

Southside Data Centre

Scoping Report

Sunlaws Development Company Limited

July 2026



Quality information

Prepared by	Checked by	Verified by	Approved by
ReAmp and associated technical authors	BC	JL	AS

Review History

Issue	Review date	Details	Authorised	Name	Position
1	23/06/2026	DRAFT	Yes	JL	SPM
2	24/06/2026	DRAFT	Yes	JL	SPM
3	06/07/2026	FINAL	Yes	JL	SPM

© 2026 ReAmp Consultancy Limited. All Rights Reserved.

This document has been prepared by ReAmp Consultancy Limited (“ReAmp”) for sole use of our Client (Sunlaws Development Company Limited) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between ReAmp and the Client. Any information provided by third parties and referred to herein has not been checked or verified by ReAmp, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of ReAmp.

Table of Contents

Southside Data Centre	1
Scoping Report	1
1. Overview, Legislation and Purpose	1
1.2 Project Overview	1
1.3 The Applicant & EIA Team	2
1.4 Context of the Proposed Development and Site Selection	2
1.5 EIA Purpose and Legislation	3
1.6 Structure of Scoping Report	3
2. The Site and Proposed Development	5
2.1 Site Description	5
2.2 Proposed Development	5
3. Approach to EIA	7
3.1 Introduction	7
3.2 EIA Assessment Methodology	7
3.3 Design Evolution and Embedded Mitigation	7
3.4 Consultation and Engagement	7
3.5 Cumulative Effects	10
3.6 Structure of Technical Chapters	10
4. Scope of the Environmental Impact Assessment	11
4.1 Introduction	11
5. Ecology & Ornithology	13
5.1 Introduction	13
5.2 Policy and Guidance	13
5.3 Baseline Conditions	13
5.4 Potential Significant Effects	15
5.5 Assessment Methodology	16
5.6 Approach to Mitigation	17
5.7 Issues Scoped In / Out	17
5.8 Questions to Consultees	18
6. Landscape Visual Amenity	19
6.1 Introduction	19
6.2 Environmental Baseline	19
6.3 Baseline Conditions	19
6.4 Visual Amenity	20
6.5 Landscape Character	21
6.6 The Proposed Development	22
6.7 Proposed Surveys and Assessment Methodologies	22
6.8 Assessment Method	23
6.9 Potential Significant Effects of the Development	24
6.10 Effects Scoped In / Out	25
6.11 Approach to Mitigation	26
6.12 Questions to Consultees	26
7. Cultural Heritage and Archaeology	27
7.1 Introduction	27
7.2 Study Areas	27
7.3 Baseline Conditions	27
7.4 Potential Significant Effects	28
7.5 Assessment Methodology	29
7.6 Effects Scoped In / Out	34
7.7 Questions to Consultees	35

8.	Noise.....	36
8.1	Introduction.....	36
8.2	Regulatory and Policy Framework.....	36
8.3	Baseline Conditions.....	36
8.4	Proposed Study Area.....	37
8.5	Potential Effects and Mitigation.....	37
8.6	Assessment Methodology.....	38
8.7	Cumulative Effects.....	39
8.8	Assumptions and Limitations.....	39
8.9	Summary of Effects Scoped In and Out of the Assessment.....	39
9.	Hydrology, Geology, and Hydrogeology.....	41
9.1	Introduction.....	41
9.2	Baseline.....	41
9.3	Guidance and Legislation.....	44
9.4	Assessment Methodology.....	44
9.5	Effects Scoped In / Out.....	46
9.6	Proposed Mitigation.....	47
9.7	Questions to Consultees.....	48
10.	Air Quality.....	49
10.1	Introduction.....	49
10.2	Baseline Conditions.....	49
10.3	Potential Significant Effects.....	49
10.4	Assessment Methodology.....	50
10.5	Effects Scoped In / Out.....	50
10.6	Mitigation and Design Development.....	51
10.7	Questions to Consultees.....	51
11.	Traffic and Transport.....	52
11.1	Introduction.....	52
11.2	Baseline Conditions.....	52
11.3	Transport Statement (TS).....	52
11.4	Outline Construction Traffic Management Plan (CTMP).....	53
11.5	Travel Plan.....	53
11.6	Scope of Proposed Traffic and Transport Assessment.....	53
11.7	Questions for Consultees:.....	54
12.	Other Topics to be Scoped out of EIA.....	55
12.1	Introduction.....	55
12.2	Population and Human Health.....	55
12.3	Forestry and Arboriculture.....	55
12.4	Aviation.....	56
12.5	Lighting Strategy.....	57
12.6	Outdoor Access.....	57
12.7	Fire Safety Statement.....	58
12.8	Lifetime Emissions.....	58
12.9	Socio-Economics.....	58
12.10	Questions to Consultees.....	59
13.	Conclusions.....	60
14.	References.....	61

