

Strategic Environmental Assessment

Addendum to the Environmental Report

Scottish Borders Council: Proposed Plan

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Introduction

- 1.1 The purpose of this Addendum to the Environmental Report (ER) is to show the environmental assessment that has been carried out in line with the production of the Proposed Plan. The Scottish Borders Local Development Plan 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 Proposed Plan and the Addendum to the ER has run concurrently to ensure that the work to deliver the Proposed Plan can influence the SEA process and vice-versa. In doing this iteration between the two processes is ensured and the Local Development Plan benefits from the findings of the SEA.
- 1.3 The previous formal step of the SEA process, the Main Issues Report (MIR) Environmental Report, has influenced both the Proposed Plan and the Addendum 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 this consultation period representations were received from the three statutory Consultation Authorities (Historic Scotland, SEPA and SNH) and these comments have also influenced the content of the Addendum, as shown in Appendix 1 and page 4 of the main report.

Structure of the Addendum to the Environmental Report

- 1.4 A number of changes have been made to the Proposed Plan when it is compared to the Main Issues Report and as a result elements of the Addendum, particularly the assessments, change as well. The Proposed Plan contains the policy detail and land use allocations that the Council want to take forward into the adopted Local Development Plan and as a result there are no options to assess, except in the finalisation of site allocations.
- 1.5 Table 1 below shows the elements of the Addendum to the ER that have changed and those that remain valid from the MIR Environmental Report:

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

- 1.6 PAN 1/2010 Development Planning and Strategic Environmental Assessment states in the Proposed Plan section (2010: 11) that consideration should be made, in the update to the Environmental Report, of only including new Plan material that brings significant

effects, and that the update should be as concise as possible. For this reason the elements of the MIR Environmental Report where there is no change or only minimal change, as illustrated in Table 1, are not included in the papers that comprise the Addendum.

Consultation Authority Comments

- 1.7 Appendix 1 shows the Consultation Authority comments on the MIR ER, alongside a column with a Council response and an Action required column.
- 1.8 In summary the MIR ER was well received and there was broad support for the approach taken and the findings of the respective assessments. Minor amendments were suggested to parts of the baseline (including the addition of battlefield sites); to the site assessment area maps commentary; and on the policy assessments. It was decided to include battlefields in the Addendum, however it was not seen as necessary to include a revised baseline to show this.
- 1.9 Historic Scotland stated they would like to see more detailed assessment of individual sites, including details regarding mitigation of significant effects identified. In addition, SEPA stated they would want to see additional assessment work regarding new sites that come forward, so that significant adverse environmental effects are avoided and environmental enhancements are maximised. SEPA also wanted to see more detailed assessment of regeneration sites and for the inclusion of flood risk at particular sites.
- 1.10 Finally SEPA stated that consideration should be made of how monitoring indicators and requirements could be developed that are linked to the SEA objectives and any significant effects identified.
- 1.11 The work that follows has therefore been influenced by the comments received, and Appendix 1 shows how the comments have been incorporated, where it was considered appropriate to do so.

Summary of Environmental Assessment Findings

Assessment of Key Outcomes

- 1.12 The Proposed Plan states the Council's position regarding a range of land use issues that are considered significant to the sustainable development of the land area in the plan period.
- 1.13 At the MIR stage the Council identified a number of issues that were considered significant for land use in the Borders area alongside a preferred and alternative approach to how they should be approached. Since this time there has been a formal consultation period, further investigatory work by the Council, including internal working groups and consultation, meetings with key agencies, input from the SEA process, and input from the progress of the Strategic Development Plan, SESplan. As a result the preferred and alternative options have continued to be assessed and the Proposed Plan puts forward the Council's final position on how the issues should be approached in the plan period.
- 1.14 In terms of the SEA, the MIR Environmental Report contained a detailed assessment of the Main Issues and a summary table in the main body of the report. The nature of the work undertaken since then means that a new Appendix which shows an assessment of the finalised Key Outcomes has been created and is shown at Appendix 2.
- 1.15 Table 2 shows how the main issues previously identified relate to the nearest equivalent content in the Proposed Plan:

Table 2 Main issues as related to Key Outcomes	
Main Issues Report	Proposed Plan
Main Issues	Key Outcomes
Employment land supply additions	3. Protection & enhancement of portfolio of business & employment land & premises
Digital connectivity	5. Creation of a connected Scottish Borders with a focus on digital connectivity & improvement to road and rail networks
Housing land supply	1. Continued provision of a generous housing land supply
Affordable housing	2. Encouragement of opportunities for affordable housing
Town centre network	4. Protection and enhancement of town centres
Town centre boundaries	
Prime retail frontages	
Regeneration	7. A continued focus on the Scottish Borders as an attractive place to live through improved place making & design, & the regeneration of our towns
Mixed use	
Green spaces	8. The protection & enhancement of the

Green networks	area's natural & built heritage for the benefit of residents, visitors, tourists & business opportunities
Climate change mitigation and adaptation	9. The focus on development on sustainable locations 10. The encouragement of renewable energy only in sustainable locations
	6. Provision of key education, waste management, grid, water & waste water infrastructure

Summary of Key Outcome Assessment Findings by SEA Topic

1.16 The paragraphs below summarise the findings of Appendix 2, Detailed assessment of Key Outcomes of Proposed Plan. Each paragraph details a respective SEA topic, and Table 3 below presents the findings by showing whether they are significantly positive, positive, neutral, negative or significantly negative.

Air

1.17 Generally the assessment finds that there will be a neutral effect on the Air SEA topic from the key outcomes. It is found that although there may be positive effects from certain parts of the Key Outcomes such as district heating, there will also be a converse negative effect such as development of infrastructure. It is considered that the promotion of renewable energy in sustainable locations is a significant positive on the Air SEA topic as wind energy development will be directed away from carbon rich soils, and the need for fossil fuel based power generation will be avoided, significantly reducing carbon emissions.

Biodiversity, flora & fauna

1.18 Key Outcome 8 which deals with protection and enhancement of the natural heritage brings an obvious significantly positive score. However, it is also judged that measures to improve place making and design and regeneration, and to focus development on sustainable locations, bring a positive effect due to the potential to introduce green infrastructure and connection to the green network, as well as the protection of key greenspaces, all of which promote greater biodiversity.

Climatic Factors

1.19 Given the uncertainty over the precise effects of climate change the assessment is generally cautious. It is not anticipated that any negative effects will arise from the Key Outcomes, and conversely some positive effects are identified- provision of waste management and water infrastructure brings the opportunity to work towards national zero waste targets and flood mitigation measures respectively; development of

sustainable transport links, as well as increased planting and implementation of green infrastructure also raise the potential to reduce emissions. A significant positive effect is considered to be the promotion of renewable energy in sustainable locations, as this avoids the need for fossil fuelled energy generation, as well as directing development away from carbon rich soils.

- 1.20 An identified risk is the promotion of regeneration in Borders towns due to flood risk (including more severe flooding due to climate change) but this is not considered to be a significant negative effect as the sites are located within the urban fabric and have development on them. It is considered that existing policy and guidance should prevent adverse impacts. However mitigation measures will need to be identified.

Cultural Heritage

- 1.21 It is considered that the effects from the Key Outcomes will minimise pressure on cultural heritage assets and the setting of these assets, for example through avoiding development on greenfield land. In addition, it is considered that there is significant potential for the improvement of cultural heritage assets and their setting, from promotion of the green network and in the protection and regeneration of town centres and redevelopment of brownfield land.
- 1.22 An identified risk is that regeneration of town centres and redevelopment of brownfield land also has the potential to bring adverse effects on cultural heritage features and conservation areas if development is not treated sensitively. This is not considered to be a realistic possibility due to existing policy and guidance which should prevent this from happening.

Landscape and Townscape

- 1.23 There are significant positive effects identified from many of the Key Outcomes on the Landscape and Townscape topic. Effects from the outcomes such as promotion of the green network; enhancement from SLA statements of importance; and natural flood management should result in overall improvements of the landscape. In addition, the encouragement of renewable energy generation schemes in sustainable locations, promotion of town centres, and regeneration will reduce the pressure on out of town/edge of town greenfield land, which brings a positive effect on the landscape and townscape of the Borders.
- 1.24 As for cultural heritage above there is a risk that insensitive regeneration or development of brownfield land could result in adverse effects, however council policy and guidance should prevent this from happening.

Material Assets

- 1.25 Some positive effects are identified which largely relate to lessening the pressure on existing material assets, it is considered this effect arises through the promotion of renewable energy in sustainable locations and in promoting sustainable development where potentially harmful infrastructure development does not need to occur.

- 1.26 There is a risk that some development will necessitate additional infrastructure development which may be less sustainable. This is not considered a negative effect because a relatively low level of development is proposed which it is considered can be accommodated in the Borders landscape. In addition, existing policy should prevent any harm.

Population and Human Health

- 1.27 All of the Key Outcomes result in a significantly positive assessment, aside from the Development of renewable energy in sustainable locations. It is considered that the regeneration of towns, encouragement of renewable energy and waste minimisation schemes, identifying a generous housing land supply (including affordable housing), regeneration of Borders towns, protection and enhancement of the natural and built heritage, and other related effects, all mean that the quality of life for Borders residents should be improved, and that there is also plenty of scope for sustainable economic growth.

Soil

- 1.28 It is considered that the Key Outcomes which result in a substantial lessening in the pressure on either carbon rich soil or greenfield/prime agricultural land bring a positive effect; therefore measures to encourage renewable energy and other types of development in sustainable locations, and to regenerate Borders towns, are identified.
- 1.29 There is a risk that where development proposals are located on prime agricultural land or greenfield land that negative environmental effects could arise. It is considered that the relatively low level of development proposed in these locations means that this is not a negative effect. It should be monitored as the development plan process progresses in the future.

Water

- 1.30 It is considered that the Key Outcomes largely result in a neutral effect. The Borders has a large network of water courses, many of which are sensitive, designated environments. Although many of the effects of the Key Outcomes for other topics are positive or significantly positive, they do bring the potential for negative effects on the water environment either through discharge into the water or from flood risk. However it is not considered these are significant negative effects because existing policy, and other measures, such as Flood Risk Assessments (including the Strategic Flood Risk Assessment) will prevent negative effects. Key Outcome 8, 'The protection and enhancement of the area's natural and built heritage for the benefit of residents, visitors, tourists and business opportunities, should bring a positive effect as the Council will pursue natural flood management, and the conservation and enhancement objectives of the relevant River Basin Management Plans.
- 1.31 As stated, there is a risk from some of the Key Outcomes, for example regeneration of Borders towns and the provision of a generous housing land supply that the water

environment may be adversely affected, although policy and guidance should prevent these from occurring. This will require to be monitored as the development plan process progresses in the future.

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

Key Outcomes	Impact on SEA Topic								
	Air	Biodiversity, flora & fauna	Climatic Factors	Cultural Heritage	Landscape & townscape	Material Assets	Population & human health	Soil	Water
1.) Continued provision of a generous housing land supply	0	0	0	0	0	0	✓✓	0	0
2.) Encouragement of opportunities for affordable housing	0	0	0	0	0	0	✓✓	0	0
3.) Protection & enhancement of the current portfolio of business & industrial land with particular focus on the opportunities provided by Borders railway	0	0	0	0	0	0	✓✓	0	0
4.) Protection & enhancement of town centres	✓	0	0	✓✓	✓✓	✓	✓✓	0	0
5.) The creation of a connected Scottish Borders with a focus on digital connectivity & improvements to the road & rail networks	0	0	0	0	0	0	✓✓	0	0
6.) The provision of key education, waste management, grid, water & waste water infrastructure	0	0	✓	0	0	0	✓✓	0	0
7.) A continued focus on the Scottish Borders as an attractive place to live through improved placemaking & design, and regeneration of our towns	0	✓	0	✓✓	✓✓	0	✓✓	✓	0
8.) Protection & enhancement of the area's natural & built heritage for the benefit of residents, visitors, tourists & business opportunity	0	✓✓	✓✓	✓✓	✓✓	0	✓✓	0	✓
9.) The focus of development on sustainable locations	✓	✓	✓	✓	✓	✓	✓✓	✓	✓
10.) Encouragement of renewable energy only in sustainable locations	✓✓	0	✓✓	✓	✓✓	✓	0	✓	0

Assessment of Proposed Plan policies

- 1.32 The Main Issues Report ER identified existing policies which were being carried forward as a part of the production of the development plan. The matrix produced (Appendix E of the MIR ER) described any changes to the policies and, where they were identified, assessed them against the SEA topics. The policy review was informed by the existing monitoring report, consultation within Scottish Borders Council (SBC), and externally with key agencies.
- 1.33 Since the MIR there has been further work to update the suite of policies, including the provision of entirely new policy. This work has been done through further consultation within SBC and with key agencies, and the policies are now listed in the Proposed Plan. It is therefore appropriate to re-examine the existing policy assessment to reflect updates to the assessment; assess policies which have not previously been assessed; and assess new policies. Only the SEA topics considered relevant as related to the specific policy have been included in the assessment, except where it is a new policy or a policy previously not assessed. The policy assessment is contained in Appendix 3.

Summary of updated policy assessment

- 1.34 The assessment finds that where new policies are assessed the assessment is neutral, positive or significantly positive for impacts on the respective SEA topics. When this is considered against the fact that the policies are generally designed to be protective or to encourage environmental improvements then the results are not surprising.
- 1.35 The findings are similar for changes that have been made to policies that were previously assessed. Where changes have been made they generally bring a positive or significantly positive score.
- 1.36 A number of policies that were not previously assessed are not considered to bring any effects on the SEA topics. However to ensure completeness of the assessment it has been considered worthwhile to include them in the matrix. Any cumulative or synergistic effects are discussed at page 14 below.

Updated site assessments

- 1.37 Undertaking the site assessment process has been a complex task because of the number of sites involved and their respective histories. Pan 1/2010 states that sites being 'rolled forward' from previous plans should be included in the assessment; although there is provision for small sites not to be included, or for sites with consent to be part of a baseline, so as to only be considered for cumulative effects.

1.38 The approach taken at the MIR ER stage was to produce area based maps showing preferred and alternative options, as well as sites being rolled forward, that met certain criteria. The use of criteria allowed for significant proposals to be shown, ensuring a focussed and proportional assessment. In addition to this, all sites considered for the MIR were assessed in a constraints database, this looked at many elements, amongst them were environmental aspects. This approach was generally accepted by the Consultation Authorities but it was stated that additional site specific assessments, against the specific SEA topics, and consideration of new proposals should be included in the SEA process moving forward.

1.39 In addition to the Consultation Authority comments, the fact that there has been new sites put forward through the MIR consultation, and that there has then been finalisation of which sites will be allocated in the Proposed Plan, has required that a new site assessment process be undertaken. The finalised approach is shown in the bullet points below:

- Appendix 4 shows settlement maps with 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 (a) shows an assessment of the new sites that are to be included in the Proposed Plan against the SEA topics. In addition to the assessment there is also a commentary on the site and proposed mitigation measures.
- Appendix 5 (b) shows an assessment of the new sites that are not included in the Proposed Plan against the SEA topics. Again there is a commentary on the site, where appropriate there is discussion of environmental aspects which have contributed to the non-allocation.
- Appendix 5 (c) is the baseline which is described in PAN 1/2010. It is a spread sheet that lists all of the sites that have not been included in this particular SEA assessment, and it provides justification of this decision. These sites have been considered in the context of cumulative effects, discussed on p14.
- Appendix 5 (d) shows the relevant records from the site assessment database showing new sites that came forward from the MIR Consultation or from further assessment of allocation options. These are split by sites that are included in the Proposed Plan and sites that are not included.

1.40 To ensure the site assessment process remained proportional criteria were used to ensure that only sites considered significant were fully assessed in the Addendum. To be included in the full assessment only the sites that met the following criteria were included:

- Located in one of the three Strategic Development Areas;
- 1ha or above in area;
- Where relevant, 10 units or above;

- No planning consent issued or development commenced;
- Not a Local Plan Amendment site;
- Not business and industrial land safeguarded (these sites are largely developed); and
- No planning brief

1.41 It was considered appropriate to try to limit the assessment of the sites that are being “rolled forward” from the Consolidated Local Plan; this was because they had all been through some form of environmental assessment previously. In the case of the Local Plan sites, these were allocated prior to the Environmental Assessment (Scotland) Act 2005 but they were subject to an equivalent process which informed their allocation in the Local Plan; Local Plan Amendment (LPA) sites were subject to a full SEA process and as such it is not worth repeating this assessment.

1.42 An exception is that certain Local Plan and LPA sites that meet the criteria (i.e. significant sites) are included in the settlement maps. This is appropriate due to the fact that the Consolidated Local Plan is a contemporary document and many of the sites within it remain undeveloped, therefore they are an important consideration when cumulative effects are considered. Sites that did not meet the criteria are included in Appendix 5 (c).

1.43 The full assessment for new sites was limited to sites that were in SDAs, that were 10 units or above (where appropriate) or were 1 hectare or above. This was to ensure significant sites were concentrated on in the Addendum. However all new sites are included in the Site Assessment database and they are also considered in the evaluation of possible cumulative effects. Sites that did not meet the criteria are included in Appendix 5 (c).

1.44 It was also considered that sites which are safeguarded for business and industrial use or which have planning consent/development commencement/ a planning brief have been through either SEA or a form of environmental assessment, either as part of the Local Plan or Local Plan Amendment, or in determination of the planning application. It was judged not worthwhile to retrospectively assess such a site; however they have been included in consideration of cumulative effects. Such sites are also included in Appendix 5 (c)

Discussion of the Site Assessment Findings

1.45 To present the site assessments undertaken in the Addendum for the New sites included in the Proposed Plan (Appendix 5 (a)) each SEA topic is listed with a summary of the findings and discussion of significant effects found and mitigation measures proposed.

Summary of New sites included in the Proposed Plan by SEA Topic

Air

1.46 It is found that the new allocations are generally positive in impact because of their potential to minimise emissions from increased car journeys, this is because the sites are

linked to the countryside and services by sustainable transport links, particularly in the Central SDA.

Biodiversity, flora and fauna

1.47 The new allocations score across the range of impacts. There are positive findings where the allocation is located within existing settlement boundaries because this reduces the potential for impacts on biodiversity interests at out of/edge of town greenfield land. However many of the allocations have close proximity to the River Tweed SAC, especially since the Tweed and tributaries run through many Borders settlements, and this brings the possibility of likely significant effects (LSE) on the designation. It is considered that this should be flagged as a negative impact; however the HRA for the Finalised Proposed Plan and suggested mitigation measures will avoid any LSE actually occurring.

Soil

1.48 The assessment finds that allocations which are located on brownfield land or within settlement boundaries bring positive impacts because they reduce the potential for emissions from soil disturbance and reduce the loss of agricultural land. There are also positive impacts from the 'clean-up' of contaminated land. Conversely there are potential negative impacts from sites that are out of/edge of town, which are on greenfield land or on prime agricultural land. It is not considered that this is a significant amount of land, given the area of the Borders and the relatively low level of a land allocated. However it is worth monitoring going forward, particularly with climate change in mind.

Water

1.49 The sites assessed are found to have a neutral or negative impact; this is associated with flood risk. An issue is that many of the sites, particularly regeneration sites, are located adjacent to rivers that run through Borders towns, and as a result are on land identified as being at risk of flooding. In addition to this there may be a risk of material affecting water quality related to construction at these sites. However, in many instances there is precedent for development at these locations and/or they can be considered as infill development. It is therefore considered that the findings must be kept in perspective and that the benefits of developing these sites outweigh the risk.

1.50 It is recognised that flood risk is a significant problem for Borders towns and as a result various mitigation is proposed through Flood Risk Assessments, and adherence to Council guidance (including SFRA, Flood Prevention Schemes) and policy. It is considered that these mitigation measures will negate any negative impacts identified. It is also considered that the likelihood of material adversely affecting water quality as a result of construction can be prevented by existing legislation and policy.

Landscape & townscape

1.51 The assessments are positive where the allocation is in a settlement, particularly where it is a regeneration site, because there is less pressure on the landscape on the edge or outwith the settlement. In addition there is the potential to improve the townscape through sensitive design of regeneration sites. Conversely where the allocation is on the edge of the town there is the potential for negative effects due to proximity to Special Landscape Areas (SLA) or due to siting on land identified as constrained in the Landscape Character Assessment.

1.52 The majority of allocations are not in proximity to SLA or located on constrained land (as identified in the Borders Landscape Character Assessment), and therefore the potential negative impacts cannot be regarded as significant. Site requirements for allocations identify where landscape impacts might be an issue and mitigation measures, such as structure planting, are put forward, in site requirements but also on settlement maps. It is considered that these measures will negate any negative impacts identified.

Cultural Heritage

1.53 Generally the assessments are neutral or negative; this is largely due to the potential for impacts on Conservation Areas, listed buildings, designed landscapes or archaeological features. However the assessment is precautionary in nature because it must be recognised that the converse is also true: that development of allocations has the potential to improve the setting or condition of the built heritage environment.

1.54 The true impact will only be known at the application stage; however Proposed Plan built heritage policies and guidance, as well as site specific planting or other forms of appropriate mitigation should negate any potential significant negative impacts.

Climatic Factors

1.55 The findings of the assessment are either neutral or positive. A positive score largely arises because of consideration of the combined positive impacts of reducing development on greenfield land/promoting development on brownfield land; and promoting allocations that are close to sustainable transport links, and or services. The associated reduction in carbon emissions brings a positive score on the SEA topic.

Material Assets

1.56 The assessment is generally neutral, as development will necessitate the use of resources and the construction of infrastructure, although not to a significant degree because the level of development is relatively low. There are allocations where it is judged that development would already be serviced and that additional infrastructure construction would be minimised and this is assessed as positive.

Population and human health

1.57 The findings are either positive or significantly positive, all of the sites are considered to be in locations which minimise car journeys and/or can be accessed by sustainable transport methods. Building housing close to services, providing mixed use potential or redeveloping sites brings a quality of life benefit as people have greater choice in work/lifestyle/recreation choices, and the use of sustainable transport links to services and the countryside brings a health benefit.

Cumulative and Synergistic Effects from the Proposed Plan

Cumulative Effects

1.58 There is the possibility of negative cumulative effects from a number of different developments on the River Tweed SAC. The HRA will take cognisance of this risk and

will assess and identify mitigation measures to avoid any likely significant effects (cumulative or otherwise) on the conservation objectives for which the site is designated.

