No relevant planning history.
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Moderate	<b>Site aspect</b> Not applicable
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### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - existing built structures may have potential to support protected species such as bats (EPS) and breeding birds. Mature trees within the site boundary would need assessment for protected species if to felled or managed.

GENERAL COMMENTS: The site is on an existing public road with good vehicular access. The site is in close proximity to the new railway station at Galashiels. The site has good pedestrian access to Langhaugh Lane to the west of site, across Gala Water by footbridge and along relocated Black path on north side of Gala Water. There is also a bus stop relatively near to the site with a regular bus service.

## Local impact and integration assessment

### Conservation area

Not applicable

### Open space

Not applicable

### Listed buildings

Not applicable

### Scheduled Monument

Not applicable

### Ancient woodland inventory

Not applicable

### Archaeology

On site

### Garden and designed

Not applicable

### Local impact and integration summary

ARCHAEOLOGY: Previous woollen mill site OS2 area; but first building on site OS5 mill (doesn't look like existing); Steading building in western end of LDP on OS1; Langhaugh Mill complex recorded.

HERITAGE & DESIGN: No comments.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

Over 200 metres?

Over 12 degree slope?

### Landscape summary

LANDSCAPE COMMENTS: The largely cleared nature of the wider site to the north of the railway and its visually detached location means that there is a largely empty palette on which to create a layout. The trees on the sloping bank on the north side and adjoining Glenfield Court need to be retained with suitable root protection buffers. Therefore, a survey of trees on and adjacent to the site will be necessary to establish the developable area of the site and thus, site capacity. It would be advisable for a masterplan brief for the whole site to be developed to establish how this 'severed' site might best work. Some reference to adjacent housing would be beneficial. The site boundary does not fully capture the area now available as defined by the new railway to the south. Allocating this site provides the opportunity to re-define the now redundant industrial land for residential use.

SNH: No comment.

## Planning and infrastructure assessment

### Physical acces/road capacity

Near a trunk road?

ROADS PLANNING TEAM: I have no objections to this land being zoned for residential development. A suitable vehicular access exists from Glenfield Road West, and a pedestrian route to the north, via steps, takes you on to Langhaugh Lane and Melrose Road. The existing road into the site will have to be extended and appropriate provision made for parking and vehicle turning. I will also require a new adoptable 'ramped' footpath/cycleway to the north onto Langhaugh Lane to meet (as near as possible) DDA standards.

I would question the size of the area shaded red on the proposed plan and consider it should be made larger to accommodate the adjoining developable land.

A Transport Statement will be required to address sustainable transport issues.

### Right of way

Not applicable

### TPOs

Not applicable

### Contaminated land

On/adjacent to site

### Water supply

Limited

### Sewerage

Yes

### Education provision

Good

## Overall assessment

**Site capacity**

30

**Overall assessment**

Acceptable

**Conclusions**

The site relates well to the existing settlement, with existing residential properties immediately to the south east and is on an existing public road with good vehicular access. A tree survey would be required to inform the developable area and the consideration of habitats. Issues relating to archaeology, contamination and the local water treatment works would require to be investigated.

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<b>Site reference</b> AHAWI025	<b>Site name</b> Leishman Place	<b>Settlement</b> Hawick	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 0.2	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> Not applicable	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

There are no initial assessment constraints which preclude development.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Brownfield	<b>Planning history references</b> 08/02116/HON - Demolition of block of flats; 06/01482/HON - Demolition of three blocks of flats.
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Minor	<b>Site aspect</b> South
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### Accessibility and sustainability summary

ACCESSIBILITY: The site is located within Hawick's settlement boundary, at Burnfoot. The site is within 2 km of Hawick High Street. A wide range of facilities and services are available within Hawick, including a number of key services within Burnfoot. Hawick has regular bus services to several towns in the Borders, and to Edinburgh and Carlisle.

The site consists primarily of amenity grassland. There are no significant biodiversity issues.

## Local impact and integration assessment

<b>Conservation area</b> Not applicable	<b>Open space</b> On site	<b>Listed buildings</b> Not applicable	<b>Scheduled Monument</b> Not applicable	<b>Ancient woodland inventory</b> Not applicable	<b>Archaeology</b> Not applicable	<b>Garden and designed</b> Not applicable
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### Local impact and integration summary

DEVELOPMENT MANAGEMENT: The site was previously occupied by flats but these have been demolished. Residential would therefore be an appropriate use, though any development should respect the scale of surrounding properties and be designed and sited so as to ensure that no overlooking or loss of light occurs to neighbouring properties.

## Landscape assessment

**NSA**

Not applicable

**SLA**

Not applicable

**Over 200 metres?** **Over 12 degree slope?** **Landscape summary**

LANDSCAPE OFFICER: The northern portion (area A) is suitable for residential development that would tie in with adjoining houses. The portion to the south (area B) the road is very small and has various boundary trees which further reduce developable area. Area B is considered unsuitable for development.

**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?** 

ROADS DM: No objections to housing on either of these sites. The site to the south of Leishman Place previously had dwellings on it. Strong street frontages should be encouraged. Appropriate off-street parking would be preferred as there is none in the immediate vicinity and depending on the level of development, the existing road layout may not cater for on-street parking only.

**Right of way**

Not applicable

**TPOs**

Not applicable

**Contaminated land**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

**Overall assessment****Site capacity**

5

**Overall assessment**

Acceptable

**Conclusions**

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process.

The site consists of two portions of land, one to the north-west of Leishman Place, Hawick and another to the south-east. The site relates well to neighbouring uses and its built and natural environment and benefits from good access to services.

There are no roads access issues. There is a preference for appropriate off-street parking as there is none in the immediate vicinity and depending on the level of development, the existing road layout may not cater for on-street parking only.

Overall, the site is considered appropriate for housing development subject to a number of points which can be covered through by any accompanying site requirements.

<b>Site reference</b> AHAWI026	<b>Site name</b> Henderson Road	<b>Settlement</b> Hawick	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 0.2	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> Not applicable	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

There are no initial assessment constraints which preclude development.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Greenfield	<b>Planning history references</b> None
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Minor	<b>Site aspect</b> Not applicable
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### Accessibility and sustainability summary

ACCESSIBILITY: The site is located within Hawick's settlement boundary, at Burnfoot. The site is less than 2 km from Hawick High Street. A wide range of facilities and services are available within Hawick, including a number of key services within Burnfoot. Hawick has regular bus services to several towns in the Borders, as well as Edinburgh and Carlisle.

ECOLOGY OFFICER: Biodiversity Risk: Minor. Amenity grassland adjacent to garden ground. Hedgerow on NE boundary. No significant biodiversity issues.

## Local impact and integration assessment

<b>Conservation area</b> Not applicable	<b>Open space</b> On site	<b>Listed buildings</b> Not applicable	<b>Scheduled Monument</b> Not applicable	<b>Ancient woodland inventory</b> Not applicable	<b>Archaeology</b> Not applicable	<b>Garden and designed</b> Not applicable
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### Local impact and integration summary

DM: This site is on the edge of Hawick within a residential area. Residential use would therefore be appropriate. As this site is prominent from the B6359 a high quality of design and materials would be required and any development should be designed and sited so as to ensure that no overlooking or loss of light occurs to neighbouring properties.

HOUSING OFFICER: Site better left as amenity space than development site.

## Landscape assessment

### NSA

Not applicable

### SLA

Adjacent to site

Over 200 metres?

Over 12 degree slope?

### Landscape summary

LANDSCAPE OFFICER: Suitable for residential development that is in keeping with adjoining housing. Edge of settlement location and views on approach from B6359 indicate need for strengthening of planting structure on NE boundary. Site is also visible, at a distance from the A7 as it enters Hawick at Galalaw.

## Planning and infrastructure assessment

### Physical access/road capacity

ROADS DM: No objections to housing on this site provided pedestrian linkage with Boonraw Road is retained and appropriate parking levels are included. An alternative location for the local recycling facility is likely to be required.

Near a trunk road?

### Right of way

Not applicable

### TPOs

Not applicable

### Contaminated land

Not applicable

### Water supply

Yes

### Sewerage

Yes

### Education provision

Good

## Overall assessment

### Site capacity

6

### Overall assessment

Acceptable

### Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process.

The site sits on the edge of Hawick and benefits from good access to services and employment. There are no significant biodiversity, sustainability, heritage or visual impact issues anticipated. Development of the site would result in a loss of green space. Structure planting on the NE boundary will be required, including the retention of existing trees.

There are no infrastructure constraints provided pedestrian linkage to Boonraw Road is retained, appropriate parking is included, and SEPA require foul drainage to be connected to SW foul sewer network for Hawick STW.

A recycling point currently located at the site may need to be removed or relocated.

Overall, the site is considered appropriate for housing development subject to a number of points which can be covered through by any accompanying site requirements.

<b>Site reference</b> AHAWI027	<b>Site name</b> Burnfoot (Phase 1)	<b>Settlement</b> Hawick	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 4.9	<b>Housing SG status</b> Alternative
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## Initial assessment

<b>Floodrisk</b> 1:100	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

SEPA COMMENTS: Historic maps show a watercourse flowing through the middle of the site which may now be culverted. We require an FRA which assesses the risk from this culverted watercourse. Buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. This information is not requested in the 2013 Proposed Plan (adopted May 2016).

SBC FLOOD PROTECTION OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. This site will want to consider surface water runoff as the South of the site is shown to be affected by pluvial flooding at a 1 in 200 year flood event.

FLOODING SUMMARY: A Flood Risk Assessment is required to assess the risk from a watercourse which may run through the site (possibly culverted). Buildings must not be constructed over any existing drain (e.g. field drain). Consideration should be given to the potential for surface water runoff in the south of the site, as per SEPA's 1 in 200 year surface water flood risk mapping.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Greenfield	<b>Planning history references</b> None
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Minor	<b>Site aspect</b> South-west
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### Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Minor. Predominantly arable field. Trees and scrub on boundary. Area of rank semi-natural neutral grassland in SW corner. Mitigation for breeding birds and other protected species. No significant biodiversity issues.

ACCESSIBILITY: The site is located adjacent to Hawick's settlement boundary, at Burnfoot. The site is less than 2 km from Hawick High Street. A wide range of facilities and services are available within Hawick, including a number of key services within Burnfoot. Hawick has regular bus service to several places in the Borders, as well as Edinburgh and Carlisle.

## Local impact and integration assessment

### Conservation area

Not applicable

### Open space

Adjacent to site

### Listed buildings

Adjacent to site

### Scheduled Monument

Not applicable

### Ancient woodland inventory

Not applicable

### Archaeology

Not applicable

### Garden and designed

Not applicable

### Local impact and integration summary

PARKS OFFICER: Possibly currently maintained roadside grass verges included within site. Would be no issues if lost. Potential for on-site play provision.

BUILT HERITAGE OFFICER: Significant site on edge of town at "arrival" point. Site set down below A7 so roofscape will be important. Careful consideration needed as to the extent of the site both initially and potentially in the future as the proposed NE boundary is not a landscape feature.

The proposed development should not impact on the setting of the B listed building at Burnhead Tower.

## Landscape assessment

### NSA

Not applicable

### SLA

Adjacent to site

### Over 200 metres?

### Over 12 degree slope?

### Landscape summary

LANDSCAPE OFFICER: The site indicated is not all developable. Protection of views to and from surrounding roads, avoidance of steeper ground along NW side and avoidance of wetland area to W of site all limit developable area.

SNH: This prominent site lies outwith the current settlement boundary as shown in the LDP but is included as a longer-term safeguard (SHAWI003). Justification for the eastern boundary of the site is unclear – there are no obvious physical features and it appears likely that the site would extend to the field boundary opposite Burnhead.

When considered alongside adjacent allocations in the LDP it appears that a design framework for the north of Hawick is required to co-ordinate issues between sites in this area of significant change. If taken forward individually, we would strongly advocate a site brief for this site.

## Planning and infrastructure assessment

### Physical acces/road capacity

### Near a trunk road?

ROADS DM: Access is achievable off the B6359, with pedestrian linkage required to the bus laybys on A7 by the roundabout. A footway will also be required on the north west side of the B6359 to tie-in with A7 footways. Any layout will have to facilitate projections into the adjoining land to the north east (BHAWI001). Whilst there may some benefits in direct vehicular access to the roundabout on the A7 this is unlikely to be supported by Transport Scotland as trunk road authority and it is not an absolute requirement for the development of this site.

Any development will have to incorporate the principles of 'Designing Streets' in terms of layout and design and there is an opportunity to create a street-feel onto the B6359.

A Transport Assessment will be required for this level of development.

### Right of way

Not applicable

### TPOs

Not applicable

### Contaminated land

On site

### Water supply

Yes

### Sewerage

Yes

### Education provision

Good

## Overall assessment

### Site capacity      Overall assessment

60                      Acceptable

### Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process.

This site is currently identified as having longer term housing potential in the LDP. The site sits outwith Hawick but is effectively encircled the town's development boundary on all sides, including to the north-east of the site, which is allocated for employment use.

The site's relationship with Hawick is acceptable, but careful consideration of that NE boundary and connectivity and boundary treatment between the sites is required. Accessibility within the town, and to neighbouring towns is good.

In landscape terms, the site is acceptable but not all will be developable. Protection of views and attention to the site's boundary to the NE will be required. Up to half the site could need to be given over to landscaping or SUDS, or lost due to being steeply sloping ground on the periphery of the site. Although the LDP longer term site has a capacity of 100 units this does not account for these constraints. In practice the site capacity is around 60 units.

A Flood Risk Assessment is required in order to assess the risk from a watercourse which is understood to run through the site and may be culverted. Consideration should be given to the potential for surface water runoff in the south of the site, as per SEPA's 1 in 200 year surface water flood risk mapping.

There are no significant biodiversity issues, but mitigation for protected species would be required and may be necessary. There is potential for on-site play provision.

In summary, with the possible exception of market demand/ marketability, there are no constraints to development.

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<b>Site reference</b> RHAWI011	<b>Site name</b> Factory, Fairhurst Drive	<b>Settlement</b> Hawick	<b>Proposed land use allocation</b> Redevelopment	<b>Hectarage</b> 0.5	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> Not applicable	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

SEPA COMMENTS (FLOODING): Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage.

SBC FLOODING TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

SUMMARY: The initial assessment criteria do not raise any issues that would preclude development. SEPA have suggested that there may be potential for surface water runoff issues from nearby hills, which would require mitigation measures during the planning application and design stage.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Combination	<b>Planning history references</b> 11/01603/FUL - Change of use of land to incorporate siting of 15 storage containers for leasing [temporary] 08/00693/OUT - Residential development 08/00970/OUT - Erection of dwellinghouse [adjacent garage site]
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Moderate	<b>Site aspect</b> Not applicable
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### Accessibility and sustainability summary

ACCESSIBILITY: The site is located to within Hawick's settlement boundary, at Burnfoot. The northern portion of the site drops slightly to the south. The site is less than 2 km from Hawick High Street. A wide range of facilities and services are available within Hawick, including a number of key services within Burnfoot. Hawick has regular bus services to several towns in the Borders, and Edinburgh and Carlisle.

ECOLOGICAL: Biodiversity Risk: Moderate. Existing built structures have potential to support protected species such as bats (EPS) and breeding birds. Area of rank grassland/ tall ruderals. Landscape planting on boundary.

## Local impact and integration assessment

### Conservation area

Not applicable

### Open space

Not applicable

### Listed buildings

Not applicable

### Scheduled Monument

Not applicable

### Ancient woodland inventory

Not applicable

### Archaeology

Not applicable

### Garden and designed

Not applicable

### Local impact and integration summary

PARKS SERVICE: Potential off-site contribution for play.

There are no visual impact issues. The neighbouring land uses are varied, with residential properties to the north, storage and manufacturing to the east, and sui generis motor garage use to the west. A tree buffer to the west of the site would help separate the site from the neighbouring garage use.

The local impact and integration criteria raise no issues that would preclude development at the site.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Over 200 metres?

### Over 12 degree slope?

### Landscape summary

LANDSCAPE OFFICER: The Site is suitable for residential development similar to that adjoining the site, but a 15m buffer zone is recommended along the S boundary to reduce conflict / shading issues associated with adjoining woodland. Given its existing wildlife value and likely use for informal recreation by children coupled with the expected conflicts with a developing woodland on the S boundary, this site may be better held in reserve.

## Planning and infrastructure assessment

### Physical acces/road capacity

### Near a trunk road?

ROADS DM: This site had outline permission for residential development (08/00693/OUT and 08/00928/OUT). I am in support of the redevelopment of the site subject to my usual requirements for parking and a 'Designing Streets type' layout. A connected street layout would be preferred over a cul-de-sac arrangement and a 'street-feel' on to Fairhurst Drive is recommended. The existing footway on the south side of Fairhurst Drive will have to extend to tie in with the footway in Wilson Drive and a direct pedestrian link onto Wilson Drive is desirable.

### Right of way

Not applicable

### TPOs

Not applicable

### Contaminated land

On site

### Water supply

Yes

### Sewerage

Yes

### Education provision

Good

## Overall assessment

### Site capacity

10

### Overall assessment

Acceptable

### Conclusions

The site is an existing LDP redevelopment site. The site has been considered for redevelopment with housing potential, as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. The site sits within the settlement boundary of Hawick, within the largely residential area of Burnfoot. Fairhurst Drive is characterised by a mix of uses,

including housing to the north of the road, and employment uses and derelict land to the south. There is some conflict in these uses, and there would be benefit to residential amenity in achieving the redevelopment of the derelict land. The site benefits from good access to services and employment. It is noted that the Economic Development service would have a preference for retaining the site for employment use. The principle of housing development at this location is already established given the previous allocation of the site for redevelopment use, and is considered acceptable. There is also an ample supply of available employment land in the Hawick area, including sites within Burnfoot and nearby Galalaw industrial estate.

The site sits in close proximity to the former Waverley rail line through Hawick. Following discussions with the Strategic Transport Officer, it has been agreed that a buffer on the southern boundary of the site will address any potential for the allocation to prejudice the use of this route in the future. The Landscape officer has also recommended a buffer on this boundary to reduce conflict/ shading issues associated with the adjoining woodland. A buffer will be required, the exact size can be determined at the time of the planning application process.

No sustainability issues have been raised which would preclude development, but moderate biodiversity risk has been noted, and potential impact on protected species would need to be mitigated. SEPA have suggested that there may be potential for surface water runoff issues from nearby hills, which would require mitigation measures during the design stage. The Council's roads planning service have sought a 'designing streets' layout with a connected layout and frontage onto Fairhurst Drive, and application of the usual parking standards. The existing footway on the south side of Fairhurst Drive will have to extend along the northern boundary of the site, potentially to tie in with the footway in Wilson Drive. A direct pedestrian link onto Wilson Drive is also desirable. A tree buffer to the west of the site would help separate the site from the neighbouring garage use. There may be a contamination legacy from previous uses of the site which will need to be investigated, and if confirmed, mitigated. An off-site contribution for play may be required. These points can all be addressed through site requirements and the planning application process.

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<b>Site reference</b> AKELS025	<b>Site name</b> Tweed Court	<b>Settlement</b> Kelso	<b>Proposed land use allocation</b> Affordable Housing	<b>Hectarage</b> 0.3	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> Not applicable	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

No initial constraints on site that would preclude development.

SEPA: Foul water must connect to the existing SW foul network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Adjacent to site	<b>Current use/s</b> Other	<b>Planning history references</b> 08/00983/FUL - Change of use from care home and alterations to form three dwellinghouses (approved) – consent not implemented
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Moderate	<b>Site aspect</b> Not applicable
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### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - Existing built structures have moderate potential to support protected species such as bats (EPS) and breeding birds. Some mature tree cover within site boundary

GENERAL COMMENTS: The site is within walking distance from the town centre with access to local services and schools. Kelso is also included in the Strategic Public Transport network.

## Local impact and integration assessment

<b>Conservation area</b> Not applicable	<b>Open space</b> Not applicable	<b>Listed buildings</b> Not applicable	<b>Scheduled Monument</b> Not applicable	<b>Ancient woodland inventory</b> Not applicable	<b>Archaeology</b> Not applicable	<b>Garden and designed</b> Not applicable
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## Local impact and integration summary

ARCHAEOLOGY: Final remains of planned fieldscape; some previous archaeological work, no HER recorded sites.

HERITAGE & DESIGN: No comments.

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## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

Over 200 metres?

Over 12 degree slope?

