

Planning Committee (including Licencing matters) Report – Tuesday 3rd February 2015

The following has been approved by the full meeting of the community Council of Thurs 12th Feb 2015.

Members: Crick Carleton (Chair), Anne Snoddy, Graham Mackie, Alan Mackenzie, Lesley Morrison, Gary Rennie, Robin Tatler, Derek Horsburgh,

Present – Graham Mackie, Lesley Morrison – **non-quorate**

Apologies – Anne Snoddy, Robin Tatler, Fiona Dalgleish, Anne McKelvey, Crick Carleton

Key issues:

- Vision for Peebles
- Cloich Forest & Hag Law Windfarms
- Approval of key planning applications

Strategic issues

PCT Exhibition & Open Forum

A successful Peebles Community Trust (PCT) Exhibition and Open Forum was held on Saturday 17th January at the Burgh Hall – 130 residents attended during the day, and between 40 and 60 participated in a number of round table discussions across the day. The focus of the discussions was the LDP and future housing; the local economy and jobs; town services & infrastructure needs.

Vision for Peebles

Outputs from this and other community consultations are being brought together by the Vision for Peebles drafting team. The team met during January to advance data collection and prioritisation of issues.

PCT AGM

The AGM of the Peebles Community Trust was held on Monday 9th Feb. Its annual report is appended at **Annex A**, and is also available on the Peebles Community Website – www.PeeblesCommunity.org. The existing board of trustees was re-elected, with the addition of Crick Carleton. Note that all are current or former Community Councillors. The board now stands as:

- David Pye – Chair
- Myriam Baete – Treasurer
- Joe Wilton
- Robin Tatler
- John Swanson
- Crick Carleton – Coordinator

Consultations

Landuse Framework Consultation

Consultation continues through to 16th February. Documents and consultation questionnaire can be viewed at

http://www.scotborders.gov.uk/info/379/countryside_facilities_and_wildlife/964/biodiversity/6

Strategic Housing Investment Plan (key points)

At the end of 2014 Lesley Morrison reviewed the latest SHIP report dealing with future housing allocations. A summary of the key issues raised is attached at **Annex B**.

Community Council information table at Tesco's

Community Councillors manned an information table at the Peebles Tesco store on Saturday 7th Feb. This was a very successful initiative, encouraging a wide range of comments (summarised at **Annex C**), and eliciting expression of a number of notes of interest in becoming Community Councillors.

Planning Applications

Details of planning applications, including plans, and council and community representations, can be accessed on the SBC eplanning website – <http://eplanning.scotborders.gov.uk/online-applications/>. Individual applications can be accessed by searching against the application number, or address, or by a more general weekly or monthly listing of applications, making sure to restrict the search to those relevant to “Peebles & District Community Council”.

Cloich Forest Windfarm

SBC has rejected the planning application for Hag Law. Whilst it is very likely that the sponsors of this development will seek to appeal this decision – seeking to get the application called in by the Scottish Government – the statement of the SBC decision lays down a clear marker.

A date for public examination of the Cloich Forest Windfarm has now been set for the 26th May at the Peebles Hydro Hotel. As previously discussed, the Community Council has lodged its formal objection to this development (on the basis that without a clear steer as to the views of the community, the fall-back position is to maintain the *status quo* – no change). It is not clear how the Community Council should proceed on this issue – and our letter of objection, already lodged with the Consents Unit, already clearly indicates that the community is split on this issue (shown at **Annex D**).

It is clear that within the community there are those that are against the development and those in favour – but it is unclear what the split is. A poll at the recent PCT Exhibition and Open Forum drew some 50 votes – 25 strongly against, 10 broadly in favour, and 15 strongly in favour.

AOCB

Abuse of disabled parking places: One issue raised at the Exhibition and Open Forum was continuing abuse of parking restrictions, and in particular improper use of disabled parking. As discussed at earlier CC meetings this is anti-social behaviour by predominantly local Peebles residents. For those with mobility constraints, the provision of disabled parking bays makes a huge difference – the difference between being able to go into town and not go into town; to visit friends or not to visit friends.