- 1.59 A different type of possible negative cumulative effect on the River Tweed and other watercourses in the Borders as a result of development of a number of allocations is the impact on water quality. Existing legislation, 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 occurring from development, and as a result will also prevent negative cumulative effects. In addition there is a commitment in Proposed Plan policy to meet the objectives of the Solway Tweed River Basin Management Plan, and there should be measures to improve the water quality of the Tweed and its tributaries.
- 1.60 There is also the possibility of cumulative effects on the landscape and townscape, and cultural heritage features of Borders towns as a result of development of allocations. As discussed above this follows the precautionary principle: if developments are insensitive then there is the potential for a cumulative negative effect on the respective settlement as it may adversely affect the townscape and built heritage features (i.e. listed buildings or Conservation Areas). Conversely there is the potential for a cumulative positive effect because the development is sensitive and improves the townscape and Conservation Area, or brings a listed building back into productive use, or achieves both of these aims.
- 1.61 There are also possible significant positive cumulative effects as a result of the Proposed Plan. For the Population and Human Health topic the promotion of digital connectivity; extension of prime retail frontages; promotion of existing employment sites; extension of the green network; protection of key greenspace; and the promotion of allocations close to sustainable transport links and services, brings a cumulative positive change on quality of life. In addition, there are positive cumulative effects on the Air, Climatic factors and Soil SEA topics because of measures such as promotion of digital connectivity, promotion of town centres, and promotion of allocations within settlement boundaries or on brownfield land, as they combine to help maintain the high standard of air quality and mean less development of land where there may be disturbance of carbon rich soil or loss of prime agricultural land. There is another positive cumulative effect on the Biodiversity, flora and fauna topic as the extension of Green Networks (including their protection in new policy), protection of Key Greenspaces, changes to Natural Environment policies (now Environment Protection policies) and promotion of green infrastructure, all bring a combined positive for habitat conservation and creation.

Synergistic Effects

- 1.62 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, SFRA

findings and Habitats Regulations Appraisal findings, which are stated for relevant allocations in the Proposed Plan.

Monitoring and Conclusions

Findings of the Assessment Undertaken

- 1.63 The Addendum assessment finds that the Key Outcomes and Policies of the Proposed Plan provide a largely positive or significantly positive outcome for the majority of the SEA topics. It is considered this is an accurate assessment in light of the stated Vision of the Proposed Plan to support sustainable development, meeting the challenges of a changing climate.
- 1.64 The assessment of sites to be included in the Proposed Plan 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 & townscape or cultural heritage features. However it is also considered that the mitigation discussed will prevent these negative impacts.

Future Monitoring

- 1.65 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.
- 1.66 Appendix 6: Environmental Issues, Monitoring and Mitigation, shows the iteration between the various environmental assessments (now from Local Plan Monitoring Report through to Proposed Plan Environmental Report Addendum), 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.
- 1.67 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.

1.68 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.

Appendix 1 Responses on MIR Environmental Report from Consultation Authorities

Addendum to the Environmental Report

Scottish Borders Council: Proposed Plan

Representations Received on Environmental Report for MIR			
Respondent	Summary of Representation	Council Response	Action Recommended
Historic Scotland	The Environmental Report represents a thorough and transparent assessment, and sets out clearly the steps of the environmental assessment of the MIR was undertaken. We welcome that the comments we provided at scoping stage have been considered, along with action to be taken and are set out in Appendix A of the ER.	Support noted.	No further action required.
	...the SHEP has been updated to take into account recent additions including the Historic Environment (Amendment) (Scotland) Act 2011; the Marine (Scotland) Act 2010; the adoption of a UK Marine Policy Statement; and, Scottish Ministers' policies for the designation and management of Historic Marine Protected Areas.	The updated legislation is noted but it is not considered significant enough to warrant inclusion of a revised 'Relevant plans, programmes and strategies' section.	Note update to legislation for inclusion in future Local Development Plan (LDP) documents.
	...nationally important historic battlefields included in the Inventory of Historic Battlefields should be added to the baseline data. There are currently 2 historic battlefield sites listed on the Inventory of Historic Battlefields in the Scottish Borders area.	It is not proposed to include a revised baseline however battlefield sites have been considered in the Addendum to the ER in the relevant sections.	Ensure battlefield sites appear in future LDP SEA documents
	We note a neutral score against cultural heritage for the Main Issue Green Network in the assessment score at Appendix D. There is potential for positive outcomes for the historic environment from the Green Network strategy, similar to the reasons set out in the comments section for landscape topic which has received a positive score; you may wish to reconsider this for any updated Environmental Report to be produced at the Proposed Plan stage.	Comments noted. It will be possible to revisit all of the assessments for the various SEA topics given the increased detail the Proposed Plan will bring; as a part of this the assessment for the Green Network will be re-examined.	Revisit the assessment for the SEA topics in line with the increased detail the Proposed Plan will bring.

**Historic Scotland
continued**

It will be important for any new alternatives that may arise from these existing policies to be identified during the development of the Proposed Plan, and we would expect that policy changes that are not included in the MIR to be considered for significant effects and assessed (if necessary)	Comments noted. The assessment will be re-examined in light of the content of the Proposed Plan.	Assessment to be re-examined in light of the content of the Proposed Plan.
We are please to note that the allocation MCARD007 data sheet assessment has identified scheduled monument Cardrona Mains Standing Stone is within this allocation boundary and that this is also discussed in the overall assessment, this will ensure that appropriate mitigation measures are put in place and incorporated	Comments noted.	No further action required.
...allocation AKELSO22 is located adjacent to the north eastern edge of the Hendersyde Garden and Designed Landscape GDL, but this has not been identified in the assessment form. There could be potential for negative effects to the setting of the GDL and this should have been identified in the local impact and integration section and then discussed in the overall assessment section. This will allow for appropriate mitigation measures to be identified and brought through into the final version of the ER, allowing for detailed mitigation proposals to be incorporated into the mitigation framework.	Comments noted. The GDL is picked up in the area site assessment (Map 8, Appendix F). However it is correct to state that the GDL should be considered at Appendix G. It is noted that the map of the proposal indicated structure planting which would help negate any potential impact on the GDL. The site will be incorporated into the Proposed Plan, and the Henderson GDL will be considered as part of the environmental assessment of that site	Consideration of Henderson GDL in site requirements.
...we consider that the ER could have benefitted from further discussion regarding the findings of the assessment of the individual sites...Perhaps any further assessment at Proposed Plan stage could include a similar table for predicted significant environmental effects for the historic	Comments noted. The assessment will be re-examined in light of the content of the Proposed Plan.	Assessment to be re-examined in light of the content of the Proposed Plan.

	<p>environment and other SEA topics (where significant effects have been predicted)? The mitigation column down the right hand side of this table will also be very useful at providing a clear steer for how mitigation is incorporated into the mitigation framework. It would be useful to carry this information forward into the action programme later in the process.</p>		
SEPA	<p>We consider that the Environmental Report provides a thorough assessment of the likely significant environmental effects of the Scottish Borders Council LDP MIR. We welcome the detailed assessment of the main issues, the detailed assessment of the proposed preferred and alternative housing sites and the detailed assessment of the continuation of Structure Plan and Local Plan Policies.</p> <p>We also consider that the comments provided in our scoping response and informal consultation stages have largely been taken into account in the preparation of the Environmental Report.</p> <p>We note and welcome that a SFRA has been undertaken to support the assessment of effects of the MIR on flood risk and included as a technical note which accompanies the MIR. We support the strategic approach to flood risk adopted by SBC and are content that strategic baseline data on flooding has been considered.</p>	Support noted.	No further action required.

SEPA continued	<p>...please note that under the environmental requirements of the SPP detailed in Appendix B it is stated incorrectly that “watercourses should be culverted”, while paragraph 211 of SPP states that “Culverts are a frequent cause of local flooding, particularly if design or maintenance is inadequate. Watercourses should not be culverted as part of new development unless there are no practical alternative and existing culverts should be opened whenever possible. If culverts are unavoidable, they should be designed to maintain or improve existing flow conditions and aquatic life. A culvert may be acceptable as part of a scheme to manage flood risk or where it is used to carry a watercourse under a road or railway”</p>	It is not considered necessary to provide an updated Appendix B to reflect this change as it is not seen as significant	Ensure that the correct wording is used in future LDP SEA documents.
	<p>As you move forward with the preparation of the Proposed Plan you may wish to consider the need for further environmental assessment work to support any new sites or policies brought forward for inclusion in the Proposed Plan that have not been subject to SEA. We would welcome further consultation as a key agency should additional sites be included in the final plan in order that we can inform site selection and provide any additional information we hold, so that significant adverse environmental effects are avoided and opportunities for enhancement are maximised.</p>	Comments noted. The assessment will be re-examined in light of the content of the Proposed Plan.	Assessment to be re-examined in light of the content of the Proposed Plan.
SEPA continued	<p>Main Issue – Regeneration We note the findings of the assessment for the preferred and alternative options predict neutral impact on the SEA topic water. We note that the preferred option is that the LDP should allocate</p>	Comments noted. It is also noted that similar comments have been picked up in SEPA’s formal response in the MIR consultation. If the sites referred to are to be carried forward	Where the respective sites are carried forward into the Proposed Plan there has been work done to update their environmental

	land for redevelopment for a variety of uses including housing and employment. The key projects identified in para 5.43 of the MIR include some former mills which may comprise sites at risk of flooding. The development of these sites for more sensitive use such as housing could result in adverse effects in relation to flood risk and the SEA topic water and mitigation measures should refer to the need to undertake Flood Risk Assessment and cross reference to the LDP policy on flood risk.	it is possible for the site requirements to refer to the mitigation measures described.	assessment, this has included consideration of flood risk.
	<p>Main Issue – Green Networks</p> <p>We note that the assessment of the preferred option predicts positive effects on the SEA topic water as a result of their potential to improve water quality, promote flood protection and reduce pollution and we agree with the assessment findings. Positive effects on the water environment could be further enhanced if “blue corridors” were identified as important contributors to the green network under the preferred option. The enhancement measure could refer to supporting delivery of the targets and actions in the River Basin Management Plan for the Scotland River Basin District and the Forth Area Management Plan, in terms of both protecting and improving the water environment.</p>	<p>Agreement with assessment findings noted.</p> <p>Blue corridors have not specifically been identified but it is considered there is at least the potential that green networks that are identified could cover enhancements etc to the water environment. This could be built into the assessment.</p>	<p>Re-examine the assessment in light of the potential for “blue corridors” to be incorporated or for better articulation of the benefits of the Green Network for the water environment.</p>
SEPA continued	<p>Existing Policy Assessment</p> <p>Policy NE5: Development Affecting the Water Environment</p> <p>We note that the assessment of this policy predicts positive effects on the SEA topic water as</p>	<p>Comments noted. The policy is likely to be updated further in preparation of the Proposed Plan and this will allow the change to be made.</p>	<p>If appropriate in the context of the update of the policy, amend the wording in question.</p>

	<p>a result of the commitment to enhance and restore the water environment and to update the policy in line with the objectives of the River Basin Management Plan and we agree with this assessment. As a point of detail, the assessment refers to “unacceptable impact on water quality of morphology” and it should read unacceptable impact on the ecological status of the water environment, which includes not only water quality and morphology, but also water quantity and ecological parameters.</p>		
	<p>Policy ED1: Protection of the Employment land We note that the assessment of this policy predicts neutral effects on the SEA topic material assets (waste). We consider that the effects of this policy in relation to waste could be enhanced through identifying employment sites as sites appropriate for waste management facilities, safeguarding existing waste management sites and ensuring that these facilities are allowed to grow by safeguarding areas around existing waste management facilities and avoiding.</p>	<p>Employment sites are not specifically identified for waste facilities, however, subject to meeting the requirements of the LDP Policy ED1 and the Waste Management Facilities Policy, IS10, further waste facilities could be appropriate at these locations. IS10 makes provision for the extension of existing facilities providing certain criteria are met. In addition IS10 states that proposals that may prejudice the operation of existing waste facilities will not normally be supported</p>	<p>No further action.</p>
	<p>Significant Site Assessment Findings There are three sites where an FRA is required as a mitigation measure and this has not been identified in the SEA or MIR: DUNS023, AREST001 and GALA029. Please refer to our response to the MIR (Appendix 2) for comments on the individual sites and the potential for significant adverse effects as well as further advice on mitigation and enhancement measures that will be required at the planning application</p>	<p>Points noted.</p>	<p>ADUNS023: FRA requirement added into revised site assessment section.</p> <p>AREST001 (now MREST001): the site has an approved development brief which was subject to SEA, as well as planning consent. The site should therefore be screened out</p>

	stage to ensure that any significant adverse effects are avoided		<p>of inclusion in the updated assessments in the Addendum because it has already been subject to SEA. The site will be included in the baseline of existing allocated sites.</p> <p>AGALA029: It is considered that the elevation between the site and the river, with the road and planting in between means that flood risk is not applicable to this site.</p>
SEPA continued	<p>It would also be useful for the Environmental Report to clearly set out how the detailed mitigation measures proposed are going to be delivered through the implementation of the plan and describe some of the mechanisms that will ensure that they are implemented. As part of the assessment process, site specific mitigation measures have been identified that may be applied to offset significant adverse effects on the environment resulting from the implementation of the plan. We note that some of the mitigation measures have been taken forward as developer requirements in the Proposed Plan and we welcome this approach. This is an effective way to ensure that the detailed mitigation measures proposed are delivered through the implementation of the plan.</p>	<p>Comments noted. Where significant effects are predicted on specific sites in the Proposed Plan it is possible to detail this, as well as proposed mitigation measures in the site assessment section of the Addendum to the ER.</p>	<p>Detail any significant effects and proposed mitigation measures for individual sites in the site assessment section.</p>

	<p>Conclusions and Monitoring</p> <p>You may wish to give early consideration of monitoring requirements and developing monitoring indicators linked to the SEA objectives that are realistic indicators and aligned with the potential effects of the LDP. We also note the integration between the SEA monitoring framework with the LDP's monitoring framework to ensure a more proportionate approach and avoid duplication.</p>	<p>The findings of the Addendum to the ER will inform the subsequent Action Programme/Monitoring Statement for the LDP</p>	<p>Detail the link between SEA findings and future work on the development plan process in the Addendum to the ER</p>
	<p>General Comments</p> <p>It would also be useful for the Environmental Report to clearly set out particular sites that are likely to lead to significant environmental effects and how these will be mitigated. It would also be useful to identify how the mitigation measures are going to be delivered through the implementation of the plan and describe some of the mechanisms that will ensure that they are implemented, e.g. how mitigation measures could be incorporated into the LDP itself, for example as developer requirements, or in the Action Programme that accompanies the LDP.</p>	<p>Comments noted. Where significant effects are predicted on specific sites in the Proposed Plan it is possible to detail this, as well as proposed mitigation measures in the site assessment section of the Addendum to the ER.</p> <p>The findings of the Addendum to the ER will inform the LDP Action Programme</p>	<p>Detail any significant effects and proposed mitigation measures for individual sites in the site assessment section.</p> <p>Ensure that the LDP Action Programme takes cognisance of the findings of the Addendum to the ER.</p>

Appendix 2 Detailed Assessment of Key Outcomes of Proposed Plan

Addendum to the Environmental Report

Scottish Borders Council: Proposed Plan

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

Table 1 (a) Key Outcome 1: Continued provision of a generous land supply

SEA Topic	Assessment	Comment
Air	0	Housing sites proposed are generally located in areas where car journeys can be minimised and where sustainable transport links are available or can be promoted. Overall the level of development proposed is modest and is considered sustainable when combined with the established supply being carried forward; as a result emissions from construction should not be significantly negative.
Biodiversity	0	Generally sites are located within settlement boundaries and/or on brownfield land and this helps minimise biodiversity impact. In addition, sites where there could be negative impacts on biodiversity interest have generally been avoided or mitigation measures are included in site requirements; as informed by the Council's Ecologist. Some sites are located on greenfield land and this may have an impact on biodiversity.
Climatic Factors	0	When combined, the assessment scores for relevant topics help to bring a positive impact. Housing allocations are generally located away from land where increased flooding may be an issue; where greenhouse gas emissions should be minimised and the benefits of sustainable transport links can be maximised. Connected with sustainable transport links, and with increased planting the extension of the Green Network will also help to mitigate climate change. However given the uncertainty over the effects of climate change, and the fact that flooding and emissions from car travel and development remain issues, the assessment is neutral.
Cultural Heritage	0	Generally sites are located outwith areas of land where there are sensitive cultural heritage assets evident. Sites within settlement boundaries and/or near conservation areas bring the opportunity for a positive response to their location; this is particularly the case for the regeneration sites identified. There is a converse risk that development may adversely affect the built heritage though this should be prevented by policy or guidance. Where there is the potential for negative impacts site requirements are identified and alongside existing policy and guidance these will help mitigate any negative impacts.
Landscape and townscape	0	Sites located within settlement boundaries, particularly regeneration sites, help to minimise impact on the landscape and bring opportunity to enhance the townscape. There is a risk that development could bring the opposite effect, however this should be prevented by policy and guidance. Some sites are located adjacent to settlement boundaries and where this is the case mitigation measures through site requirements are identified.

Material Assets	0	It is considered focussing development on sustainable locations will still result on some pressure on material assets but not to a significant level
Population & human health	✓✓	Housing, mixed use and regeneration allocations are generally located close to services; allow access to open space; and allow use of sustainable transport links. These factors help build on the fact that the Borders is an attractive place to live for residents and result in a significant positive assessment.
Soil	0	Generally housing sites are located within settlement boundaries and some are located on brownfield land, the regeneration sites in particular. This helps to minimise the use of greenfield land and the potential for emissions from disturbance of the soil. Some sites are located on prime agricultural land and this should be monitored as a part of future LDP production. Some sites are also on greenfield land and this may bring negative impacts.
Water	0	Sites where significant flood risk was identified by the Council or SEPA have been avoided. A SFRA has also informed the work undertaken in identifying sites. Where a site has a flood risk mitigation measures, as suggested by the Council's flood team and SEPA, have been incorporated into either the size of the site allocated and/or the site requirements.

Table 1 (b) Key Outcome 2: Encouragement of opportunities for affordable housing

SEA Topic	Assessment	Comment
Air	0	Although there are no specific affordable housing sites in the Proposed Plan, a proportion of all housing sites are classed as affordable and as such the assessment under Table 1 (a) is relevant for each of the SEA topics.
Biodiversity	0	
Climatic Factors	0	
Cultural Heritage	0	
Landscape and townscape	0	
Material Assets	0	
Population & human health	✓✓	
Soil	0	
Water	0	

Table 1 (c) Key Outcome 3: Protection & enhancement of portfolio of business and industrial land & premises with a particular focus on opportunities provided by Borders railway

SEA Topic	Assessment	Comment
Air	0	Protection and promotion of sites means that minimal additional land will be released for development. Where it is released it is close to sustainable transport links, housing and other related services. This should help to minimise non-sustainable transport journeys and ensure limited increases in emissions from business and industrial traffic.
Biodiversity	0	No effects identified.
Climatic Factors	0	It is considered that the approach to employment land should bring a positive effect on the SEA topic because it should minimise non-sustainable transport journeys and additional land required for development, both of these factors should minimise greenhouse gas emissions. Careful assessment of enhancement proposals will be required to avoid flood risk, particularly in light of future climate change.
Cultural Heritage	0	Minimal development of additional land relieves pressure on cultural heritage assets. Any enhancement proposals will require consideration of the impact on cultural heritage features, if appropriate.
Landscape and townscape	0	The strategy for employment land could bring negative impacts on sensitive landscapes, particularly the NSA and SLA designations, in the Central SDA. However new land developed will be limited and policy, guidance, and mitigation should prevent negative impacts occurring.
Material Assets	0	It is considered that despite the limited amount of development proposed there will still be some pressure on material assets, although not to a significant level
Population & human health	✓✓	Attempting to maximise the potential of the railway will help bring benefits to the Borders population. Employment proposals are considered to be in sustainable locations due to their proximity to existing/proposed housing and sustainable transport links.
Soil	0	Although the protection & enhancement of business and industrial land may mean that the soil resource is protected from additional development, it is not considered that this would be to a significant level
Water	0	Protection and promotion of existing employment land should mean flood risk is minimised. However both the Central SDA and land at Peebles has the potential to be affected by the River Tweed and therefore enhancement proposals will need to be assessed for flood risk.

Table 2 (a) Key Outcome 4: Protection and enhancement of town centres

SEA Topic	Assessment	Comment
Air	✓	Protection of town centres and, in particular, the reuse of units should mean less pressure on land at the edge of or outwith settlements being developed. As a result soil is not disturbed and harmful emissions should be minimised. As town centres are generally within walking distance of housing, car journeys should be minimised, again minimising the release of harmful emissions.
Biodiversity	0	The promotion of development at town centres, and the reuse of units should mean less pressure on edge of/out of town development. Indirectly, there is a positive effect on biodiversity as the pressure on greenfield land with biodiversity potential is lessened.
Climatic Factors	0	Protection and enhancement of town centres brings potential to reduce emissions as less greenfield land is required and in turn there is less soil disturbance and construction (both of which result in emissions). Future flood risk must be considered but Council policy and guidance, and site mitigation measures, should prevent exacerbation of flood risk.
Cultural Heritage	✓✓	Protection and enhancement of town centres and reuse of units brings the potential for significant regeneration of listed buildings and other cultural heritage features.
Landscape and townscape	✓✓	Protection and enhancement of town centres and reuse of units allows for improvement of the respective townscapes of the Borders. In addition, as described, there would be less pressure on greenfield land, which is significantly important given the special Borders scenery.
Material Assets	✓	Protection and enhancement of existing town centres means less need for additional infrastructure development due to development in locations where there are already services/roads etc
Population & human health	✓✓	Development at town centres would generally be within walking/cycle distance of existing housing. This makes the services and employment destinations highly accessible. In addition the Outcome helps consolidate the fact that the Borders is an attractive place to live
Soil	0	Indirectly there may be positives from the encouragement of development and redevelopment in town centres however it will not have an impact on the soil topic as greenfield development will still occur, which negates any positive benefit
Water	0	A number of Borders towns are located on rivers and town centres and vacant units are located on land identified as being at risk of flooding. However since these sites have previously been in use it is not considered that the LDP exacerbates the risk. Council policy and guidance, and site requirements, will ensure only appropriate uses are located in areas of flood risk.

Table 2 (b) Key Outcome 5: The creation of a connected Scottish Borders with a focus on digital connectivity and improvements to the rail and road networks

SEA Topic	Assessment	Comment
Air	0	The assessment brings positives- as the promotion of digital connectivity allows for the reduction of car journeys (as people work or shop at home) and rail provision brings a significant fillip to sustainable transport links, again reducing emissions from car journeys. However the score is checked by road improvements which will encourage car journeys through the Borders.
Biodiversity	0	There is the possibility that additional land, with biodiversity potential, will be developed to accommodate future rail and/or road network improvements. However, there are no specific plans at this stage.
Climatic Factors	0	Increased car journeys as a result of the Key Outcome should be minimised with the promotion of rail network improvements and the opportunities arising from digital connectivity which cut the need for motorised travel. However road network improvement will result in increased car journeys
Cultural Heritage	0	There is the potential for increased levels of development due to rail and road networks and this may bring negative impacts, particularly where cultural heritage assets are affected. Currently there is no specific evidence to suggest this would be the case
Landscape and townscape	0	There is the potential for increased levels of development due to rail and road networks and this may bring negative impacts, particularly where designated landscapes are affected. However currently there is no specific evidence of this. Promotion of digital connectivity may indirectly result in less greenfield land being developed, as people are able to do business on-line, and this means less pressure on the landscape.
Material Assets	0	In the long term digital connectivity should help to reduce infrastructure construction and improvements to rail and road networks and avoid large scale projects which would mean significant emissions through construction. However, both measures will result in some construction and this brings the potential for emissions.
Population & human health	✓✓	Digital connectivity brings an increased connectedness for Borders residents through greater purchasing choices, economic opportunity and lifestyle changes (i.e. work from home). Rail/road network improvements bring the opportunity for increased outward/inward journeys which bring economic benefits. The rail network brings the option of sustainable transport to destinations outwith the borders.
Soil	0	There is an indirect positive effect from digital connectivity promotion which is that the pressure on the soil resource can be lessened as the demand for business land drops, as people can work from home. There is the risk of soil disturbance from improvements to road and rail networks but there is no specific evidence at this stage.
Water	0	No effects identified.