### Landscape summary

LANDSCAPE COMMENTS: Residential area consisting of an older stone built house and 3 blocks of more modern apartments dating from around 1960s. There is potential for redevelopment of the site. However, there are trees of TPO quality that should be retained, subject to survey to confirm condition. The existing stone built house also looks worthy of retention and the modern blocks may have potential for conversion. Existing site roads may provide cost effective access or may need to be replaced. A feasibility study is required to establish the above parameters and suggest appropriate forms of development and it is suggested that site capacity should only be established following such a study.

SNH: No comment.

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## Planning and infrastructure assessment

### Physical acces/road capacity

ROADS PLANNING TEAM: I am happy to support the redevelopment of this site. A stopping up order for the public roads within the site may be required should an alteration to the current layout be proposed. Strong street frontages should be sought in respect of the existing streets.

Near a trunk road?

### Right of way

Not applicable

### TPOs

Not applicable

### Contaminated land

Not applicable

### Water supply

Limited

### Sewerage

Yes

### Education provision

Good

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## Overall assessment

### Site capacity

20

### Overall assessment

Acceptable

### Conclusions

This site is located within the Kelso settlement boundary and is currently used for low-demand amenity housing. The site is owned by Scottish Borders Housing Association who intend to replace the existing accommodation with affordable housing. As the site is currently used for residential purposes the impact of redeveloping the site is minimal. There are no significant constraints and the site is easily accessible and fully serviced. The site is also relatively close to the town centre which has a range of services and shops and is serviced by the local bus service. Consideration must be given to site design, existing trees within the site and the residential amenity of neighbouring properties. The redevelopment of the site for housing is supported by the Roads Planning Team and Development Management. The site is considered as acceptable as part of the site assessment process and therefore the site has been taken forward into the Housing Supplementary Guidance as a preferred site with an indicative capacity of 20 units.

<b>Site reference</b> AKELS026	<b>Site name</b> Nethershot (Phase 2)	<b>Settlement</b> Kelso	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 6.3	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> Not applicable	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

SEPA: The 2013 Proposed Plan (adopted May 2016) states "Water Impact Assessment would be required". We support this. Foul water must connect to the existing SW foul network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. This site should consider surface water runoff mitigation.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> On site	<b>Current use/s</b> Greenfield	<b>Planning history references</b> 13/00427/PPP - Mixed use development including housing, site for school, community facilities and associated landscaping, roads and footpaths – the application is currently pending decision due to an outstanding legal agreement.
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Minor	<b>Site aspect</b> South
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### Accessibility and sustainability summary

BIODIVERSITY: Minor risk - Arable fields. Trees and hedgerows on boundary. Mitigation for breeding birds and other protected species e.g. badger. No significant biodiversity issues.

GENERAL COMMENTS: The site is within walking distance from the town centre with access to local services and schools. Kelso is also included in the Strategic Public Transport network.

## Local impact and integration assessment

<b>Conservation area</b> Not applicable	<b>Open space</b> Not applicable	<b>Listed buildings</b> Not applicable	<b>Scheduled Monument</b> Not applicable	<b>Ancient woodland inventory</b> Not applicable	<b>Archaeology</b> Not applicable	<b>Garden and designed</b> Not applicable
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## Local impact and integration summary

ARCHAEOLOGY: Final remains of planned fieldscape; some previous archaeological work; medieval archaeology in the wider area.

HERITAGE & DESIGN: Significant edge of settlement site. The site design will be critical including edge of site treatment. A master plan is needed.

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## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

Over 200 metres?

Over 12 degree slope?

### Landscape summary

LANDSCAPE COMMENTS: The site has low habitat values within site itself but moderate values in perimeter hedgerows. The area can only be developed via access improvements off site – most likely via the adjoining field on the SE side AKELS021. The NW boundary needs to be strengthened by new planting (20m wide) to protect and strengthen the woodland structure that defines the site boundaries and, in particular, the skyline when viewed from Kelso. This will also contribute to the setting of Kelso. Boundary hedgerows should also be retained. Within these planting structures, the site has capacity for medium density development.

SNH: This site represents a northward continuation of allocations AKELS021 and RKE17B. Co-ordination between sites and the principles as set out in our comments on AKELS027 below would also apply to this site.

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## Planning and infrastructure assessment

### Physical acces/road capacity

Near a trunk road?

ROADS PLANNING TEAM: I am not opposed to these sites being developed for residential development, but not in isolation of the allocated housing sites to the south directly adjacent to Angraflat Road (A6089). The sites benefit from good access options, these being from Angraflat Road via the existing allocated sites as well as from the minor public road (D79/4) serving the racecourse. The minor public road would require to be upgraded and the junction of the minor road with the A6098 is poor and not suited to serving increased traffic without significant upgrading work affecting land on the north side of the junction. A Transport Assessment will help inform any other requirements.

### Right of way

Not applicable

### TPOs

Not applicable

### Contaminated land

Not applicable

### Water supply

Limited

### Sewerage

Yes

### Education provision

Average

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## Overall assessment

### Site capacity

100

### Overall assessment

Acceptable

### Conclusions

The site has been assessed as acceptable as part of the site assessment process. The site is identified within the adopted Local Development Plan as part of a larger potential longer term housing site. It is considered that this site is a logical expansion to the settlement. There is a planning application on phase 1 of the development at the allocated site at Nethershot (AKELS021 & DKELS001) which is pending decision due to an outstanding legal agreement (13/00427/PPP). The roads planning team state this proposed site must not be developed in isolation of the housing allocation to the south (AKELS021). This site creates opportunities to provide good pedestrian and cycling linkages to the new high school. The site was received as part of the call for sites process and the landowner is in discussions with a developer. The site has therefore been included in the Housing Supplementary Guidance as a preferred site with an indicative capacity of 100 units.

<b>Site reference</b> AKELS028	<b>Site name</b> Hendersyde (Phase 2)	<b>Settlement</b> Kelso	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 9.5	<b>Housing SG status</b> Alternative
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## Initial assessment

<b>Floodrisk</b> 1:200	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

SEPA: Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. 2013 Proposed Plan (adopted May 2016) states "Water Impact Assessment would be required". Foul water must connect to the existing SW foul network although the area zoned appears to be beyond the existing network.

SBC FLOOD TEAM: This site is shown to be at risk of flooding at a 1 in 200 year flood event from surface water flooding in a few sections. I would have no objections if the development could show that they are mitigating the risk from surface water.

The site is included within the Local Development Plan as a longer term housing site. As part of the Housing SG process the site has been reassessed to establish its short-term housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> On site	<b>Current use/s</b> Greenfield	<b>Planning history references</b> 16/01002/S37 - Rebuild 33Kv over head line (PENDING DECISION)
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Minor	<b>Site aspect</b> South
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### Accessibility and sustainability summary

BIODIVERSITY: Minor risk - Arable fields. Mature trees on the southern site boundary- lowland mixed deciduous woodland. Woodland is within Hendersyde Park HGDL. Mitigation for breeding birds and other protected species e.g. badger. No significant biodiversity issues.

## Local impact and integration assessment

<b>Conservation area</b> Not applicable	<b>Open space</b> Not applicable	<b>Listed buildings</b> Not applicable	<b>Scheduled Monument</b> Not applicable	<b>Ancient woodland inventory</b> Not applicable	<b>Archaeology</b> On site	<b>Garden and designed</b> Adjacent to site
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## Local impact and integration summary

ARCHAEOLOGY: Site immediately alongside site of Medieval hospital which has seen previous archaeological work and alongside the designed landscape to the south; nothing recorded within the site itself (cf. Soutra; Brompton on Swale; Partmey; Tynemouth etc).

HERITAGE & DESIGN: Significant edge of settlement site. Design will be critical including edge of site treatment.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

Over 200 metres?

Over 12 degree slope?

### Landscape summary

LANDSCAPE COMMENTS: There are potential new pedestrian links might be negotiated via the Hendersyde Designed Landscape. Very limited habitat value on site but there may be bat roosts in existing boundary walls and there is habitat value in the woodland on the south boundary. There is a landscape argument that development should not extend north of Hendersyde Park which currently provides physical containment for Kelso. However, some land has already been allocated at AKELS022 and this area could be developed in conjunction with that site. A buffer zone (15m wide) is required to protect the existing woodland abutting SE boundary and new planting (15m wide) is proposed along NE and NW boundaries to provide new visual containment and shelter and screening of views from the north.

SNH: This site is adjacent to housing allocation AKELS022 and is included in the LDP as a longer-term safeguarded site (SKELS005). Site requirements for AKELS022 state that a site development brief in the form of supplementary guidance will be prepared for that site and that it is to be masterplanned together with future development phases at the safeguard site. If you are minded to support development of this site during the current plan period, we recommend that it is included in the planning brief alongside AKELS022 to ensure that a coordinated, strategic approach is achieved from the outset.

## Planning and infrastructure assessment

### Physical acces/road capacity

ROADS PLANNING TEAM: I have no objection to this site being allocated for residential development. The adjacent land to the south west is already allocated for housing and benefits from planning permission where allowance has been made for street connectivity with this site. A Transport Assessment will be required to inform infrastructure adjustments required.

Near a trunk road?

### Right of way

Not applicable

### TPOs

Not applicable

### Contaminated land

Not applicable

### Water supply

Limited

### Sewerage

Limited

### Education provision

Average

## Overall assessment

### Site capacity

190

### Overall assessment

Acceptable

### Conclusions

This site is identified as a potential longer term housing site within the adopted Local Development Plan 2016. Overall the site has been assessed as acceptable and there are some site constraints that will need to be taken into consideration as part of the site design. There is currently a planning application pending decision (13/00259/PPP) for a residential development on phase 1 of the Hendersyde site (AKELS022) which is to the south of this proposed site. Therefore this site is a logical extension of the settlement to the north east. The site has not been put forward as part of the Call for Sites process and it is not known if there is a developer associated with this part of the site. Therefore the site has been taken forward into the Housing Supplementary Guidance as an alternative site with an indicative capacity of 190 units.

<b>Site reference</b> RKELS002	<b>Site name</b> Former Kelso High School	<b>Settlement</b> Kelso	<b>Proposed land use allocation</b> Redevelopment	<b>Hectarage</b> 2.5	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> Not applicable	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

There are no major issues at this initial assessment stage.

SEPA: Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. No mention of this in 2013 Proposed Plan (adopted May 2016). Foul water must connect to the existing SW foul network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

The site is included within the Local Development Plan as a redevelopment opportunity. As part of the Housing SG process the site has been reassessed to establish its housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Other	<b>Planning history references</b> No relevant previous planning history on the site.
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Moderate	<b>Site aspect</b> South-west
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### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - Existing built structures (High School) have moderate potential to support protected species such as bats (EPS) and breeding birds. Some tree cover within site boundary

GENERAL COMMENTS: The site is located close to the town centre and the area offers a wide range of facilities and services.

## Local impact and integration assessment

<b>Conservation area</b> Not applicable	<b>Open space</b> Not applicable	<b>Listed buildings</b> On site	<b>Scheduled Monument</b> Not applicable	<b>Ancient woodland inventory</b> Not applicable	<b>Archaeology</b> On site	<b>Garden and designed</b> Not applicable
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## Local impact and integration summary

ARCHAEOLOGY: Listed Building school buildings; portions within Medieval burgh and OS1 shown street frontage and extensive backland plot.

HERITAGE & DESIGN: An options appraisal has been undertaken for this site by SBC by Simpson and Brown, which identified a mixture of new build and conversions of the significant parts of this category B listed building.

GENERAL COMMENTS: This is a brownfield site within an predominantly residential area and the buildings on site offer many opportunities for redeveloping the site which could be done in an appropriate manner taking cognisance of the surrounding townscape. The main high school building is B listed and there are some archaeological issues to be addressed and mitigated.

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## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

Over 200 metres?

Over 12 degree slope?

### Landscape summary

LANDSCAPE COMMENTS: Due to the significant constraints imposed by the listed buildings, restricted access and potential tree retentions, a feasibility study should be carried out to consider development options in more detail including a tree survey to BS5837:2012 to identify trees that might merit retention. Development capacity and form can only be determined following the study.

SNH: No comments.

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## Planning and infrastructure assessment

### Physical acces/road capacity

Near a trunk road?

ROADS PLANNING TEAM: I am happy to support the redevelopment of this site. Vehicular access is available from Bowmont Street and from Croft Road. A further minor access is available from Orchard Park with a further pedestrian link available to Croft Road at the north west of the site. A Transport Statement will be required.

### Right of way

Not applicable

### TPOs

Not applicable

### Contaminated land

Not applicable

### Water supply

Yes

### Sewerage

Yes

### Education provision

Average

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## Overall assessment

### Site capacity

50

### Overall assessment

Acceptable

### Conclusions

This is a brownfield site within a predominantly residential area. The buildings on site offer various opportunities for redeveloping the site which should be undertaken in an appropriate manner taking cognisance of the surrounding townscape. The use of the site as a High School has generated considerable vehicle movements and it is not anticipated redevelopment of the site will cause any insurmountable vehicular issues although this would be addressed at a further stage in the process once a planning brief is prepared and more firm proposals are considered. Cognisance should be taken of the B listed main building, protection of boundary trees and archaeological matters to be addressed. There is also the potential opportunity to provide connectivity through the site to Croft Road and beyond to the new high school.

The site was included within the adopted Local Development Plan as a redevelopment opportunity although no indicative capacity was stated. The site has been taken forward into the Housing Supplementary Guidance with a indicative capacity of 50 units. A planning brief will be produced identifying various options for the site.



<b>Site reference</b> ANEWS005	<b>Site name</b> The Orchard	<b>Settlement</b> Newstead	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 0.3	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> 1:100	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

SEPA COMMENTS: We require an FRA which assesses the risk from the small watercourse which is partially culverted through the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Developable area/ development type may be constrained due to flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

SBC FLOOD TEAM: A drain / spring run directly through this site. It would need to be shown that this does not generate a flood risk at the site. This will probably end up in a Flood Risk Assessment.

ASSESSMENT SUMMARY: A Flood Risk Assessment is required to assess the risk associated with a small watercourse which is partially culverted through the site. A Flood Risk Assessment is required to assess the risk associated with this watercourse. Flood risk may constrain development potential.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Greenfield	<b>Planning history references</b> 03/00182/OUT - Erection of six dwellinghouses; 06/02207/FUL - Erection of six dwelling houses with attached garages.
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Moderate	<b>Site aspect</b> Not applicable
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### Accessibility and sustainability summary

ECOLOGICAL OFFICER: Biodiversity Risk: Moderate. Trees and thorn scrub and rank semi-natural neutral grassland within site. Site with Eildon & Leaderfoot NSA. Mitigation for breeding birds and other protected species e.g. badger, reptiles and amphibia.

ACCESSIBILITY: The site has good access to local services and facilities in Melrose, one mile or less than 15 minutes drive away. It has good access to employment particularly in Galashiels, 6 miles or less than 15 minutes drive away. The settlement is on the A6091(T) which is also part of the strategic public transport network.

## Local impact and integration assessment

### Conservation area

On site

### Open space

On site

### Listed buildings

Not applicable

### Scheduled Monument

Adjacent to site

### Ancient woodland inventory

Not applicable

### Archaeology

Adjacent to site

### Garden and designed

Not applicable

## Local impact and integration summary

HERITAGE OFFICER: Within CA. Appears to have not previously been developed since 1850s. The surrounding wall is significant.

ARCHAEOLOGY OFFICER: Plot shown open by OS1; nothing recorded in HER for location, but number of finds and old buildings in surroundings; Located in backlands of medieval village; High potential for Roman archaeology assoc with Newstead.

DEVELOPMENT MANAGEMENT: This site has previously been approved for six houses, though since lapsed. I don't see any difficulty with the principle, albeit different design expectations will apply though Placemaking and Design

In summary, the site is located within Newstead Conservation Area, but this does not preclude development. The wall on the northern boundary of the site is of heritage significance, provides a screening function, and should be retained. A sensitive design will be required. There is a high potential for Roman archaeology.

## Landscape assessment

### NSA

On site

### SLA

Not applicable

### Over 200 metres?

### Over 12 degree slope?

## Landscape summary

LANDSCAPE SECTION: This is an edge of historic village site where density within the village is high and pattern of development is complex. It would enhance the development if the historic wall is retained and incorporated into the site and at least a portion of the trees along the western boundary and the specimen apple tree are retained as part of any future development. Suggested capacity of 6 probably about right if trees were not a consideration but the retention of trees in the western part might reduce this capacity to 3 or 4.

## Planning and infrastructure assessment

### Physical acces/road capacity

ROADS DM: I was able to support the planning application (06/02207/FUL) for 6 houses on this site on the basis of the junction of Back Road with Main Street being upgraded including improved provision for pedestrians. The initial length of Back Road would then be upgraded to adoptable standards to serve the site road which would also have to be to adoptable standards.

### Near a trunk road?

### Right of way

On/adjacent to site

### TPOs

Not applicable

### Contaminated land

Not applicable

### Water supply

Yes

### Sewerage

Yes

### Education provision

Good

## Overall assessment

### Site capacity

6

### Overall assessment

Acceptable

## Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. The site has previously been approved for six dwelling houses but this consent lapsed.

The site sits within the settlement boundary of Newstead, and within Newstead Conservation Area. The neighbouring land uses are primarily residential. The site benefits from partial screening from an existing wall to the north of the site, which is understood to be of heritage significance and would need to be retained. Trees on the site also require retention and integration within the site design.

There are no major accessibility and sustainability issues. There is an opportunity to provide enhanced connectivity within the settlement and also to provide improvements to the existing path network. There appears to be a culverted watercourse running through the site. The development should seek to de-culvert to make a feature of this.

A Flood Risk Assessment is required to assess the risk associated with the partially culverted watercourse which runs through the site. Flood risk may constrain development potential.

Overall, the site is considered to be well related to Newstead and a sensitively designed development which acknowledges and respects the character of the Conservation Area could be acceptable in this location. This inclusion reflects the principle that development can take place on the site which has been tested and approved via the Development Management planning application process.

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<b>Site reference</b> ANEWS006	<b>Site name</b> Newstead North	<b>Settlement</b> Newstead	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 1.1	<b>Housing SG status</b> Alternative
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## Initial assessment

<b>Floodrisk</b> Not applicable	<b>SAC</b> Adjacent to site	<b>SPA</b> Not applicable	<b>SSSI</b> Adjacent to site	<b>Ramsar</b> Not applicable
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### Initial assessment summary

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

SEPA: Contours indicate a sufficient height difference between site and River Tweed.

SUMMARY: No flooding issues identified. The site is adjacent to the River Tweed SAC and SSSI.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Greenfield	<b>Planning history references</b> N/a
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Minor	<b>Site aspect</b> Not applicable
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### Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Minor. Improved pasture with some mature tree cover within site. Woodland strip on N boundary. Garden ground with mature tree cover on boundary. No significant biodiversity issues.

ACCESSIBILITY: The site has good access to local services and facilities in Melrose, one mile or less than 15 minutes drive away. It has good access to employment particularly in Galashiels, 6 miles or less than 15 minutes drive away. The settlement is on the A6091(T) which is also part of the strategic public transport network.

## Local impact and integration assessment

<b>Conservation area</b> On/adjacent to site	<b>Open space</b> On site	<b>Listed buildings</b> Not applicable	<b>Scheduled Monument</b> Adjacent to site	<b>Ancient woodland inventory</b> Not applicable	<b>Archaeology</b> Not applicable	<b>Garden and designed</b> Not applicable
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## Local impact and integration summary

HERITAGE OFFICER: Mostly outwith CA. Prominent location. Edge treatment and “sense of place” will be important given the narrowness of the proposed site. Likely to be restricted in heights of buildings.

ARCHAEOLOGY OFFICER: Nothing recorded in the area save for possible Roman road lines from Newstead and Dere Street descending to the Tweed.

PARKS OFFICER: Potential off-site contribution for play

DEVELOPMENT MANAGEMENT: On the one hand, I can see its appeal, with its landscape containment and some scope for discrete development. On the other hand, it clearly has access issues, not just into it, but through it. It also contains/sits alongside mature trees. In particular, though, it is a varied, somewhat disjointed collection of spaces that (while it could be argued this would allow housing that would complement the varied townscape already in the village), does make it difficult to foresee how residential development could work in a manner which complements the Conservation Area. I am not convinced this should be a housing allocation based purely on a simple location plan. It requires a good deal more analysis and design to show how a development would work.