Planning Applications. (There may be more by meeting so keep an eye on the SBC on-line e-planning).

Special

NEW Ref. No: 15/00013/FUL | [Extension to Quarry to enable widening of internal access haul road](#) | Edston Quarry Peebles Scottish Borders | Received: Sat 10 Jan 2015 | Validated: Wed 14 Jan 2015 | Status: Pending Consideration | |Feb – **no objection in principle**

Ref. No: 14/01253/LBCNN | Internal alterations to form 12 residential flats | Kingsmeadows Mansion House Holiday Accommodation Kingsmeadows Road Peebles Scottish Borders EH45 9HR | Received: Sat 08 Nov 2014 | Validated: Fri 14 Nov 2014 | Status: Pending Consideration – **pending – no objection in principle**, but would make more sense set against coherent proposals for development of the whole 17 acre site

Ref. No: 14/01252/FUL | Change of use to form 12 residential flats from holiday let accommodation | Kingsmeadows Mansion House Holiday Accommodation Kingsmeadows Road Peebles Scottish Borders EH45 9HR | Received: Sat 08 Nov 2014 | Validated: Fri 14 Nov 2014 | Status: Pending Consideration – **pending – no objection in principle**, but would make more sense set against coherent proposals for development of the whole 17 acre site

Ref. No: 14/00876/FUL | [Sub-division, alterations and extensions to form six dwellinghouses from one \(amendment to previous consent 12/00314/FUL\) \(part retrospective\)](#) | Craigerne Coach House Edderston Road Peebles Scottish Borders | Received: Tue 05 Aug 2014 | Validated: Tue 05 Aug 2014 – **concerns – corrective plans requested by Planning – pending**

Ref. No: 14/00877/LBC | [Internal and external alterations \(amendment to previous consent 12/00315/LBC\) \(part retrospective\)](#) | Craigerne Coach House Edderston Road Peebles Scottish Borders | Received: Tue 05 Aug 2014 | Validated: Tue 05 Aug 2014 – **concerns – corrective plans requested by Planning – pending**

Listed

Ref. No: 14/00937/FUL | [Erection of dwellinghouse with attached garage](#) | Garden Ground Of Craigmount Bonnington Road Peebles Scottish Borders | Received: Wed 20 Aug 2014 | Validated: Wed 20 Aug 2014 – **cramped? – pending**

Ref. No: 14/00938/LBCNN | [Partial demolition of boundary wall to form new access](#) | Craigmount Bonnington Road Peebles Scottish Borders EH45 9HF | Received: Wed 20 Aug 2014 | Validated: Mon 25 Aug 2014 – **cramped? – pending**

Conservation Area

NEW Ref. No: 15/00079/FUL | [Erection of timber shed](#) | 21 Caledonian Road Peebles Scottish Borders EH45 9DJ | Received: Tue 27 Jan 2015 | Validated: Wed 28 Jan 2015 | Status: Pending Consideration | |Feb – **no objection**

NEW Ref. No: 14/01400/FUL | [Replacement windows](#) | 27-29 Eastgate Peebles Scottish Borders EH45 8AB | Received: Wed 17 Dec 2014 | Validated: Tue 06 Jan 2015 | Status: Pending Consideration | | Feb – **no objection**

Ref. No: 14/01424/FUL | [Erection of dwellinghouse with attached garage](#) | Land West Of Souter Brae Venlaw Quarry Road Peebles Scottish Borders – **would like better idea of how planned house fits into view of hillside - no objection**

Ref. No: 14/01382/FUL | [Alterations and extension to dwellinghouse](#) | The Rowans Innerleithen Road Peebles Scottish Borders EH45 8BE – **no objection**

Ref. No: 14/01270/FUL | Alterations and extension to dwellinghouse and erection of replacement detached garage | 11 Tweed Avenue Peebles Scottish Borders EH45 8AS | | – **pending – no objection**

Regular

NEW Ref. No: 15/00064/FUL | [Alteration and extension to dwellinghouse](#) | 63 Whitehaugh Park Peebles Scottish Borders EH45 9DB | Received: Sat 24 Jan 2015 | Validated: Wed 28 Jan 2015 | Status: Pending Consideration | | Feb – **no objection**