Table 2 (c) Key Outcome 6: The provision of key education, waste management, grid, water and waste water infrastructure

SEA Topic	Assessment	Comment
Air	0	District heating at Langlee, and possibly other locations, would help to improve air quality. However development of infrastructure for waste water and waste management would likely result in emissions from construction
Biodiversity	0	There is potential for water and waste water infrastructure to provide additional habitat and connect with the Green Network in the Borders, for example through SUDs construction. However the necessary construction for other types of infrastructure checks positive benefits
Climatic Factors	✓	The provision of waste management infrastructure will help the Borders work towards the targets of the Zero Waste Plan, in turn, reducing emissions. Certain water or waste water infrastructure can help to increase planting and/or store flood water, helping to absorb CO ₂ and/or mitigate exacerbated flood risk from climate change
Cultural Heritage	0	Although additional infrastructure development would likely bring impacts the location or scale are unknown and any significance cannot be determined at this stage
Landscape and townscape	0	Although additional infrastructure development would likely bring impacts the location or scale are unknown and any significance cannot be determined at this stage
Material Assets	0	Pressures are identified in the Proposed Plan and they will result in additional infrastructure development at some stage. However it is considered that since the Proposed Plan puts forward a relatively low level of development and that sites are/or are likely to be in sustainable locations that this additional development is not at a significant level
Population & human health	✓✓	Infrastructure development of the type described brings a positive effect as it will improve the daily lives of Borders residents.
Soil	0	No effects identified
Water	0	Pressures on the water environment are likely from development described; however the scale or location of development is unknown at this stage. A positive impact is that the SFRA that has been undertaken provides the opportunity for sustainable flood water storage without the need for significant development. In addition policy and regulations will protect the water environment.

Table 3 (a) Key Outcome 7: A continued focus on the Scottish Borders as an attractive place to live through improved placemaking and design, and the regeneration of our towns

SEA Topic	Assessment	Comment
Air	0	No effects identified
Biodiversity	✓	The principles of placemaking and design encourage sustainable development that positively responds to the local environment. The regeneration of towns means less pressure on greenfield land being developed, where there may be biodiversity potential. There will be work to connect the urban environment to the Green Network in certain Borders towns.
Climatic Factors	0	It is not considered this Key Outcome will effect the SEA topic significantly
Cultural Heritage	✓✓	Principles of placemaking and design state that development should positively respond to the local environment, including the many cultural heritage assets of the Borders. This brings a significant positive impact on the SEA topic.
Landscape and townscape	✓✓	The use of placemaking and design principles means that where development is proposed it should relate well to the landscape and townscape. Sensitive regeneration of Borders towns can bring significant benefits to the landscape and the townscape particularly.
Material Assets	0	No effects identified.
Population & human health	✓✓	Placemaking and design principles should help to provide sustainable attractive places for residents to live and maintain the high amenity value of the Borders. Regeneration of Borders towns should help to provide benefits to residents by enhancing areas which can then be put to positive use.
Soil	✓	Regeneration of Borders towns should mean less pressure on greenfield land and lower greenhouse gas emissions due to soil disturbance.
Water	0	Many Borders towns are located on rivers and there is potential for fluvial flood risk to affect certain sites where regeneration occurs. It is considered that policy, flood guidance and mitigation measures, as described in site requirements, will prevent negative effects.

Table 3 (b) Key Outcome 8: Protection and enhancement of the areas natural and built heritage for the benefit of residents, visitors, tourists and business opportunity

SEA Topic	Assessment	Comment
Air	0	There are indirect positive effects as sustainable transport and increased planting (i.e. as a part of the Green Network) will help to minimise car journeys and absorb CO ₂ , thus helping to mitigate the effects of any harmful emissions and maintaining the high quality of air quality in the Borders.
Biodiversity	✓✓	The protection and enhancement of the natural heritage of the Borders brings obvious significant positive effects- the development of the Green Network; provision for improvements in Special Landscape Areas (SLA); and natural flood storage, as put forward by the SFRA, are examples. There is potential for these elements to be connected (i.e. natural flood management as a part of the Green Network) which can increase recreational potential for residents and visitors.
Climatic Factors	✓	The beneficial effects from development of sustainable transport links, increased planting and implementation of green infrastructure, for reducing greenhouse gas emissions both directly and indirectly, and assisting in climate change mitigation result in a positive effect.
Cultural Heritage	✓✓	Proposals such as the continued development of the Green Network; SLA Statements of Importance; and consolidation of existing policy which protects cultural heritage and the setting of built heritage features, result in a significantly positive score for the SEA topic.
Landscape and townscape	✓✓	Again, measures such as- the continued development of the Green Network; the implementation of the SLA Statements of Importance and consolidation of existing policy which protects the landscape and townscape of the Borders, results in a significantly positive score for the SEA topic.
Material Assets	0	No effects identified
Population & human health	✓✓	The protection of the existing high quality of the Borders environment, alongside the enhancements put forward by- continued development of the green network, provision for landscape protection in terms of the SLA work; and associated economic opportunities result in a significantly positive score for the SEA topic.
Soil	0	No effects identified
Water	✓	Continued development of the Green Network brings potential for enhancements to the water environment. The Proposed Plan is supportive of the conservation and enhancement objectives of the relevant River Basin Management Plans. There will also be continued work to enhance biodiversity and water quality in terms of climate change mitigation as identified in the SFRA

Table 3 (c) Key Outcome 9: The focus of development on sustainable locations

SEA Topic	Assessment	Comment
Air	✓	A focus on sustainable locations should help to minimise car journeys and maximise sustainable transport links resulting in a positive score for the SEA topic.
Biodiversity	✓	Identification of sustainable locations should help to minimise development on greenfield land where there is the potential for biodiversity interest. It also allows for the provision of building in Green Network, green infrastructure and sustainable transport links, and the connections between these elements, as a part of development. These elements combine to bring a potential positive effect on biodiversity, flora & fauna.
Climatic Factors	✓	Sustainable locations will help to minimise emissions from car journeys, allow for the planting and absorption benefits of the expansion of the Green Network to be maximised and prevent development from taking place where there is significant flood risk.
Cultural Heritage	✓	The focus on sustainable locations should mean that development which may bring adverse impacts on cultural heritage will be avoided.
Landscape and townscape	✓	The focus on sustainable locations should mean that development which may bring adverse impacts on the landscape and townscapes of the Borders will be avoided.
Material Assets	✓	Sustainable locations, which are accessible, or are serviced by, existing infrastructure should minimise the need for additional development, this results in a positive score.
Population & human health	✓✓	Promotion of sustainable locations helps to consolidate the high quality of environment for Borders residents and enhances this environment by promoting sustainable transport links to jobs/services/open space and the Green Network. This results in a significantly positive score for the SEA topic.
Soil	✓	There is an indirect positive effect which is that if development is proposed away from greenfield locations then there is less chance of adverse effects on the soil resource. In addition sustainable locations are likely to be on brownfield land and this gives rise to the potential to clean up derelict land
Water	✓	Promotion of sustainable locations means avoiding areas where there is flood risk and/or areas where water quality could be adversely affected.

Table 3 (d) Key Outcome 10: The encouragement of renewable energy only in sustainable locations

SEA Topic	Assessment	Comment
Air	✓✓	Renewable energy is promoted avoiding increased reliance on energy generation methods which bring greenhouse gas emissions. Promotion of sustainable locations will avoid areas where emissions may negate the positive benefits i.e. peat soils for wind turbine development. As a result there is a positive impact on the SEA topic.
Biodiversity	0	Indirectly renewable energy promotion will help avoid long term adverse impacts on biodiversity and the Key Outcome also seeks to avoid short-term adverse impacts in terms of siting of renewable energy schemes. However impacts on biodiversity may still arise.
Climatic Factors	✓✓	The proposal brings a positive score on the SEA topic because promotion of renewable energy helps towards national climate change targets, and by targeting sustainable locations adverse impacts (such as soil disturbance) can be minimised. It is considered that the avoidance of large scale fossil fuelled based power generation, when combined with the measures above, results in a significant positive effect
Cultural Heritage	✓	It is considered that sustainable locations would mean that siting of renewables schemes would avoid adverse impacts on the cultural heritage of the Borders
Landscape and townscape	✓	It is considered that sustainable locations would mean that siting of renewables schemes would avoid adverse impacts on the landscape of the Borders. This is particularly the case when the scale of on-shore wind turbine applications is assessed and this brings a positive score for the SEA topic.
Material Assets	✓	Renewable energy in sustainable locations will avoid large-scale infrastructure development for either more harmful non-renewable energy generation schemes, or for renewable schemes which would mean significant infrastructure development that would negate the sustainable benefits.
Population & human health	0	No effects identified.
Soil	✓	The approach would avoid the disturbance of carbon rich soils when renewables schemes are constructed. This brings a positive benefit as emissions from the soil are minimised.
Water	0	No effects identified.

Appendix 3 Assessment of Proposed Plan Policies

Addendum to the Environmental Report

Scottish Borders Council: Proposed Plan

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

Policy & Summary of Purpose	SEA Topic	Assessment of any Significant Change
PMD1: Sustainability (New policy but previously a Principle of the Consolidated Local Plan)	Air	✓✓ There is a significantly positive assessment on the SEA topic because the policy details the Council's sustainability principles which include- 'The preservation of air and water quality'; and 'The encouragement of walking, cycling & public transport in preference to the private car'. These principles seek to ensure that no development brings a significantly negative impact on the high standard of air quality in the Borders or development that result in significant increases in motorised transport which could result in high levels of emissions.
	Soil	✓ It is considered there is a positive benefit on the Soil SEA topic due to the sustainability principle- 'The long-term sustainable use and management of land'. This principle should take cognisance of the need to protect greenfield land particularly carbon-rich soils and prime agricultural land.
	Biodiversity, Flora & Fauna	✓✓ It is considered there is a significantly positive impact because of the sustainability principle- 'The protection of natural resources, landscapes, habitats, and species'. In protecting these elements of the natural environment there is also significant scope to enhance them moving forward into the future.
	Water	✓✓ There is a significantly positive assessment on the SEA topic because of the sustainability principles- 'The preservation of air and water quality'; and 'The minimisation of waste, including waste water and encouragement to its sustainable management'. The principles allow for both protection and enhancement of water quality in line with national guidance, and for the consideration of water conservation, which is important in terms of the onset of climate change.
	Landscape & townscape	✓ There is a positive impact on the SEA topic from the policy due to the principle- 'The protection of natural resources, landscapes, habitats, and species'. The principle seeks to conserve the high quality of the Borders landscape.
	Cultural Heritage	✓

		There is a positive impact on the SEA topic from the policy due to the principle- 'The protection of built and cultural resources'. The principle seeks to conserve the built heritage of the Borders
	Material Assets	✓✓ The principles- 'The long term sustainable use and management of land'; 'The efficient use of energy and resources, particularly non-renewable resources'; and 'The minimisation of waste, including waste water and encouragement to its sustainable management', provide for a significantly positive assessment in terms of the SEA topic. Essentially the respective principles promote sustainable development that takes cognisance of the soil resource, the location or volume of resources, and the waste that is produced, including its possible reuse.
PMD1: Sustainability (Continued)	Population and human health	✓✓ A number of principles, including- 'The encouragement of walking, cycling, and public transport in preference to the private car'; 'The protection of public health and safety'; 'The support to community services and facilities'; 'The provision of new jobs and support to the local economy'; and 'The involvement of the local community in the design, management and improvement of their environment', result in a significant positive impact on the SEA topic. The principles advocate improvements in the quality of life for Borders residents as well as the empowerment of communities in planning decisions.
PMD2: Quality Standards (G1) - Ensure all development is of a high quality - Provide guidance to developers - Help meet place making principles as expressed by national guidance	Material Assets	✓ The policy references properly connected streets, adaptability of buildings and spaces, and accessibility for waste vehicles. All of these measures will lessen the impact of increased infrastructure provision, ensuring development is more sustainable.
	Population and human health	✓ Properly connected streets, adaptability of buildings and digital connectivity all bring potential to improve the quality of life for Borders residents i.e. through accessibility, housing provision or increased economic/consumer opportunity
PMD3: Land Use Allocations - Details the requirements surrounding the respective	Material Assets	✓ States that subsidiary uses may be appropriate within housing sites, allowing for waste/recycling or renewable energy generation infrastructure to be developed. This brings a positive effect as by locating these facilities close to housing there is less need for additional infrastructure.

development allocations	Climatic Factors	✓✓ The potential for renewable energy generation and/or waste/recycling infrastructure allows for development to take place that helps achieve national policy targets associated with the Zero Waste Plan and renewable energy targets.
ED3: Town Centres & Shopping Development - Helps guide new shopping development to existing centres, & encourages appropriate mix of town centre uses	Landscape & townscape	✓ Promotion of town centres reduces pressure on edge of/out of town greenfield land, which brings a positive effect on the landscape. In addition there is the potential for improvements to be made to the town centres, which is a positive effect on the townscape
	Population and human health	✓✓ Promotion of town centres brings a significant positive score as development will be located close to existing services, housing and employment, this means it is accessible to residents. In addition it is likely to be reachable by sustainable transport methods.
ED4: Core Activity Areas in Town Centres (New Policy) - To aim to increase activity in Core Activity Areas in Town Centres by supporting a wider range of commercial uses	Air	0
	Biodiversity, flora & fauna	0
	Soil	0
	Water	0
	Climatic Factors	0
	Cultural heritage	0
	Landscape & townscape	✓ Encouraging diverse commercial interests in town centres brings the opportunity to regenerate or fill vacant and/or derelict units and land. This brings a positive effect on the townscape.
	Material assets	0
	Population & human health	✓✓ Encouraging increased activity in town centres brings economic and quality of life benefits to Borders residents. In addition town centres are accessible by sustainable transport methods.
ED5: Regeneration (New) - Identifies sites for	Air	✓ Regeneration on brownfield land should help to minimise additional motorised journeys as the development will be

redevelopment to encourage a variety of uses which support bringing land back into productive use		located close to existing services, housing and infrastructure. This brings a positive score by minimising harmful emissions
	Soil	✓✓ There is a significant positive effect because regeneration on brownfield land lessens the pressure on greenfield land which protects the soil resource preventing harmful emissions and loss of prime agricultural land. In addition redevelopment of brownfield land brings the opportunity for the re-use of contaminated land
	Water	0
	Climatic Factors	✓ The combination of minimising emissions through avoidance of soil disturbance and minimisation of motorised journeys results in a positive effect on the SEA topic
	Cultural heritage	✓ Redevelopment brings potential to enhance derelict/rundown buildings and this brings a positive effect on cultural features such as listed buildings and/or conservation areas
	Landscape & townscape	✓ Redevelopment of brownfield land lessens the pressure on greenfield land at the edge of/or out of towns, and this is a positive impact on the landscape. In addition there is also positive impacts on the townscape as redevelopment of derelict/rundown buildings will enhance Borders towns
	Material assets	✓ Redevelopment of brownfield land should require less infrastructure development than at out of/edge of town locations and this means the development is more sustainable
	Population & human health	✓✓ The policy brings the potential to improve Borders residents quality of life as their built environment is improved; they have increased opportunity for economic benefits (employment, choice of services) and they have a greater choice of accessible services
ED6: Digital Connectivity (New) - To encourage digital connectivity in the Scottish Borders i.e.	Air	✓ Encouragement of digital connectivity contributes to reducing motorised transport journeys and this brings a positive effect as harmful emissions are reduced.
	Biodiversity, flora & fauna	0

through fibre-optic broadband	Soil	✓ A positive knock-on effect is that the need for additional land for business and industrial land is lessened as people can work from home or have goods delivered. This avoids soil disturbance and associated harmful emissions and loss of prime agricultural land
	Water	0
	Climatic Factors	✓ The combination of the reduction of emissions as a result of less motorised journeys, construction, and soil disturbance brings a positive effect.
	Cultural heritage	0
	Landscape & townscape	✓ A positive knock-on effect is that additional land for development is not needed which relieves pressure on out of/edge of town locations
	Material assets	✓ By encouraging digital connectivity the related infrastructure development required should be less than is needed for land servicing to provide additional business and industrial land, this means less emissions from construction and soil disturbance
	Population & human health	✓ Encouraging digital connectivity brings a positive quality of life change as residents have the opportunity to work from home, access a greater range of goods, and take less car journeys (which can lead to a health benefit)
ED9: Renewable Energy Development (D4) (previously not assessed) - Articulates the Council's support for development of renewable energy at appropriate locations. - Sets out the proposals to be considered for	Air	✓ The policy provides for renewable energy generation which should alleviate the need for non-renewable energy generation, such as coal-fired power stations, that bring a negative impact on air quality. Therefore the assessment for this topic is positive
	Biodiversity, flora & fauna	0
	Soil	✓✓ By promoting renewable energy at sustainable locations the potential for emissions from disturbance of carbon rich soils is avoided, in the context of the SEA topic, this is considered a significant positive effect.

development of wind turbine proposals	Water	0
	Climatic factors	✓✓ In providing for renewable energy generation, the policy helps contribute to the national target of renewable energy output equivalent to 100% of Scotland's energy demand by 2020. In addition, there is less reliance on non-renewable energy generation types that release harmful emissions. Finally by only allowing renewable energy to be located in sustainable locations, the policy negates potential adverse effects, such as disturbance of carbon-rich peat soils. The combination of these factors results in a significantly positive effect on the SEA topic.
	Cultural Heritage	0
	Landscape & townscape	✓ Promotion of renewable energy at sustainable locations means that the high quality Borders landscape- and not just the land designated as either NSA or SLA- will be better protected from the impacts of large scale renewable energy developments.
	Material assets	✓ Although promotion of sustainable renewable energy generation schemes will necessitate infrastructure development, in many cases the schemes are small scale and overall it is considered there is less need for infrastructure development that may release emissions through construction and construction traffic.
	Population & human health	✓ Promotion of sustainable renewable energy schemes allows for community or individual benefits, in turn this brings a positive effect on the SEA topic as Borders residents can exploit sustainable economic benefits.
HD2: Housing in the Countryside (D2) - Aims to conserve the Borders countryside by preventing inappropriate housing outside of settlement boundaries	Cultural heritage	✓ The section, 'Rebuilding' is separated out to cover 'Restoration' (D) and 'Replacement Dwellings' (E). Under the new section E it is stated that the proposals should be in keeping with the existing original building in terms of scale, extent, form and architectural character. These changes better articulate the approach to important buildings in the countryside and bring a positive benefit as a result.
	Landscape & townscape	✓ As detailed above there have been structural changes to the policy to better articulate the approach to certain types of building in the countryside; as a result it is considered this bring a positive score to the Topic because a knock-on effect is that the landscape will benefit from an improved approach to development proposals.

<p>HD5: Care and Retirement Homes (previously not assessed)</p> <ul style="list-style-type: none"> - To ensure applications for care and retirement homes take account of identified local need for such facilities 	N/A	No significant effects identified from the policy or revisions.
<p>EP1: International Nature Conservation Sites and Species (NE1)</p> <ul style="list-style-type: none"> - Gives internationally designated sites & species protection from development - Defines potential requirement for appropriate assessment or work to establish presence of protected species 	Biodiversity, flora & fauna	<p>✓</p> <p>The policy is extended to better articulate the protection for European Protected Species by stating that where their presence is suspected there is the necessity for a full assessment of the site and site surrounds in question. This brings a positive effect on biodiversity.</p>
<p>EP2: National Nature Conservation Sites and Species (NE2)</p> <ul style="list-style-type: none"> - Protect nationally important sites & species from development - Avoid adverse effects on 	Biodiversity, flora & fauna	<p>✓</p> <p>The policy is extended to better articulate the protection for nationally important species as defined by the Wildlife & Countryside Act and Protection of Badgers Act. In doing this there should be a positive effect on biodiversity.</p>

site integrity & for mitigation of any acceptable loss of habitat		
<p>EP3: Local Biodiversity (NE3)</p> <ul style="list-style-type: none"> - To safeguard the integrity of habitats and species which have a regional importance - Lists criteria that development should introduce to avoid adverse impacts on and/or to improve local biodiversity 	Biodiversity, flora & fauna	<p>✓✓</p> <p>The policy is extended to better articulate the protection to Borders Notable Species and Habitats of Conservation Concern. Additional criteria are introduced to ensure that development does not bring a net loss in biodiversity value, and an ecosystems approach to habitat creation/restoration is included. The sum of these changes is that there should be a significant level of protection to biodiversity, which is better detailed, and that there will be improvements to the local biodiversity value as a result of development. As a result there is a significant positive impact on the SEA topic.</p>
<p>EP4: National Scenic Areas (EP1)</p> <ul style="list-style-type: none"> - To protect and enhance the scenic qualities of the two National Scenic Areas - Development will be permitted where the designation & landscape value of the site & surrounds will not be compromised, or where a proposal brings social or economic benefits of national importance 	Biodiversity, flora & fauna	<p>✓</p> <p>By introducing the surrounds of designated land development proposals will better consider the use of landscape enhancement measures that may bring a knock-on positive effect on biodiversity</p>
	Cultural Heritage	<p>✓</p> <p>By introducing the surrounds of designated land development proposals will better consider the use of landscape enhancement measures that may bring a knock-on positive effect on cultural heritage features</p>
	Landscape & townscape	<p>✓</p> <p>By introducing the surrounds of designated land the scenic qualities of the designated land will be better protected from adverse effects from development</p>

<p>EP6: Countryside Around Towns (CAT) (EP3) (<i>Not previously fully assessed</i>)</p> <ul style="list-style-type: none"> - To ensure that the identified CAT area is protected - Aims to avoid piecemeal development and coalescence of settlements - States proposals should aim to consider the maintenance and improvement of the environment 	Air	0
	Biodiversity, flora & fauna	✓✓ The protection of the outstanding environment of the CAT area and the requirement for proposals to consider the maintenance and improvement of the environment allows for measures which promote biodiversity, native planting, green network development etc to be pursued.
	Soil	✓ The policy helps to direct development towards brownfield sites or sites within settlement boundaries. In doing so the pressure on agricultural land and/or soils with carbon storage capacity is lessened.
	Water	0
	Climatic Factors	✓ The combination of positive effects on biodiversity, flora and fauna; soil; and population and human health, results in a knock-on positive effect for the climatic factors SEA topic due to the reduced emissions and climate change adaptation work that will be undertaken.
	Cultural heritage	✓ Cultural and historic heritage sites and their setting are protected from piecemeal development which could have adverse effects. In addition there is provision for enhancements to their setting and the access to the sites to be made i.e. through green network measures.
	Landscape & townscape	✓✓ The policy brings a significant positive effect because the outstanding environment of the CAT area is protected from piecemeal development and the coalescence of settlements. In addition measures which may improve the landscape are provided for.
	Material assets	0
	Population & human health	✓ There is a positive effect because by protecting the CAT area from piecemeal development and coalescence, the attributes for which the landscape is protected can be better enjoyed by residents and visitors. In addition there is provision for better facilities and sustainable transport links to be provided.