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## Landscape assessment

**NSA**

On site

**SLA**

Not applicable

**Over 200 metres?**

**Over 12 degree slope?**

### Landscape summary

SNH COMMENTS: While this site was not considered by the Reporter, their comments on Newstead in relation to Issue 250 are relevant. Newstead's position within the Eildon & Leaderfoot National Scenic Area (NSA) and a Countryside Around Towns (CAT) area demonstrates the sensitivity of the landscape and the quality of place of the existing settlement. If you are minded to allocate this site, the special qualities of the NSA and policy of the current Countryside Around Towns Supplementary Planning Guidance should be used to establish site requirements and secure delivery of a high quality place that respects this setting.

LANDSCAPE SECTION: Indicative site capacity of 23 units unlikely to be achieved given mature trees on the western half of site and severe constraints to access. If access constraints from the east can be overcome it should be possible to develop the eastern half of the site. Any further development to the western half is severely constrained by the location of mature and high value amenity trees along historic field boundaries. Given above comments capacity is likely to be about half of suggested capacity. The paddocks are an attractive and valuable local open space which contrasts with the complex pattern of development in the historic core of the village and the newer residential developments to the south east of the site. If access could be overcome a more limited development of the eastern portion of the site would be possible if adequate buffer zones were identified to woodland and mature trees.

PD: The site sits with Eildon and Leaderfoot National Scenic Area, but is well screened to the north, and to some degree to the west. The Landscape Capacity Study (2007) found the southern-most portion of the site to be suitable for a small cluster of houses, but the remainder of the site to be within a wider area of constrained land to the north of Newstead. With respect to the

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## Planning and infrastructure assessment

### Physical access/road capacity

**Near a trunk road?**

ROADS DM: I am able to support this site for development, but only on the basis that significant upgrading work is undertaken in the public road known as Rushbank leading to the site. Similarly the private road known as Eddy Road leading to the site needs to be upgraded to an adoptable standard. In both cases third party land owners are directly affected. For Rushbank part of the road needs to be widened and provision for on-street parking needs to be improved. For Eddy Road the junction with Main Street needs to be improved to the west in terms of junction visibility by lowering the roadside wall and shifting street furniture and dealing with vegetation. The road itself needs to be upgraded to an adoptable standard in terms of construction, drainage, lighting etc. and it needs to be widened and on-street parking provision formalised. The two buildings on the west side of the road combined with the high roadside wall on the east side create pinch-points which appear too narrow and a minimum width of 3.4m (wall to wall) is required.

In conclusion, if this off-site work can be achieved along with the creation of an internally connected street network, including pedestrian links to St. John's Wynd and Townhead Way, then I will be able to support an indicative number of 23 houses on the site.

**Right of way**  
On/adjacent to site

**TPOs**  
Not applicable

**Contaminated land**  
Not applicable

**Water supply**  
Yes

**Sewerage**  
Yes

**Education provision**  
Good

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## Overall assessment

**Site capacity**      **Overall assessment**  
23                      Doubtful

### Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process.

The site sits on the northern periphery of Newstead, partly within the settlement boundary. Similarly the site is partly within both Newstead Conservation Area, and partly within the Countryside Around Towns (CAT) policy area. The CAT policy does not preclude development, and this particular part of the CAT is less sensitive than other areas, as the risk of coalescence in this location is minimal.

The settlement's relationship with Newstead Conservation Area is a key consideration. The site is large relative to the size of the settlement and sensitive integration into the settlement would be essential. The site sits on the edge of Eildon & Leaderfoot National Scenic Area (NSA) and adjacent to the River Tweed SSSI and SAC. The applicant has submitted an indicative site layout proposing 23 units. Due to the need to protect healthy trees on the site it is likely if the site was to be allocated this figure would be reduced considerably.

A portion of the proposed site was considered and rejected on access grounds at the time of the Local Plan Amendment. Roads access has been reassessed and is not opposed in principle by the Council's Road section, as in this instance further investigation is being sought with regards to the possibility of forming a road link between Rushbank and Eddy Road. However, key issues remain to be resolved: significant upgrading work is required in the public road known as Rushbank; and the private road known as Eddy Road needs to be upgraded to an adoptable standard. In both cases third party land owners are directly affected. For the whole site to be developed, access would be required from both. It remains to be seen whether the developer is in a position to address these points and that the Council can consequently be satisfied the requirements can be resolved.

Overall, there are more preferable sites available in the Central Housing Market Area but it is considered the site can go forward to public consultation as an alternative site to enable further consideration of these points.

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<b>Site reference</b> ASELK033	<b>Site name</b> Angles Field	<b>Settlement</b> Selkirk	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 2.0	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> 1:200	<b>SAC</b> Adjacent to site	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

The eastern part of the site is within the 1:200 year flood risk area.

SEPA: We require an FRA which assesses the risk to this site from the Long Philip Burn and small drain as well as the Ettrick Water and interaction between. The FRA will need to take into consideration the recent changes to the channel and the FPS as well as blockages to structures. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will likely be heavily constrained due to flood risk and the council may wish to consider removing this from the LDP. A drain is shown running through the east edge of the site. Foul water must be connected to the SW foul sewer.

SBC FLOOD TEAM: Part of this site is now protected to a 1 in 200 year flood event by the Selkirk Flood Protection Scheme. If all of the area is raised to this level of protection I would have no objection. The levels etc. will be with the Selkirk FPS and they would be best in terms of consultation on this.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Greenfield	<b>Planning history references</b> No relevant planning history on the site.
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Minor	<b>Site aspect</b> Not applicable
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### Accessibility and sustainability summary

BIODIVERSITY: Minor risk - Site being developed and cleared for development. Selkirk Flood Protection scheme removes site from SEPA 1 in 200 year flood risk, so will no longer be within functional floodplain of Ettrick water (River Tweed SAC). Although the site is some distance from the town centre, there is a nearby general store, a primary school and good public transport links available within the vicinity. The capacity of Philiphaugh Community School to accommodate development would need to be checked with Education.

## Local impact and integration assessment

### Conservation area

Not applicable

### Open space

Not applicable

### Listed buildings

Not applicable

### Scheduled Monument

Not applicable

### Ancient woodland inventory

Not applicable

### Archaeology

On site

### Garden and designed

Adjacent to site

### Local impact and integration summary

ARCHAEOLOGY: Within Registered Battlefield (Philiphough) and area of previous archaeological work; no sites within immediate area. Nothing shown by previous OS; Setting of battlefield to be considered. Site has been assessed for archaeology.

HERITAGE & DESIGN: Works have been carried out as part of Selkirk Flood Protection Scheme. The site is very exposed site with three outer faces.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Over 200 metres?

### Over 12 degree slope?

### Landscape summary

LANDSCAPE OFFICER: A site capacity of 20-30 given the actual size of the site after installation of FPS would seem an appropriate density. Further structure and hedge planting will be important in establishing a 'sense of place' for this development.

SNH: This site is within the existing settlement boundary, as shown in the LDP. At present it relates more strongly to the surrounding countryside than to the urban area. If taken forward as an allocation, the principles for development set out in site requirements for the adjacent ASELK006 would be relevant to this site. In particular: pedestrian/cycle links between the site and Selkirk; retain existing trees along the southern and eastern boundaries; mitigation measures to prevent impact on the River Tweed SAC via the Long Philip Burn on the south boundary of the site; the southern boundary of the site appears to have been chosen to avoid flood risk. It appears likely that there will be some similar restrictions on the eastern side of the site. We recommend that these areas are safeguarded as open space and that no built development takes place. SEPA's advice should be sought on flood risk.

## Planning and infrastructure assessment

### Physical acces/road capacity

### Near a trunk road?

ROADS PLANNING TEAM: I have no objections to this site being zoned for housing.

In terms of access there are several options available for both vehicular access and pedestrian/cycle linkage therefore the site can connect and integrate well with its surroundings as well as internally.

Recent alterations to the road network means that the road along the western boundary is no longer an 'A' class road. The street lighting, footway etc. on this road can be extended to serve the development of the site.

Vehicular access will be via the two roads directly adjacent to the site and the creation of strong street frontages onto these existing roads is strongly recommended in the interests of good street design as well to help fashion an environment which encourages slower traffic speeds.

In its favour this site is close to public transport links.

A Transport Statement will be required.

**Right of way**

Not applicable

**TPOs**

Not applicable

**Contaminated land**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

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**Overall assessment****Site capacity**

30

**Overall assessment**

Acceptable

**Conclusions**

The eastern part of the site is within the 1:200 year flood risk area, SEPA require a FRA. The Council's Flood Team has, however, advised that part of the site is now protected to a 1 in 200 year flood event by the Selkirk Flood Protection Scheme and if all the area is raised to this level of protection this would be acceptable. The required levels would be informed by the Selkirk FPS. There is minor biodiversity risk and accessibility to local services is good. It is considered that the site relates well to the existing settlement at this location. The setting of the historic battlefield (Battle of Philiphaugh) would require to be considered. Further structure and hedge planting will be important in establishing a 'sense of place' for this development. Mitigation measures would be required to prevent impact on the River Tweed SAC via the Long Philip Burn on the south boundary of the site. In terms of access there are several options available for both vehicular access and pedestrian/cycle linkage therefore the site can connect and integrate well with its surroundings as well as internally. Contamination will require to be investigated. Potential local Water Treatment Works issues.

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<b>Site reference</b> ASELK040	<b>Site name</b> Philiphaugh Mill	<b>Settlement</b> Selkirk	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 1.6	<b>Housing SG status</b> Alternative
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## Initial assessment

<b>Floodrisk</b> 1:200	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

SEPA: Due to the site being in a sparsely developed area and a proposed increase in sensitivity from commercial to residential we do not consider that it meets with the requirements of Scottish Planning Policy and our position is unlikely to change. We have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we recommend that this site is not included within the SG. However, we would be supportive of redevelopment of the site for a similar commercial use.

The SEPA Flood Risk Hydrology acknowledges that the Selkirk Flood Prevention Scheme (FPS) will reduce the risk of flooding to Selkirk, including to site ASELK040 (previously zRO200) Philiphaugh Mill. However, the existing properties behind the proposed defences will remain in a flood risk area. Likewise site ASELK040 will remain in a flood risk area and any development located on that site will increase the overall numbers of properties and people at risk of flooding. Flood defences do not entirely remove the risk of flooding to a site. Defences can be breached or overtopped leading to a scenario that can be significantly worse than if there are no defences present as flooding can be sudden, unexpected and floodwater trapped behind defences can extend the period of inundation which can lead to greater damage. FPS have a finite design life, which may be less than that of the proposed and future development.

The mill lade which went through old fish farm runs through the site. This would need to be protected to maintain flow and protect water quality. Foul water should be connected to the SW foul sewer network. SEPA is aware that there is made ground on the site (filling in of old fish tanks) which could contain unsuitable materials (ie be considered contaminated land). It should be noted that SEPA have also submitted a Flood Risk Technical Report alongside as part of their response.

Mill lade which went through old fish farm runs adjacent the site. This would need to be protected to maintain flow and protect water quality. Foul water should be connected to the SW foul sewer network. It should be noted that SEPA have also submitted a Flood Risk Technical Report alongside as part of their response.

SBC FLOOD TEAM: Strongly refutes SEPA's position in relation to this site, and furthermore how sites that will now fall behind the protection provided by one of the most comprehensive flood protection schemes delivered to date in Scotland should be evaluated / assessed (from a planning perspective) further to the precedent set by SEPA in relation to this site. The Selkirk Flood Protection Scheme was not provided to allow development or to provide protection to undeveloped land, however the Scheme is now delivered and operational in this area and thus flooding from the 0.5% AEP Event will not occur.

The site was identified by Scottish Borders Council as having potential to contribute to the housing land supply, as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Buildings	<b>Planning history references</b> There is no relevant planning history on the site.
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## Accessibility and sustainability assessment

**Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Moderate

**Site aspect**

Not applicable

**Accessibility and sustainability summary**

BIODIVERSITY: Moderate risk - existing built structures (textile mill) have potential to support protected species such as bats (EPS) and breeding birds. Site contains trees and scrub and derelict buildings adjacent to mill lade, potential connectivity to Ettrick water (River Tweed SAC/SSSI) (protected species interest may include bats, badger and breeding birds). Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Although the site is some distance from the town centre, there is a nearby general store, a primary school and good public transport links available within the vicinity. The capacity of Philiphaugh Community School to accommodate development would need to be checked with Education.

**Local impact and integration assessment****Conservation area**

Not applicable

**Open space**

Not applicable

**Listed buildings**

Not applicable

**Scheduled Monument**

Not applicable

**Ancient woodland inventory**

Not applicable

**Archaeology**

On site

**Garden and designed**

Not applicable

**Local impact and integration summary**

ARCHAEOLOGY: Mill site since OS1; site includes ancillary features of mill race and much survival of these (shown by APs); area lies completely within Registered Battlefield (Philiphaugh); Setting should also be accounted for.

HERITAGE & DESIGN: Building not listed but desirable to incorporate at least part of the existing buildings into any redevelopment.

**Landscape assessment****NSA**

Not applicable

**SLA**

Not applicable

**Over 200 metres?** **Over 12 degree slope?** **Landscape summary**

LANDSCAPE COMMENTS: Capacity is dependent on ability to convert some of the better quality mill buildings and infill development. A capacity of approximately 15-20 does not seem inappropriate for an ex-industrial site where density could be higher than surrounding area. The site has potential to be an interesting combination of building conversion, retaining the more attractive buildings, supplemented by infill development in keeping with the character of the site.

SNH: No comments.

**Planning and infrastructure assessment****Physical acces/road capacity****Near a trunk road?** 

ROADS PLANNING TEAM: No objections to the site being zoned for housing. Some minor widening of Ettrickhaugh Road will be required to mitigate the increase in traffic movements. Access to the site will require a new bridge over the Ettrickhaugh Burn. Given that the site only has one realistic point of access, any proposal will need to provide a well-connected layout internally with a potential link to the adjacent site to the north east if that site is also to be allocated for housing. Pedestrian/cycle links will also be required to take advantage of the new riverside path which has been constructed as part of the Selkirk Flood Prevention Scheme.

**Right of way**

Not applicable

**TPOs**

Not applicable

**Contaminated land**

On site

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

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## Overall assessment

### Site capacity

19

### Overall assessment

Acceptable

### Conclusions

SEPA object to the allocation of the site on flooding grounds on the basis that despite the recent Selkirk Flood Protection Scheme, the site remains at risk as a FPS does not entirely remove the risk of flooding to a site. The Council's Flood Team, however, refute this view and consider that the site is now protected from the 0.5% AEP Event. Further discussions between the Council and SEPA will take place to see if an agreement can be reached. Moderate risk to biodiversity. Mitigation required relating to River Tweed SAC. It is considered that the site relates well to the existing settlement at this location. Setting of historic battlefield to be considered. Accessibility to local services is acceptable. The site has the potential to be an interesting combination of building conversion with infill development in keeping with the character of the site. An acceptable access arrangement is achievable. Pedestrian/cycle links required. Potential contamination issues. WTW local network issues possible.

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<b>Site reference</b> ASELK041	<b>Site name</b> Philiphaugh 2	<b>Settlement</b> Selkirk	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 0.6	<b>Housing SG status</b> Alternative
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## Initial assessment

<b>Floodrisk</b> 1:200	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

SEPA: We have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we recommend that this site is removed from the Housing SG. We have reviewed the information provided in this consultation and it is noted that the entire application site lies within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map, and may therefore be at medium to high risk of flooding. The Selkirk FPS is currently being constructed and will offer protection to existing development along Ettrickhaugh Road. With the scheme in place, Ettrickhaugh Road and adjacent properties will be protected to a 1:200 year event with an allowance for climate change incorporated into the scheme design.

As the housing allocation is located on Greenfield land, and has been flooded in the past, we strongly recommend that this site is removed from the Housing SG. In line with our SEPA position on development behind formal FPSs, development in this area would add to the overall area at risk and would therefore be contrary to the policy principles of Scottish Planning Policy and the aspirations of the Flood Risk Management (Scotland) Act. As such we do not support housing in this area.

SBC FLOOD TEAM: Strongly refutes SEPA's position in relation to this site, and furthermore how sites that will now fall behind the protection provided by one of the most comprehensive flood protection schemes delivered to date in Scotland should be evaluated / assessed (from a planning perspective) further to the precedent set by SEPA in relation to this site. The Selkirk Flood Protection Scheme was not provided to allow development or to provide protection to undeveloped land, however the Scheme is now delivered and operational in this area and thus flooding from the 0.5% AEP Event will not occur.

The site was identified by Scottish Borders Council as having potential to contribute to the housing land supply, as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Greenfield	<b>Planning history references</b> 04/02026/OUT - Erection of eight dwellinghouses (REFUSED)
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Moderate	<b>Site aspect</b> Not applicable
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### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - improved pasture with some mature tree and scrub cover and garden ground on boundary of site. Potential drainage connectivity to Ettrick water (River Tweed SAC/SSSI) via mill lade. (Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC)

## Local impact and integration assessment

### Conservation area

Not applicable

### Open space

Not applicable

### Listed buildings

Not applicable

### Scheduled Monument

Not applicable

### Ancient woodland inventory

Not applicable

### Archaeology

Not applicable

### Garden and designed

Not applicable

### Local impact and integration summary

ARCHAEOLOGY: Area lies completely within Registered Battlefield (Philiphaugh) and to immediate northeast of previous area. Nothing recorded for area, but previously developed; Setting should also be accounted for.

HERITAGE & DESIGN: No comments.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Over 200 metres?

### Over 12 degree slope?

### Landscape summary

LANDSCAPE COMMENTS: Trees in association with the mill lade to SE boundary are a valuable bird and bat habitat and must be retained and an adequate buffer must be enforced to ensure their successful retention. Capacity of 8 units not inappropriate for the area and would reflect the density of existing residential units. Care will be required to retain the special qualities of the Ettrickhaugh Rd. Caution should be used in any development to maintain scale of surrounding houses i.e. Single or one and a half storey houses would be most appropriate.

SNH: Refer to HRA of zRO200 for measures to avoid likely significant effect on River Tweed SAC.

## Planning and infrastructure assessment

### Physical acces/road capacity

### Near a trunk road?

ROADS PLANNING TEAM: No objections to the site being zoned for housing. Some minor widening to Ettrickhaugh Road will be required to mitigate the increase in traffic movements. A strong street frontage should be incorporated into the design to mirror the housing opposite.

### Right of way

Not applicable

### TPOs

Not applicable

### Contaminated land

Not applicable

### Water supply

Yes

### Sewerage

Yes

### Education provision

Good

## Overall assessment

### Site capacity

8

### Overall assessment

Acceptable

### Conclusions

The site is a greenfield site, and has flooded in the past. SEPA object to the allocation of the site on flooding grounds on the basis that despite the recent Selkirk Flood Protection Scheme, the site is at risk of flooding. The Council's Flood Team, however, refute this view and consider that the site is now protected from the 0.5% AEP Event. Further discussions between the Council and SEPA will take place to see if an agreement can be reached. There is moderate risk to biodiversity and River Tweed SAC mitigation would be required. Accessibility to local services is acceptable. Archaeological investigation

and mitigation required. Setting of registered battlefield requires consideration. In principle it is considered that the site offers a suitable location for housing. Trees in associated with mill lade would require to be retained and an adequate buffer must be enforced to ensure their successful retention. Site acceptable from a physical access/road capacity point of view and should be linked to existing path network. Possible contamination would require to be investigated and mitigated.

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<b>Site reference</b> MSELK002	<b>Site name</b> Heather Mill	<b>Settlement</b> Selkirk	<b>Proposed land use allocation</b> Mixed Use	<b>Hectarage</b> 1.4	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> 1:200	<b>SAC</b> Adjacent to site	<b>SPA</b> Not applicable	<b>SSSI</b> Adjacent to site	<b>Ramsar</b> Not applicable
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### Initial assessment summary

SEPA COMMENTS: This proposed change to the land use is an increase in vulnerability and is reliant on the FPS to protect the site from the Ettrick Water. There is a residual risk from surface water ponding behind defences. Council should be mindful that allocating land for housing will increase the number of persons reliant on a FPS to protect them from flooding. We would stress that FPSs have a finite design life. We would be more supportive of a land use type that is similar to the current land use.

SBC FLOOD TEAM: I would have no objections on the grounds of flood risk to any site that is protected to a 1 in 200 year flood event by the Selkirk Flood Protection Scheme. This site will be protected to a 1 in 500 year plus climate change level of protection so I would have no objections on the grounds of flood risk.

SFPS: SEPA are correct that the site's development would place new property behind a FPS defence and that that creates a new risk that the FPS must be maintained – this is however the Council's intention. The Scheme has been designed to take into account ponding behind the defences through a drainage network etc.