NEW Ref. No: 15/00056/FUL | [Change of use to form hairdressing salon](#) | Block 2 Unit 6 Cherry Court Cavalry Park Peebles Scottish Borders EH45 9BU | Received: Wed 21 Jan 2015 | Validated: Thu 22 Jan 2015 | Status: Pending Consideration | | Feb – **no objection**

Ref. No: 14/01419/FUL | [Single storey extension to dwellinghouse](#) | 6 Glen Crescent Peebles Scottish Borders EH45 9BS – **no objection**

Ref. No: 14/01332/FUL | [Alterations and extension to dwellinghouse](#) | 14 Gallow Hill Peebles Scottish Borders EH45 9BG – **concerns about over-development of site area**

Rural

NEW Ref. No: 15/00023/FUL | [Extension to dwellinghouse](#) | The Shieling Eshiels Peebles Scottish Borders EH45 8NA | Received: Wed 14 Jan 2015 | Validated: Thu 15 Jan 2015 | Status: Pending Consideration | | Feb

Ref. No: 14/01123/PPP | [Erection of dwellinghouse](#) | Land East Of Redscare Nether Kidston Peebles Scottish Borders | Received: Fri 03 Oct 2014 | Validated: Fri 03 Oct 2014 – **no objection – though increasingly busy road junction – pending**

Annex A – Peebles Community Trust – Annual Report 2014/15

The Peebles Community Trust (PCT) was setup in Sept 2012, and has to date built up membership of 80 local residents. The PCT established its first elected board at its first AGM in April 2014.

Priorities for 2014/15 were established as:

- further development of the Peebles Community Website
- improved communication with members and the general public
- further community engagement through public meeting and neighbourhood walkabouts
- support for the “Vision for Peebles” initiative to deliver a Whole Town Master Plan
- finalisation of a Town Action Plan establishing priorities to be taken forward by the PCT
- developing a bid for community purchase of the Kingsmeadows Estate
- exploration of community purchase of Town Centre empty properties
- exploration of community acquisition of amenity woodland for wood fuel and other uses
- completion of the PCT bedding in programme funded by an Awards for All grant.



Community engagement

The PCT supported the successful day of community engagement workshops held in June 2014, and organised a second Exhibition and Open Forum in January 2015. Feedback and information gathered from these events has been fed into planning with the “Vision for Peebles” initiative, and programming by the PCT and the Community Council. An all-day conference planned for September had to be postponed due to difficulties in securing the necessary speakers.

Kingsmeadows House

A significant item across the year was the PCT’s bid for acquisition of the Kingsmeadows Estate. This has been ultimately unsuccessful, but not from lack of application. We were caught out early in our campaign with the announcement by Standard Life that a closing date for bids was set for the first week of July 2014 – only two months after our decision to proceed with our bid.

In response to this we explored the possibility of instigating a Community Right to Buy process. This was dropped early on because of a mismatch between the PCT A&M and the requirements of the government unit responsible for this process, and the time that would be required to build support from 20 per cent of the Peebles population. In practice, since Standard Life only made its decision on the outcome of the bid process some five months later, we could have proceeded with this gambit.

Nonetheless, we did develop a comprehensive plan for development of the site. We have approached Granton Homes, the preferred bidder for the site, with a view to discussing the possibility of acquiring the woodland component of the site. Even if this comes to nothing, many of the elements of our bid continue to be relevant and may be taken forward on other sites in or around the town.

Development Trust Association Scotland (DTAS)

The PCT became a formal member of DTAS in August 2014 – an important step in its recognition as a Development Trust, and a means of accessing support for the PCT.

One such instance of support was the invitation, through Jean Robertson, SBC External Funding Officer, to a workshop on how communities can take fund-raising into their own hands.

In addition, contact was established through the support of SBC and DTAS with the Scottish Land Fund, a component of The Big Lottery, with a view to securing grant funding support for purchase of the Kingsmeadows Estate.