<p>EP8: Archaeological Sites and Ancient Monuments (BE2)</p> <ul style="list-style-type: none"> - States the Council's position relating to developments that may affect Scheduled Monuments, sites not yet scheduled or regional/ local sites - States support for proposals on national or regional battlefields that seek to protect/conserv/enhance 	Cultural Heritage	<p>✓</p> <p>Improved advice on the setting of historic structures or places through reference of Historic Scotland's Managing Change in the Historic Scotland Environment Guidance Note on Setting, and the introduction of the protection of battlefields through support for proposals which seek to protect conserve &/or enhance landscape characteristics or important features of the battlefield result in a positive effect on the SEA topic.</p>
<p>EP10: Gardens and Designed Landscapes (BE3)</p> <ul style="list-style-type: none"> - States Council will support development proposals that safeguard/conserv sites in the Inventory of Gardens and Designed Landscapes or included in historic gardens and designed landscapes records - Stated development should be of the highest 	Cultural Heritage	<p>✓</p> <p>Design statements are referenced which will help deliver a high standard of design to protect cultural or landscape features, this results in a positive score for the SEA topic.</p>
	Landscape & townscape	<p>✓</p> <p>As for Cultural Heritage.</p>

standard and proposals bringing an adverse impact will be refused - Design statements are encouraged		
EP12: Green Networks (New) - To promote and support developments that enhance green networks - Mitigation if a proposal creates a negative impact - Cognisance of the Network from proposals that require to cross it	Air	✓ Protection of green networks will ensure sustainable transport routes (like former railways) can be enhanced and used to provide alternatives to roads, as a result there is a positive score because harmful emissions are reduced.
	Biodiversity, flora & fauna	✓✓ Protection of green networks brings significant opportunity for the increased conservation of species and habitats, as well as the creation of new habitats, including within the water environment. This provides the opportunity for increased biodiversity in the Borders and is a significant positive score for the assessment.
	Soil	0
	Water	✓✓ Protection of green networks has the potential to include the water environment, thus giving the opportunity for the conservation and enhancement of water based habitats and species. In addition green network protection helps the potential of the development of natural flood management proposals, and other measures to ensure improvement of water quality. The combination of these effects results in a significantly positive score.
	Climatic Factors	✓✓ Protection of green networks allows for the potential for elements to individually and cumulatively contribute to climate change mitigation and adaptation; these elements include natural flood management, increased planting, and sustainable transport routes. The sum of this is that there is a significant positive impact on the SEA topic.
	Cultural heritage	✓ Protection of green networks allows for the benefits to the Borders cultural/historic assets to be explored i.e. through enhancements to access routes or the setting of such assets; this brings a positive assessment score.
	Landscape & townscape	✓ Protection of green networks allows for the benefits to the Borders landscape to be explored i.e. increased planting or natural flood management etc; this brings a positive assessment score.
	Material assets	0

	Population & human health	✓✓ Protection of green networks allows for the benefits to human health/quality of life to be developed i.e. development of sustainable transport routes, access to the countryside etc. There is a significant positive impact on the SEA topic as a result.
IS1: Public Infrastructure and Local Service Provision (Inf12) (Previously not assessed) - To prevent any development that would adversely affect future public infrastructure and local service provision	Material assets	✓✓ Prevention of development that may have adverse impacts on necessary infrastructure is considered a significant positive impact. It is considered important that future development is as sustainable as possible and that infrastructure provision is an integral part of this
	Population & Human Health	✓✓ The protection of local service provision is significantly positive on this SEA topic because it is considered vital to the protection of the vitality of the many towns and villages of the Borders.
IS2: Developer Contributions (G5) (Previously not assessed) - To provide guidance on how the Council intends to comply with planning advice on Section 75 Planning Agreements	N/A	This policy does not affect any of the SEA topics.
IS3: Developer Contributions Related to the Borders Railway (G6) (Previously not assessed) - To seek developer contributions towards the cost of reinstating the	Population & Human Health	✓ It is considered there is an indirect positive effect on the SEA topic. The generation of funds through developer contributions will help to deliver the Borders Railway which in turn will bring positive impacts on the Borders population, particularly those in the Central SDA.

Waverley Railway Line in postcode sectors where housing will benefit from the line		
IS4: Transport Development & Infrastructure (Inf 1) - Articulates the Council's support for schemes to provide new & improved infrastructure	Air	✓ The policy promotes initiatives to improve the rail network in the Borders, as well as proposals for transport infrastructure that are sustainable and that do not have adverse impacts on the environment and this is considered to bring a positive impact on the SEA topic as it will help minimise harmful emissions from motorised transport.
	Biodiversity, flora & fauna	0
	Climatic factors	✓ It is considered there is a positive score because sustainable transport proposals will help minimise harmful greenhouse gas emissions.
	Material Assets	✓ There is a positive score because sustainable transport proposals will entail infrastructure development which does not adversely affect the environment and is sustainable in its execution
	Population and human health	✓✓ Promotion of sustainable transport proposals, particularly expansion of rail in the Borders, provides residents with the opportunity to reach a wider job market and a greater range of services. Other sustainable proposals give the potential of health benefits and quality of life improvements.
IS8: Flooding (previously G4) - General principle new development should not be permitted if it would be at significant flood risk from any source/increase flood risk elsewhere	Biodiversity, flora & fauna	✓ Promotion of natural flood management has the potential to bring biodiversity, flora and fauna benefits through the creation and restoration of woodland and wetlands
	Water	✓✓ The Proposed Plan (PP) revised policy mentions the Council's work to improve flood prevention and mitigation measures including the Flood Protection Scheme Implementation Programme; intention to produce Supplementary Planning Guidance (SPG) on Flooding, including natural flood management; participation in studies etc to help establish suitable measures for natural flood management

<ul style="list-style-type: none"> - Certain development on land which is 0.5%> will not be permitted i.e. civil infrastructure - Provides requirements for developers i.e. a FRA 	Climatic Factors	<p>✓</p> <p>Flood Protection Schemes cover various time scales and will be able to factor in changes anticipated due to climate change. The work undertaken on natural flood management will also be used to mitigate and prevent the risk from increased flooding due to climate change</p>
<p>IS9: Waste Water Treatment Standards and Sustainable Urban Drainage</p> <ul style="list-style-type: none"> - To achieve satisfactory disposal of sewage and to maintain and improve standards of public health. - Establishes the Council's hierarchy of preference for dealing with waste water associated with new development 	<p>The policy is now an amalgamation of the previously assessed policies, Waste Water Treatment Standards (Inf 5) and Sustainable Urban Drainage (Inf6); however the previous assessment undertaken is still relevant.</p>	
<p>IS14: Crematorium Provision (Inf 12a) (Previously not assessed)</p> <ul style="list-style-type: none"> - Sets out parameters for any future crematorium application 	Air	<p>✓</p> <p>Indirectly the policy helps to maintain the high standard of air quality in the Borders. This is achieved through siting criteria which should ensure that the emissions from the workings of the crematorium, and the emissions of people accessing the facility, do not have adverse impacts on air quality. This brings a positive impact on the SEA topic.</p>
	Material Assets	<p>✓</p> <p>Indirectly the policy brings a positive impact on the SEA topic. This is because the appropriate siting and parameters of a new facility will help the Council achieve efficiency in resources such as road development.</p>
<p>IS15: Radio Telecommunications (Inf8) (Previously not assessed)</p>	Biodiversity, Flora & Fauna	<p>✓</p> <p>The policy has a positive impact on the SEA topic. This is because the policy seeks to minimise environmental impact of this type of development and it is considered that an important part of this would be to protect the natural heritage of the Borders.</p>

<ul style="list-style-type: none"> - Sets out Council position to support expansion/diversification of the telecommunications industry but in ways which minimise its visual and environmental impact 	Landscape & Townscape	<p>✓</p> <p>The policy has a positive impact on the SEA topic. This is because the policy seeks to minimise the visual and environmental impact of this type of intrusive development, as a result the high quality Borders landscape is protected from inappropriate siting and associated development.</p>
<p>IS16: Advertisements (BE5) (Previously not assessed)</p> <ul style="list-style-type: none"> - To ensure that advertisements/signs do not adversely affect local character, amenity, or safety either within the countryside or within built-up areas 	<p>It is not considered that this policy results in development that would impact on any of the SEA topics.</p>	

Appendix 4 Settlement Based Assessments

Addendum to the Environmental Report

Scottish Borders Council: Proposed Plan

Eastern SDA 1 and 2 Maps (Maps 1-8; each settlements map is referenced in brackets)

Duns (1)

- 1.1 The Duns map shows that there are two main constraints evident; prime quality agricultural land and landscape capacity issues. The Berwickshire area contains a significant amount of arable land located on largely brown earthy soils and as a result there is a lot of farming land. It would be hard to avoid allocating sites in Duns, and Berwickshire as a whole, without locating it on prime agricultural soil. It is not considered that the allocations identified result in a negative effect due to loss of agricultural land because they are located within the existing settlement boundary and are unlikely to be used for agriculture/farming processes.
- 1.2 The Borders Landscape Capacity Assessment (1998) 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 new allocation at ADUNS023 should help to direct development southward into an area identified for longer-term development, thus avoiding pressures elsewhere around the settlement.

Preston (1)

- 1.3 As for Duns, the allocation is located on prime agricultural land and the same consideration as discussed applies. Preston is a very small village and redevelopment will need to carefully consider scale and context.

Coldingham (1)

- 1.4 Again, the allocation requires consideration of prime agricultural land and the same argument as before applies. In addition, Coldingham is a historic village with development having occurred around the old Priory and the three Burns. It is not considered that the allocation will bring any negative effects, but archaeological evaluation may be necessary.

Eyemouth (1)

- 1.5 The map shows that the coastal area of Eyemouth and the main shopping and amenity area of the High Street have a number of constraints. The two redevelopment options give the opportunity to enhance the Conservation Area, but at the same time development will have to be sensitive in line with Local Development Plan (LDP) policy. The harbour area of Eyemouth is at risk of Coastal Flooding however the area is already built up and there should be no exacerbation of any risk from redevelopment; however there should be avoidance of certain land uses. It is not considered there would be any negative effects on the Special Landscape Area (SLA) from development, as the sites are within the settlement boundary and cover small areas.

Reston (2)

- 1.6 The allocations identified do not raise potential for significant effects; BR6 is located on prime agricultural land but it is within the settlement boundary and is not used for agricultural/farming processes. There may need to be archaeological investigation before development at BR5.

Hutton (2)

- 1.7 The allocation identified does not raise significant effects. BHU2B is located on prime agricultural land but it is within the settlement boundary and is not used for agricultural/farming processes, there may need to be archaeological investigation at the north west. Hutton is a small village and development will need to take into account the scale and context of the village.

Ayton (2)

- 1.8 The allocated site at Ayton is located away from the Conservation Area but there is still the possibility of archaeological remains, however some development has taken place on site and there have been no issues. The site brings the potential for sustainable transport links through the rest of the village and to the Local Plan Amendment site next door (not shown on map).

Chirnside (2)

- 1.9 The site identified is partially developed and no environmental constraints are identified. The site can be shown to be in a sustainable location as it is infill within the settlement and is adjacent to a Right of Way which leads to the town centre.

Central SDA

Earlston (1)

- 1.10 The Earlston map highlights the extent of flood risk in the town and each of the allocations shown are located at least partially within the area identified. In addition, the Turfford Burn is also designated as part of the River Tweed Special Area of Conservation (SAC) and runs through the two redevelopment sites shown. On the face of it the southern side of Earlston is significantly constrained in terms of flood risk; however the fact that the area is already built up shows that development can be achieved. To mitigate potential impacts Flood Risk Assessments will be required and some uses may not be appropriate. It will be important to avoid exacerbation of the identified risk, particularly when future climate change is considered. Redevelopment should be able to take place without adverse effects on the integrity of the Turfford Burn, for example the new high school has been built with the burn running through the site. Proposed Plan policy and legislation will require that a Habitats Regulations Appraisal (HRA) is undertaken on any proposal which may bring likely significant effects on the Turfford Burn.

Heiton (1)

- 1.11 The settlement is located on prime agricultural land however it is not considered that there is any negative effect involved in allocating the two sites identified. This is for the

same reason as discussed at Duns above. There is a positive benefit in that both the sites have good sustainable transport links to the surrounding countryside.

Sprouston (1)

- 1.12 There are no significant constraints identified on the site, RSP2B; although some archaeological investigation may be required. Development will need to take into account the character of Sprouston, which is a small, attractive village.

Clovenfords (1)

- 1.13 The site, EC6 is located on land identified as being at risk of flooding and as being part of the River Tweed SAC. As a result development of the site will need to avoid adverse effects; this is likely to be achieved by planting or SUDS creation on the eastern boundary. The site also bounds the Tweed, Ettrick and Yarrow Confluences SLA and to avoid negative impacts on the landscape it is likely planting will be required to define the edge of the settlement and to ensure a better fit.

Darnick (1)

- 1.14 Darnick is located within the Central SDA on the well developed corridor of the A6091. However this area is also well designated for its outstanding landscape, as shown by the National Scenic Area (NSA) and SLA designations. There is a risk of coalescence in this area, which is shown on the yellow landscape constraint; the site, EM9B is removed from this constraint, within the settlement boundary. EM9B will need to avoid exacerbation of the flood risk identified on the eastern part of the site and a Flood Risk Assessment will be required. It is also possible that archaeological investigation will be required as the site is located adjacent to the old railway line.
- 1.15 There is the possibility of positive benefits due to the outstanding setting and the availability of sustainable transport links to the countryside and nearby settlements.

Tweedbank (2)

- 1.16 The railway station is located in a highly sustainable location, able to serve the population and industrial land located around it and using previously developed land. the landscape constraint to the north should not be relevant because it is associated with the change in level on that part of the land which would be seen to breach the settlement edge.

Newtown St Boswells (2)

- 1.17 The two allocated sites are within the NSA but they are also within the settlement boundary and can therefore be developed without negative effects. The housing site, ENT4B, may require a Flood Risk Assessment as the land adjacent is identified on the 1:200 strategic flood risk layer.

Melrose (2)

- 1.18 The two sites are located within the National Scenic Area, although they are also both within the settlement boundary, and both are relatively well screened, and fit well into the landscape. The site at EM32B is significantly developed already and therefore the archaeological features are not applicable; there may need to be some archaeology investigation at EM4B. Both sites have positive effects in that they are

located in attractive settings with sustainable transport links available to nearby services and employment options.

Jedburgh (3)

1.19 The redevelopment sites located in the centre of Jedburgh are subject to a number of constraints, including the River Tweed SAC and flood risk. However the areas in question are already built up and as long as there is adequate mitigation to avoid adverse effects built into site requirements it is not envisaged that there will be negative environmental effects. On the eastern edge the housing sites identified will need to take cognisance of the SLA (sites RJ30B and RJ2B), and the rural, detached character of the land to the east (RJ14B) however both of these constraints are adjacent to the allocations and it is likely structure planting can be used to contain the development. All of the sites shown are considered to be sustainable in terms of access to Jedburgh.

Kelso (4)

1.20 The two MIR options for Kelso, AKELSO21 and AKELSO22 are both included in the Proposed Plan, and aside from the loss of prime agricultural land they do not have any constraints which would bring the potential for negative impacts. There are no constraints identified at RKE17B and the situation is similar for the site, RKE15F; the landscape constraint adjacent to this allocation is not relevant as it refers to that land not being suitable for expansion 'due to the physical and perceptual distance from the existing settlement'. The site at RKE12B will require a Flood Risk Assessment to establish the degree of flood risk and a Habitats Regulations Appraisal to avoid adverse effects on the integrity of the River Tweed SAC, cognisance of the Tree Preservation Order will also be required.

Galashiels (5 & 6)

1.21 The Galashiels East map shows that the settlement has a number of significant constraints evident, mainly associated with the River Tweed and associated SAC, and flood risk. However it must also be noted that the settlement has grown along the route of the river, in the valley. Therefore proposed development should respect this and, to avoid significant effect from flood risk and/or avoid damage to the integrity of the SAC, mitigation measures will have to be identified for any development proposed at ZED2 and RGALA003. It may also be necessary to investigate archaeological features. AGALA029, which was a MIR option, is allocated in the Proposed Plan for housing. The site has a lengthy history given its proximity to Abbotsford House; however any issues regarding impacting the listed-building have been dismissed by Historic Scotland. Flood risk and potential impact on the SAC have been considered in the assessment but it is judged that due to the topography of the site (significantly above the river), as well as a significant tree-belt between the river and the site, that there will be no impact on either constraint.

1.22 The Galashiels west map shows that the site zRO4 and zRO6 will need to consider the same issues as for ZED2 above, due to their location adjacent the water. There may also need to be archaeological investigation at development of these sites and EGL19B. It is judged that the two redevelopment sites, RGALA002 and RGALA004, will not bring significant negative impacts but that archaeological investigation may be required at the former. The site, AGALA027 was identified in the MIR and it will be carried forward into the Proposed Plan. The map shows that the site is located on land constrained due to the 'steep, often exposed gradients' & the 'north facing aspect'

which limits solar gain. However, there has been development on the adjacent site and sensitive design with appropriate landscaping will ensure potential impacts are mitigated. Landscape considerations will also be important at EGL43 due to its location within the SLA; however the site covers a small area and it not considered to bring a significant negative impact.

Hawick (7)

1.23 The picture in Hawick is similar to that in Galshiels. The map shows that the various redevelopment sites will need to consider the potential effects from flood risk, as well the need for any construction work to avoid adverse impacts on the River Tweed SAC. It is considered that mitigation measures such as flood risk assessment and HRA will avoid negative effects. In addition Council policy will prevent certain uses, due to flood risk, and provide for protection of the SAC. In some instances archaeological investigation will be necessary, as will any potential impacts on Listed Buildings.

Selkirk (8)

1.24 Selkirk is also situated on a river and therefore the same constraints apply as discussed for Galashiels and Hawick; this is the case for the housing site ESE10B. The housing site will also need to be designed carefully so as not to negatively impact on the Special Landscape Area, site requirements will need to mention this point. Towards the town centre there may be the need for archaeological investigation when any redevelopment occurs. Listed buildings are not considered to be a significant issue but the site RSELK004 is located within the Conservation Area and so there is opportunity to improve the townscape but also risk that the development is not sensitive to the character of the area. Site requirements will be necessary to ensure an appropriate proposal is put forward. The redevelopment site zRO200 and housing site ESE2 are also adjacent to the SLA and their development will need to consider the surrounding landscape, site requirements should be provided to ensure this occurs in any proposal. For zRO200 there also needs to be consideration of flood risk.

Western SDA

Peebles (1)

1.25 The map shows that the surrounds of Peebles are either designated as a SLA or constrained in the Landscape Character Assessment. It is considered that the majority of the allocations avoid these designations; however some mitigation will be required to ensure no negative impact, particularly for APEEB041 at the northern edge of Peebles. The sites, TP7B, TP200 and APEEB041 will require Flood Risk Assessments because parts of their site area are on land within the 1:200 flood risk map. All the sites shown are located away from the River Tweed SAC and no HRA will be necessary for proposals.

Innerleithen (2)

1.26 In Innerleithen the river and associated SAC are a significant consideration for the redevelopment allocation RINNE001 and business and industrial use at zEL16. As previously discussed site requirements and adherence to Council policy on flood risk and international nature designations will be important mitigation measures. Other constraints identified include the need for archaeological investigation (zRO9 and RINNE001), and consideration of the impact on listed buildings (zRO9). Again,

mitigation measures can be identified in the site requirements for these allocations to avoid adverse effects.

Walkerburn (2)

1.27 The map shows that Walkerburn has a complex set of constraints and that the redevelopment allocation, ZR200, will need a comprehensive set of site requirements to avoid significant environmental effects. The hazard zones will require consultation with the health and safety executive, to establish how design of a proposal can avoid impact on the pipe-lines and vice-versa. In addition to this there will require to be assessment of the ground to establish the nature of any contamination and what remedial work will be required. In addition to this, there will also be a requirement for a flood risk assessment to avoid adverse effects from the identified flood risk.

Appendix 5 (a) MIR Process Sites against SEA Topics: Sites to be included in the Proposed Plan

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<ul style="list-style-type: none"> - assessment of Cammo House historical background, an historic building survey and perhaps other works to mitigate impacts. - Flood Risk Assessment, although site has existing planning permission 									
REYEM002 - Eyemouth	✓	✓	✓	0	✓	x Consideration of Conservation Area	✓	0	✓✓
Comment <ul style="list-style-type: none"> - principle of development already established on site - the site has a planning brief on it which has been subject to the SEA process and makes reference to careful consideration of the Conservation Area - the allocation that will be included in the Proposed Plan makes a small adjustment in the south western corner and this is not considered to be significant 									
REYEM003 - Eyemouth	✓	✓	✓	0	✓	x Consideration of Conservation Area	✓	0	✓✓
Comment <ul style="list-style-type: none"> - principle of development already established on site - within walking distance of Eyemouth town centre and this should help minimise car journeys, as well as promoting the benefits of sustainable transport - helps relieve pressure for development on the edge of Eyemouth - potential to improve townscape of Eyemouth 									
Mitigation <ul style="list-style-type: none"> - adherence to LDP policy, EP9 Conservation Areas 									
REYEM005 - Eyemouth	✓	✓	✓	x Coastal flood risk	✓	x In Conservation Area. C-Listed building. Potential archaeological interest.	✓	0	✓✓
Comment <ul style="list-style-type: none"> - principle of development already established on site - the assessment for this site with regards to the positive benefits is the same as for REYEM003 above. 									
Mitigation <ul style="list-style-type: none"> - Flood Risk Assessment (although the site is already developed) - adherence to LDP policy EP9, Conservation Areas - dependent on the nature of the redevelopment archaeological works may be necessary 									
MREST001 - Reston	0	✓	✓	0	✓	0	✓	0	✓✓

Comment

- this site was previously allocated in the CLP (zR013) and has a planning brief which was subject to SEA.
- MREST001 changes the use to mixed use from redevelopment. This is not considered significant in terms of SEA.