SEPA's flood maps identify the site as being at risk from 1 in 200 year flood events. However, the Selkirk Flood Protection Scheme will provide flood protection to this site and the Council is of the view that the flood scheme will enable development at this location, including housing. SEPA have been consulted and would be more supportive of a land use type similar to the existing use. SEPA also note a residual risk from surface water ponding behind defences, but the design of the Scheme takes account of this risk.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Buildings	<b>Planning history references</b> 96/01386/FUL - Replacement of roof coverings
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Moderate	<b>Site aspect</b> Not applicable
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### Accessibility and sustainability summary

The following consultation responses were received in relation to the potential housing use of the site.

ECOLOGY OFFICER: Existing built structures (textile mill and domestic properties) have potential to support protected species such as bats (EPS) and breeding birds. Part of site contains and area of developing woodland and scrub including semi-mature trees (protected species interest may include bats and breeding birds. Possible drainage connectivity with River Tweed SAC. Site within Selkirk FPS area.

## Local impact and integration assessment

### Conservation area

Not applicable

### Open space

Not applicable

### Listed buildings

Not applicable

### Scheduled Monument

Not applicable

### Ancient woodland inventory

Not applicable

### Archaeology

On site

### Garden and designed

Not applicable

### Local impact and integration summary

The following consultation responses were received in relation to the potential housing use of the site.

BUILT HERITAGE OFFICER: Redevelopment opportunity but will need a design vision and integrity to echo the more substantial mill buildings in this area.

ARCHAEOLOGY OFFICER: Mill site since OS3; some mill buildings demolished, others remain (OS6 date); small part of the area clips Registered Battlefield (Philiphaugh).

## Landscape assessment

### NSA

Not applicable

### SLA

Adjacent to site

### Over 200 metres?

### Over 12 degree slope?

### Landscape summary

The following consultation responses were received in relation to the potential housing use of the site.

LANDSCAPE OFFICER: Now that the flood protection scheme is installed (almost complete) this becomes a prime location overlooking the new bridge and plaza and on an important route to main pedestrian river crossing. (It could act as a catalyst to further prestige development and set the standard in design.). The pattern of past industrial development suggests a high density development with a mixture of residential units including flatted apartments and contemporary interpretations of the local artisan dwellings.

SNH: This site lies within business allocation BSELK003 and as such, the principle of redevelopment has been established. The site requirements for BSELK003 in the LDP highlight the site's relationship to the Ettrick Water. As this is part of the River Tweed SAC we recommend that the required planning brief highlights the need for assessment and mitigation of potential impacts.

## Planning and infrastructure assessment

### Physical acces/road capacity

The following consultation responses were received in relation to the potential housing use of the site.

ROADS DM: I have no objections to this site being redeveloped. There are multiple acceptable permutations in terms of accessing the site, however best use of the existing road infrastructure should be employed. An opportunity will exist for street connectivity between Whinfield Road and Riverside Road at the east end of the site. Any development will have to take into account the alterations to the road network as part of the Selkirk Flood Prevention Scheme. A Transport Assessment will be required.

### Near a trunk road?



### Right of way

Adjacent to site

### TPOs

Not applicable

### Contaminated land

On site

### Water supply

Yes

### Sewerage

Yes

### Education provision

Good

## Overall assessment

**Site capacity**

75

**Overall assessment**

Acceptable

**Conclusions**

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. This site has been assessed for housing use, and mixed use. This assessment is for mixed use.

This site sits within Selkirk's settlement boundary, in the Riverside area. The site is currently allocated for 'local' employment use by the Local Development Plan. This is a more flexible employment land designation which allows the change of use of employment land to other uses, including housing, under certain conditions. The Riverside area is situated adjacent to the Ettrick Water, and is historically the site of several mills, including Heather Mill which operated on the proposed site.

SEPA's flood maps identify the site as being at risk from 1 in 200 year flood events. However, the Selkirk Flood Protection Scheme will provide flood protection to this site and the Council is of the view that the flood scheme will enable development at this location, including housing. SEPA have been consulted and would be more supportive of a land use type similar to the existing use. SEPA also note a residual risk from surface water ponding behind defences, but the flood protection scheme accounts for this. SEPA have not objected to the site. Overall, the Council considers the FPS to have provided the opportunity for high quality, high density mixed use development at this location.

The site is subject to a moderate level of biodiversity risk due to the potential on the site for protected species. There are also potential archaeological interests at the site. Detrimental impacts on the SAC and SSSI must be mitigated. The site appears to have been developed with a Woollen Mill, a Yarn Mill, and a weaving and spinning mill. The site is brownfield land and its use may present development constraints.

In terms of access to the site, there are multiple acceptable permutations. The best use of the existing road infrastructure should be employed.

In conclusion, the site is acceptable for mixed use. The site has also been assessed for housing use, and found to be acceptable for such use. However, the site is considered equally suited to mixed use development, which provides greater flexibility and is the preference of the developer. The site will be excluded for housing use only, and put forward as a preferred site for mixed use.

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<b>Site reference</b> MTWEE002	<b>Site name</b> Lowood	<b>Settlement</b> Tweedbank	<b>Proposed land use allocation</b> Mixed Use	<b>Hectarage</b> 33.9	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> 1:200	<b>SAC</b> Adjacent to site	<b>SPA</b> Not applicable	<b>SSSI</b> Adjacent to site	<b>Ramsar</b> Not applicable
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### Initial assessment summary

SEPA: We require an FRA which assesses the risk from the River Tweed. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk. The site borders the River Tweed along a large part of its length so care must be taken to protect this sensitive water environment. There also appears to be a pond within the estate which should be protected. Foul water must be connected to the SW foul network, however this site is not currently within the sewered catchment. Co-location issues include potential for odour from E Langlee landfill (PPC) and WML exempt composting site at Pavillion Farm.

SBC FLOOD RISK TEAM: This site is shown to be at flood risk within the SEPA 1 in 200 Year indicative flood map for fluvial and surface water flooding. We would require a flood risk assessment to assess the flood risk from the River Tweed and require the applicant to demonstrate how the risk from surface water flooding would be mitigated.

The site was identified by Scottish Borders Council as having potential to contribute to the housing land supply, as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Greenfield	<b>Planning history references</b> 03/01027/FUL - Alterations to flats (Approved)
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Moderate	<b>Site aspect</b> Not applicable
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### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - mature broad-leaved woodland and parkland, improved pasture and pond. Potential drainage connectivity River Tweed SAC/SSSI, N boundary and NW part of site in SEPA 1 in 200 year fluvial flood risk area. Noctule bat recorded at this site (pers.comm). Existing built structures and woodlands of high suitability for bats (EPS). Potential to support otter (other Protected species may include e.g. bats badger and breeding birds). Pond was assessed for GCN in previous national survey- unsuitable, check survey results. Safeguard trees on boundary. Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Safeguard mature woodland and parkland trees and maintain buffer area to River Tweed SAC/SSSI. This would constrain the number of potential units.

## Local impact and integration assessment

### Conservation area

Not applicable

### Open space

Not applicable

### Listed buildings

Not applicable

### Scheduled Monument

Not applicable

### Ancient woodland inventory

Not applicable

### Archaeology

On site

### Garden and designed

Not applicable

### Local impact and integration summary

ARCHAEOLOGY: Landscape park across whole area, anticipated road route in area – but uncertain – direction; Location of 'Bridgend' medieval settlement likely, as well as bridge footings and medieval road.

HERITAGE & DESIGN: The site needs a masterplan to consider the overall potential of this site to take account of the existing planned landscape and consider appropriate zoning and phasing for redevelopment. Connectivity at the western end of the site will need to be carefully considered as the railway line cuts off the site from the rest of Tweedbank, some careful paths / cycle ways of an appropriate gradient will need to be provided.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Over 200 metres?

### Over 12 degree slope?

### Landscape summary

LANDSCAPE: Area of land within large meander of the River Tweed, gently to moderately sloping with steep slopes in places with various slope orientations, between river level around 85m AOD at Backbrae Pool up to 105m AOD at Well Park (N of the station). The ground forms a rural estate with a mansion house, driveway with entrance gatehouse, parkland, fields, gardens, steading and various cottages. W, N and E boundaries formed by River Tweed a designated SSSI and SAC. Long southern boundary largely formed by Borders rail line, Tweedbank Station and Lowood access road. Although remarkably lacking in designations, the estate shows clear indications of being a 'designed landscape' with an attractive meandering driveway leading from the gatehouse through parkland to the main house and associated buildings. There is a significant tree and woodland structure on the estate much of it of potential TPO quality. The river and riparian strip and pond are also notable features as is the stone boundary wall that defines much of the southern boundary.

The main constraint is access with the river and railway line forming a significant barrier around most of the perimeter and leaving only the section of ground between Tweedbank Station and Lowood Bridge as potential access points (unless substantial and potentially intrusive engineering is to be undertaken.) Future extension of the railway is also a consideration. A further constraint is provided by mature existing woodland which would probably need to be breached to some degree. The river flood zone limits development around the N perimeter. An OH power line crosses the W section of the site.

Despite its central location in central borders, this area is quite isolated and presently undeveloped. There is some scope for development particularly towards the western section but access is problematic. Great care would be required to form any development in the easier to reach eastern (parkland) parts of the site where the amenity values and potential for disruption are greatest. Given the exceptional quality of the parkland area, it is recommended that development be restricted to 'prestige' forms that benefit from such a setting e.g. corporate headquarters or luxury hotel. More mundane development would constitute a wasted opportunity and would likely cause environmental degradation. The site merits a detailed feasibility study including tree survey to BS5837 prior to any revision of status.

SNH: This site lies outwith the settlement boundary. Its northern boundary abuts the River Tweed SAC.

At present the site is characterised by areas of woodland, specimen trees and boundary walls enclosing Lowood. It is a relatively well contained site that would nevertheless benefit from its proximity to Tweedbank Station. If allocated, we recommend that development is designed around these existing features, making use of them to create a high-quality, sustainable development. The quality of the existing site and the proposed extent of development suggest that a site development brief will be required. The proximity to the River Tweed SAC and the need for assessment and mitigation of potential impacts should be clearly highlighted in the planning brief.

## Planning and infrastructure assessment

### Physical acces/road capacity

### Near a trunk road?

ROADS PLANNING TEAM: This site has the potential to be a key development site given its location between the expanding east side of Galashiels and Tweedbank, including Tweedbank Railway Station and the proposed Central Borders Business Park. I am able to offer my support for this land being zoned for mixed use in that it offers ample opportunity for good accessibility and for supporting sustainable transport initiatives. The site is well positioned to take advantage of the comprehensive range of services and transport infrastructure in the vicinity. If this land is to be zoned for development then in light of its strategic significance it will have to be carefully master planned, including the undertaking of comprehensive transport appraisal work.

There will have to be at least two key vehicular access points into the site and good internal street connectivity will be expected as well as good external connectivity. Creation of effective pedestrian/cycle connectivity with both Galashiels and Tweedbank is a prerequisite for development of the site.

Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement for Lowood Bridge as identified in the 'Local Access and Transport Strategy'.

<b>Right of way</b>	<b>TPOs</b>	<b>Contaminated land</b>	<b>Water supply</b>	<b>Sewerage</b>	<b>Education provision</b>
Not applicable	Not applicable	Not applicable	Limited	No	Average

## Overall assessment

<b>Site capacity</b>	<b>Overall assessment</b>
300	Acceptable

### Conclusions

The submission of a Flood Risk Assessment would be required to assess risk from the River Tweed as well as surface water flooding issues. Co-location issues include potential for odour from E Langlee landfill (PPC) and WML exempt composting site at Pavillion Farm. There is moderate risk to biodiversity and mitigation would be required to ensure no significant adverse effects on the integrity of the River Tweed SAC. Archaeological investigation would be required. This site is outwith the Tweedbank settlement boundary however it benefits from its close proximity to the station at Tweedbank and business and industrial sites as well as a range of services in Galashiels. The site is entirely enclosed by the River Tweed to the north and by the existing settlement of Tweedbank to the south. The development of the site would not result in settlement coalescence. It is considered that the site offers a strategic opportunity due to its immediate proximity to the railway terminus and its location within the Central Borders. Internally there are a number of constraints which would require to be sensitively addressed. Although lacking in designations, the estate shows clear indications of being a 'designed landscape' with an attractive meandering driveway leading from the gatehouse through parkland to the main house and associated buildings. There is also a significant tree and woodland structure on the estate as well as a pond which is a notable feature. These issues will require careful consideration through the process of the aforesaid masterplan and a tree survey. A Transport Appraisal will be required, with the need for at least two key vehicular access points into the site and effective pedestrian/cycle connectivity. Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement for Lowood Bridge as identified in the Local Access and Transport Strategy. Potential contamination would require investigation/mitigation. A full Drainage Impact Assessment would be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. The site, with its close proximity to the existing business and industrial uses at Tweedbank offers the opportunity for the extension of the Central Borders Business Park. A masterplan for the site is currently being prepared which will address relevant matters in more detail, including taking account of the existing planned landscape and the consideration of appropriate zoning and phasing.

## Sites for Eastern SDA

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Housing SG status
AAYTO004	Land North of High Street	Ayton	Housing	0.7	Preferred

### Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable				

### Initial assessment summary

This site was submitted as part of the 'Call for Sites' process, as part of the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

SEPA: There is a watercourse adjacent to the site. The risk from this watercourse should be considered during the detailed site design and flow paths should be considered. (No FRA required and no surface water hazard identified).

The site therefore appears to be generally satisfactory but has some surface water constraints, but a solution is possible.

### Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On site	Combination	05/00816/OUT: Demolition of garage premises and erection of 5 dwellinghouses (RH & DH Allan applicants); 08/01283/REM: Road and layout for 5 plots in 1st phase of development including drainage (RH & DH Allan applicants).

### Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Good	Good	Minor	Not applicable

### Accessibility and sustainability summary

There are limited services available within Ayton, however Eyemouth is within close proximity (2.5 miles) to the village and can be accessed by bus. The bus service also runs to Chirnside and Duns. The settlement is within driving distance of Berwick - upon - Tweed train station (8 miles), however there is limited scope to get a bus to Berwick. The site is located to the west of Ayton and access to the centre would be on foot, along the roadside, therefore there is limited access to public services. Accessing the local services in a sustainable manner would involve walking along a minor road, which may present safety issues. There are minor biodiversity issues, as highlighted in the consultation response below.

ECOLOGY OFFICER: Minor biodiversity risk. Arable field, part hardstanding, brownfield site. Protect boundary features (hedgerows and trees), mitigation for breeding birds.

SCOTTISH NATURAL HERITAGE: No comment

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## Local impact and integration assessment

### Conservation area

Not applicable

### Open space

Not applicable

### Listed buildings

Not applicable

### Scheduled Monument

Not applicable

### Ancient woodland inventory

Not applicable

### Archaeology

Adjacent to site

### Garden and designed

Not applicable

### Local impact and integration summary

ARCHAEOLOGY OFFICER: There is nothing recorded in the site, but in the same field cropmarks of unenclosed settlement and extensive cropmarks with limited archaeological work in the area.

HERITAGE AND DESIGN OFFICER: Outside the Conservation Area, no adjacent listed buildings. Former filling station and ground to the rear - infill.

NEIGHBOURHOOD SERVICES: No comments

HISTORIC ENVIRONMENT SCOTLAND: No comments

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## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

Over 200 metres?

Over 12 degree slope?

### Landscape summary

LANDSCAPE OFFICER: This site appears to be a fairly straightforward development opportunity without major constraints. Potential site contamination associated with former filling station may be a factor. (There is a manhole on site indicating UG services.) There could be issues relating to loss of privacy to adjoining houses that would need to be addressed in the detailed design. A new hedgerow is recommended to the future NW and NE boundaries facing the trunk road.

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## Planning and infrastructure assessment

### Physical acces/road capacity

Near a trunk road?

NETWORK MANAGER: Would need to extend the 30mph limit and a new access would be required from the Main Street.

STRATEGIC TRANSPORT: No comments

TRANSPORT SCOTLAND: No comments

ROADS PLANNING OFFICER: No objections in principle to residential development on the site. 30mph limit and street lighting may have to be extended. Allowance should be made for future development of the surrounding land.

PASSENGER TRANSPORT: No response received

**Right of way**

Adjacent to site

**TPOs**

Not applicable

**Contaminated land**

On site

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

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**Overall assessment****Site capacity**

6

**Overall assessment**

Acceptable

**Conclusions**

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. The site lies within the settlement boundary of Ayton, located within the Berwickshire Housing Market Area and Eastern Strategic Development Area. Part of the site is brownfield land.

The site is close to services and has good access to employment, however sustainable access does involve walking into Ayton along the roadside. The adjacent watercourse should be taken into consideration in the detailed design of the site.

Protection should be given to boundary features and mitigation for breeding birds.

There is archaeological evidence in the adjacent field, therefore appropriate mitigation would be required. The site is also located within SBC's Designed Landscape 'Ayton Castle', however this is limited to the northern part of the site. It is considered that the proposal would integrate satisfactorily within the settlement.

In respect of landscape capacity, the site has potential for residential use, subject to the inclusion of satisfactory landscaping proposals, to mitigate any visual impacts from the approach roads and to provide an edge to the settlement.

There is potential contamination within the site, due to the former use and appropriate mitigation would be required.

Cognisance should be given to the amenity of the adjacent neighbouring residential properties.

Overall, it is considered that this site is suitable for residential development, subject to mitigation for the above constraints. It is considered that housing could satisfactorily be accommodated within the site, respecting the adjacent land uses and built form. It should be noted that the call for site submission indicated a site capacity of 12 units, however the surrounding residential area is characteristically lower density, with bungalows evident, therefore it is considered that 6 units is a more realistic site capacity for this area.

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<b>Site reference</b> MDUNS005	<b>Site name</b> South of Earlsmeadow (Phase 1)	<b>Settlement</b> Duns	<b>Proposed land use allocation</b> Mixed Use	<b>Hectarage</b> 9.4	<b>Housing SG status</b> Alternative
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## Initial assessment

<b>Floodrisk</b> 1:200	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

The site was assessed as part of the Housing SG process and forms part of an identified longer term mixed use site within the LDP. An initial stage 1 RAG assessment was undertaken and subsequently a full assessment was undertaken. The following consultation responses were received in respect of the larger site (MDUNS004).

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Small areas of the site are anticipated to be affected by surface water runoff so I would expect the applicant to consider this and show how this risk would be mitigated. However, subject to further discussions, the Officer has stated that a FRA would be required.

SEPA: 2013 Proposed Plan (adopted May 2016) states that "Investigation of the flood risk on the site". We support this. We require a FRA which assesses the risk from a small watercourse identified as flowing along the northwest corner of the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Majority of site will likely be developable.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> On/Adjacent to site	<b>Current use/s</b> Greenfield	<b>Planning history references</b> N/A
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Moderate	<b>Site aspect</b> Not applicable
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### Accessibility and sustainability summary

The site is acceptable in terms of access to services and public transport. It is relatively close to the centre of Duns and also is good in terms of employment potential. There are regular buses to Berwick Upon Tweed where there is a main train line to Edinburgh and Newcastle Upon Tyne. There are employment opportunities within Duns and surrounding settlements. The site might provide habitats for biodiversity. There is an area of marshy grassland/wet meadow that runs from park across towards the new high school. A consultation was undertaken as part of the larger longer term housing site (MDUNS004) and the following responses were received.

ECOLOGY OFFICER: Arable field and improved pastures. Hedgerow and occasional boundary tree. Wetland area at north of the site, need to safeguard as identified in the LDP (real extent of wetland varies from LDP policy map).

SCOTTISH NATURAL HERITAGE: While this site lies outwith the current settlement boundary, we note that it is included in the LDP as longer term safeguarded site (SDUNS001). If you are minded to

support development of this site during the current plan period, further detailed assessment and a site brief will be required. However, we highlight the potential to ensure retention of existing paths in the northern section of the site and the potential to deliver an important green network connection between the Public Park and Duns High School.

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## Local impact and integration assessment

<b>Conservation area</b>	<b>Open space</b>	<b>Listed buildings</b>	<b>Scheduled Monument</b>	<b>Ancient woodland inventory</b>	<b>Archaeology</b>	<b>Garden and designed</b>
Not applicable	Adjacent to site	Not applicable	Not applicable	Not applicable	On/adjacent to site	Not applicable

### Local impact and integration summary

A consultation was undertaken as part of the larger longer term housing site (MDUNS004) and the following responses were received.