CAN DO Towns Innovation Challenge

In May 2014 the PCT signed up for participation in the CAN DO Towns Innovation Challenge, a mentoring initiative formed as part of this government regeneration initiative. The main thrust of this initiative is to encourage collaboration and experience-sharing between town communities across Scotland, further supported by mentoring and advice from regeneration professionals. PCT board members have participated in three such events. Above all, this has demonstrated that we are not alone in our concerns and efforts, and that there is plenty of hard-won experience that we can benefit from. In addition, the mentoring has facilitated networked and access to a range of professional support. This process continues.

Peebles Wood Fuel Group

Joe Wilton, PCT Trustee, has been heading up an initiative for the community acquisition of woodland (including the woodland associated with the Kingmeadows Estate). A funding application for an options analysis has been supported by the PCT, and funding has been awarded from the Innovation Fund of the Big Lottery. Consultants have been contracted to undertake a review of business plans for purchase of up to four wood lots around Peebles, including a strip along the Peebles-Innerleithen multi-use path at Esheils, an area around Cloich Forest, and Kingsmeadows House.

Veitch's Corner

Veitch's Corner has received planning consent for change of use to a licensed restaurant by a private business. We are still waiting to see evidence that the premises have been sold and are being developed.

Awards for All

We have used funding from Awards for All to support development of the PCT, including hiring of premises, etc.. Unfortunately we have taken longer than allowed for in rolling out our programme, further complicated by no interim communication from Awards for All on funding progress. The outcome has been that we had to wrap things up in September 2014, resulting in the return of about £4,500 to the Big Lottery.

Vision for Peebles

Our support for this initiative continues. Crick Carleton is working with a drafting team to put together a dossier on information already collected – from public engagement events, neighbourhood walkabouts, the Community Council planning committee, and census / government statistics.

Peebles Geographical Information Systems (GIS)

A small team has been building familiarity and expertise with GIS software, and the capture for various forms of information, including statistics on the town, in a spatial format. The

software being used is the opensource QGIS, Ordnances Survey mapping, and OpenStreetmap. Using some of the Awards for All funding we have acquired a suitable laptop, touchscreen monitor and GPS tracker to facilitate further development of this capacity.

Membership

Membership now stands at 80. Membership subscriptions (£1) for 2015/16 are now due. The PCT Secretary holds the Master List of members.

Addition of new members has been slow, and momentum needs to be re-built. In addition, whilst the placement of information, articles and documents on the Peebles Community Website has been a major step forward, the PCT has been much less successful in maintaining communication with its existing members, and building the necessary platform for expanding membership

Town Team

It remains an ambition of the PCT to orchestrate establishment of a town centre base for the PCT, including development coordinator – a Town Team. We need to develop the core planning, coordinating and organisational capacity to ensure joined-up thinking, to coordinate community initiatives, and to take the lead in two or three major projects. Only with this in place will the benefits of local community-led initiatives provide durable benefits. This, we propose, should be organised around the Peebles Community Trust – initially through the securing of funding for a town coordinating and planning capacity – a Town Manager, and probably a couple of job-share / part-time officers, plus office. If this can be linked to a project such as improving connectivity and permeability through improvements to the town's transport network, this would be great – but it is important that the work of the Town Team is not bogged down in administering any one project.

Annex B - Strategic Housing Investment Plan (key points)

This plan sets out SBC's strategic investment priorities for affordable housing projects for the Scottish Borders over the next five years.

SBC reports that they are on track to deliver more than 300 units over the three year Strategic Local Programme for 2012-2015 period thus exceeding their Ambitions for the Borders annual target of 100 affordable houses per annum.

Scottish Borders Registered Social Landlords (RSLs) collectively have a stock profile of around 11,500 houses. RSLs are the only providers of social rented housing in the Borders, and as a stock transfer authority the Council relies on its partners to help it discharge its Statutory Homelessness Duty. Over recent years RSLs have faced a number of significant challenges, including the reductions in grant funding and changes in payment arrangements with the most significant challenge being the ability to access private sector capital funding at reasonable terms and conditions. However, there is evidence to suggest that the financial lending market is easing and this goes some way to help the delivery of affordable housing. The Council welcomes the positive decision by Scottish Ministers and the publication of the Guidance in response to the Council's business case submission as this now enables Council to borrow to on-lend to its RSL partners to support the delivery of affordable housing where the RSL business case satisfies the criteria set out in the Guidance.