Mitigation

- The brief states that careful consideration should be made regarding the B-listed Auction Mart building
- The site has planning permission and this has dealt with flood issues.

CENTRAL SDA

REARL001 - Earlston	✓	x River Tweed SAC runs through the site.	0 Possible contamination.	x The site is identified as being at risk of flooding.	✓	0 Possible archaeological interest.	0	0	✓✓
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Comment

- principle of development already established on site
- the site is highly accessible to services
- redevelopment brings opportunity to improve the townscape and help relieve pressure on the landscape surrounding Earlston
- it is considered that despite the River Tweed SAC designation, and the flood risk, there is already development along the Turrford Burn and as such redevelopment can be achieved with minimal negative environmental impact

Mitigation

- appropriate assessment to ensure no adverse impact on site integrity of River Tweed SAC
- Flood Risk Assessment (although the site is already developed)
- investigation of archaeological interest

RGALA002 - Galashiels	✓	✓	✓	0	✓	0 Archaeological interest & 3 C-listed buildings associated with Kirk Brae	✓	0	✓✓
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Comment

- principle of development already established on site
- the site is located within walking distance of services
- there is potential to enhance the townscape and help relieve pressure on the landscape surrounding Galashiels
- minimises adverse effects on soil and biodiversity.
- the Council's archaeologist has commented there are no known archaeological implications

Mitigation

- adherence to LDP policy EP7 Listed Buildings

RGALA003 - Galashiels	✓	x Adjacent to River Tweed SAC and phase 1 habitat	✓	x Flood risk	✓	0	0	0	0
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Comment

- the principle of development is already established on site
- the positive benefits are the same as for RGALA002 above

Mitigation

- appropriate assessment to avoid likely significant effect (LSE) on River Tweed SAC site integrity; site clearance outside of breeding season; surveys for protected species
- Flood Risk Assessment (although the site is already developed)

RGALA004 - Galashiels	✓	✓	✓	0	✓	0	✓	0	✓✓
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Comment

- principle of development already established on site
- the positive benefits are largely similar as for RGALA002 above

Mitigation

- None identified

AGALA027 - Galashiels	✓	0	x Site would mean loss of agricultural	0	x Site is in prominent	0	0	0	✓
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			land. Development requires significant earth moving		north facing slope, elevated from rest of Galashiels				
<p>Comment</p> <p>- the site was included in the MIR as a preferred option and site requirements were indicated. Consultation comments have not added to the previous findings.</p> <p>Mitigation</p> <p>- the existing site requirement from the MIR, stating there should be substantial planting on the south western boundary, should mitigate the impact of the development from the prominence of the north facing slope</p>									
AGALA029 - Galashiels	✓	0 Site is adjacent to River Tweed SAC. However there is a road and steep bank in between and it is not considered significant effects are possible	0	x Part of site is within the 1:200 year flood risk envelope. However the site is significantly elevated from the river and flood risk is highly unlikely	x Site is located adjacent to Tweed, Ettrick & Yarrow Confluences SLA and adjacent to Abbotsford GDL, with protected trees on the south east edge	0 There may be archaeological interest. Previous objections from Historic Scotland on this site have been removed	0	0	✓✓
<p>Comment</p> <p>- the site was included in the MIR as a preferred option and site requirements were indicated. It is not considered consultation responses add anything to the assessment of the site.</p> <p>Mitigation</p> <p>- the planting indicated in the MIR should be sufficient to ensure any development fits within the landscape. In addition, it should help to bolster protection from</p>									

- the principle of development is already established on the site
- the positive elements of the assessment are covered in the assessment for RHAWI010

Mitigation

- adherence to policy, EP9 Conservation Areas

RHAWI013 - Hawick	✓	x Adjacent to River Tweed SAC. Possible EPS	0 Possible contamination.	x Site is identified as being at risk of flooding	✓	x Possible archaeological features	✓	0	✓✓
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Comment

- the principle of development is already established on site
- the positive elements of the assessment are covered in the assessment for RHAWI010

Mitigation

- appropriate assessment to avoid LSE on site integrity of the River Tweed SAC; EPS and birds survey
- investigation of possible contamination
- basic Flood Risk Assessment (although the site is already developed)
- investigation of possible archaeological features

RHAWI014 - Hawick	✓	x Adjacent to River Tweed SAC.	0 Possible contamination.	x Site is identified as being at risk of flooding	✓	0	✓	0	✓✓
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Comment

- the principle of development is already established on site
- the positive elements of the assessment are covered in the assessment for RHAWI010

Mitigation

- appropriate assessment to avoid LSE on site integrity of the River Tweed SAC;
- investigation of possible contamination
- basic Flood Risk Assessment (although the site is already developed)

RHAWI015 - Hawick	✓	x Adjacent to	0 Possible	x Site is	✓	0	✓	0	✓✓
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		River Tweed SAC.	contamination.	identified as being at risk of flooding					
Comment <ul style="list-style-type: none"> - the principle of development is already established on site - assessment is the same as for RHAWI014 									
RHAWI016 - Hawick	✓	x Adjacent to River Tweed SAC.	0 Possible contamination.	0	✓	x C-listed building	✓	0	✓✓
Comment <ul style="list-style-type: none"> - the principle of development is already established on site - the positive elements of the assessment are covered in the assessment for RHAWI010 									
Mitigation <ul style="list-style-type: none"> - investigation of possible contamination - adherence to LDP policy, EP7 listed buildings - appropriate assessment to avoid LSE on site integrity of the River Tweed SAC; 									
RJEDB002 - Jedburgh	✓	x Adjacent to River Tweed SAC. Possible EPS	0 Possible contamination	x Site is at risk of flooding	✓	0 Buildings on site are an important part of Jedburgh's industrial heritage	✓	0	✓✓
Comment <ul style="list-style-type: none"> - the principle of development is already established on site - the site is located close to services and sustainable transport links are available minimising car journeys - development would help relieve pressure on the land surrounding Jedburgh in terms of soil and biodiversity resources and pressure on greenfield sites 									
Mitigation <ul style="list-style-type: none"> - appropriate assessment to avoid LSE on site integrity of the River Tweed SAC; EPS and birds survey - investigation of possible contamination - Flood Risk Assessment - retention of buildings where possible, historic building recording if not possible; archaeological excavation monitoring 									

AKELS021 - Kelso	✓	0	x Prime agricultural land	0	0	0	✓	0	✓
Comment - The site is listed as an alternative option in the MIR and site requirements were listed; part of the site was subject to SEA as a part of the Local Plan Amendment (SKELS001) and no significant environmental issues were discovered									
AKELS022 - Kelso	✓	0	x Prime agricultural land	0	0	X Hendersyde Park Garden & Designed Landscape (GDL)	✓	0	✓
Comment - The site is listed as a preferred option in the MIR; part of the site was subject to SEA as a part of the Local Plan Amendment (SKELS002) and mitigation issues have been incorporated into the site requirements in the MIR. These will be taken forward into the LDP.									
Mitigation - In their response on the MIR Environmental Report, Historic Scotland state that the Designed Landscape at Hendersyde should be considered and negative impacts guarded against in site requirements.									
DKELS001	0	0	0	0	0	0	0	0	✓
Comment - The site is intended for a replacement Kelso High School. It is located within the settlement boundary to the north of Kelso; yet still highly accessible from the majority of houses and Kelso town centre. There are no constraints evident on the site. A new high school will bring benefits to the population of Kelso through improvements to educational and community facilities.									
Mitigation - It is not considered that any mitigation is required. There will need to be consideration of the edge of town location in terms of landscape impact, this is picked up on in the site requirements in the Proposed Plan.									
RKELS002	✓	0	✓	0	✓	X The original Kelso High School building is B- Listed. Site is adjacent to the Conservation Area	✓	0	✓

Comment

- the principle of development is already established on site
- the site performs well in the assessment as it is a redevelopment option located close to the centre of Kelso and so accessible to sustainable transport links. In addition redevelopment avoids pressure on edge of/out of town centre land. In addition redevelopment gives the opportunity for improvement to the townscape; the chance for additional business and or housing; and has indirect benefits to climate change targets, as emissions are minimised.

Mitigation

- As the High School building is listed any proposals will have to adhere to Local Plan policy on Listed Buildings. These matters are picked up on in the site requirements in the Proposed Plan.

BSELK002 - Selkirk	0	x Site is located adjacent to the River Tweed SAC. Possible EPS presence	0	0	0 Site is adjacent to the Tweed, Ettrick & Yarrow Confluences SLA	0	0	✓	✓
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Comment

- The site is located within the existing business and industrial uses, and it has an established road link, therefore additional infrastructure development should be minimised
- Allocation of the site brings the potential for land that can provide employment within walking distance of houses and other services in Selkirk
- It is not considered redevelopment will bring any negative impacts on the adjacent SLA

Mitigation

- appropriate assessment and EPS survey

BSELK003 - Selkirk	0	x Site is located adjacent to the River Tweed SAC. Possible EPS presence	0 Possible contamination	0	0 Site is adjacent to the Tweed, Ettrick & Yarrow Confluences SLA	X Investigation of possible archaeological interest	0	✓	✓
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- The positive elements of the assessment are the same as for BSELK002 above

- appropriate assessment and EPS survey
- investigation of archaeological interest

Comment	
	<ul style="list-style-type: none"> - the principle of development is already established on site - the site is located close to services - the site would help improve the townscape, and relieve pressure on the edge of the settlement with regards to the soil resource and biodiversity value

- None identified

Comment
- The assessment is as for RSELK003

ATWEE001/	✓	✓	✓	0	✓	0	✓	0	✓✓
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- the site is accessible to services and has potential for sustainable transport links.
- the site is brownfield and will help lessen the pressure on biodiversity, the soil resource and greenfield land on the surrounds of the settlement.

- None identified

MCARD006	0	x	✓	x	x	x	0	0	✓
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Comment

Comment

<ul style="list-style-type: none"> - The site was allocated in the MIR as a preferred option; in addition the site has planning permission on it. It is considered that any environmental issues identified in the assessment will have been dealt with in the determination of the planning application 									
MCARD007 - Cardrona	0	x	✓	x	x	x	x	0	✓
Comment <ul style="list-style-type: none"> - The site was allocated in the MIR as a preferred option; in addition the site has planning permission on it. It is considered that any environmental issues identified in the assessment will have been dealt with in the determination of the planning application 									
RINNE001 - Innerleithen	✓	x Adjacent to River Tweed SAC	0 Possible contamination	x Site is at risk of flooding	0	x Possible archaeological interest	0	✓	✓
Comment <ul style="list-style-type: none"> - the principle of development is already established on site - the site is located within the settlement boundary and there is the potential for sustainable transport links to services and relief of development pressure on the surrounds of Innerleithen - the site already has road access and is in close to proximity to other services, this should minimise the need for additional infrastructure 									
Mitigation <ul style="list-style-type: none"> - Flood Risk Assessment - investigation of possible archaeological interest - appropriate assessment of possible LSE on site integrity of River Tweed SAC - investigation of possible contamination 									
APEEB021 - Peebles	✓	0	0	0	x	0	✓	0	✓✓
Comment <ul style="list-style-type: none"> - the site is identified in the MIR as a preferred option and site requirements are provided; consultation responses have not added anything further 									
APEEB041 - Peebles	✓	0	0	x	xx	0	0	0	✓✓
Comment <ul style="list-style-type: none"> - the site is identified in the MIR as an alternative option and site requirements are provided; consultation responses have not added anything further 									

Appendix 5 (b) MIR Process Sites against SEA Topics: Sites not to be included in the Proposed Plan

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

Central SDA Site and Settlement	SEA Topic								
	Air	Biodiversity	Soil	Water	Landscape & Townscape	Cultural Heritage	Climatic Factors	Material Assets	Population & Human Health
ABOWD006 - Bowden	x Development would bring a rise in car journeys but not to a significant level	0	x The site would result in the loss of agricultural land	0	x x The site is located within the NSA and the scale proposed could bring a significant negative effect	x x The site is located within the Conservation Area and the scale proposed could bring significant adverse impact on its character	x The combination of the other Topics brings a negative score to Climatic Factors	0	0
Comment <ul style="list-style-type: none"> - Bowden is located within the Central SDA and is an attractive area to live with sustainable links to settlements nearby. - From an environmental perspective the site is not appropriate due to the likely negative impact on the NSA and the Conservation Area, which would adversely affect the landscape and townscape and the cultural heritage 									
ABOWD007 - Bowden	x	x Moderate biodiversity interest, phase 1 habitat &	x	0	x x	x Adjacent to Conservation Area	x	0	0

		adjacent to local biodiversity site (LBS)							
Comment - The assessment for ABOWD007 is similar to that done for ABOWD006 above, except for the Biodiversity and Cultural Heritage topics - Again the site is not considered appropriate because of the likely negative impact on the landscape and townscape of Bowden									
ABOWD005 - Bowden	x	0	x	0	x x	xx	x	0	0
Comment - The assessment is exactly the same as for ABOWD006.									
ACRAI003 - Crailing	x Development would bring increased car journeys, increasing emissions but not to a significant level	0 Minor interest	x Site is located on prime agricultural land	0	0 Site is in open countryside	0	x The combination of negative scores for other topics brings a negative score for Climatic Factors	0	x There is a lack of sustainable transport routes in the area. Crailing has no services.
Comment - Although it must be remembered that the Borders is a rural area and that development at smaller settlements is appropriate, it is considered that this site does not score well from an environmental perspective and that there are more sustainable options available which should be carried forward.									
MDARN001 - Darnick	✓	0	x The site is in open countryside and may result in the loss of	x The Coats Burn should be safeguarded; no development should be undertaken on	xx The site is located within the Countryside Around Towns (CAT) area & the Special	0 Possible archaeological interest	0	0	✓✓

			agricultural land	the functional flood plain or over existing culverts	Landscape Area (SLA) & adjacent to the NSA.				
Comment - The site is in a good strategic position adjacent to Borders General Hospital; services are either a short walk or drive to Melrose, Tweedbank and Galashiels. - From an environmental perspective there would be the potential for negative impacts on the sensitive landscape, as well as the potential for flood risk issues. It is possible that any negative effects could be mitigated.									
AHAWI023 - Hawick	0	0	x Site is located on open countryside and may impact upon the soil resource	x Site is adjacent to land identified as being at risk of flooding	0	0	0	0	✓
Comment - The site is reasonably accessible to services in Hawick - From an environmental perspective there are more sustainable options in Hawick which do not develop on greenfield land and do not require flood mitigation work									
AKELS023 - Kelso	✓	0	x	0	0	0	✓	0	✓
Comment - The omission of the above site was for strategic planning reasons only.									
SKELS003 - Kelso	✓	0	x	0	0	0	✓	0	✓
Comment - The omission of the above site was for strategic planning reasons only.									
ANEWS004 - Newstead	0	0	x Site is located in open countryside & may have	0	xx The site is located within the NSA; is constrained in the Borders	xx The site is located in close proximity to a known Roman	0	0	✓

			adverse impact on soil resource		Landscape Character Assessment; & is in the CAT area	Fort.			
Comment - It is considered that the site is in an attractive location, close to services - From an environmental perspective the site would bring likely negative impacts on the landscape and townscape of Newstead. In addition there would be likely negative impacts on the cultural heritage of the area. Significant mitigation would be required, and there are better more sustainable options in the area.									
ANISB002 - Nisbet	0 Development may mean more car journeys but not to a significant level	x Burn on northern edge has potential connectivity with River Tweed SAC	x Site is on prime agricultural land	x Site is identified as being at risk of flooding	0	0	x The findings for other relevant topics result in a negative effect on climatic factors	0	0
Comment - Although it must be remembered that the Borders is a rural area and that development at smaller settlements is appropriate, it is considered that this site does not score well from an environmental perspective and that there are more sustainable options available which should be carried forward.									
RSELK005 - Selkirk	✓	xx Site is located adjacent to the River Tweed SAC. Possible EPS presence	✓	x Site is at risk of flooding	✓	x Investigation of possible archaeological features	✓	0	✓
Comment The omission of the above site was for strategic planning reasons only.									
RSELK006 - Selkirk	✓	x	✓	x	0	x	✓	0	✓
Comment The omission of the above site was for strategic planning reasons only.									
WESTERN SDA									

APEEB043 - Peebles	✓	✓	✓	0 Surface run off from hills may be an issue	✓	0	✓	0	✓✓
Comment - The omission of the above site was for strategic planning reasons only.									
APEEB044 - Peebles	✓	xx Potential presence of EPS; parkland habitat	✓	x Flood risk from watercourses on site	✓	0	✓	0	✓✓
Comment - The site scored relatively well in terms of its accessibility to the rest of Peebles and services; as well as for its avoidance of issues regarding greenfield development and associated impact on soil and landscape. However there would be the potential for significant negative impacts on biodiversity interest and therefore overall, from an environmental perspective. There were also better options elsewhere in the area									
MPEEB004 - Peebles	0	x	0	x	xx	0	x	0	✓
Comment - The site is identified in the MIR as a preferred option and as a result site requirements are provided to mitigate the possible negative effects identified. Consultation responses do not add further issues. - It is considered that there are more sustainable options for mixed use development in the Western SDA that can be incorporated into the Proposed Plan									
MPEEB006 - Peebles	0	x Connectivity with River Tweed SAC. Possible presence of EPS	✓	x Flood risk from watercourses on site; risk from surface run off	x Consideration of western boundary; tree survey	xx Various historic sites in the vicinity	0	0	✓
Comment - The site is in a sustainable location with the potential to minimise car journeys and promote sustainable transport links. In addition, the location could also relieve pressure on biodiversity interest and the soil resource. However overall there was the possibility of significant negative effects on the cultural heritage,									

as well as the requirement for mitigation for impact on the landscape, the River Tweed SAC and flood risk. From an environmental perspective it was therefore considered there were better options elsewhere

BPEEB008 - Peebles	✓	xx Site is adjacent to River Tweed SAC	x	xx Site is at significant risk of flooding	xx Position on flood plain and visual sensitivity; located on Tweed Valley SLA	0	x	✓	0
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Comment

- The site does not perform well in the assessment; the flooding team and SEPA recommend it is discounted on flood risk grounds, and the landscape team recommend it is discounted due to visual sensitivity

BPEEB009 - Peebles	✓	xx Site is adjacent to River Tweed SAC/SSSI; potential EPS presence	0	x Southern half of the site is within the 1:200 flood envelope	x Potential conflict with adjacent residential uses	0 Crop markings may be linked to archaeological interest	0	✓	0
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Comment

- The site is considered to be in a sustainable location, regarding access to other services, extension of existing employment land has strategic benefits. However, from an environmental perspective it is considered that the potential for negative impacts on the River Tweed SAC and identified flood risk, that there are more sustainable options elsewhere.

Appendix 5 (C) Existing allocated sites not included in Proposed Plan SEA

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HMA	Settlement	Site Name	Site Code	Reason for non-inclusion in full Addendum SEA
BERWICK-SHIRE	Ayton	Lawfield	AAYT003	Local Plan Amendment (LPA) site previously subject to SEA
	Birgham	Land East of Birgham	ABIRG003	Not in Strategic Development Area (SDA)
	Burnmouth	Lyall Terrace	BBU3B	Not in Proposed Plan- developed
		Lyall Terrace II	ABURN003	LPA site previously subject to SEA
	Chirnside	Berwick Road	zEL25	Employment land safeguarding- developed
		Cheviot Avenue	BCH6B	Not included in Proposed Plan- developed
		Crosshill	ACHIRN003	LPA site previously subject to SEA
		Comrades Park East	MCHIR001	LPA site previously subject to SEA
	Cockburnspath	Dunglass Park	BCO4B	Not in SDA
		Burnwood	BC010B	Not in SDA
	Coldingham	Bogangreen	BCL2B	Previous development brief subject to SEA
		Cocket Hat	FCOLH002	LPA site previously subject to SEA
	Coldstream	Coldstream Workshops	EL27	Not in SDA
		Hillview Industrial Estate	EL28	Not in SDA
		Lennel Mount North	BCOLD001	Not in SDA

	Guard's Road	BCS3A	Not in SDA
	West Paddock	BCS5B	Not in SDA
	South of West Paddock	ACOLD004	Not in SDA
	Duns Road	RO17	Not in SDA
	Lees Farm Mill	RO18	Not in SDA
	Trafalgar House	RO19	Not in SDA
Duns	High School site at Langtongate	ZSS6	Not in Proposed Plan- developed
	Berrywell	BD5A	Not in Proposed Plan- developed
	Berrywell East	BD12B	Previous development brief subject to SEA
	Todlaw Road	BD4B	Planning application
	Todlaw Playing Fields	ADUNS010	LPA site previously subject to SEA
	Peelrig Farm	zEL8	Planning application
	Cheeklaw	zEL26	Employment land safeguarding- developed
	Berwickshire High School	zRO15	Previous development brief subject to SEA
	Duns Primary School	RDUNS002	LPA site previously subject to SEA
Eyemouth	Hawk's Ness	zEL6	Planning application
	Gunsgreenhill	BEYEM001	LPA site previously subject to SEA
	Acredale Industrial Estate	zEL47	Employment land safeguarding- developed
	Eyemouth Industrial Estate	zEL63	Planning application

	Acredale Farm Cottages	BEY2B	Planning application & Previous development brief subject to SEA
	Barefoots	BEY1	Planning application
	Gunsgreenhill	BEY15B	Previous development brief subject to SEA
	Gunsgreenhill Site C	AEYEM006	LPA site previously subject to SEA
	Gunsgreenhill Site B	AEYEM007	LPA site previously subject to SEA
	Gunsgreenhill Mixed Use	MEYEM001	LPA site previously subject to SEA
	Former Eyemouth High School	REYEM001	LPA site previously subject to SEA
	Cemetery expansion	FEYEM002	LPA site previously subject to SEA
Eccles	Cherryburn	BEC4B	Previous development brief subject to SEA
	Main Street	AECCL001	LPA site previously subject to SEA
Gavinton	West Gavinton	BGA1	Planning application & Previous development brief subject to SEA
Gordon	Larger Glebe	BGO9D	Not in SDA
Greenlaw	Marchmont Road	BG200	Not in SDA
	North of Edinburgh Road	AGREE004	Not in SDA
	Marchmont Road II	AGREE006	Not in SDA
	Extension to Duns Road Industrial Estate	zEL23	Not in SDA
	Duns Road Industrial Estate	zEL22	Not in SDA
Leitholm	Main Street	BLE2B	Not in SDA