ARCHAEOLOGY OFFICER: Site includes settlement cropmarks, but not other HER recorded sites. A number of finds and sites are located in the general area.

HERITAGE AND DESIGN OFFICER: Significant new development at edge of settlement. Boundary treatment and integration into a long term vision for the potential expansion of south west Duns as a Master Plan exercise. The site relates quite well to the settlement and with the existing residential properties. There is good pedestrian access to the centre. It is also within close proximity to the new High School and could provide a good walking to school route.

HISTORIC ENVIRONMENT SCOTLAND: No objections.

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## Landscape assessment

<b>NSA</b>	<b>SLA</b>	<b>Over 200 metres?</b> <input type="checkbox"/>	<b>Over 12 degree slope?</b> <input type="checkbox"/>
Not applicable	Not applicable		

### Landscape summary

The following consultation was undertaken as part of the larger longer term mixed use site (MDUNS004) and the following response was received.

LANDSCAPE OFFICER: This is a composite site and the north marshland area should be removed from the development allocation and protected as public open space (see attached plan). (There are also limitations in this area through expected peaty soils and drainage issues, if developed). The remaining areas on higher drained land to have potential for development, firstly on the east side where access is better. The larger west field lacks adequate road connection and bears no particular relation to the settlement pattern of Duns. It could therefore look visually intrusive in the wider rural setting. (Structure planting could mitigate this but would also create local shading issues for adjoining houses).

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## Planning and infrastructure assessment

<b>Physical acces/road capacity</b>	<b>Near a trunk road?</b> <input type="checkbox"/>
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A consultation was undertaken as part of the larger longer term housing site (MDUNS004) and the following consultation responses were received.

STRATEGIC TRANSPORT: Vehicular access to the site needs further consideration with potential upgrading of the road network at Clockmill or potentially through the industrial estate required. The existing access path to the school and public park has recently been upgraded and therefore would provide good non-vehicular access to the site. The area is prone to flooding.

TRANSPORT SCOTLAND: No objections

NETWORK MANAGER: How would access onto the main road be gained?

ROADS PLANNING OFFICER: I will deal with sites (MDUNS003 and MDUNS004 collectively). I am not opposed to these sites being developed, but only on the basis of main vehicular access being from the A6015 via the existing allocated site to the north west (ADUNS023). A minor access link is possible via the A6112 and Station Avenue. Good pedestrian and cycle linkage is critical in terms of sustainable transport. Allowance must be made for future street connectivity beyond these developments and the possibility of a distributor/relief road linking the A6105 and the A6112 south of Cheeklaw needs to be considered for the longer term expansion of the town. A Transport Assessment will be required as a prerequisite for the development of these sites.

**Right of way**

On/adjacent to site

**TPOs**

Not applicable

**Contaminated land**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Average

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## Overall assessment

**Site capacity**

100

**Overall assessment**

Acceptable

### Conclusions

The site is part of the identified longer term mixed use site (SDUNS001), which is identified within the LDP. The larger site is also subject to assessment (MDUNS004). There is a good access to services and public transport. The site is located close to the centre of Duns and is good in terms of services, employment opportunities and public transport. The following constraints and mitigation would require to be addressed as part of any development.

- Flood Risk Assessment (FRA), in respect of the potential small watercourse identified as flowing along the northwest corner of the site
- Potential archaeology within the site and appropriate mitigation
- The site consists in part of 2 fields and adjoining marshland including part of the shallow basin at the north side
- There is a wetland in the north east corner of the site, which requires investigation and protection
- Structure planting would be required in order to mitigate any visual impacts as a result of the development
- There is adequate access via the A6112 and Station Avenue, with good pedestrian and cycle linkages in terms of sustainable transport
- A new school or extension would require to be considered
- There is a requirement for an events area to facilitate tourism events within this site and the larger mixed use longer term site
- The adjacent open space should be retained and enhanced
- Assessment of ecology impacts and appropriate mitigation

Given the existing allocations within Duns, it is considered that this site should be included within the Housing SG as an alternative option, which could come forward if required. Should the site come forward, the southern part of the longer term site would be retained for future mixed use development.

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<b>Site reference</b> AGREE008	<b>Site name</b> Halliburton Road	<b>Settlement</b> Greenlaw	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 3.4	<b>Housing SG status</b> Alternative
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## Initial assessment

<b>Floodrisk</b> Not applicable	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

The site was submitted as a Call for Site, as part of the Housing SG process and it is also identified as a longer term housing site within the LDP. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

SEPA: Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. No mention of this in the 2013 Proposed Plan (adopted May 2016). No flood risk assessment required and there is a surface water hazard identified.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> On/Adjacent to site	<b>Current use/s</b> Greenfield	<b>Planning history references</b> None
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Limited	<b>Access to employment</b> Limited	<b>Access to services</b> Limited	<b>Wider biodiversity impacts</b> Minor	<b>Site aspect</b> South
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### Accessibility and sustainability summary

ECOLOGY OFFICER: Arable field. Hedgerow on part of boundary, hedgerow trees, young plantation and garden ground. No significant biodiversity issues.

SCOTTISH NATURAL HERITAGE: While the site is outwith the current settlement boundary as shown in the LDP, we note that it is included as a longer term safeguarded (SGREE003) site. If you are minded to support development of this site during the current plan period, further detailed assessment, particularly for the open space along the ridgeline, will be required.

The site is within walking distance of the centre of Greenlaw and is located off a quiet road leading out of the settlement. Greenlaw has a regular bus service to Duns and Earlston and is on an A road which links Edinburgh and Newcatle Upon Tyne. There are limited services located within Greenlaw and it would be necessary to drive or take the bus to access a wider choice and range of these services. There is some employment land in Greenlaw but this would be limited for providing local employment. Duns, Eyemouth and Coldstream would provide greater opportunities.

## Local impact and integration assessment

### Conservation area

Not applicable

### Open space

Not applicable

### Listed buildings

Not applicable

### Scheduled Monument

Not applicable

### Ancient woodland inventory

Not applicable

### Archaeology

Adjacent to site

### Garden and designed

Not applicable

### Local impact and integration summary

ARCHAEOLOGY OFFICER: No archaeological comments for the area.

HERITAGE AND DESIGN OFFICER: Outwith CA and no adjacent LB's. Edge of settlement, care will be needed in terms of boundary treatment and potential opportunities for further expansion.

HISTORIC ENVIRONMENT SCOTLAND: No objections.

The site would be a large extension on the western side of Greenlaw and careful design would be needed to ensure that it was integrated into the rest of the settlement. The site would need to be acknowledged in any development proposals.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

Over 200 metres?

Over 12 degree slope?

### Landscape summary

LANDSCAPE OFFICER: Due to the lack of fit with the existing settlement pattern of Greenlaw and the high visibility of this site in the view from several roads on approach, coupled with potential privacy issues to adjoining properties, it is recommended that this site is not taken forward.

## Planning and infrastructure assessment

### Physical acces/road capacity

NETWORK MANAGER: Would need to extend existing 30mph limit

Near a trunk road?

STRATEGIC TRANSPORT: Potential opportunity to improve pedestrian/cycle access into the village. Enhancement to existing path network would also be recommended.

TRANSPORT SCOTLAND: No objections.

ROADS PLANNING OFFICER: Direct vehicular access from the A697 (Edinburgh Road) is possible via the allocated housing site AGREE004. This will entail extending the footway out from the town on the north side of the A697 along with a slight extension of the 30 mph speed limit. This environmental change may have a positive influence on driver speeds on the main road. A right turn lane type junction may be required and visibility splays of 4.5m by 90m should be achievable.

The use of Halliburton Road as an additional means of vehicular access to the site, to help achieve good connectivity, should be explored. The junction of Halliburton Road with the A697 would ideally have to shift slightly to the west so that stacking right turn traffic for Halliburton Road and Wester Row (A6105) does not clash. The southerly boundary of the property known as 2 Edinburgh Road would be directly affected by this, and by junction visibility requirements (4.5m by 90m). The carriageway of Halliburton Road would have to be widened and a footway provided as well as the extension of the 30 mph speed limit. Irrespective of vehicular connectivity with Halliburton Road, pedestrian/cycle linkage is essential.

A Transport Assessment will be required.

PASSENGER TRANSPORT: No response to date

**Right of way**

Adjacent to site

**TPOs**

Not applicable

**Contaminated land**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

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## Overall assessment

**Site capacity**

65

**Overall assessment**

Acceptable

### Conclusions

The site is acceptable for housing and is currently identified as a longer term housing site within the LDP. The site is close to the centre of Greenlaw and if sensitively designed would integrate well into the settlement. The site has limited access to public services and employment within Greenlaw, however there are employment and services available in nearby settlements, which can be accessed by car or bus. The following constraints and mitigation would be required for any development on the site;

- Surface water runoff from the nearby hills may be an issue and require mitigation
- Potential for archaeology within the site, which would require appropriate mitigation
- Careful design to ensure that the site is integrated into the rest of the settlement
- In respect of landscape capacity, there is an area of young woodland to the west of the site, with further arable land to the north
- The site has potential to be prominent from certain angles, however the tree belt provides shelter from the western approach and the existing housing and planting screens part of the site from the south
- The site provides opportunities for improved pedestrian/cycle access into the village and enhancement to the path network
- Transport Assessment would be required

Overall, it is considered that the site would be acceptable for housing development, subject to mitigation in respect of the above constraints. It is considered that the site should be taken forward as an alternative proposal within the Housing SG for 65 units.

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<b>Site reference</b> AREST003	<b>Site name</b> Reston Long Term 1	<b>Settlement</b> Reston	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 3.9	<b>Housing SG status</b> Alternative
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## Initial assessment

<b>Floodrisk</b> Not applicable	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently a full site assessment and consultation was undertaken. It should be noted that the site is identified within the LDP as a longer term housing opportunity.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. As a few drains / springs running through the site, I would expect the applicant to show this risk from surface water would be mitigated.

SEPA: We require an FRA which assesses the risk from the small watercourses which flow through the site. Consideration should be given to whether there are any culvert/bridges near the site as well as any historic flood records. As a previous FRA for a neighbouring site indicates that this site will be heavily constrained with limited area for development, the council may wish to consider removal from the plan.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> On/Adjacent to site	<b>Current use/s</b> Greenfield	<b>Planning history references</b> No housing application history within this site.
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Limited	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Minor	<b>Site aspect</b> South
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### Accessibility and sustainability summary

The site has good access to the few local services in the settlement and the services in Eyemouth. It has good access to public transport network and limited access to employment in Eyemouth and Berwick Upon Tweed. The site is south facing which is energy efficient.

SCOTTISH NATURAL HERITAGE: While the site is outwith the current settlement boundary as shown in the LDP, it is identified as a longer term safeguard (SREST001).

ECOLOGY OFFICER: Improved pasture with some mature tree and scrub cover on boundary of site-Railway embankment. Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues.

## Local impact and integration assessment

### Conservation area

Not applicable

### Open space

Not applicable

### Listed buildings

Not applicable

### Scheduled Monument

Not applicable

### Ancient woodland inventory

Not applicable

### Archaeology

Adjacent to site

### Garden and designed

Not applicable

### Local impact and integration summary

The site is a natural extension to the settlement, extending it southwards from the Main Street and the mixed use opportunity at the Auction Mart towards the boundary of the railway embankment. It is also bounded to the east by a road. It would also take advantage of/facilitate access to new potential passenger rail halt adjacent.

ARCHAEOLOGY OFFICER: Nothing recorded in the area, but between area of many cropmarks and Medieval village.

HERITAGE AND DESIGN OFFICER: Auction ring listed category B but seriously at risk but not included in this site. Care will be needed to consider the design approach especially if phased development necessary. Noise protection needed from ECML.

HISTORIC ENVIRONMENT SCOTLAND: No objections

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## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Over 200 metres?

### Over 12 degree slope?

### Landscape summary

LANDSCAPE OFFICER: Site appears to be 'uncomplicated' in landscape terms with limited visual assets. It is a large area and would be a significant addition to the settlement pattern of Reston and therefore urban form and relationship to the existing village would require careful consideration. There are also some proximity issues associated with the rail line that would need to be addressed. However, the site appears to have potential for medium to high density development probably in conjunction with MREST001 to the north.

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## Planning and infrastructure assessment

### Physical access/road capacity

### Near a trunk road?

NETWORK MANAGER: Impact on potential Reston Rail Station? Would need to extend existing 30 mph.

STRATEGIC TRANSPORT: Site needs to provide good access to proposed new rail station and also offer good links to the village. There is an opportunity to enhance the local path network. There is potential for future parking associated with any railway station.

ROADS PLANNING SERVICE: The development brief for Reston Auction Mart covers this area of land in general terms and the site layout associated with the current detailed planning application for the mart site makes allowance for expansion into this area. I have been involved in both processes and am satisfied that this area of land can be satisfactorily served from a transport viewpoint. A comprehensive Transport Assessment will be required for this site and Site AREST004.

TRANSPORT SCOTLAND: No objections

PASSENGER TRANSPORT: No response to date

**Right of way**

Adjacent to site

**TPOs**

Not applicable

**Contaminated land**

Not applicable

**Water supply**

Yes

**Sewerage**

Limited

**Education provision**

Average

**Overall assessment****Site capacity**

78

**Overall assessment**

Acceptable

**Conclusions**

This site is identified within the LDP for potential longer term housing. The site is acceptable for development and Policy IS4: Transport Development and Infrastructure, as contained within the LDP, supports the Reston Station on the East Coast Main Line railway. The site is a natural extension of the settlement, extending southwards from the Main Street and the mixed use opportunity at the Auction Mart towards the boundary of the Railway embankment. The site is bound to the east by a road. The site is virtually flat between Reston Village and the East Coast Main Line which is located on an embankment to the south boundary.

The following constraints/mitigation and considerations must be taken into account when developing this site;

- Flood Risk Assessment (FRA) is required to assess the risk from the small watercourse which flows through the site
- Mitigation would be required, in respect of any potential archaeology within the site
- Landscaping would provide screening to the south of the site between the Railway Embankment
- There is an opportunity to provide good access to the proposed Rail Station and good links to the village, along with an enhanced local path network
- The site can be suitably accessed, however a Transport Assessment would be required
- Scottish Water advise that development of this site would require an upgrade to the WWTW and the developer will need to meet 5 growth criteria
- There would only be sufficient capacity for the delivery of (AREST004) within Reston through the plan period
- The development of this site would trigger a requirement for a new school or extension within Reston, the school could only support the delivery of (AREST004) at the moment.

It should be noted that as part of the Examination, a site requirement was added to the longer term housing allocation (SREST002), in respect of a flood risk assessment requirement, and the Reporter supported the inclusion of the site in the LDP.

Overall, it is considered that the above site is suitable for development and the above constraints could be addressed. However, the constraints in respect of WWTW and education may take longer to overcome than the LDP period, therefore this site is being recommended as an alternative proposal.

<b>Site reference</b> AREST004	<b>Site name</b> Reston Long Term 2	<b>Settlement</b> Reston	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 2.1	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> 1:200	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

The site was considered as part of the Housing SG and is identified within the LDP as a potential longer term housing site. An initial stage 1 RAG assessment was undertaken and subsequently a full site assessment and consultation was undertaken. It should be noted that this site is already identified within the LDP as a longer term housing site.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. As a few drains / springs running through the site, I would expect the applicant to show this risk from surface water would be mitigated.

SEPA: We require a FRA which assesses the risk from the small watercourse which potentially flows through the site. Consideration should be given to whether there are any culvert/bridges within or nearby which may exacerbate flood risk.

Although the site is not within the 1 in 200 Year Indicative Flood Mapping, a small portion of the site to the west, is within the 1 in 200 Year Indicative Surface Water Flood Mapping.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> On/Adjacent to site	<b>Current use/s</b> Combination	<b>Planning history references</b> No housing application history within this site.
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Limited	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Minor	<b>Site aspect</b> South
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### Accessibility and sustainability summary

The site has a few local services in the settlement and other services and employment a 10 minute drive away in Eyemouth and 15 minute drive away in Berwick Upon Tweed. It is on the public transport network. It is south facing which is energy efficient.

ECOLOGY OFFICER: Improved pasture with some mature tree and scrub cover and garden ground on boundary of site-Railway embankment. Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues.

SCOTTISH NATURAL HERITAGE: While this site is outwith the current settlement boundary as shown in the LDP, it is identified as a longer-term safeguard (SREST002).

## Local impact and integration assessment

### Conservation area

Not applicable

### Open space

Not applicable

### Listed buildings

Adjacent to site

### Scheduled Monument

Not applicable

### Ancient woodland inventory

Not applicable

### Archaeology

On/adjacent to site

### Garden and designed

Not applicable

### Local impact and integration summary

The site is a natural infill opportunity bounded to the north, east and west by residential areas and to the south by the railway embankment. Site is to the rear of category C listed building - Reston Parish Church and will not have an adverse impact upon its setting.

ARCHAEOLOGY OFFICER: Backlands of medieval village; some potential.

HERITAGE AND DESIGN OFFICER: No CA and no adjacent LB's. Limited access and need for noise protection from ECM.

HISTORIC ENVIRONMENT SCOTLAND: No objections.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Over 200 metres?

### Over 12 degree slope?

### Landscape summary

LANDSCAPE OFFICER: The site has limited visual assets and is potentially developable. However, proximity of existing houses on 3 sides and lack of open access are likely to create problems for neighbours. The urban form and relationship to the existing village would require careful consideration. There are also proximity issues associated with the rail line that would need to be addressed. The site may have potential for medium density development but is considered less suitable than REST003 to the east.

It should be noted that the longer term identified site contained within the LDP, suggests a landscaped/planted area along the southern boundary of the site.

## Planning and infrastructure assessment

### Physical acces/road capacity

NETWORK MANAGER: No objection.

### Near a trunk road?

STRATEGIC TRANSPORT: Site needs to provide good access to proposed new rail station and also offer good links to the village. There is an opportunity to enhance the local path network.

ROADS PLANNING OFFICER: I am in support of the principle of this site being developed for housing. Main access to this site will be from the south east corner via the site earmarked for a railway station and/or The Orchard in an upgraded form. Direct access to the Main Street is also available adjacent to the church, however this is more likely to take the form of a pedestrian/cycle link. A comprehensive Transport Assessment will be required for this site and Site AREST003.

PASSENGER TRANSPORT: No response received to date

### Right of way

Adjacent to site

### TPOs

Not applicable

### Contaminated land

On site

### Water supply

Yes

### Sewerage

Yes

### Education provision

Good

## Overall assessment

### Site capacity      Overall assessment

38                      Acceptable

### Conclusions

The site is currently identified within the LDP as a potential longer term housing site. The site is acceptable for development and Policy IS4: Transport Development and Infrastructure, as contained within the LDP, supports the Reston Station on the East Coast Main Line railway. The site can be accessed via the transport safeguarded area and areas for longer term housing development to the east and mixed use opportunities to the north east. There are limited services within Reston. The site is a natural infill opportunity bounded on 3 sides by residential areas and to the south by the Railway Embankment. The following constraints/mitigations and considerations must be taken into consideration in any development of this site;

- A Flood Risk Assessment (FRA) is required, to assess the potential risk from the small watercourse which potentially flows through the site
- Potential archaeology would require appropriate mitigation
- The site has limited visual assets
- Consideration must be given to the amenity of neighbouring residential properties
- Landscaping would provide screening to the south of the site between the Railway Embankment
- Opportunity to create good access to the proposed Rail Station and good links to the village, along with an enhanced local path network
- The site can be suitably accessed, however a Transport Assessment would be required
- Potential contamination within the site would need to be addressed and mitigated
- Scottish Water initially indicated limited capacity in the sewer, however further discussions indicate that there is capacity for up to 40 units, enough to accommodate this site.

It should be noted that as part of the LDP Examination, a site requirement was added to the longer term housing allocation (SREST002), in respect of a flood risk assessment requirement and the Reporter supported the inclusion of the site.

Overall, it is considered that the site is suitable for development and the above constraints can be addressed/mitigated. Therefore, the site is recommended as a preferred site within the Housing SG for 38 units.

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# Sites for Rest of Borders

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Housing SG status
ACOLD011	Hillview North 1 (Phase 1)	Coldstream	Housing	6.1	Preferred

## Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable				

### Initial assessment summary

The site was considered as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation. (ACOLD011) forms part of the larger site, already identified for longer term housing within the LDP (SCOLD001). The consultation responses from SEPA and the Council's Flood Officer are for the larger housing site also under consideration (ACOLD009), which includes this Phase 1.