The Council published its Empty Homes Strategy in January 2012 and secured £150k via the Scottish Government's Empty Homes Loan Fund and continues to promote and liaise with owners of empty properties to help bring back properties for affordable rent. It is understood that Scottish Government are considering relaxing the criteria and SBC would welcome this as it might encourage more uptake.

The Council is in ongoing discussions with a number of Developers to deliver additional homes at a mid-market rent in a number of key pressured areas in the Borders. The total number of 300 new homes being built on average each year compares to in excess of 700 new homes being delivered when the market was at its peak. This includes both private and social rented housing. Although there remains a strong need to provide additional family housing there is also an increasing need for smaller units in Tweeddale and Central and Eastern Borders, especially in the Galashiels, Kelso, and Peebles, Eyemouth and Duns areas, to meet demand.

The economic downturn continues to adversely impact on the developer led land supply and contributions identified. The general trend remains that developers are still not prepared to sell land without a building contract as part of the deal. This means that due to the restricted level of funding available land supply will be restricted as developers wait for full market recovery. On a positive note, there is evidence to indicate that lenders owning development sites are more sympathetic to site disposal which is demonstrated by the release of the Coopersknowe site in

Galashiels. Also, the Council continues to receive pre-planning enquiries and planning applications, a number of which relate to larger sites which they anticipate will provide additional on-site delivery of affordable housing opportunities through the Section 75 process.

Lesley Morrison, 11th December, 2014

Annex C – Community Engagement at Tesco 7th Feb

Organised and summaries by Anne Snoddy

The exercise proved really worthwhile. Lots of passing customers were happy to chat – indeed some were definitely glad of the opportunity to air their concerns about Peebles. It raised the profile of PCC and as a bonus we got the names of 4 folk who would be interested in joining us.

Folks' comments are listed under 7 category headings on a more detailed document. Those categories were Transport, Housing, Infrastructure, Health Care, Windfarms, Miscellaneous and finally nice comments about living in Peebles ☺.

PCC were represented on the stall at different times of the day by Robin, Crick, Graham, Lewis, Alasdair, Eddie, Garry and me. The comments received from the public are summarised below.

Transport:

There was general concern about the congestion in the centre of Peebles, especially around Rosetta Road – connectivity within Peebles needs improvement. Related, but from a slightly different perspective, one respondent suggested that talk of congestion in Peebles was laughable – delays are a matter of minutes only.

Double parking in the High Street is a cause of irritation as is thoughtless and illegal parking elsewhere.

Very little was said about the current road works on Cuddy Bridge other than a request for temporary traffic lights at the junction of March Street and Edinburgh Road.

Related comments included the idea that the currently preferred routing of second bridge was illogical – better to have it through or beside Esheils recycling centre – much better links from A72, and to settlement south of the river. Another suggestion was to put the second bridge in to the east of Dirtpot Corner and upgrade the Cardrona back road into Peebles.

Concern was raised about what routing would be made to link any second bridge to the proposed long-term development sites indicated for the end of Glen Road – is there an intention of routing through Whitehaugh or Kittlegary?

Second Bridge across the Tweed

for – 9

against – 12.

The A72 is considered in need of investment especially at Neidpath Corner and Dirtpot Corner.

The back road from Violet Bank was considered inadequate for the new housing development there with more than one person asking for a new route from Rosetta Road across to Edinburgh Road. Concern was also raised that the sharp corner on this road had not be re-configured as a part of planning consent.

In relation to cycling infrastructure, a plea was made for more bridges across the Tweed – notably to allow cycling connection between Cardrona and Priorsford School, but also to boost use of the hills south of the town. Another proposal was for the introduction of a cycle lane on the A703 north to Penicuik – to improve safety, and encourage more people to cycle to work.

Housing and infrastructure:

The constant cry was that Peebles has become too big, too fast and one comment that we didn't want to see Peebles centre turning into something like Penicuik centre.