	Paxton	The Orchard	BPA4B	Not in Proposed Plan- developed
	Reston	Reston Station	zRS3	Previous development brief subject to SEA
		Auction Mart	zR013	Previous development brief subject to SEA* (*ID in PP as AREST001)
	Swinton	Land SW of Swinton Primary	MSWIN001	Not in SDA
		Well Field	BSW2B	Not in SDA
		Coldstream Road	zEL45	Not in SDA
	Westruther	Kirkpark	BWE3	Not in Proposed Plan- developed
		East of Kirkpark	AWESR005	Not in SDA
	Whitsome	Waste Transfer Station	zEL24	Not in SDA
CENTRAL	Ancrum	South Myrescroft	RA1B	Not in Proposed Plan- developed
	Bonchester Bridge	Site Opposite Memorial Hall	ABONC003	Not in SDA
		Caravan Site	SRB5B	Not in SDA
	Chesters	Roundabout Farm	RC2B	<10 units
	Clovenfords	Meigle	EC13B	Not in Proposed Plan- developed
		Adjacent to Woodburnside House	EC8B	Not in Proposed Plan- developed
		Caddonhaugh	EC2	<10 units
		Meigle (School site)	zSS200	Not in Proposed Plan- developed
	Crailing	Crailing Toll	ACRAI001	<10 units
	Darnick	Broomilees Road	EM35D	<10 units

Denholm	Jedward Terrace	RD3B	Not in Proposed Plan- developed
	Denholm Farm	RD4B	Previous development brief subject to SEA
	Denholm Farm East	ADENH001	Previous development brief subject to SEA
Earlston	Thistle Cottage	EEA15A	Not in Proposed Plan- developed
	Surplus land at Earlston High	AEARL002	LPA site previously subject to SEA
	East Turfford	AEARL010	LPA site previously subject to SEA
	Georgefield Site	AEARL011	LPA site previously subject to SEA
	Turfford Park	zEL55	Employment land safeguarding- developed
	Station Road	zEL56	Employment land safeguarding- developed
	Mill Road	zEL57	Employment land safeguarding- developed
	Townhead	BEARL002	LPA site previously subject to SEA
	School site	zSS201	Not in Proposed Plan- developed
	Earlston Cemetery expansion	FEARL001	LPA site previously subject to SEA
Eckford	Hillview	REC2B	Not in Proposed Plan- developed
Ednam	West Mill	AEDNA002	LPA site previously subject to SEA
	Ednam cemetery expansion	FEDNA001	LPA site previously subject to SEA
Eildon	West Eildon	AEILD002	LPA site previously subject to SEA
Galashiels	Balnakiel Phase 2	EGL39	<10 units
	Buckholm Corner	EGL17B	Previous development brief subject to SEA
	Buckholm North	EGL41	Previous development brief subject to SEA

	Crotchetknowe	EGL13B	Previous development brief subject to SEA
	Forest Hill	EGL42	Previous development brief subject to SEA
	Manse Street	EGL40	Not in Proposed Plan- developed
	Balnakiel Phase 3	AGALA013	LPA site previously subject to SEA
	Coopersknowe Phase 4	AGALA017	LPA site previously subject to SEA
	Easter Langlee Expansion Area	AGALA024	LPA site previously subject to SEA
	Huddersfield St/Hill St	zCR2	Previous development brief subject to SEA
	Stirling Street	zCR3	Previous development brief subject to SEA
	Huddersfield St/Paton St	zCR4	Previous development brief subject to SEA
	Low Buckholmside	zRO25	Not in Proposed Plan- developed
	Melrose Road	zRO202	Previous development brief subject to SEA
	St Aidans Church	RGALA001	LPA site previously subject to SEA
	Transport Interchange	ZTI1	Previous development brief subject to SEA
	Inner Relief Road	zIR1	Not in Proposed Plan- developed
	Heriot Watt-Netherdale Campus	zED2	Education land- safeguarding
	South of Coopersknowe	MGALA002	LPA site previously subject to SEA
	Winston Road	MGALA003	LPA site previously subject to SEA
	Galafoot	BGALA002	Employment land safeguarding- developed
	Easter Langlee Industrial Estate	zEL38	Employment land safeguarding- developed
	Netherdale Industrial Estate	zEL40	Employment land safeguarding- developed

	Huddersfield Street Mill	zEL41	Employment land safeguarding- developed
	Wheatlands Road	zEL42	Employment land safeguarding- developed
	Longhaugh Employment	BGALA003	Employment land safeguarding- developed
Gattonside	Orchard	EGT10B	<10 units
	St Aidens	AGATT007	LPA site previously subject to SEA
Hawick	Heronhill	RHA2A	Not in Proposed Plan- developed
	Summerfield 1	RHA12B	Previous development brief subject to SEA
	Summerfield 2	RHA13B	Previous development brief subject to SEA
	Galabrae	RHA10A	Not in Proposed Plan- developed
	Stirches 2	RHA25B	Previous development brief subject to SEA
	Burnflatbrae	RHA7B	Not in Proposed Plan- developed
	Crumhaughhill	RHA24A	Previous development brief subject to SEA
	Gala Law/Guthrie Drive	RHA27B	Previous development brief subject to SEA
	Guthrie Drive	AHAWI006	LPA site previously subject to SEA
	Gala Law	AHAWI013	LPA site previously subject to SEA
	Gala Law Employment Land Proposal	zEL60	Planning application
	North West Burnfoot	BHAWI001	LPA site previously subject to SEA
	Gala Law North	BHAWI001	LPA site previously subject to SEA
	Commercial Road	zRO8	Previous development brief subject to SEA
	Slitrig Crescent	RHAWI001	LPA site previously subject to SEA

	Knitwear Factory	RHAWI009	LPA site previously subject to SEA
	Gala Law	MHAWI001	LPA site previously subject to SEA
	Gala Law safeguarded site	zEL48	Employment land safeguarding- developed
	Burnfoot	zEL49	Employment land safeguarding- developed
	Weensland	zEL62	Employment land safeguarding- developed
	Mansfield Road	zEL50	Employment land safeguarding- developed
	Loch Park Road	zEL51	Employment land safeguarding- developed
	Liddesdale Road	zEL52	Employment land safeguarding- developed
Jedburgh	Sharplaw Road	RJ20B	Not in Proposed Plan- developed
	Wildcat Cleuch	RJ27D	<10 units
	Wildcat Gate South	AJEDB005	LPA site previously subject to SEA
	Queen Mary Building	AJEDB010	LPA site previously subject to SEA
	Howden Drive South	AJEDB012	LPA site previously subject to SEA
	Wildcat Wood	BJEDB001	LPA boundary change previously subject to SEA
	Edinburgh Road	zEL33	Employment land safeguarding- developed
	Bankend South Industrial Estate	zEL34	Employment land safeguarding- developed
	Bongate South	zEL35	Employment land safeguarding- developed
	Hartrigge Park	zEL32	Employment land safeguarding- developed
	Wildcat Gate	zEL31	Employment land safeguarding- developed
	Jedburgh Cemetery	FJEDB001	LPA site previously subject to SEA

Kelso	Broomlands East	RKE1B	Not in Proposed Plan- developed
	Broomlands North	AKELS009	LPA site previously subject to SEA
	Broomlands West	RKE11B	Not in Proposed Plan- developed
	Wallacenick 1	RKE15B	Not in Proposed Plan- developed
	Wallacenick 2	RKE15F	Previous development brief subject to SEA
	Wallacenick 3	AKELS008	LPA site previously subject to SEA
	Extension to Pinnaclehill Industrial Estate	zEL206	Not in Proposed Plan- developed
	Wooden Linn	BKELS003	LPA site previously subject to SEA
	Pinnaclehill/Spylaw Road	zEL205	Employment land safeguarding- developed
	Henderson's Buildings	zRO201	Not in Proposed Plan- developed
	Roxburgh Street	zRO3	Not in Proposed Plan- developed
	Former Foundry	RKELS001	LPA site previously subject to SEA
	Keltek/Forbes Site	zRD200	Not in Proposed Plan- developed
	Spylaw Roundabout	zIR2	Not in Proposed Plan- developed
	Kelso Cemetery	FKELS002	LPA site previously subject to SEA
Lilliesleaf	St Dunstan's	EL12B	<10 units
	Muselie Drive	EL16B	<10 units
	West Of St Dunstans	ALILL003	LPA site previously subject to SEA
Maxton	East Maxton	AMAXT001	LPA site previously subject to SEA

	Meadowbank	AMAXT002	LPA site previously subject to SEA
Morebattle	Renwick Gardens	RM06B	Not in SDA
	West Renwick Gardens	AMORE001	Not in SDA
	Extension to Croft Industrial Park	BMORE001	Not in SDA
	Croft Industrial Park	BMORE002	Not in SDA
Newtown St Boswells	Hawkslee	ENT14B	Not in Proposed Plan- developed
	Sergeants Park II	ENT15B	Development Brief previously subject to SEA
	Sprouston Cottages	ENT8B	Not in Proposed Plan- developed
	Waverley Place	zEL36	Employment land safeguarded- developed
	Tweed Horizons Expansion	BNEWT001	LPA site previously subject to SEA
	Garage	zRO20	Not in Proposed Plan- developed
	Mills	zRO23	<0.1ha
	Auction Mart	MNEWT001	LPA site previously subject to SEA
Nisbet	West Nisbet Farm	RNI4B	Not in Proposed Plan- developed
Roxburgh	Roxburgh Cemetery Expansion	FROXB001	LPA site previously subject to SEA
Selkirk	Linglie Road/Bridge St	ESE200	Not in Proposed Plan- developed
	Comelybank	ESE13B	Not in Proposed Plan- developed
	Goslawdales	ESE6B	Not in Proposed Plan- developed
	Linglie Road II	ESE26B	Not in Proposed Plan- developed

	Philiphaugh Steading	ASELK006	LPA site previously subject to SEA
	Philiphaugh North	ASELK021	LPA site previously subject to SEA
	Forest Mill	RSELK001	LPA site previously subject to SEA
	St Marys Church	RSELK002	LPA site previously subject to SEA
	Riverside 1	zEL10	<1ha
	Riverside 2	ZEL11	<1ha
	Riverside 3	zEL12	<1ha
	Riverside 5	zEL14	Not in Proposed Plan- developed
	Riverside 6	zEL15	<1ha
	Dunsdale Haugh	zEL53	Employment land safeguarded- developed
	Dunsdale Road	zEL54	Employment land safeguarded- developed
Sprouston	Church Field	RSP2B	Planning application
	Teasel Bank	RSP3B	Planning application
	Sprouston Cemetery Expansion	FSPRO001	LPA site previously subject to SEA
St Boswells	Extension to Charlesfield	zEL19	Planning application
	Charlesfield	zEL3	Employment land safeguarded- developed
Stichill	Bogle Foot	RST200	<10 units
Stow	Stagehall	ESO10B	Not in SDA
	Craigend Road	ASTOW022	Not in SDA
	Royal Hotel	MSTOW001	Not in SDA

		Stow Railway Station	TSTOW001	Not in SDA
	Tweedbank	Cotgreen Road	ETW2B	Not in Proposed Plan- developed
		Tweedbank IV	ETW1B	Not in Proposed Plan- developed
		North of Tweedbank Drive	zEL59	Employment land safeguarded- developed
		Tweedbank Industrial Estate	zEL39	Employment land safeguarded- developed
	Yarrowford	Minchmoor Road West	EY4B	Not in SDA
		Minchmoor Road East	EY5B	Not in SDA
	Yetholm	Deanfield Court	RY1B	Not in SDA
		Morebattle Road	RY4B	Not in SDA
NORTHERN	Broughton	Dreva Road	TB200	Not in SDA
		Springwell Brae	TB10B	Not in SDA
		Former Station Yard	zEL43	Not in SDA
	Cardrona	CALA site adjacent B7062	TCO7B	Not in SDA
		Cardrona Mains	TCO5B	Not in SDA
	Eddleston	Burnside	TE6B	Not in SDA
	Fountainhall	South Fountainhall	AFOUN005	Not in SDA
	Innerleithen	Clough Mills	T19B	Not in Proposed Plan- developed
		Linton Bank 1	TI23B	Not in Proposed Plan- developed
		Linton Bank II	TI24B	Not in Proposed Plan- developed
		Kirklands/Willowbank II	AINNE004	LPA site previously subject to SEA

	Traquair Road East	zEL16	<1ha
	Traquair Road	zEL200	Employment land safeguarded- developed
Lauder	Wyndhead	ELA9B	Not in SDA
	Allanbank	ALA11B	Not in SDA
	Wyndhead II	ELA12B	Not in SDA
	West Allanbank	ALAUD001	Not in SDA
	Allanbank School site	zSS3	Not in SDA
	North Lauder Industrial Estate	BLAUD002	Not in SDA
	Lauder Industrial Estate	zEL61	Not in SDA
	Lauder Primary School	RLAUD001	Not in SDA
	Burnmill	RLAUD002	Not in SDA
Oxton	Station Yard	AOXTO001	Not in SDA
Peebles	Glen Crescent	TP13B	Not in Proposed Plan- developed
	George St/Dovecote Road	APEEB025	LPA site previously subject to SEA
	Dunwhinny Lodge	APEEB026	LPA site previously subject to SEA
	Cleland Avenue	APEEB027	LPA site previously subject to SEA
	Ballantyne Place	APEEB030	LPA site previously subject to SEA
	George Place	APEEB031	LPA site previously subject to SEA
	Cavalry Park	zEL2	Employment land safeguarded- developed
	South Park	zEL46	Employment land safeguarded- developed

		Bus Depot, Innerleithen Road	zRO10	Not in Proposed Plan- developed
		Dovecot Road	RPEEB001	<1ha
		George Street	RPEEB002	<1ha
		Tweedbridge Court	RPEEB003	<1ha
	Stow	Stagehall	ES010B	Not in SDA
		Craigend Road	ASTOW022	Not in SDA
		Royal Hotel	MSTOW001	Not in SDA
		Stow Railway Station	TSTOW001	Not in SDA
	Walkerburn	Caberston Farm Land II	AWALK005	LPA site previously subject to SEA
	West Linton	Robinsland	TWL8B	Not in SDA
		Eildon Site	TWL9B	Not in SDA
		School Brae	TWL15B	Not in SDA
		Robinsland Steading	AWEST009	Not in SDA
		Deanfoot Road	zSS9	Not in SDA
		Deanfoot Road (employ)	EL18	Not in SDA
SOUTHERN	Ettrick	Hopehouse East	AETTR002	Not in SDA
		Hopehouse West	AETTR003	Not in SDA
		Hopehouse North East	AETTR004	Not in SDA
	Newcastleton	W. of N. Hermitage Square	RNE1B	Not in SDA
		South of Holmhead	RNE2B	Not in SDA

		Newcastleton West	ANEWC010	Not in SDA
		Caravan Site	MNEWC001	Not in SDA
		Moss Road	zEL44	Not in SDA
		South of Holmhead	RNE2B	Not in SDA

Appendix 6 Environmental Issues, Monitoring and Mitigation

Addendum to the Environmental Report

Scottish Borders Council: Proposed Plan

SEA Topic	Environmental Issues	Monitoring Report for Local Plan	SESplan Environmental Report Addendum	MIR Environmental Report (ER)	Proposed Plan Environmental Report Addendum
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
	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	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

				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	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.
Soil	Description		Impact of development on the total soil resource Impact of development on the peat soil resource		Development on 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		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

			Plan, will allow for better understanding of the trade-offs regarding development and soil.		SEA topic.
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
	Progress/Monitoring Proposed	An SFRA has been undertaken for the Proposed Plan which helps inform areas for allocation but also potential for natural flood management. The effectiveness of policy and guidance should be monitored to continue to minimise flood risk.	An SFRA has been undertaken for the Proposed Plan which helps inform areas for allocation but also potential for natural flood management. 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.	An SFRA has been undertaken for the Proposed Plan which helps inform areas for allocation but also potential for natural flood management. Where allocations have the possibility of flood risk a Flood Risk Assessment has been included as part of the site requirements. The effectiveness of Flood Risk Assessment should be monitored.	An SFRA has been undertaken for the Proposed Plan which helps inform areas for allocation but also potential for natural flood management. Where allocations have the possibility of flood risk a Flood Risk Assessment has been included as part of the site requirements. The effectiveness of Flood Risk Assessment should be monitored. The Land Use Strategy pilot may inform work on this SEA topic.
Landscape & townscape	Description	Safeguard designated landscapes & ensure development will have no adverse impacts on them Finalise the SPG on designated	Consider landscape capacity work to assess impacts of development of SESplan Core Development Areas Link promotion of Borders		Development on/adjacent to SLAs

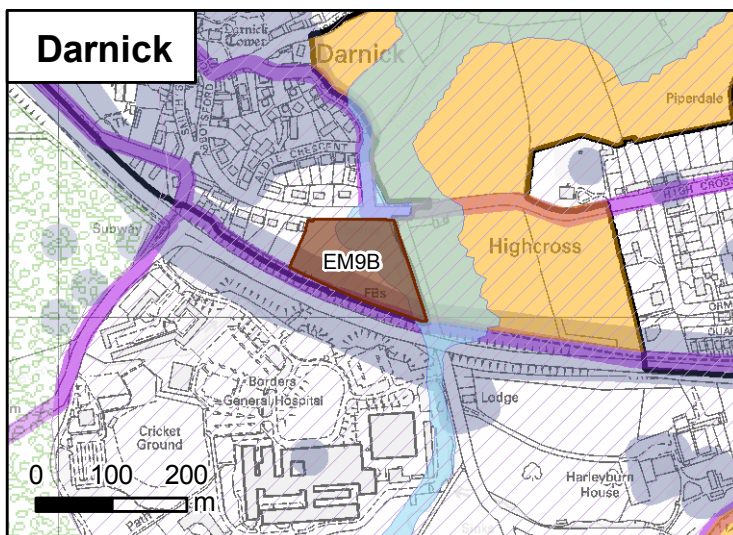
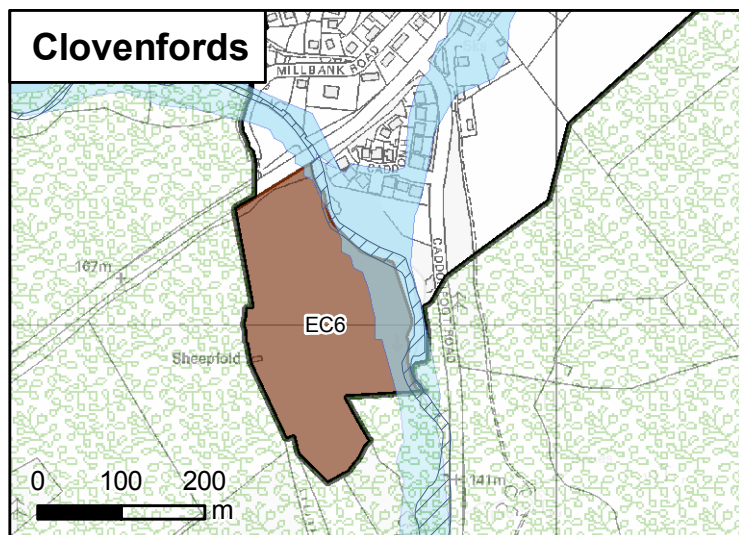
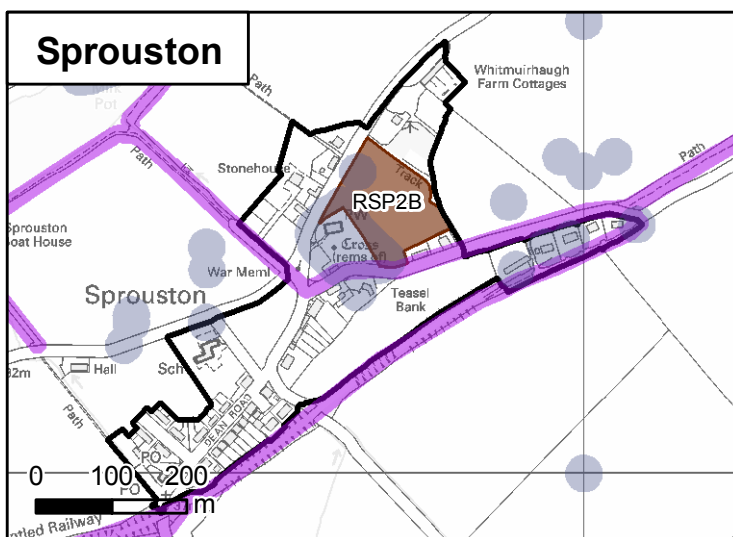
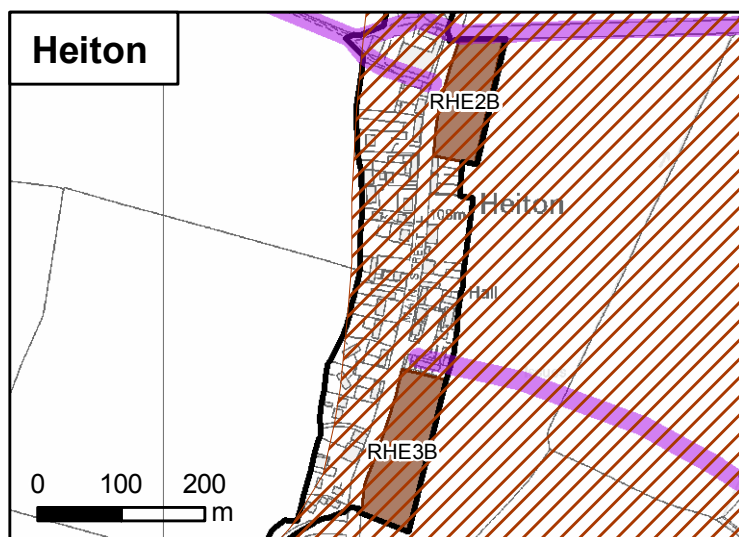
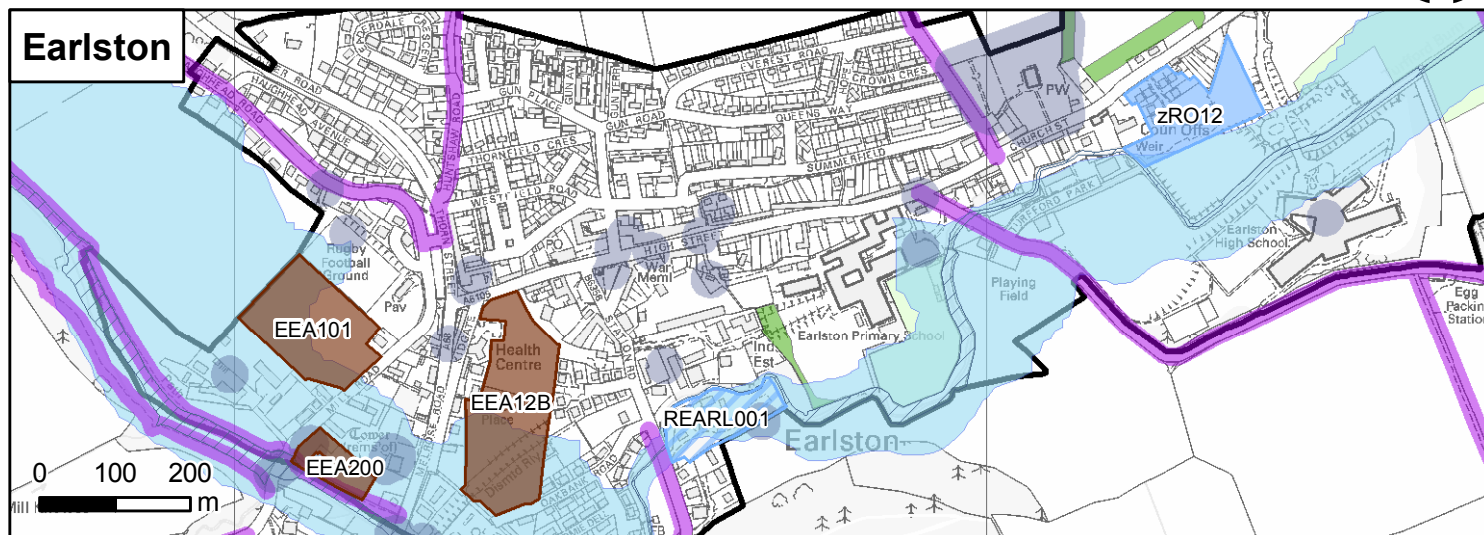
		landscapes and implement Special Landscape Areas (SLAs)	Green Network to landscape improvements		
		Monitor the Countryside Around Towns (CAT) SPG in order to gauge its effectiveness in practice			
	Progress/Monitoring Proposed	<p>The SPG on Local Landscape Designations has been finalised and SLAs have 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 monitored as part of the development plan process. The CAT SPG will be updated following approval of the Proposed Plan.</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>
Cultural Heritage	Description	<p>Continue to help review historic environment sites & buildings as an ongoing process</p> <p>Continue to review Conservation Area boundaries, prime</p>	Consider a region-wide suite of indicators to monitor the built & historic environment		Development at Conservation Areas or other cultural heritage sites

		<p>frontages/core areas & effectiveness of built heritage policy</p> <p>Continue to safeguard historic environment sites & buildings & 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 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</p>	<p>We are not aware of any progress on a region-wide suite of indicators to monitor the built & historic environment. It is considered that the current system of identifying and monitoring the built & 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 features (including battlefield sites)</p>

		(including battlefield sites)			
Climatic Factors	Description	<p>Monitor effectiveness of Wind Energy SPG</p> <p>Continue to promote and address issues of energy use & generation & use of sustainable materials within planning briefs</p>	<p>Continue work toward national renewable targets</p> <p>Implement work to tackle climate change adaptation</p> <p>Link climate change adaptation to protection and enhancement of the Borders Green Network</p>		
	Progress/Monitoring Proposed	<p>The renewable energy policy is being updated as part of the LDP process & 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 updated and now refers to digital connectivity, minimal water usage, and green infrastructure; this builds on the</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;</p>		The Land Use Strategy pilot may inform work on this SEA topic.