SEPA: Review of historic maps does not find any evidence of a small watercourse. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. This information is not requested in the 2013 Proposed Plan (adopted May 2016).

FLOOD OFFICER: Within the SEPA 1 in 200 Year Indicative Flood Mapping, this site is not anticipated to be at risk. Therefore, I would have no objection on the grounds of flood risk. Due to the capacity, surface water issues would have to be thought about as small areas are shown to be affected.

## Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On site	Greenfield	No history

## Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Minor	South-west

### Accessibility and sustainability summary

There are adequate services and employment opportunities within Coldstream. The settlement is relatively close to Berwick-Upon-Tweed, which provides further opportunities. There is public transport which links Coldstream to Berwick.

The woodland adjacent to this site and the existing hedgerows could provide habitats for biodiversity. There will be a requirements for a buffer area along the southern boundary of the site with these trees,

The following consultations were undertaken for the larger site (ACOLD011), which includes this site;

ECOLOGY OFFICER: Arable field, protect boundary fences (hedgerows and trees, coniferous plantation on southern boundary) mitigation for breeding birds.

SCOTTISH NATURAL HERITAGE: This site lies outwith the current settlement boundary as shown in the LDP but is included as a longer term safeguard (SCOLD001). This would form a significant addition to the existing settlement and would therefore need to ensure measures to deliver of natural heritage mitigation and enhancements as part of any future site development.

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## Local impact and integration assessment

<b>Conservation area</b>	<b>Open space</b>	<b>Listed buildings</b>	<b>Scheduled Monument</b>	<b>Ancient woodland inventory</b>	<b>Archaeology</b>	<b>Garden and designed</b>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	On site	Not applicable

### Local impact and integration summary

The following consultations were undertaken as part of the larger long term housing site (ACOLD009).

ARCHAEOLOGY OFFICER: Undated field boundary crosses the site (cropmark), as well as OS1 field boundaries and modern drainage; generally located ROC post in area (not otherwise known).

HERITAGE AND DESIGN OFFICER: Well outwith Conservation Area and no adjacent Listed Building's. A significant size with little natural boundaries. The potential addition of the land to the SE should be considered in developing proposals. Viable phases need to be identified as part of a Masterplan.

HISTORIC ENVIRONMENT SCOTLAND: No objections.

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## Landscape assessment

<b>NSA</b>	<b>SLA</b>	<b>Over 200 metres?</b> <input type="checkbox"/>	<b>Over 12 degree slope?</b> <input type="checkbox"/>
Not applicable	Not applicable		

### Landscape summary

The following consultations were undertaken, as part of the larger longer term site (ACOLD009). The site would be acceptable for housing as it is quite well contained within the landscape. This site would form phase 1 of the larger site and together would benefit from having a woodland buffer to contain the site.

LANDSCAPE OFFICER: There is a landscape argument to avoid extending development into this rural area which is outwith existing Coldstream perimeter woodland, particularly given the anticipated access issues. Also the site is prime agricultural land. However, the precedent for development has already been created at the adjoining industrial estate. Strengthening of perimeter woodland structure is recommended along the NW, N and NE sides together with a buffer zone to protect existing woodland on the SW side. This will help contain the visual impacts of new development. Further planting is required to separate housing from the adjoining business and industrial site to the SE, perhaps provided on the business site? 'Further to this consultation response, it should be noted that this site will be able to deliver enhanced structure planting along the western boundary. However the comments above in relation to woodland to the north, north east and remainder of the western boundary, would require to be delivered through the release of the larger site which forms part of (ACOLD009) in the future'.

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## Planning and infrastructure assessment

<b>Physical acces/road capacity</b>	<b>Near a trunk road?</b> <input type="checkbox"/>
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The following consultations were undertaken as part of the larger site (ACOLD009);

NETWORK MANAGER: Appears somewhat dis-connected from the town. Additional pressure on sub-standard A6112/A698 junction. Would need to extend the 30mph limit.

TRANSPORT SCOTLAND: No objections

STRATEGIC TRANSPORT: Improved path/cycle links to the town are recommended.

ROADS PLANNING SERVICE: Excellent opportunity for vehicular access and pedestrian/cycle linkage exists. I am therefore able to offer my support for housing on this site. Two main vehicular links are available via the existing industrial site off the A6112 and via Hill View. A further more minor link is possible via the westerly end of Priory Bank. Allowance would have to be made for future street connectivity and a Transport Assessment will be required as a prerequisite for the development of this site.

<b>Right of way</b>	<b>TPOs</b>	<b>Contaminated land</b>	<b>Water supply</b>	<b>Sewerage</b>	<b>Education provision</b>
Adjacent to site	Not applicable	Not applicable	Yes	Yes	Good

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## Overall assessment

### Site capacity      Overall assessment

100      Acceptable

### Conclusions

This site forms part of the larger longer term housing site within the LDP (SCOLD001). Although there are a number of housing opportunities within Coldstream, the Reporter advised to look at the identified longer term sites in the first instance. The site would be acceptable for housing and has the potential to make a significant contribution towards the housing shortfall, subject to addressing and mitigating the constraints below, where necessary.

Investigations of any potential flood risk within the site would be required and mitigation where necessary. Furthermore, surface water drainage must be addressed.

The site would integrate well into the settlement with appropriate landscaping and protection should be given to existing boundary features, where possible. There are good infrastructure and connectivity opportunities, including road access from the adjacent employment allocation and Hill View, with a potential minor link from Priory Bank. A Transport Assessment would be required for the development of this site.

The following must be taken into consideration when developing this site; mitigation for breeding birds, archaeology, buffer protection zones along the southern boundary, landscaping along the western boundary, open space provision, buffer zone between the site and allocated employment site, and the future integration with the potential longer term housing site to the west.

Consideration must be given to incorporating a pedestrian link to the Core Path which joins Duns Road to the west and A6112 to the east.

The entire longer term site is also under consideration (ACOLD009). Overall, it is considered that this phase 1 development would be a sufficient contribution towards the housing shortfall as part of the Housing SG, which would retain the northern part of the site for future potential housing. Therefore, site ACOLD011 will be taken forward as a preferred option within the Housing SG.

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## Sites for Western SDA

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Housing SG status
MINNE001	Caerlee Mill	Innerleithen	Mixed Use	1.5	Preferred

### Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Not applicable	Not applicable

### Initial assessment summary

Small area of surface flood risk in south eastern corner.

FLOODING TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. The culvert that runs from St Ronan's takes a 90 degree turn towards the Tennis Courts so does not run underneath this site, neither does the Mill Lade. I would be unlikely to object to this development but dependant on the type of development, the applicant may have to show that they are not at risk.

SEPA: Foul drainage must connect to SW foul sewer network for Walkerburn stw. There appear to be 1 or 2 potential watercourses which may be culverted through the site (unnamed tributary and mill lade). Opportunity should be taken to de-culvert where possible.

Should the agreed layout or development type differ from what was previously agreed we would require an updated FRA which considers our previous responses. As this area of Innerleithen is at flood risk, it is essential that any new development will have a neutral impact on flood risk and the FRA will inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Furthermore flood resilient and resistant materials may be incorporated. Site will likely be constrained as a result. Consideration should be given to any lade structures through the site and buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

### Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Brownfield	11/009777/LBC Demolition of weaving sheds, knitting sheds, mill shop, offices and outbuildings. 14/00638/PPP Residential development and associated access, parking and infrastructure works. 14/00639/LBC Demolition and internal and external alterations.

### Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

### Accessibility and sustainability summary

Building on site - potential for habitat, although it is noted that some of the former mill buildings have already been removed from the site.

ECOLOGY: Existing built structures have potential to support protected species such as bats (EPS) and breeding birds. See Planning applications 14/00638/PPP and 14/00639/LBC.

SCOTTISH NATURAL HERITAGE: No comment.

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## Local impact and integration assessment

<b>Conservation area</b>	<b>Open space</b>	<b>Listed buildings</b>	<b>Scheduled Monument</b>	<b>Ancient woodland inventory</b>	<b>Archaeology</b>	<b>Garden and designed</b>
On/adjacent to site	Not applicable	On site	Not applicable	Not applicable	On site	Not applicable

### Local impact and integration summary

Any new development will require to consider the setting of the Listed Building on site. Furthermore careful consideration is also required in finding new uses for the buildings onsite.

HERITAGE & DESIGN: The principle of this redevelopment at Caerlee is accepted and proposals brought forward for the first phase of housing. The link between the redevelopment and the repair and reuse of the listed category B Brodie's Mill needs to be monitored.

ARCHAEOLOGY: Previous woollen mill site (pre-OS1 onwards); standing historic building and selective demolition; historic building recording carried out previously; Mill lead through the site.

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## Landscape assessment

<b>NSA</b>	<b>SLA</b>	<b>Over 200 metres?</b> <input type="checkbox"/>	<b>Over 12 degree slope?</b> <input type="checkbox"/>
Not applicable	Not applicable		

### Landscape summary

LANDSCAPE: If the major issue of the fate of the listed buildings can be resolved, this brownfield site is an obvious opportunity for re-development to residential use. It appears to be suitable for medium to high density development.

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## Planning and infrastructure assessment

<b>Physical access/road capacity</b>	<b>Near a trunk road?</b> <input type="checkbox"/>
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NETWORK MANAGER: Chapel Street very narrow with no parking at all at this location.

STRATEGIC TRANSPORT: Proposal needs to provide good connectivity to the rest of the town and there is an opportunity to upgrade the existing path network in the immediate area and provide enhanced access.

ROADS PLANNING: I have no objections to the redevelopment of this site. A planning brief has already been approved for the site. A pedestrian/cycle link from the site is required to connect in with the existing network to the west of the site. Maxwell Street is currently not adopted and whilst a vehicular link with Maxwell Street is desirable it will require the entire length of Maxwell Street to be upgraded to an adoptable standard. Main access will be via Chapel Street.

A Transport Statement will be required for the site.

<b>Right of way</b>	<b>TPOs</b>	<b>Contaminated land</b>	<b>Water supply</b>	<b>Sewerage</b>	<b>Education provision</b>
Adjacent to site	Not applicable	On/adjacent to site	Limited	Limited	Average

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## Overall assessment

### Site capacity      Overall assessment

35                      Acceptable

### Conclusions

The site is considered to be an acceptable site. It is proposed for mixed use development and has the benefit of recent planning permission. Planning consent on the site related around the demolition of the lesser important mill buildings, and making-good of historic listed building on site, and for residential development to take place on part of the site. The site not only provides for a brownfield site to be brought back into use, but also for the enhancement of the listed building on site and the conservation area. It is also noted that a Planning Brief in the form of an SPG has been produced on the site. It is noted that SEPA have stated that should the agreed layout for the site differ they would require an updated FRA. Surface Water should also be considered and flood resilient material incorporated into the proposed development. Existing buildings on site have potential to support protected species. The main vehicular access will be required to be taken off Chapel Street. Provision of amenity access within the development for pedestrians and cyclists will be required and links to the footpath network to be created and amenity maintained and enhanced. A Transport Statement is also required to inform the proposed development. Economic Development request that some business use is retained on the site. Potential contamination on the site should be investigated and mitigated. Therefore is is proposed to include the site within the Draft SG as a preferred site for 35 units.

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<b>Site reference</b> MPEEB006	<b>Site name</b> Rosetta Road Mixed Use	<b>Settlement</b> Peebles	<b>Proposed land use allocation</b> Housing	<b>Hectarage</b> 6.4	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> Not applicable	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

SEPA SG STAGE: We require an FRA which assesses the risk from the Gill Burn and other small watercourses which flow along the northern, southern, and western boundaries. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage.

There are 2 unnamed tributaries running through the site which should be protected as part of any development. There should be no culverting for land gain. Foul water must be connected to the SW foul network for Peebles STW.

FLOODING TEAM AT SG STAGE: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Due to the scale and there is a few drains / springs running through the site, I would expect the applicant to show how surface water would be mitigated. Consider Surface Water Runoff.

This site was recommended for inclusion in the LDP by the LDP Examination Reporter. In line with with the Reporter's Recommendations, longer term housing and mixed use sites identified in the plan will be considered first. In addition, it should be noted that the Reporter did not identify an indicative site capacity for this site.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Other	<b>Planning history references</b> 96/01158/FUL Extension to caravan park to erect 32 static caravans. 13/00444/FUL Mixed use development including housing - Pending Consideration.
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Moderate	<b>Site aspect</b> Not applicable
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### Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate

Site contains built structures with known bat roosts and parkland trees/ designed landscape, potential veteran trees, also featured on OS 1st ed. map. Boundary features include broadleaved trees, hedgerow and riparian woodland along Gill burn, connectivity with Eddleston water (River Tweed SAC). Bat, badger and breeding birds identified re planning application 13/00444/PPP.

Mitigation required to ensure no significant adverse effects on River Tweed SAC Retain mature trees. EPS survey (bats) will be required. Site clearance outside breeding bird season.

SCOTTISH NATURAL HERITAGE: This site is included in the LDP. We understand that this allocation is for redevelopment of the existing caravan site for residential development. As the site is subject to a planning application (13/00444/PPP), we have no further comment to make at this stage. Should that consent not be implemented, we would be happy to advise on natural heritage issues for the required planning brief.

## Local impact and integration assessment

<b>Conservation area</b>	<b>Open space</b>	<b>Listed buildings</b>	<b>Scheduled Monument</b>	<b>Ancient woodland inventory</b>	<b>Archaeology</b>	<b>Garden and designed</b>
Not applicable	Not applicable	On site	Not applicable	Not applicable	On site	Not applicable

### Local impact and integration summary

ARCHAEOLOGY: Historic parkland (OS1) with number of Listed Building portions surviving, but currently camping and caravan site; form of the ROC post mentioned unknown (could be underground 1960s or sandbagged WW2 post) and may be only vaguely located; Roman road potentially running through the site.

HERITAGE & DESIGN: Sensitive scheme needed to respect the listed buildings within the site and ensure that an appropriate use for them is delivered as part of the works; before the last phase new build works is undertaken. Visibility across the valley needs to be considered as well as a design approach to create appropriate sense of place.

There may be potential for some (minor) development to take place however caution would be required as over-development at this location would result in a negative impact not only on the listed buildings and archaeology onsite but would also detract from the attractive approach into the settlement from the north; as well as the impact that such development would have on the tourism facility onsite. Also, as a site that rises to above 200m, the site can be seen from other parts of the town and although currently well screened due to the mature trees on site as well as those on the neighbouring site APEEB044 - loss of that landscaping would have a negative impact.

## Landscape assessment

<b>NSA</b>	<b>SLA</b>	<b>Over 200 metres?</b> <input checked="" type="checkbox"/>	<b>Over 12 degree slope?</b> <input type="checkbox"/>
Not applicable	Adjacent to site		

### Landscape summary

LANDSCAPE AT SG STAGE: The area on higher ground above the cluster of listed buildings could be sensitively developed for housing subject to suitable access arrangements.

Rosetta House, the stable block and the walled garden with garden building require protection with sufficient grounds around them as a setting for these historic buildings.

The walled garden and the stable block could be converted for small scale housing or community purposes.

On the adjoining area below Rosetta House, the lower slopes could remain as a camping and caravan park.

Any development should respect the historic aspect of both the house and its surroundings as well as its location on the rural edge of the town. Because development in this area is likely to be visible from across the valley and from adjacent path systems the density of housing should be low and the tree and screen planting carefully sited to protect the amenity of the area and link with tree bands and planting within and out with the site.

## Planning and infrastructure assessment

<b>Physical acces/road capacity</b>	<b>Near a trunk road?</b> <input type="checkbox"/>
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ROADS PLANNING: I am not opposed to this land being zoned for mixed use development with an indicative capacity of 50 units. That said this site along with Site APEEB044 forms part of the larger planning application site – 13/00444/PPP. These two sites combined would need to proceed in accordance with the requirements agreed by the council with regards to its consideration of that application. Further to consultation, a Transport Assessment will be required.

NETWORK MANAGER: Potential pressure on existing road network.

STRATEGIC TRANSPORT: Potential pressure on existing road network and existing Tweed Bridge. The adjacent road that links Violet Bank to the A703 is currently single track with passing places and not currently designed for additional increased traffic movements. There is a proposal for a new bridge at Dalatho but if this proposal and potentially others in this area go ahead there will still be increased pressure on this particular road.

Rosetta Road is currently very difficult to access because of the historical nature of the street and the number of vehicles that are currently travelling and parking in this area. This proposal and other significant proposals in this area will exacerbate this situation and careful consideration will be required in terms of any potential access and proposed uses for the site. This proposal in conjunction with other potential proposals in the immediate area will also put more pressure on Tweed Bridge and the local road network. The Council is currently involved in developing proposals to promote a shared access route between Peebles and Eddleston and beyond to Midlothian.

#### **Right of way**

Not applicable

#### **TPOs**

Not applicable

#### **Contaminated land**

On site

#### **Water supply**

Limited

#### **Sewerage**

Limited

#### **Education provision**

Average

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## **Overall assessment**

### **Site capacity**

30

### **Overall assessment**

Acceptable

### **Conclusions**

This site was recommended for inclusion in the LDP by the LDP Examination Reporter. In line with the Reporter's Recommendations, longer term housing and mixed use sites identified in the plan will be considered first. In addition, it should be noted that the Reporter did not identify an indicative site capacity for this site.

A flood risk assessment will be required to assess the risk from the Gill Burn and other small watercourses which flow along the northern, southern, and western boundaries. Consideration will also need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. It is considered that there will be a moderate impact on the biodiversity, further assessment on biodiversity would be required alongside appropriate mitigation. In addition further assessment on archaeology and appropriate mitigation would also be required. Whilst, there may be potential for some (minor) development to take place, caution would be required as over-development at this location would result in a negative impact on the listed buildings and archaeology onsite as well as detracting from the attractive approach into the settlement from the north. Road improvements would be required. Economic Development would wish to see the bulk of the site retained in tourism use. Investigation and mitigation of potential contamination would also be required.

Therefore, it is proposed that this site is identified as a preferred site with an indicative site capacity of 30 units within the Draft SG.

<b>Site reference</b> MPEEB007	<b>Site name</b> March Street Mill	<b>Settlement</b> Peebles	<b>Proposed land use allocation</b> Mixed Use	<b>Hectarage</b> 2.3	<b>Housing SG status</b> Preferred
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## Initial assessment

<b>Floodrisk</b> 1:200	<b>SAC</b> Not applicable	<b>SPA</b> Not applicable	<b>SSSI</b> Not applicable	<b>Ramsar</b> Not applicable
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### Initial assessment summary

Some areas shown to be at risk through surface water flooding.

SEPA: Although no evidence of a culverted watercourse can be found on historic maps we would highlight the potential risk during site investigations. We would stress that no buildings should be constructed over an existing drain/ lade that is to remain active. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Large pond and drain shown on the map which presumably related to the historic use as a mill. These would need to be investigated further before any development could be started. Foul water must be connected to the SW foul sewer network.

FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Due to the scale and there is a few drains / springs running through the site, I would expect the applicant to show how surface water would be mitigated. Consider Surface Water Runoff.

## Background information

<b>Minerals and coal</b> Not applicable	<b>NNR</b> Not applicable	<b>Prime Quality Agricultural Land</b> Not applicable	<b>Current use/s</b> Buildings	<b>Planning history references</b> 16/00714/PAN Redevelopment of former mill to accommodate a range of uses including residential, retirement, commercial, allotment and other community use.
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## Accessibility and sustainability assessment

<b>Access to public transport</b> Good	<b>Access to employment</b> Good	<b>Access to services</b> Good	<b>Wider biodiversity impacts</b> Major	<b>Site aspect</b> Not applicable
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### Accessibility and sustainability summary

ECOLOGY: Biodiversity risk: Moderate-Major

Existing built structures (textile mill) have potential to support protected species such as bats (EPS) and breeding birds. Part of site within flood plain of Eddleston water (River Tweed SAC) (SEPA 1 in 200year fluvial flood risk)

SCOTTISH NATURAL HERITAGE: This site is adjacent to key greenspace GSPEEB008. Redevelopment of this site should not obstruct existing or planned footpath and cycle route access to this site and the development itself should be linked to and beyond via this key space.

Allotments on site will require to be retained inline with LDP Policy EP11.

The site is a brownfield site located within the settlement.

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## Local impact and integration assessment

<b>Conservation area</b>	<b>Open space</b>	<b>Listed buildings</b>	<b>Scheduled Monument</b>	<b>Ancient woodland inventory</b>	<b>Archaeology</b>	<b>Garden and designed</b>
On/adjacent to site	Not applicable	Not applicable	Not applicable	Not applicable	On site	Not applicable

### Local impact and integration summary

HERITAGE & DESIGN: A balance is needed to ensure that the street frontage is respected and that the overall scale and height of the scheme respects the conservation area made up of primarily residential properties. Some of the buildings on site, e.g. the boiler and engine house are capable of being reused.