1. Overview, Legislation and Purpose

- 1.1.1 This Environmental Impact Assessment (EIA) Scoping Report has been prepared by ReAmp Consultancy Limited (ReAmp), on behalf of Sunlaws Development Company Limited (the Applicant), an entity of Roxburgh Estate.
- 1.1.2 On the 9th of December 2025, Ironside Farrar prepared a Screening Report that was submitted to request a Screening Opinion from the Scottish Borders Council (SBC) for the proposed Southside Data Centre (the Proposed Development). The Council issued a Screening Opinion on the 27th of February 2026, concluding that the Proposed Development has the potential to cause significant effects and would therefore constitute an EIA development.
- 1.1.3 The purpose of this report is to inform a request for an EIA Scoping Opinion from the Scottish Borders Council in relation to the Proposed Development. This EIA Scoping Report includes a description of the location of the Proposed Development, a brief description of the nature and purpose of the proposed development and of its likely significant effects on the environment as required by Regulation 17(2) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.
- 1.1.4 This EIA Scoping Report will also set out the proposed structure, content, and key topics to be assessed within the Environmental Impact Assessment Report (EIAR).

1.2 Project Overview

- 1.2.1 The Applicant proposes to develop a data centre on land within its ownership. A data centre is a physical facility used to store, process and manage large volumes of digital information, supporting services such as online banking, social media, streaming, email and other digital platforms. As data centres form an increasingly important part of digital infrastructure, they require a continuous and reliable high-capacity energy supply.
- 1.2.2 The Applicant is considering ways in which the environmental impact can be reduced, one such way being the utilisation of local, renewable sources of energy. This provides an opportunity to reduce wind generation curtailment by utilising electricity that might otherwise remain unused.
- 1.2.3 Located in the Lammermuir Hills, on land forming part of the Roxburghe Estate, the Proposed Development Site boundary (shown edged red on [Figure 1.1]) covers an area of 151 hectares (ha) (the Site).
- 1.2.4 The Proposed Development is currently in an early design stage and will be revised through the EIA process in response to environmental surveys, technical constraints and consultee feedback. It currently consists of the following:
 - Three data centre buildings of a height of 24 m (8 ha);
 - Associated infrastructure and facilities (13 ha);
 - Landscape and screening (15 ha);
 - Biodiversity enhancement and drainage (52 ha); and
 - Potential access routes (63 ha).
- 1.2.5 It is expected that the final design will include provision for grid connection infrastructure and backup generation, with the detailed specification of energy infrastructure to be confirmed as the project design progresses.

1.3 The Applicant & EIA Team

- 1.3.1 Sunlaws Development Company Limited (the Applicant) is an entity of the Roxburghe Estate. The Applicant is overseeing the design evolution of the Proposed Development, the coordination of environmental surveys and technical inputs and engagement with SBC, statutory consultees and the local community. The Applicant is involved in the development of renewable and low-carbon infrastructure projects, including battery energy storage systems such as Shielburn Energy Park.
- 1.3.2 The Applicant has contracted ReAmp to provide consenting and planning services and coordinate the EIA, including this EIA Scoping Report. ReAmp has enlisted the services of several discipline specialists to conduct surveys and assessments to define the baseline of the Site and assess the scope and define the methodology required for assessments in the EIA.