		<p>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>	however record can be kept of the development that takes place.		
Material Assets	Description	<p>Continue to encourage use of existing policies & follow waste hierarchy to achieve higher levels of recycling & minimise need for landfill</p> <p>Continue to strike a balance between utilising mineral resources & safeguard attractive landscape, environment & communities</p> <p>Prepare an areas of search map for minerals for Scottish Borders</p>			
	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</p>			

		uses can be monitored through the LDP period.			
Population & Human Health	Description		Promote access to Borders Green Network & other habitat and path networks		
	Progress/Monitoring Proposed		<p>The Borders currently has a well-used core path network, as well as other sustainable links/recreation areas. 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>		



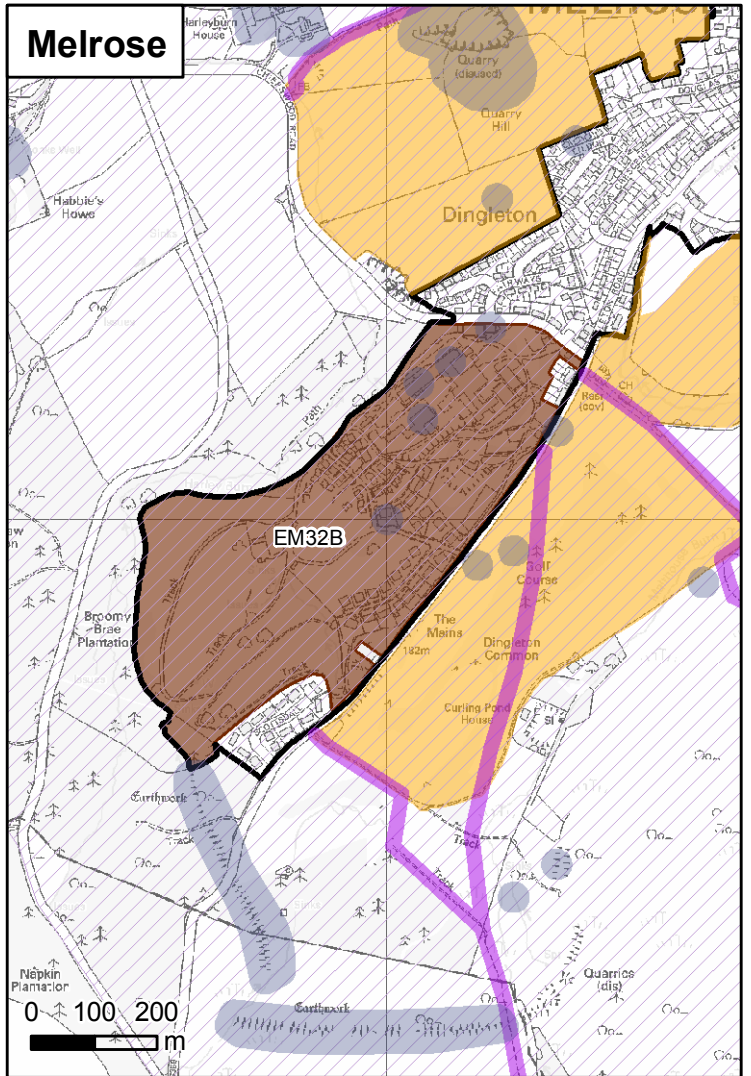
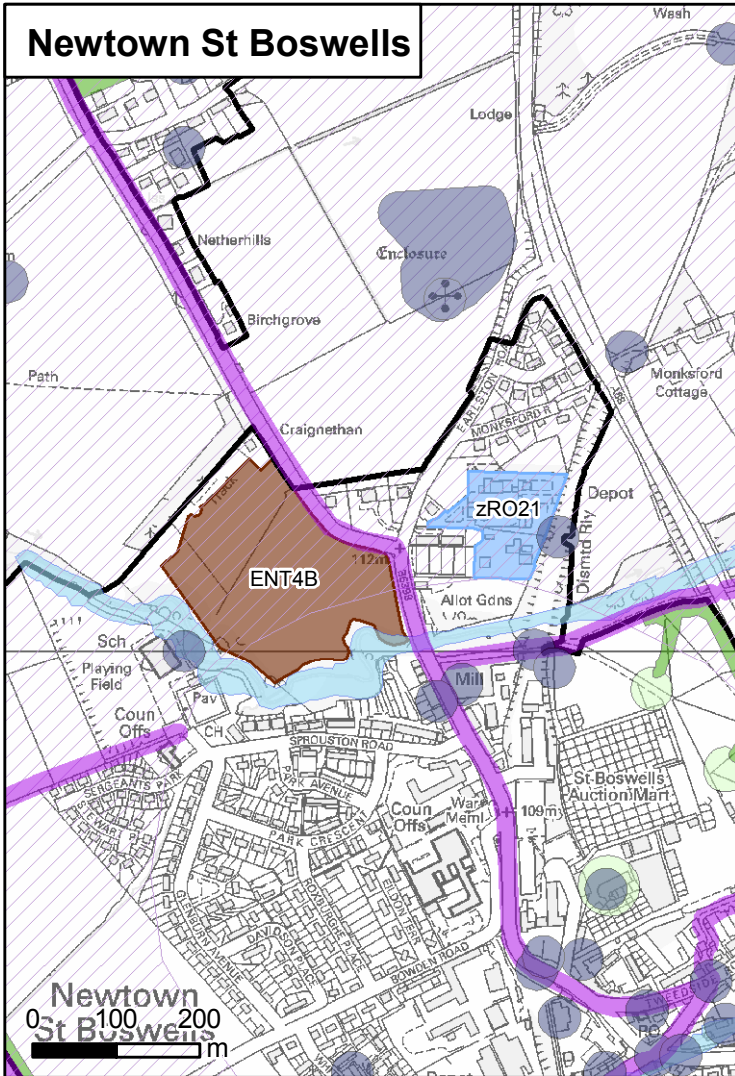
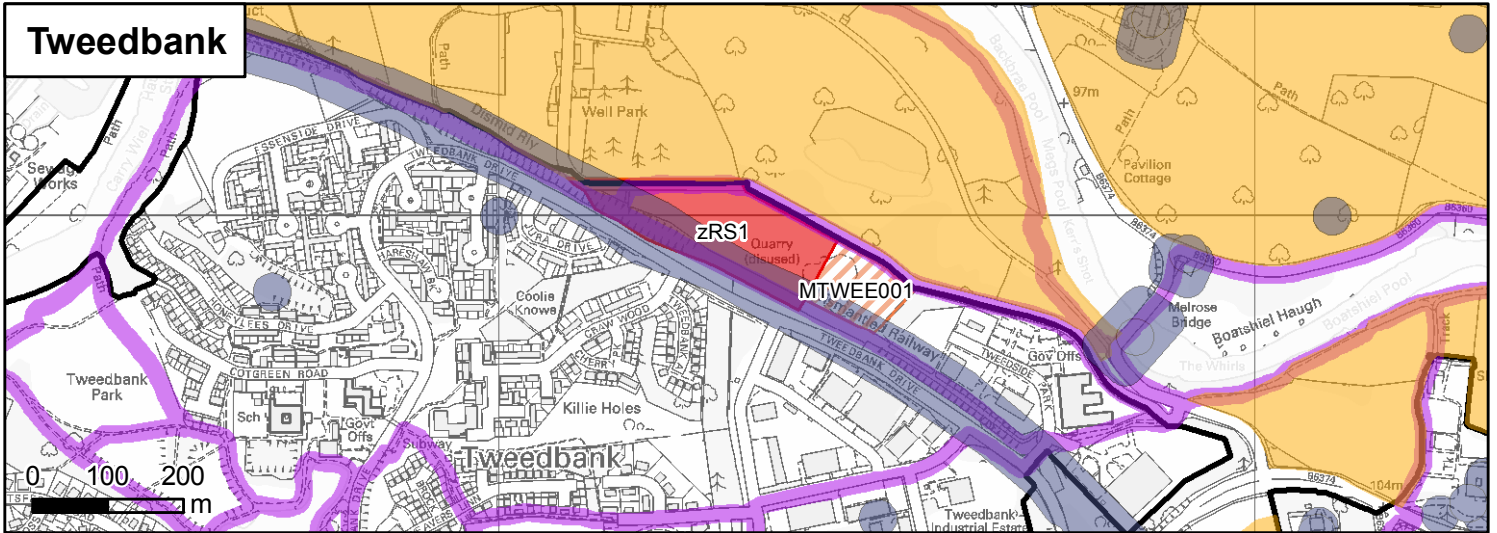
- Settlement Boundary
- Archaeology
- Right of way
- Special Landscape Area
- Prime Quality Agricultural Land
- 200 yr flood/Coastal 200 yr flood
- National Scenic Area
- Landscape Constraints

- Redevelopment, Local Plan
- Redevelopment, LDP
- Housing, Local Plan
- Mixed Use, LDP

Local Plan Landscaping

- Open Space
- Woodland

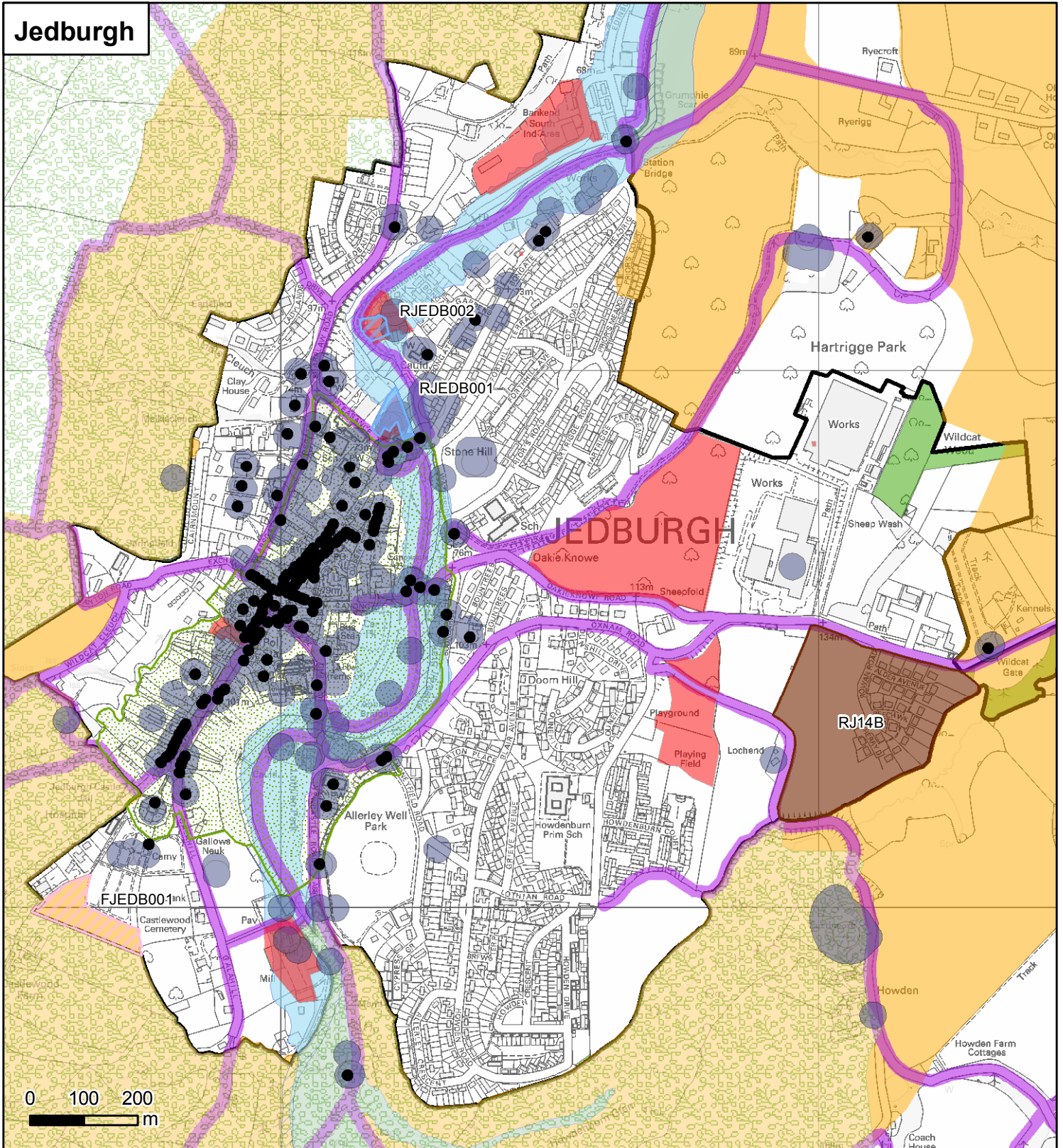
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- | | | | |
|--|-----------------------------------|-------------------------------|-----------------------------|
| | Settlement Boundary | | Housing, Local Plan |
| | Archaeology | | Mixed Use, LDP |
| | Conservation Area | | Railway Station, Local Plan |
| | Right of way | | Redevelopment, Local Plan |
| | Prime Quality Agricultural Land | | Settlement Boundary, LDP |
| | 200 yr flood/Coastal 200 yr flood | Local Plan Landscaping | |
| | National Scenic Area | | Open Space |
| | Landscape Constraints | | Wetland |
| | | | Woodland |

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Central SDA 3/8



	Settlement Boundary		Housing, Local Plan
	Archaeology		Redevelopment, Local Plan
	Listed		Redevelopment, LDP
	Conservation Area		Contaminated Land
	Right of way		Cemetery Expansion, Local Plan
	200 yr flood/Coastal 200 yr flood	Local Plan Landscaping	
	Special Landscape Area		Open Space
	Special Area of Conservation		Wetland
	Landscape Constraints		Woodland

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The map displays the town of Kelso and its surrounding areas, including Kelso Golf Course, Kelso Park, and Kelso Industrial Estate. The map is divided into several planning areas, each with a unique color and hatching pattern:

- DKELS001** (Blue hatching)
- AKELS021** (Brown hatching)
- RKE17B** (Dark brown hatching)
- AKELS022** (Orange hatching)
- RKELS002** (Light blue hatching)
- RKE12B** (Dark brown hatching)
- RKE15F** (Dark brown hatching)

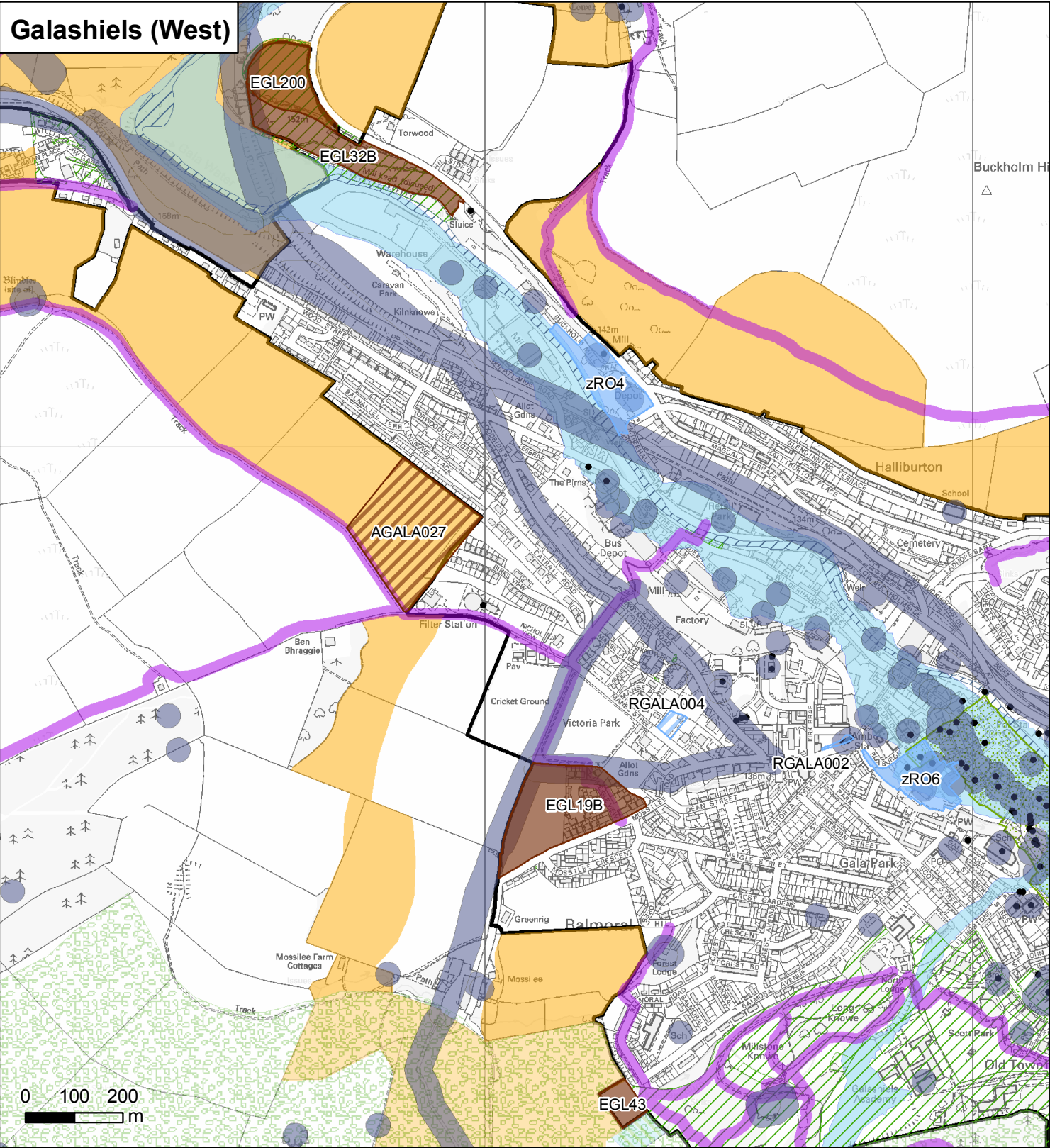
The map also shows various land use designations, including residential, commercial, industrial, and recreational areas. A scale bar at the bottom left indicates distances of 0, 100, and 200 meters.