ARCHAEOLOGY: Extensive woollen mill site from OS2; buildings and other features may survive within larger complex. Not listed buildings; recording required.

Following further consideration and a site visit with DM, H&D have requested that the Boiler House and the Lodge House be retained.

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## Landscape assessment

<b>NSA</b>	<b>SLA</b>	<b>Over 200 metres?</b> <input type="checkbox"/>	<b>Over 12 degree slope?</b> <input type="checkbox"/>
Not applicable	Not applicable		

### Landscape summary

LANDSCAPE: Suitable for 1 to 1.5 storey housing particularly towards southern and western parts of site so as not to dominate existing built form adjacent, unless existing buildings can be redeveloped for residential use.

Opportunity for higher flatted properties towards rear of site linking with more recent developments (such as Ballantyne Place) particularly on lower parts of site to east. Allow sufficient space for tree planting. Retain allotments and include open space. (EP11) Retain open views to east to hills.

Retain and make use of existing street frontage buildings, gates and gateways to retain character. Reuse stone from sheds for walling or retainment structures.

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## Planning and infrastructure assessment

<b>Physical acces/road capacity</b>	<b>Near a trunk road?</b> <input type="checkbox"/>
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ROADS PLANNING: This is a good site for mixed use development given its close proximity to the town centre and the well-connected street network. Access can be achieved via a number of locations which include Dovecot Road, March Street and Ballantyne Place. A pedestrian/cycle link can also be achieved via the access to the allotments on Rosetta Road.

Whilst the topography of the site limits the options of internal connectivity, any housing development on the site must adopt the principles of 'Designing Streets' to achieve a well-connected/integrated development which naturally calms traffic and creates a sense of place.

A Transport Statement will be required for this site.

STRATEGIC TRANSPORT: Rosetta Road is currently very difficult to access because of the historical nature of the street and the number of vehicles that are currently travelling and parking in this area.

This proposal and other significant proposals in this area will exacerbate this situation and careful consideration will be required in terms of any potential access and proposed uses for the site. This proposal in conjunction with other potential proposals in the immediate area will also put more pressure on Tweed Bridge and the local road network. The Council is currently involved in developing proposals to promote a shared access route between Peebles and Eddleston and beyond to Midlothian.

NETWORK MANAGER: Concern if vehicle access is off of Rosetta Road

**Right of way**

Not applicable

**TPOs**

Not applicable

**Contaminated land**

On site

**Water supply**

Limited

**Sewerage**

Limited

**Education provision**

Average

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**Overall assessment****Site capacity**

70

**Overall assessment**

Acceptable

**Conclusions**

A brownfield site within the settlement and located within the Peebles Conservation Area. Potential to allow for mixed use to take place and retention of boiler house and lodge house onsite. Archaeological recording of the site would be required prior to the commencement of development. Consideration of surface water flood risk must be taken into account along with any associated mitigation. Potential for moderate/major impact on biodiversity. Allotments on site safeguarded through Polict EP11. The site has potential to improve connectivity to the surrounding area and the site to be accessed from a number of locations. Economic Development seeks retention of some employment use on the site.

Therefore, it is proposed that this site is identified as a preferred site with an indicative site capacity of 70 units within the Draft SG.

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## **Appendix 7 (part 2): Extract of Site Assessment Database - Rejected sites**

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## Sites for Central SDA

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Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>MEARL001</b>	Georgefield East - Phase 1	Earlston	Mixed Use	36.9	Unacceptable

### Conclusions

Part of this site is allocated for housing within the adopted Local Development Plan 2016 with the majority of the remainder of the site being identified as a potential longer term mixed use site. Following this site assessment process it is not considered appropriate to bring forward this site as part of the Housing Supplementary Guidance. There are significant infrastructure constraints within Earlston in relation to wastewater treatment capacity within the settlement. Scottish Water have a growth project being designed and built with completion in 2018 this will be enough to accommodate the current population with some extra capacity for limited growth, no further capacity will be available until post 2025. It should also be noted that part of the site is included within the 1:200 year flood risk area along the Turrford Burn which runs directly through the site. In addition to this there are also a number of existing housing allocations within Earlston which remain undeveloped including both East Turrford (AEARL010) and Georgefield Site (AEARL011) which are partially included within this proposal.

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Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>MEARL002</b>	Georgefield East - Phases 1, 2 & 3	Earlston	Mixed Use	59.9	Unacceptable

### Conclusions

This site is identified as a potential longer term mixed use site within the adopted Local Development Plan. Following this site assessment process it is not considered appropriate to bring forward this site as part of the Housing Supplementary Guidance. There are significant infrastructure constraints within Earlston in relation to wastewater treatment capacity within the settlement. Scottish Water have a growth project being designed and built with completion in 2018 this will be enough to accommodate the current population with some extra capacity for limited growth, no further capacity will be available until post 2025. In addition to this there are also a number of existing housing allocations within Earlston which remain undeveloped including both East Turrford (AEARL010) and Georgefield Site (AEARL011) which are located to the north west of this site.

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Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>MEARL003</b>	Georgefield East - Phase 2	Earlston	Mixed Use	30.0	Unacceptable

### Conclusions

This site is identified as a potential longer term mixed use site within the adopted Local Development Plan. Following this site assessment process it is not considered appropriate to bring forward this site as part of the Housing Supplementary Guidance. There are significant infrastructure constraints within Earlston in relation to wastewater treatment capacity within the settlement. Scottish Water have a growth project being designed and built with completion in 2018 this will be enough to accommodate the current population with some extra capacity for limited growth, no further capacity will be available until post 2025. In addition to this there are also a number of existing housing allocations within Earlston which remain undeveloped including both East Turrford (AEARL010) and Georgefield Site (AEARL011).

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>AGALA029</b>	Netherbarns	Galashiels	Housing	7.4	Doubtful

### Conclusions

This site was considered in the Local Plan Inquiry and at the recent Local Development Plan Examination. The Reporter's recommendation at both the Inquiry and the Examination was for the site to be removed from the Local Plan/LDP.

As part of the recent LDP Examination the Reporter concurred with the conclusions reached at the previous Local Plan Inquiry. The Reporter noted the lack of formal objection by Historic Scotland and stated that cultural and landscape considerations combine to provide an asset which should remain free of the impact of the suggested allocation and any subsequent development of Netherbarns. The Reporter did not accept that the woodland screening would adequately mitigate the adverse impacts of the allocation on the setting of the house or the designed landscape. Additionally, the re-opening of the railway link to Galashiels is likely to increase the volume of visitors to Abbotsford, therefore further strengthening the need to protect the heritage of the vicinity.

It is acknowledged that this recent submission has re-emphasised why the applicants consider that the proposal will have a minimal detrimental impact on the setting of Abbotsford House. However given that this case has twice been dismissed by Reporters, most recently with regards to the adopted 2016 Local Development Plan, it is clear the concerns the Reporters have with regards to the allocation of this site and therefore it is not considered there are any further grounds nor information provided which will alter that stance. Therefore the site is not being taken forward into the Housing Supplementary Guidance.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>RGALA005</b>	Winston Road	Galashiels	Redevelopment	2.5	Doubtful

### Conclusions

The location of the site is acceptable in principle for residential development. However, a key issue is potential conflict with adjacent uses. These include the substation site (noise, vibration, overhead lines), sewage works (odours), railway line (noise/vibration) and an exclusion zone with gas pipeline running on eastern boundary of the site. These are all issues which would require to be explored in great detail by the developer. A Flood Risk Assessment would be required. There is moderate biodiversity risk. Assessment and mitigation of impact on SAC required. Capacity of the site would depend upon the wayleaves required for OH powerlines and this may take out parts of the site. Environmentally there are few limits although existing trees within the site on the south and and near eastern side should be retained to provide setting and minimise impacts on River Tweed adjoining. A Transport Assessment would be required. Contamination would require to be investigated and mitigated.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>AKELS027</b>	Nethershot (Phase 2 & 3)	Kelso	Housing	12.7	Acceptable

### Conclusions

Overall the site has been assessed as acceptable as part of the site assessment process. The site is identified within the Local Development Plan as a potential longer term housing site. It is considered this is an area identified for future settlement expansion. There is a planning application on phase 1 of the development at the allocated site at Nethershot (AKELS021 & DKELS001) which is pending decision due to an outstanding legal agreement (13/00427/PPP). The roads planning team state this site must not be developed in insolation of the housing allocation to the south (AKELS021). The site creates opportunities to provide good pedestrian and cycling linkages to the new high school. The site was received as part of the call for sites process and the landowner is in discussions with a developer. It is considered at this stage there is only a need to bring forward part of the longer term site within the Housing SG. Therefore phase two (AKELS026) of Nethershot will be taken forward as part of the Supplementary Guidance with a site capacity of 100 units with the remainder of this site being identified as a potential longer term housing site.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>AROB003</b>	Land north east of Roxburgh	Roxburgh	Housing	0.6	Doubtful

### Conclusions

It is not considered appropriate to allocate this site for housing within the Housing Supplementary Guidance. The site is significantly elevated above the road and development of the site would require considerable excavation of material to achieve level access. This would also require major retention of excavated banking along the long (rear) NW boundary. The residential amenity of the existing properties would be affected by development at this location. There are also infrastructure constraints in relation to the wastewater treatment capacity within the settlement. Roxburgh is currently served by a small septic tank and therefore the foul system will need to be upgraded to support any development at this location. The site is also within the Tweed Lowlands Special Landscape Area and careful consideration must be given to boundary treatments, the landscape and visual impact mitigation as well as the site design. There are no key facilities or public services within the village and there is also limited access to public transport links. Overall it is considered there are more appropriate sites to meet the housing land shortfall as part of the Housing Supplementary Guidance.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>ASELK031</b>	Land north of Bannerfield	Selkirk	Housing	11.9	Unacceptable

### Conclusions

The site area and capacity was reduced for the purposes of the consultation process as it was considered that a reduced area/capacity was worth exploring. There is a small area within the site that may be at risk of surface water flooding which would require investigation as well as surface water run off from the nearby hills. There are no significant biodiversity issues relating to the site. Whilst this area of Selkirk is some distance from the town, there are facilities within the vicinity, including Philiphaugh Primary School. The site is located adjacent to the settlement boundary of Selkirk, to the north of Bannerfield. Part of the site has been considered previously in 2006, and was discounted for the reason that "the site is detached from the settlement by a steep, tree covered bank". However, the Scottish Borders Development and Landscape Capacity Study (February 2007) states that "there is potentially scope for several houses to be located to extend the existing pattern of individual house development north east of Levenlea, sited behind the belt of woodland which extends along the roadside. These proposals were not, however, interpreted as offering a serious expansion opportunity for Selkirk, as this area, while technically part of Selkirk, feels very detached from the main settlement". It is therefore considered that the principal of residential development at this location may be acceptable. However, the extend of the site from that submitted during the 'Call for Sites' was significantly reduced for the consultation process. Consideration would need to be given to the location of the site within a Special Landscape Area. Detached villa development would be most appropriate to the location. However, it is not possible to achieve an appropriate access into the site due to topography and the elongated nature of the site.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>MCHAR002</b>	Charlesfield West	St Boswells	Mixed Use	31.8	Doubtful

### Conclusions

The proposed site is a large mixed use site outwith a settlement and is remote from nearest settlement St Boswells. The site is located adjacent to the Charlesfield Industrial Estate and the railway corridor for a potential extension of Borders Rail is located to the west of the site. To bring forward the site for development significant investment would be required for road improvements and water/wastewater infrastructure upgrades. The site also falls within the Countryside Around Towns area and Development Management consider only the northern most part of the site as having any potential of accommodating housing due to the noisy, and less attractive mixture of uses present within Charlesfield Industrial Estate.

The allocation of this site for housing is not supported by Economic Development Team as it is considered residential use does not sit comfortably with the mix of existing uses currently within the industrial estate for which there is a historic precedent, and suggest housing development would be better located elsewhere. Overall the site is assessed as doubtful due to the various constraints associated with the site and is therefore not being taken forward into the Housing Supplementary Guidance as it is considered there are more appropriate sites to meet the housing land shortfall.

## Sites for Eastern SDA

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Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>ADUNS025</b>	Land West of Former Berwickshire High S	Duns	Housing	1.5	Doubtful

### Conclusions

This site lies outwith the settlement boundary of Duns. There are a number of constraints within the site, as outlined below;

- SEPA have requested the submission of a Flood Risk Assessment (FRA) and consideration given to surface water runoff from the site
- Potential to adversely impact upon the setting of the Category C listed building 'The Geans'
- Archaeology records on the adjacent site, therefore investigation would be required and appropriate mitigation
- The site is constrained within the Landscape Capacity Study
- The 'Duns Castle' Garden and Designed Landscape lies adjacent to the site and the site lies within the SBC's Designed Landscape 'Duns'
- There is a Core Path which runs along the eastern boundary of the site, which would need to be taken into consideration in any development
- Potential contamination of the site
- Buffer zone would be required for protection of the adjacent woodland around the listed building
- New access would be required from the A6105 to serve the site or alternative access from the existing track to the east.

The site was submitted as 2 separate sites as part of the LDP process and it was ultimately concluded that the site(s) should not be included within the LDP, given that there was already adequate housing land supply within Duns and better sites were identified to fulfil any further housing needs within the wider Eastern SDA.

Therefore, given the recent consideration of the site(s) as part of the LDP process and the constraints outlined above, it is not considered that this site should be taken forward as part of the Housing SG. Furthermore, there are more suitable housing/mixed use sites within the Berwickshire Housing Market Area, which are more suitable.

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Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>MDUNS003</b>	Land South of Earlsmeadow	Duns	Mixed Use	11.2	Doubtful

### Conclusions

The site forms part of the longer term mixed use site (SDUNS001) which is identified within the LDP. The site was submitted as part of the Call for Sites process and omits the north east and eastern section, which forms part of the site (SDUNS001). The following constraints are identified within the site and appropriate mitigation would be required;

- A Flood Risk Assessment (FRA) would be required to assess any potential flood risk and mitigation as required
- There is a lack of opportunities for connectivity and integration to the north east and east of the site, given the omission of the corner of the longer term mixed use site within the LDP
- The site leaves a gap between the potential developable site and the existing housing allocations (ADUNS010 and BD4B) to the east, therefore there is a lack of integration and connectivity
- Potential for archaeology within the site
- Structure planting would be required along the southern and western boundary to mitigate any adverse visual impacts within the wider area
- There would be capacity constraints at the primary school, as a result of the entire site being taken forward
- The opportunity to connect into the existing path network is restricted due to omitting the north east part of the larger site

Therefore, it is considered that there are constraints with the site boundary proposed, with the omission of the north east/east part of the site, which results in a lack of integration and connectivity. This also presents issues in terms of connecting in with the existing path networks.

It should be noted that the entire long term mixed use site (MDUNS004) and a phase 1 release of the site (MDUNS005) are also being assessed. It is considered that a phased release of the larger longer term mixed use site would be the best option to take forward within the Housing SG, in terms of integration, connectivity and housing units, which retains the area to the south for future growth. Therefore, the site (MDUNS003) is not being taken forward as a preferred or alternative option within the Housing SG.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>MDUNS004</b>	South of Earlsmeadow	Duns	Mixed Use	11.2	Acceptable

### Conclusions

The site is identified within the LDP for longer term mixed use development potential (SCOLD001). A phase of this site is also being assessed as part of this process (MDUNS005) for 100 units. The site has good access to public services and employment opportunities. The following constraints and mitigation would need to be addressed as part of any development;

- Flood Risk Assessment (FRA) would be required in order to ascertain any flood risk within the site and mitigation requirements
- Requirement to safeguard the existing wetland feature in the north east corner of the site
- Potential archaeology within the site, therefore appropriate investigation and mitigation would be required
- Structure planting and landscaping will be required along the southern and western boundary of the site
- Should this site be delivered, there would be a capacity constraint with the primary school, which would require investigation
- There must be provision for a tourism events area to facilitate tourism events.

Taking into consideration the number of units already allocated within Duns, it is considered that the release of Phase 1, site (MDUNS005), would be sufficient for the purposes of the Housing SG. This would allow the southern part of this site, to be retained for potential future mixed use development. Therefore, this site will not be taken forward as a preferred or alternative site within the Housing SG.

## Sites for Rest of Borders

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Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>ACOLD009</b>	Hillview North 1	Coldstream	Housing	12.6	Acceptable

### Conclusions

The site is identified for longer term housing within the LDP (SCOLD001). Although there are a number of housing opportunities within Coldstream, the Reporter advised to look at the identified longer term sites in the first instance. The site would be acceptable for housing and has the potential to make a significant contribution towards the housing shortfall, subject to addressing and mitigating the constraints below, where necessary.

Investigations of any potential flood risk within the site would be required and mitigation where necessary. Furthermore, surface water drainage must be addressed.

The site would integrate well into the settlement with appropriate landscaping and protection should be given to existing boundary features, where possible. There are good infrastructure and connectivity opportunities, including road access from the adjacent employment allocation and Hill View, with a potential minor link from Priory Bank. A Transport Assessment would be required for the development of this site.

The following must be taken into consideration when developing this site; mitigation for breeding birds, archaeology, buffer protection zones along the southern boundary, landscaping along the western/northern boundary, open space provision, buffer zone between the site and allocated employment site, and the future integration with the potential longer term housing site to the west.

Consideration must be given to incorporating a pedestrian link to the Core Path which joins Duns Road to the west and A6112 to the east.

A phase 1 release of this site is also under consideration (ACOLD011) for 100 units. Overall, it is considered that Phase 1 (ACOLD011) would be a sufficient contribution towards the housing shortfall as part of the Housing SG, which would retain the northern part of this site for future potential housing. Therefore, site ACOLD009 will not be taken forward as a preferred or alternative option within the SG.

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## Sites for Western SDA

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>MCARD008</b>	Nether Horsburgh	Cardrona	Mixed Use	18.0	Unacceptable

### Conclusions

A mixed use site with potential to deliver employment land. The site has minor flood risk however SEPA state that they would require a FRA, Surface water run off should also be considered. There is the potential for a minor impact on biodiversity. The setting of the Scheduled Monument to be taken into account, potential for archaeology on site.

There is a high potential for adverse landscape and visual impacts within the SLA even with mitigation.

Concern has been expressed to developing at this location by Roads colleagues. In order to satisfactorily serve the site from a vehicular aspect, this would involve a roundabout at the main access into Cardrona to replace the existing junction arrangement. Whilst there is an engineering solution for vehicular access, dealing with pedestrians and cyclists is more challenging, an underpass or an overbridge being the preferred solution, but difficult to achieve due to the lie of the land and physical constraints. In addition, finding a solution that will fit sensitively within environment would be very difficult.

It is noted that strong objections were raised by the Development Management section and by the Council's Landscape Architect who stated that "Development would change the character of this section of the Tweed Valley and could easily impair the qualities of the Special Landscape Area (SLA) by introducing an urban character. Mitigation measures designed to screen out 'lower amenity' buildings would, unfortunately, further restrict existing views. Features such as a new roundabout, street lighting, pedestrian crossing etc. could not be screened from the road".

In addition, Scottish Natural Heritage also stated that "Due to the prominence and location of this site here is a high potential for adverse landscape and visual impacts within the SLA, even with mitigation". Therefore the site is unacceptable and will not be included with in the SG.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>APEEB046</b>	Glensax Road	Peebles	Housing	0.1	Unacceptable

### Conclusions

Whilst the site has many positive aspects, a flood risk assessment would be required. In addition Roads Planning have issues in relation to the displacement of parking. There is also the potential for day-lighting issues and potential for contamination on site.

Therefore this site is considered to be Unacceptable and will not be identified within the Draft SG.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>APEEB049</b>	South West of Whitehaugh	Peebles	Housing	4.0	Doubtful

### Conclusions

The site takes in almost all of the longer term housing site SPEEB003 identified within the LDP, with exception of the plot of land where a new house has already been constructed.

Whilst the site is an acceptable site for development, SEPA have stated that a flood risk assessment would be required and the Council's flood team have stated that surface water would need to be considered. The site would have a potential minor impact on biodiversity; the site is located on the edge of the settlement and has good access to services and facilities; consideration should be given to the design of the overall site to take account of the Special Landscape Area, the adjacent SBC Garden and Designated Landscape and the setting of the the adjacent Scheduled Monument. Additional landscape enhancement would also be required along with buffers to existing and proposed landscaping. Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI. Further assessment on nature conservation interest will also be required and mitigation put in place. Development should not take place in the required buffer area of the Scheduled Monument but rather that area should be left as open space. Enhancement of the footpath would also be required.