In addition folk are critical of the builders' tendency to construct big expensive homes when there is a need for more affordable housing or houses to rent. The rate of expansion is putting pressure on schools, the sewage and water systems, and health care. Concern that any further housing would require more schooling, but education department does not appear to be thinking ahead – how to add Primary and Secondary facilities. Similar comments were raised in respect of medical services, social support and sheltered and affordable housing.

Health Care:

Real concerns about any reduction in services available at Hay Lodge Medical Centre and hospital. Folk are worried that Haylodge Hospital might close, putting pressure on families of ill and elderly residents. The health centre seems to be struggling to meet the needs of the growing population of Peebles.

Windfarms:

Nobody got very excited about windfarms, either for or against. There was a feeling that while they are a 'Good Thing' they are noisy and unsightly.

Miscellaneous:

Five folk took the opportunity to express dismay that Scottish Borders Council is spending money on bringing the Great Tapestry of Scotland to Tweedbank.

Parts of Peebles are looking tired and could do with some investment.

There was concern about lack of local work for school leavers and zero hour contracts.

Policing in Peebles is inadequate, especially at night.

One lady would like to see exercise areas built along the riverside walks for adults and children to use.

We need a greater variety of shops, including those selling children's clothes. One customer said there were too many restaurants in the town.

Cycle / pedestrian bridge at Cardrona is hugely successful – need more to allow access from the north side to the under-utilised south side – hill walking, cycling, etc.

Peebles doesn't need an 18 hole golf course – not enough people have the time to do 18 holes – 9 holes would suffice. Golf course could be reasonably relocated out of town – most people drive to the course.

Nice comments about Peebles:

There were plenty of nice things said about Peebles but always with the over-riding concern that we must not lose sight of why Peebles is special and all work hard to keep it that way.

Anne Snoddy



*The Community Council
of the
Royal Burgh of Peebles & District*

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20 December 2012

Cloch Forest Wind Farm planning application

Dear Debbie

Please find attached the response of the Peebles Community Council to the consultation on the above proposed development.

We have sought to present a balanced response whilst also retaining a focus in our comments on the key planning issues involved.

As will be clear, this is a complex issue and community views are varied. We have, however, sought to present the community's key concerns, and despite reservations about the visual impact of the development, there is also interest in exploring how the community might better benefit from the development, should this planning application be consented.

We are happy to provide further detail in support of our response, and to participate in further consultation should this be appropriate.

Yours sincerely



Crick Carleton
Convenor of Planning Committee

Royal Burgh of Peebles and District Community Council

Response to the consultation on the Cloich Forest Wind Farm application

Introduction

The Community Council represents a rural settlement of some 10,000 people (8,000 urban; 2,000 rural), and is one of the largest in proximity to the proposed windfarm development. The border of the area covered by the Community Council lies a few hundred yards south of the proposed development.

- extent of representation – largest nearby town – large proportion commute to and from Edinburgh along main road adjacent to proposed development
- wide range of community views – strongly pro, strongly anti, large middle ground
- the community is strongly supportive of demonstrable sustainable development, a strong advocate of planning that supports “people and place” and improved town resilience, promotes a safe and high quality living environment, and supports local employment opportunities.
- the community supports renewable energy generation and reduced energy use (improved standards / qualities of build, improved insulation on existing buildings, improved town layouts, more efficient transport use/provision)
- the community recognises that the development of renewable energy involves trade-offs – but there is broad community concern that the balance of trade-offs concerning this large and highly visible development (well-sited to some, terribly sited to others) is against it; the proposed windfarm will necessarily cause negative impacts on the local environment, local wildlife, landscape and nearby amenity of communities – some of which can be mitigated, some of which cannot
- recognising that development is a trade-off between various interests and impacts, we as a Community Council feel it appropriate to register that there is a range of local views on the matter but, that in the absence of any firm quantification of local views (for or against) on this specific proposal, we choose to take a precautionary position, and opt to support the *status quo* – no change – and register an objection to the proposal.