-  Woodland



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Central SDA 5/8



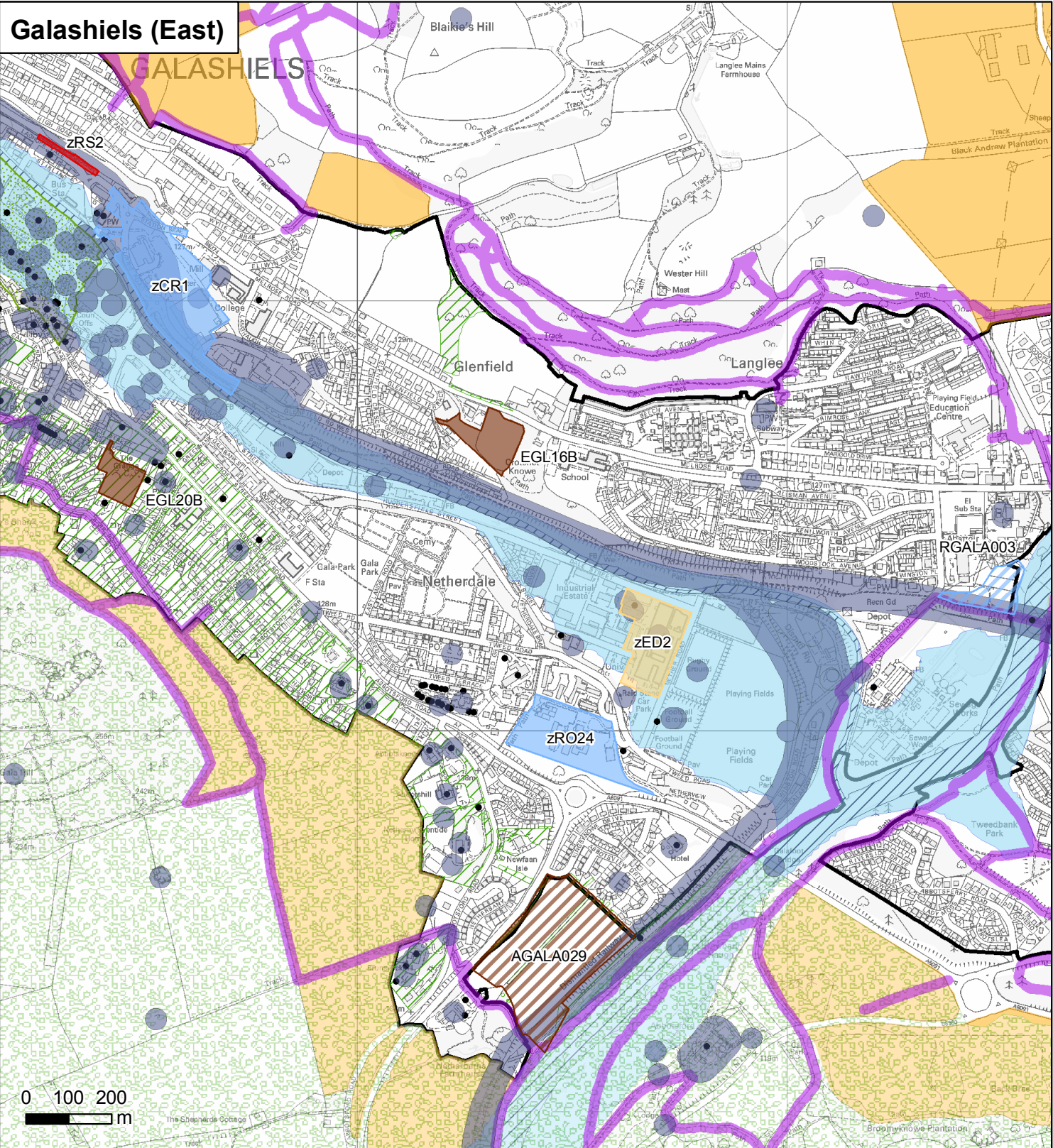
- | | |
|-----------------------------------|-------------------------------|
| Settlement Boundary | Housing, Local Plan |
| Archaeology | Housing, LDP |
| Listed | Redevelopment, Local Plan |
| Tree Preservation Order | Redevelopment, LDP |
| Conservation Area | Local Plan Landscaping |
| Right of way | Open Space |
| Special Landscape Area | Wetland |
| 200 yr flood/Coastal 200 yr flood | Woodland |
| Special Area of Conservation | |
| Landscape Constraints | |



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Central SDA 6/8

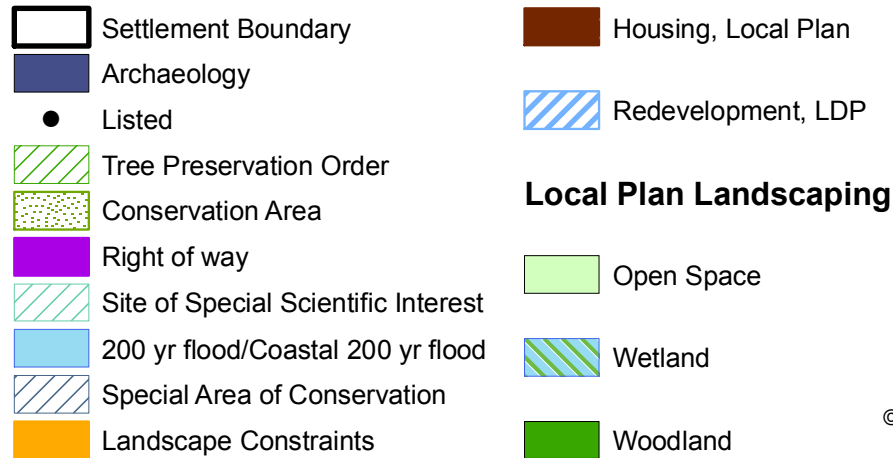
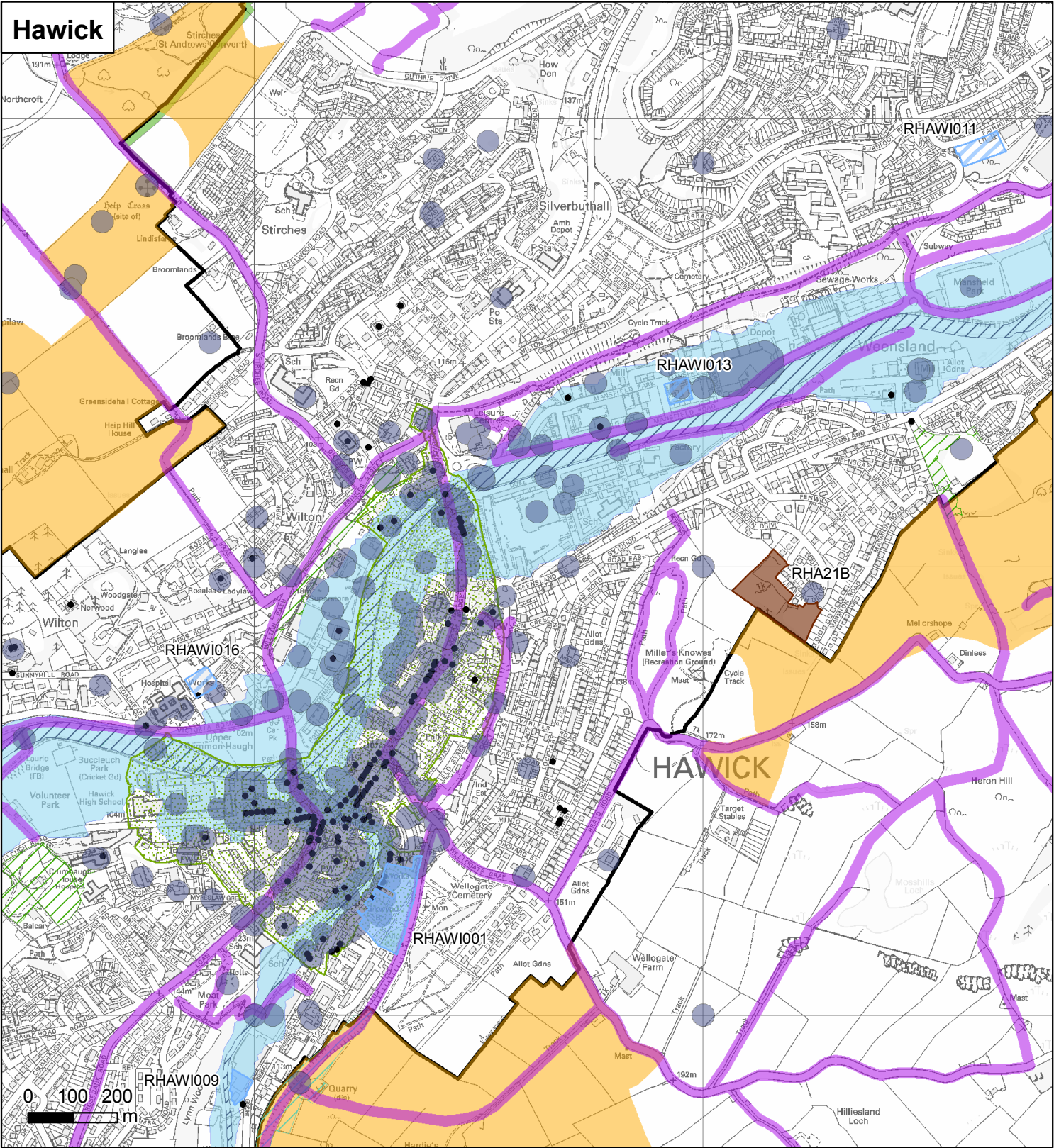


- | | |
|-----------------------------------|------------------------------------|
| Settlement Boundary | Housing, Local Plan |
| Archaeology | Housing, LDP |
| Listed | Redevelopment, Local Plan |
| Tree Preservation Order | Redevelopment, LDP |
| Conservation Area | Education Safeguarding, Local Plan |
| Right of way | Railway Station, Local Plan |
| Special Landscape Area | Local Plan Landscaping |
| 200 yr flood/Coastal 200 yr flood | Open Space |
| Special Area of Conservation | Wetland |
| Landscape Constraints | Woodland |



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Central SDA 7/8

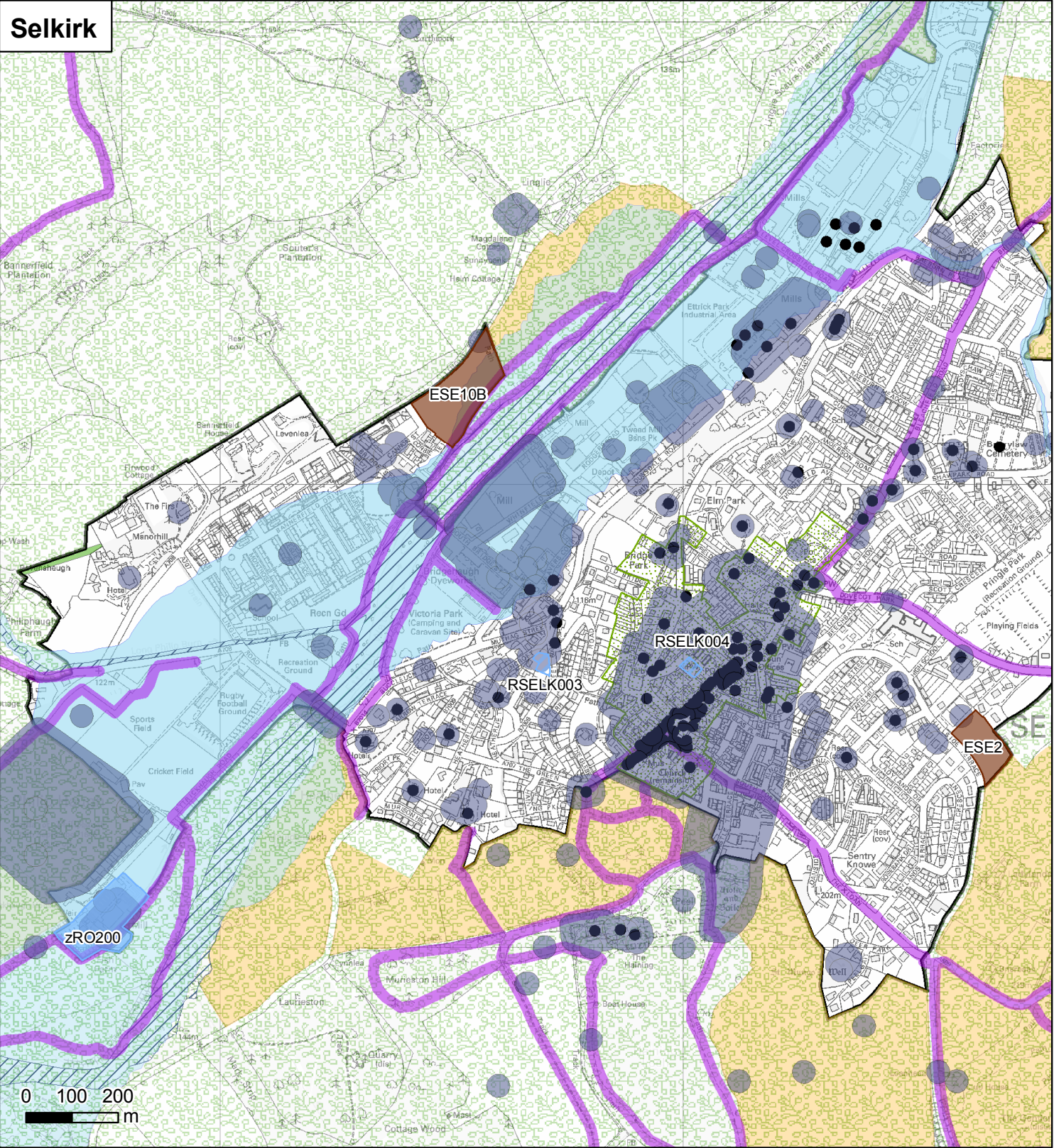


Local Plan Landscaping

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Central SDA 8/8



Settlement Boundary

Archaeology

Listed

Special Landscape Area

Conservation Area

Right of way

Site of Special Scientific Interest

200 yr flood/Coastal 200 yr flood

Special Area of Conservation

Landscape Constraints

Housing, Local Plan

Redevelopment, Local Plan

Redevelopment, LDP

Business and Industrial Land Safeguarding, LDP

Open Space

Wetland

Woodland

Local Plan Landscaping

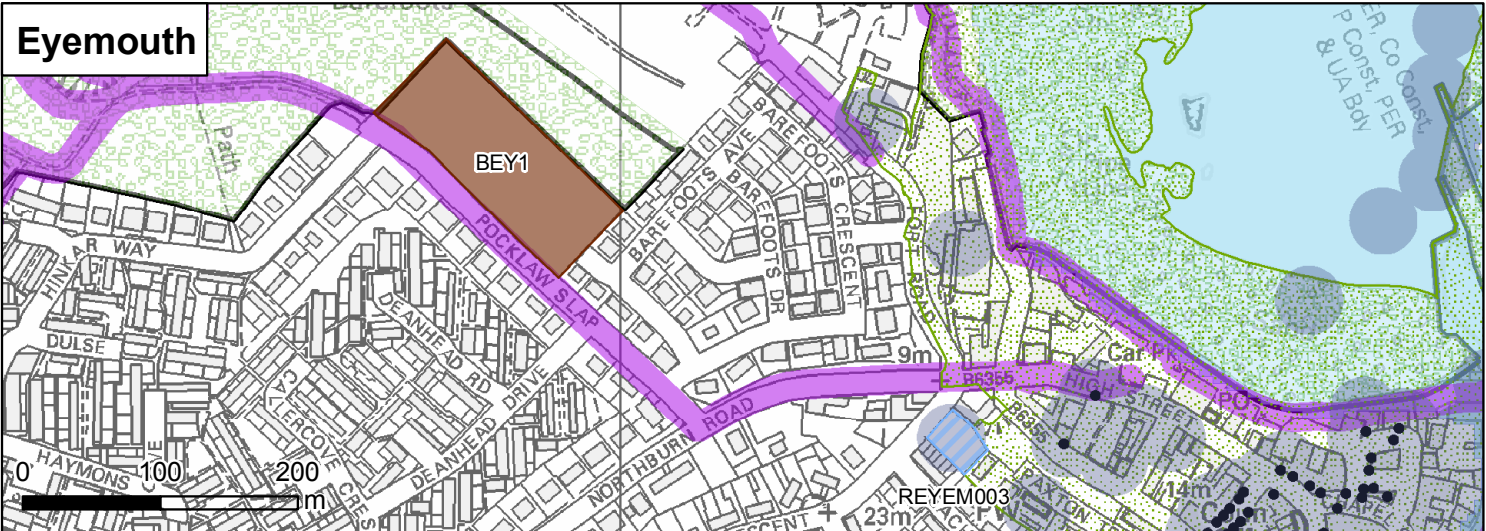
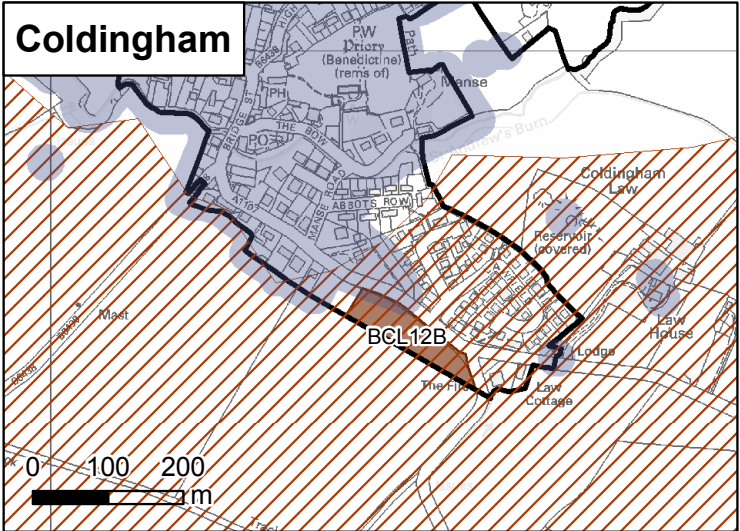
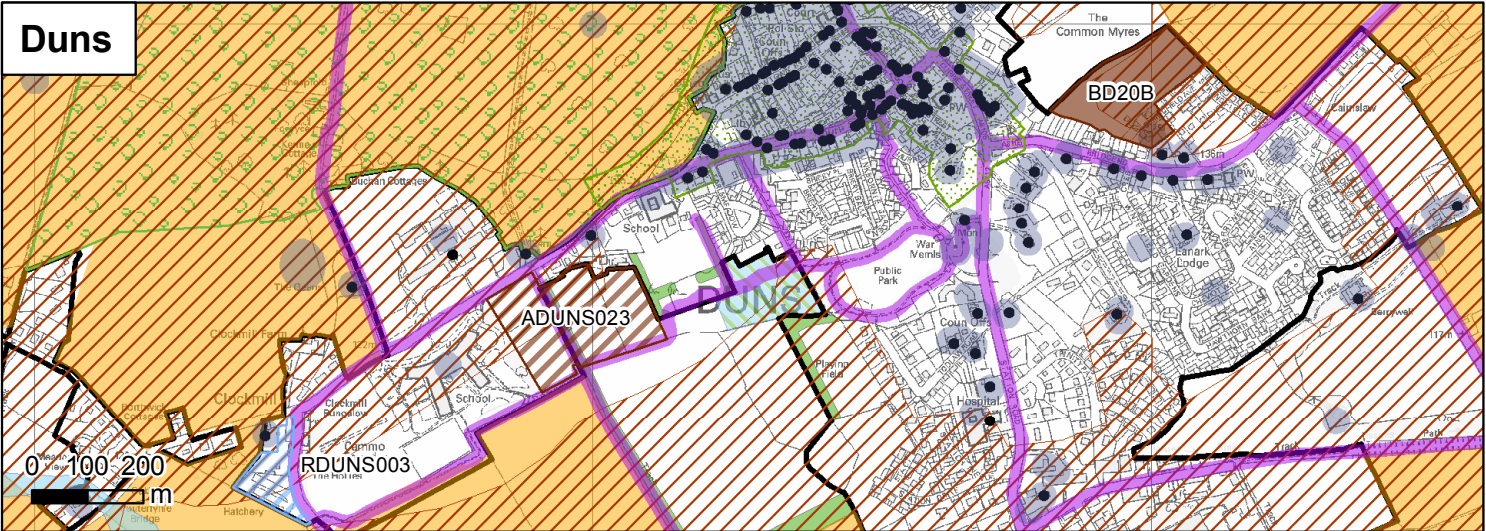
Open Space

Wetland

Woodland

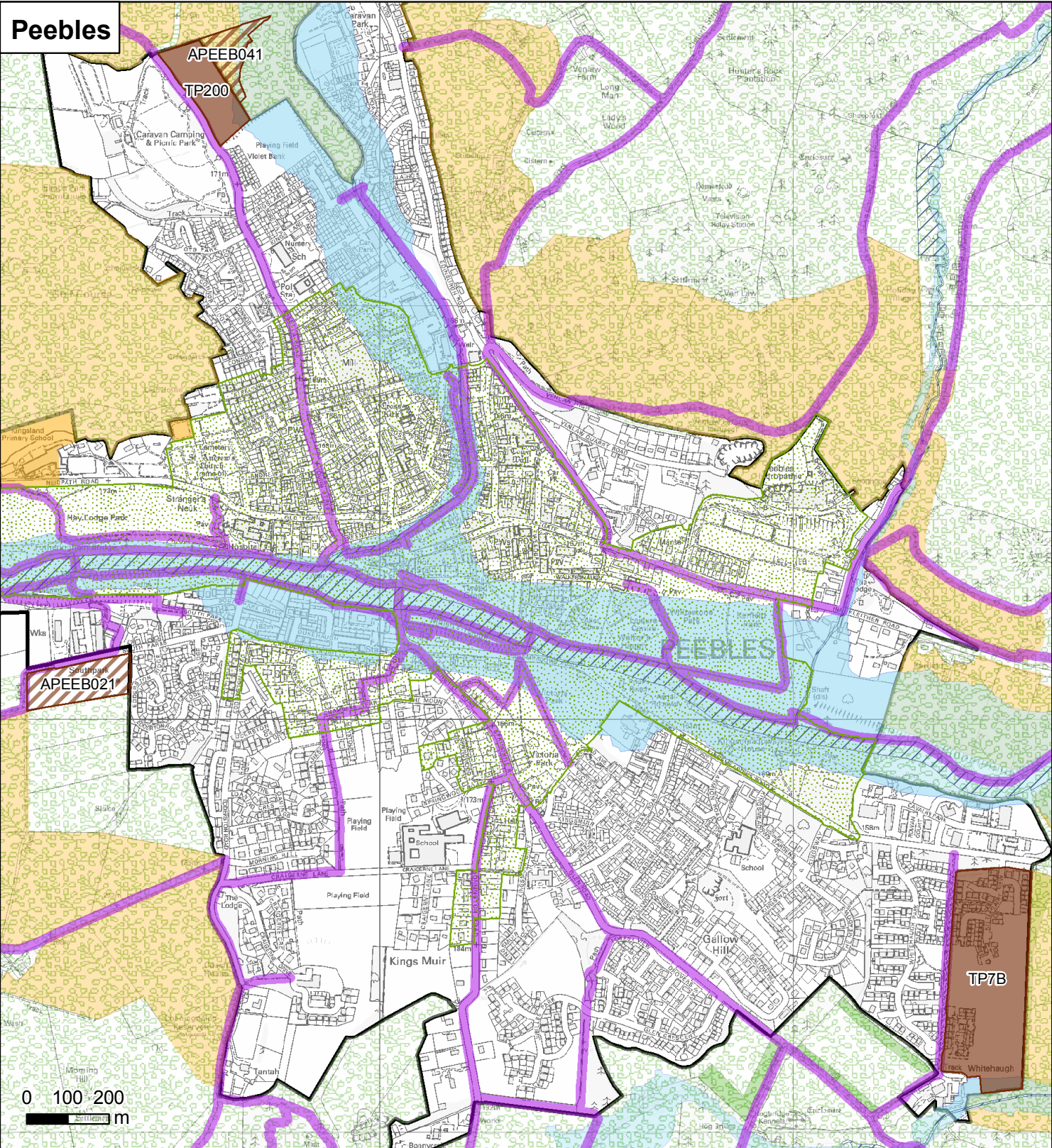
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Western SDA 1/2



- | | | | |
|--|-------------------------------------|---|--|
|  | Settlement Boundary |  | Housing, Local Plan |
|  | Special Landscape Area |  | Business and Industrial Land, Local Plan |
|  | Conservation Area |  | Local Plan Landscaping |
|  | Right of way |  | Open Space |
|  | Site of Special Scientific Interest |  | Wetland |
|  | 200 yr flood/Coastal 200 yr flood |  | Woodland |
|  | Special Area of Conservation | | |
|  | Landscape Constraints | | |



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Western SDA 2/2