Roads Planning also states that development in this location is reliant on a new crossing over the Tweed, vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park as well as the upgrading of Glen Road adjacent to Forest View.

Therefore based on all of the above, the site is Doubtful and will therefore not be included within the Draft SG on Housing.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>APEEB050</b>	South West of Whitehaugh	Peebles	Housing	4.5	Doubtful

### Conclusions

The site takes in the longer term housing site SPEEB003 identified within the LDP.

Whilst the site is an acceptable site for development, SEPA have stated that a flood risk assessment would be required and the Council's flood team have stated that surface water would need to be considered. The site would have a potential minor impact on biodiversity; the site is located on the edge of the settlement and has good access to services and facilities; consideration should be given to the design of the overall site to take account of the Special Landscape Area, the adjacent SBC Garden and Designated Landscape and the setting of the the adjacent Scheduled Monument. Additional landscape enhancement would also be required along with buffers to existing and proposed landscaping. Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI. Further assessment on nature conservation interest will also be required and mitigation put in place. Development should not take place in the required buffer area of the Scheduled Monument but rather that area should be left as open space. Enhancement of the footpath would also be required.

Roads Planning also states that development in this location is reliant on a new crossing over the Tweed, vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park as well as the upgrading of Glen Road adjacent to Forest View.

It should be also be noted that whilst this site takes in the Longer Term Housing Site SPEEB003, part of the site has already been developed with the completion of a single house within the north west corner. Therefore based on all of the above, the site is Doubtful and will therefore not be included within the Draft SG on Housing.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>APEEB051</b>	North West of Hogbridge	Peebles	Housing	2.8	Doubtful

### Conclusions

A flood risk assessment would be required. The site has good access to nearby services and facilities and has the potential to result in a minor biodiversity risk. The setting of the nearby scheduled monument should be taken into consideration. Site identified within the Development & Landscape Capacity study as suitable for development, the site sits within a Special Landscape Area. SNH requests that a developemnt brief is produced that covers the three longer term sites.

Roads Planning and Strategic Transport have stated that development at this location is reliant on a new bridge of the River Tweed, and connection through to the Whitehaugh development. In addition Roads Planning also state that the Glen Road requires upgrading for this site to come forward.

As the site is reliant on the connection through to Whitehaugh via another potential development site, as well as the other Roads requirements, it is not considered appropriate to allocate this site, therefore this site is a Doubtful and will not be included within the SG on Housing.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>MPEEB004</b>	Land South East of Peebles (Part of SPEE	Peebles	Mixed Use	14.0	Unacceptable

### Conclusions

It is noted that this site is part of site SPEEB005 that has been identified as a longer term mixed use site within the LDP and has the potential to bring forward employment land within the short term.

The site is being considered as a mixed use site. Whilst the LDP sets out that part of the Longer Term Mixed Use site SPEEB005 could come forward for employment land during the lifetime of the Plan, it is not considered appropriate to bring forward the site at this stage for mixed use, this is primarily as a result of issues around flood risk and roads access/bridge. In addition, in relation to good placemaking, should this site come forward in the future it should be in conjunction with the area of land to the north of the B7062 as identified within the LDP and which is part of site SPEEB005.

Other issues that have been raised in relation to this site are: potential moderate impact on biodiversity; the site is adjacent to the River Tweed SAC/SSSI; the site sits within the Tweed Valley SLA and the site was identified as being constrained within the Development and Landscape Capacity Study.

Therefore based on all of the above it is not considered appropriate to include this site within the Draft SG on Housing.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>MPEEB008</b>	Peebles East (South of the River)	Peebles	Mixed Use	32.3	Unacceptable

### Conclusions

It is noted that this site is the same area as site SPEEB005 that has been identified as a longer term mixed use site within the LDP and has the potential to bring forward employment land within the short term.

The site is being considered as a mixed use site. Whilst the LDP sets out that part of the Longer Term Mixed Use site SPEEB005 could come forward for employment land during the lifetime of the Plan, it is not considered appropriate to bring forward the site at this stage for mixed use, this is primarily as a result of issues around flood risk and Roads Access/bridge which would require to be resolved. Roads colleagues state that for development to occur at this location a second bridge over the Tweed would be required.

Other issues that have been raised in relation to this site are: potential major impact on biodiversity; the site is adjacent to the River Tweed SAC/SSSI; the site sits within the Tweed Valley SLA and the site was identified as being constrained within the Development and Landscape Capacity Study.

Therefore based on all of the above it is not considered appropriate to include this site within the Draft SG on Housing.

Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>AROMA003</b>	Halmyre Loan	Romanobridge	Housing	2.6	Doubtful

### Conclusions

SEPA have stated that there is a burn upstream and culverted through Romano Mains. Based on the OS Map contours this could potentially pose a flood risk by directing water through the site, as such they would require additional information to ensure there is no increase in flood risk elsewhere and the development itself is not at risk of flooding.

It is noted that no evidence has been submitted with regards to any potential flood risk which would satisfy SEPA's concerns.

The site has limited access to services and facilities.

SNH have stated that development at this location is acceptable however it should be kept away from the transitional area.

Roads planning can support the development of the site, however SW have stated that a new WWTW would need to be built.

Therefore the site is Doubtful and will not be included within the Draft SG.

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## **Appendix 7 (part 3): Extract of Site Assessment Database - New Rejected sites**

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## Sites for Central SDA

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Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>AGATT016</b>	Lower Gateside	Gattonside	Housing	5.5	Unacceptable

### Conclusions

The site subject to this assessment is for housing with an indicative capacity of 70 units. The site is located immediately adjacent to the settlement boundary of Gattonside to the west of the village. Access would be from the B6360 to the south where the existing road layout is problematic. The site would extend the village beyond an existing well established landscape buffer which exists within the garden ground of a residential property known as 'Woodlands' to the south east of the site. It would be difficult to assimilate a development of the size proposed into Gattonside and would look out of place and out of character with the existing pattern of development of Gattonside and the wider north side of this section of the Tweed Valley, especially when seen from elevated locations on the other side of the valley. SNH has objected to the allocation of the site due to the likely detrimental impact upon the existing settlement pattern, landscape character, visual amenity and the NSA.

Whilst Gattonside is well located in terms of access to services being located within the Central Borders, there are difficulties relating to the access at the site. The Roads Planning Officer has objected to the allocation of the site in respect of it's poor relationship with the village in respect of pedestrian connectivity. There appears no obvious means of resolving this issue other than by way of affecting third party land. Vehicular access would have to be directly from the B6360 outside the village towards the western end of the site. Whilst appropriate junction visibility splays are likely to be achievable, particularly since the introduction of 'Designing Streets' and the reduced sight-line requirements therein, the access would be onto a section of road tortuous in nature and the access point would be slightly remote from the village.

It is not therefore considered that this site should be allocated for housing.

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Site reference	Site name	Settlement	Proposed land use allocation	Hectarage	Overall assessment
<b>ACHAR003</b>	Charlesfield West	St Boswells	Housing	3.9	Doubtful

### Conclusions

The site subject to this assessments is a housing site with an indicative capacity of 50 units. The site is located to the west of Charlesfield Industrial Estate, St Boswells. A larger site at this location was submitted as part of the Housing SG Call for Sites process and was not included within the draft Housing SG as it was considered there were more appropriate sites to meet the housing land shortfall.

Although this smaller site has been resubmitted to address some of the concerns raised as part of the Council's internal consultaion there remain a number of constraints associated with a site at this location. The site is outwith the settlement boundary of St Boswells and falls within the Countryside Around Towns area. There are also issues relating to the current activity within the adjacent Industrial Estate.

Overall the site has been assessed as doubtful and the Council still consider there are more appropriate sites to allocate to help meet the housing shortfall. However it should be noted that the site could be considered as part of a future Local Development Plan process.

## **Appendix 8: Environmental Issues, Monitoring and Mitigation**

SEA Topic	Environmental Issues	Monitoring Report for Local Plan	SESplan Environmental Report Addendum	MIR Environmental Report (ER)	Proposed Plan Environmental Report Addendum	Supplementary Guidance on Housing
Air	Description		<p>Monitor air quality to avoid Air Quality Management area designations</p> <p>Monitor air quality impacts from transport development to avoid adverse impacts</p>			
	Progress/Monitoring Proposed		<p>The MIR ER finds that no Borders areas are close to AQMA designation.</p> <p>Borders Council produces an annual air quality report, any relevant findings can be picked up on in the monitoring statement/future SEA</p>			
Biodiversity, Flora & Fauna	Description		<p>Adhere to HRA findings so sites with international designations are protected</p> <p>Promote development of the CSGN and other habitat networks</p>	Adverse impacts on River Tweed SAC, Berwickshire & North Northumberland Coast SAC, and SPA	Adverse impacts on River Tweed	Adverse impacts on River Tweed

	Progress/Monitoring Proposed		The Borders GN is identified on a Proposal Map and approach to the network is articulated in new policy	The findings of the Proposed Plan HRA will inform this issue. However it will be possible to monitor water quality and provision of additional habitat. The Land Use Strategy will bring an additional dynamic to monitoring by mapping the resource and considering trade-offs in terms of an ecosystems approach	The findings of the Proposed Plan HRA will inform this issue. However it will be possible to monitor water quality and provision of additional habitat. The Land Use Strategy will bring an additional dynamic to monitoring by mapping the resource and considering trade-offs in terms of an ecosystems approach. It is no longer considered that the Berwickshire & North Northumberland Natura designations are at risk from likely significant effects from the development plan as the allocations have no link to the respective designations; this may change subject to the findings of the HRA.	The findings of the Supplementary Guidance HRA will inform this issue. However it will be possible to monitor water quality and provision of additional habitat.
Soil	Description		Impact of development		Development on	Development on

			on the total soil resource  Impact of development on the peat soil resource		greenfield/prime agricultural land	greenfield/prime agricultural land.
	Progress/Monitoring Proposed		The Proposed Plan allocates a relatively low area of greenfield land & the potential for release of emissions and loss of prime agricultural land is not considered significant; however the loss of greenfield, prime agricultural land, and carbon rich soil should be monitored. Adoption of an Ecosystems approach, as advocated in the Proposed Plan, will allow for better understanding of the trade-offs regarding development and soil.		The Proposed Plan allocates a relatively low area of greenfield land & the potential for release of emissions and loss of prime agricultural land is not considered significant; however the loss of greenfield, prime agricultural land, and carbon rich soil should be monitored.  The Land Use Strategy pilot may inform work on this SEA topic.	The Supplementary Guidance allocates a relatively low area of greenfield land & the potential for release of emissions and loss of prime agricultural land is not considered significant; however the loss of greenfield, prime agricultural land, and carbon rich soil should be monitored.
Water	Description	SFRA and avoidance of flood risk	SFRA  Digitalisation of flood defences and areas of flood risk across SESplan area	Flood risk from River Tweed	Flood risk from River Tweed	Flood risk, surface water issues and surface water runoff.
	Progress/Monitoring	An SFRA has been	An SFRA has been	An SFRA has been	An SFRA has been	Where allocations

	Proposed	<p>undertaken for the Proposed Plan which helps inform areas for allocation but also potential for natural flood management.</p> <p>The effectiveness of policy and guidance should be monitored to continue to minimise flood risk.</p>	<p>undertaken for the Proposed Plan which helps inform areas for allocation but also potential for natural flood management.</p> <p>Flood risk areas in the Borders are currently identified by the 1:200 strategic map, as well as from documentation provided by SEPA. The introduction of an ecosystems approach will allow digitalisation of the water environment and exploration of how it interacts with other ecosystems.</p>	<p>undertaken for the Proposed Plan which helps inform areas for allocation but also potential for natural flood management.</p> <p>Where allocations have the possibility of flood risk a Flood Risk Assessment has been included as part of the site requirements.</p> <p>The effectiveness of Flood Risk Assessment should be monitored.</p>	<p>undertaken for the Proposed Plan which helps inform areas for allocation but also potential for natural flood management.</p> <p>Where allocations have the possibility of flood risk a Flood Risk Assessment has been included as part of the site requirements.</p> <p>The effectiveness of Flood Risk Assessment should be monitored.</p> <p>The Land Use Strategy pilot may inform work on this SEA topic.</p>	<p>have the possibility of flood risk a Flood Risk Assessment has been included as part of the site requirements.</p> <p>The effectiveness of Flood Risk Assessment should be monitored.</p>
Landscape & townscape	Description	<p>Safeguard designated landscapes &amp; ensure development will have no adverse impacts on them</p> <p>Finalise the SPG on designated landscapes and</p>	<p>Consider landscape capacity work to assess impacts of development of SESplan Core Development Areas</p> <p>Link promotion of Borders Green Network to landscape improvements</p>		<p>Development on/adjacent to SLAs</p>	<p>Development within a National Scenic Area.</p> <p>Development adjacent to Special Landscape Area.</p> <p>Development within / adjacent SBC Designed Landscape.</p>

		<p>implement Special Landscape Areas (SLAs)</p> <p>Monitor the Countryside Around Towns (CAT) SPG in order to gauge its effectiveness in practice</p>				<p>Development on a prominent site.</p>
	Progress/Monitoring Proposed	<p>The SPG on Local Landscape Designations has been finalised and SLAs have been implemented.</p> <p>The CAT policy has been revised to better articulate the provision of protection regarding existing building groups and the precedence over the Housing in the Countryside policy. This will not require a review of the SPG.</p> <p>The effectiveness of the CAT and Local Landscape Designations SPGs will continue to be</p>	<p>The Borders Green Network is identified on the Proposal Map and the approach to the Green Network is identified in new policy. The Local Landscape Designations SPG and the SFRA bring potential for landscape improvements that could be linked to the Green Network.</p> <p>Provision of landscape improvements linked to the Green Network will need to be monitored as part of future development plan processes.</p>		<p>Policy EP2 Special Landscape Areas has been reworded to better protect against adverse impacts of development. In addition the Local Landscape Designations SPG provides Statements of Importance for each SLA which should better inform developers of the pressures on each SLA.</p> <p>The effectiveness of the SPG will need to be monitored as part of the development plan process.</p>	<p>Policy EP4 National Scenic Areas was reworded to protect and enhance the scenic qualities of the National Scenic Areas.</p> <p>Policy EP2 Special Landscape Areas has been reworded to better protect against adverse impacts of development. In addition the Local Landscape Designations SPG provides Statements of Importance for each SLA which should better inform developers of the pressures on each SLA.</p> <p>The effectiveness of</p>

		monitored as part of the development plan process. The CAT SPG will be updated following approval of the Proposed Plan.				<p>the SPG will need to be monitored as part of the development plan process.</p> <p>Policy EP10 Gardens and Designed Landscapes was reworded and now also aims to protect the character of locally recognised historic gardens and designed landscapes.</p> <p>Site requirements have also been included within the Supplementary Guidance to address issues relating to landscape.</p> <p>The effectiveness of these policies will require to be monitored as part of the development plan process.</p>
Cultural Heritage	Description	Continue to help review historic environment sites & buildings as an ongoing process	Consider a region-wide suite of indicators to monitor the built & historic environment		Development at Conservation Areas or other cultural heritage sites	Development at Conservation Areas or other cultural heritage assets.

		<p>Continue to review Conservation Area boundaries, prime frontages/core areas &amp; effectiveness of built heritage policy</p> <p>Continue to safeguard historic environment sites &amp; buildings &amp; ensure development proposals do not have an adverse impact on them</p>				
	Progress/Monitoring Proposed	<p>As a part of the production of the Proposed Plan there has been review of prime frontages and they have been extended or newly designated in certain settlements. Built heritage policies have been reviewed and consultation has taken place with relevant bodies, changes have been made to ensure the policies remain effective.</p> <p>In some instances</p>	<p>We are not aware of any progress on a region-wide suite of indicators to monitor the built &amp; historic environment. It is considered that the current system of identifying and monitoring the built &amp; historic environment is effective and we will continue this approach.</p>		<p>In some instances site requirements have been added to ensure no adverse impacts from development proposals on historic sites.</p> <p>It is considered appropriate to continue to monitor Conservation Area boundaries, prime frontages/core areas, the effectiveness of the revised built heritage policies, and impacts on historic sites or</p>	<p>In some instances site requirements have been added to ensure no adverse impacts from development proposals on historic sites.</p> <p>Policy EP7 Listed Buildings aims to protect Listed Buildings from works that would spoil their historic and architectural interest.</p> <p>Policy EP8 aims to give Scheduled Monuments, and any other archaeological</p>

		<p>site requirements have been added to ensure no adverse impacts from development proposals on historic sites.</p> <p>It is considered appropriate to continue to monitor Conservation Area boundaries, prime frontages/core areas, the effectiveness of the revised built heritage policies, and impacts on historic sites or features (including battlefield sites)</p>			<p>features (including battlefield sites)</p>	<p>or history asset including battlefields and landscapes protection from any potentially damaging development.</p> <p>Policy EP9 Conservation Areas aim to preserve or enhance the character or appearance of Conservation Areas.</p> <p>It is considered appropriate to continue to monitor Conservation Area boundaries, prime frontages/core areas, the effectiveness of the revised built heritage policies, and impacts on historic sites or features (including battlefield sites).</p>
Climatic Factors	Description	<p>Monitor effectiveness of Wind Energy SPG</p> <p>Continue to promote and address issues of energy use &amp; generation &amp; use of sustainable materials</p>	<p>Continue work toward national renewable targets</p> <p>Implement work to tackle climate change adaptation</p>			

		within planning briefs	Link climate change adaptation to protection and enhancement of the Borders Green Network			
	Progress/Monitoring Proposed	<p>The renewable energy policy is being updated as part of the LDP process &amp; the SPG will be amended accordingly. The update/amendment is necessary due to national policy changes and also changes in local circumstances.</p> <p>It will be necessary to continue to monitor the effectiveness of the renewable energy policy and the amended Wind Energy SPG.</p> <p>The Proposed Plan has placemaking and design as a central tenet and as a part of this sustainable design is key. The Quality Standards policy has been</p>	<p>The Proposed Plan continues to support renewable energy development in appropriate locations. Continuing the work toward national renewable targets.</p> <p>The LDP process has introduced measures, such as the SFRA, that help towards implementing work to tackle climate change adaptation i.e. natural flood management, extension of the Green Network, and provision of green infrastructure i.e. to help with drainage.</p> <p>It is difficult to monitor the effectiveness of these elements, given the uncertainty of the climate; however record can be kept of the development that takes</p>		The Land Use Strategy pilot may inform work on this SEA topic.	

		<p>updated and now refers to digital connectivity, minimal water usage, and green infrastructure; this builds on the sustainable principles already incorporated into the policy.</p> <p>It will be necessary to monitor development that gains permission to establish how these policy elements are incorporated.</p>	place.			
Material Assets	Description	<p>Continue to encourage use of existing policies &amp; follow waste hierarchy to achieve higher levels of recycling &amp; minimise need for landfill</p> <p>Continue to strike a balance between utilising mineral resources &amp; safeguard attractive landscape, environment &amp; communities</p>				Development may result in co-location issues.

		Prepare an areas of search map for minerals for Scottish Borders				
	Progress/Monitoring Proposed	<p>The Proposed Plan makes provision for the incorporation of waste recycling in new development and the new recycling centre at Langlee will make a significant positive difference to the way waste is dealt with in the Borders.</p> <p>Proposed Plan policy provides for utilisation of mineral resources in sustainable locations. Applications for such uses can be monitored through the LDP period.</p>				<p>A site requirement has been included within the Supplementary Guidance for the design and layout of the proposed development to consider co-location issues in relation to odour from Easter Langlee Landfill (PPC) and Waste Management License exempt composting site at Pavilion Farm.</p> <p>This requirement will require to be addressed at planning application stage.</p>
Population & Human Health	Description		Promote access to Borders Green Network & other habitat and path networks			
	Progress/Monitoring Proposed		The Borders currently has a well-used core path network, as well as other sustainable links/recreation areas.			

			<p>The extension to this network, the Green Network, is protected by policy and many of the development allocations are located in towns or areas where links to the Green Network can be promoted. The Proposed Plan also makes provision for links between climate change mitigation/adaptation measures, such as green infrastructure or natural flood management, and the Green Network.</p> <p>The extent of such development can be monitored.</p>			
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