Concerns

- have an underlying concern that materials presented (as matters of fact) to those deciding on this planning application should be accurate – and that any errors and omissions brought to light during consultation should be fully addressed by the developer and its advisors – **matter of fact.**
- question the use of a single capacity factor of 30% in the assessment of the proposal – the actual experience in Scotland is different¹, as shown in the table below:

Average annual capacity factor 2000-2011	28%
Lowest annual capacity factor 2000-2011	22%

¹ <https://restats.decc.gov.uk/cms/historic-regional-statistics/> (accessed on 15 November 2012)

Highest annual capacity factor 2000-2011	34%
Annual capacity factor 2011	27%
Annual capacity factor 2010	22%

the actual values of the capacity factors for the Borders, where wind speeds are lower than the average, will be lower too, and a more realistic value for assessment might be 20% – **matter of methodology.**

- ill-defined benefits to impacted communities – **policy issue.**
- windfarm technology is inefficient – public subsidy does not develop technology, only subsidises it, and turbines will need to be re-engineered after ten or fifteen years (involving re-submission for planning consent with attendant policy issues) – **policy issue.**
- contributes to government renewables targets, but located in an area of high environmental quality and natural beauty, proximate to areas of outstanding natural beauty and other highest ranking landscape designations – **planning issue.**
- its location is beside the main gateway route into the western Borders, renowned for its natural beauty, with a focus on its rivers and its mountains – this development is visible from most high points in the region – **planning issue.**
- the Borders region has, proportionately, more consented windfarm generating capacity than any other part of Scotland, let alone the UK, and has still more projects under development – there is concern that the cumulative impact of terrestrial windfarm development is not sufficiently recognised within the planning processes, and ignored or heavily discounted in consenting decision-making – this issue has particular ramifications with respect to the previous issue, and constitutes an intrusion into an otherwise windfarm clear area of natural upland (see graphics below) – [note, as an immediate example of this, it is of great concern that proposals for a second very large wind farm are just now being presented for consideration, located a matter of a mile or two to the south west of Cloich Forest, at Stevenson Hill] – **planning issue.**
- the economy of Peebles is very dependent on day visitors, mountain bikers, walkers and short-stay holiday makers, and as a location for business meetings and conferences – amongst the many reasons for visiting the area is its high natural beauty, history, and visually stunning scenery – locating a highly visible windfarm on the route to the town and surrounds, and visible from a wide range of Peebles’ related viewing points (from walking routes on the boundaries of the town, and from many nearby hill-tops – see graphics below) is hardly conducive to responsible and sustainable development – **economic issue.**
- one of the ways in which local communities could shift the balance of trade-offs between development and non-development is by sharing in a proportion of the profits (subsidies) attaching to such a development – by accessing lower cost electricity, by accepting funding towards community projects (Community Benefit), and by benefiting from the subsidised profits deriving from direct investment (as a community or group of communities) in the development itself; the first of these does not seem very probable, the second has been applied for, but remains locally controversial; and whilst members are actively researching the option for investment in the development the odds continue to be stacked against community groups borrowing the necessary funds to secure such an investment (not least because of the Forestry Commission stance that the community will not be allowed to utilise any private funding in leveraging its borrowing for such investment, and despite government lip-service in support of this option, funding institutions are not enthusiastic supporters of

community buy-in; to leverage bank borrowing there is a need to raise several million pounds – doing so from within the community through donations and coffee mornings is simply unrealistic) – **policy issue.**

The largest single planning issue is the landscape issue. The following four graphics illustrate landscape designations and proximity of the development to them.

<p>Top left – the extent of the Environmentally Sensitive Area designation existing until the very recent revision of designations</p>	<p>Top right – part of the research informing the SBC SPG on Landscape (2012) ranked the area including and to the south of the proposed windfarm site as having the highest ranking in terms of “the extent and importance of views in and out of the landscape, including relative visibility of the landscape from key routes and locations”</p>
<p>Bottom left – the existing highest ranking national scenic area shown in red, and the new proposed designations developed through recent research informing the Scottish Borders Council Supplementary Planning Guidelines on Landscape (2012)</p>	<p>Bottom right – the array of wind farm developments (consented and under construction; for which applications have been made; and for which scoping studies have been submitted) showing the existing large void running south from the Pentland Hills to the hills of Upper Tweeddale</p>