1.4 Context of the Proposed Development and Site Selection

- 1.4.1 Although the role of this Scoping Report is to identify the likely environmental effects that should be assessed through the EIA process, the Applicant considers the need for digital infrastructure is important context in considering the likely environmental effects.
- 1.4.2 The Proposed Development is being brought forward in response to increasing demand for secure and resilient digital infrastructure. Data centres provide the physical capacity required to store, process and manage digital information used by businesses, public services and households. This includes cloud services, digital communications, online banking, health services, data storage and other systems that now form part of day to day economic and social activity.
- 1.4.3 The Site has been identified by the Applicant due to its combination of available existing energy infrastructure and operational characteristics suitable for a data centre, such as lower average air temperatures than other areas in the UK for development of this scale. The Site is located on the Roxburghe Estate and provides a large contiguous landholding capable of accommodating the various aspects of the Proposed Development - the data centre buildings, associated plant, access infrastructure, drainage, landscaping, security requirements and biodiversity enhancement areas. The Site boundary extends to approximately 151 ha, including the main development area and potential access route options. This scale provides scope for the layout to be refined as environmental survey work progresses.
- 1.4.4 A key consideration in the Applicant's site selection has been the relationship between the Site and existing or emerging energy infrastructure in the surrounding area. The Lammermuir Hills and wider Scottish Borders contain a number of operational and consented wind energy developments, grid infrastructure and battery storage developments and future proposals. The Proposed Development is energy intensive by nature and requires access to a reliable and resilient power supply. Locating the Proposed Development within an area where energy infrastructure is already established provides an opportunity to establish a data centre in a setting where renewable generation and grid assets are already part of the wider land use.
- 1.4.5 The Applicant has identified the potential for the Proposed Development to make use of local renewable energy and to reduce the curtailment of wind generation where electricity might otherwise not be exported. This provides an opportunity to reduce wind curtailment by utilising electricity that might otherwise remain unused. During periods of low renewable generation, the Proposed Development could draw energy from the nearby battery energy storage systems or the wider electricity network, helping to maintain a reliable power supply. This is a site-specific factor that has influenced the emerging proposal. The presence of energy generation and grid infrastructure in the wider area does not remove the need for careful environmental assessment, but it provides part of the technical context for why this location is being considered.
- 1.4.6 The Site also lies within an area served by a high-pressure gas transmission pipeline. For data centre development, backup or standby generation is normally required to maintain resilience and continuity of operation. The availability of nearby gas infrastructure that can be used as backup generation is therefore a relevant technical factor, as it would reduce reliance upon on-site fuel storage or frequent off site fuel deliveries compared with locations without such infrastructure. The air quality and emissions

implications of any backup generation will be considered through the EIA and associated permitting process where required.

- 1.4.7 The rural setting of the Site has also influenced the site selection process. The land is located away from larger settlements and provides separation from the principal residential areas in the surrounding area. At the same time, the Site is not unconstrained. It lies within an open upland landscape near the Watch Water Reservoir and close to the Southern Upland Way, with nearby residential receptors, watercourses, ecological interests and heritage assets requiring detailed consideration. For that reason, the EIA process will be used to test the suitability of the Site and to inform the design of the Proposed Development.
- 1.4.8 The Site boundary has been drawn to allow space for mitigation and design refinement. This includes the ability to consider the siting of buildings, access routes, surface water management, earthworks, landscape screening and biodiversity enhancement in response to the findings of technical survey work. The availability of land within the estate provides flexibility to avoid or reduce effects where constraints are identified, including through screening bunds and habitat management areas.
- 1.4.9 This section does not present a conclusion on the acceptability of the Proposed Development. That will be considered by SBC following submission of the planning application, the EIAR and supporting documentation. It instead explains the site-specific factors that have led the Applicant to bring forward the Proposed Development for assessment, including the need for digital infrastructure, the relationship with energy infrastructure, the scale of the available landholding and the opportunity to develop a layout informed by environmental constraints.

1.5 EIA Purpose and Legislation

Purpose of Environmental Impact Assessment

- 1.5.1 An EIA is used to identify, predict, and evaluate the likely significant effects of the Proposed Development on the environment.
- 1.5.2 An EIA also presents the proposed mitigation and design embedded mitigation that will be implemented to reduce unavoidable impacts on the environment. This may also include proposed enhancement schemes.
- 1.5.3 This is to ensure that the determining authority, in this case SBC, the relevant consultees and the members of the public and community have access to all the relevant information and to allow SBC to make an informed decision on the determination of the planning application.

EIA Scoping Process

- 1.5.4 Although the scoping process is not a mandatory requirement under the EIA Regulations, it is recognised as a useful assessment to identify the likely significant effects the Proposed Development may have on the environment and ensure a proportionate and relevant EIA is undertaken. The purpose of the EIA scoping report is to identify the topics that should be assessed within the EIAR, defining the methodology and level of detail required. It will also identify the topics that are considered to be scoped out if they are reasonably considered not to be relevant to the Proposed Development.

1.6 Structure of Scoping Report

The Scoping Report will follow the structure as listed in Table 1.1 below.

Table 1.1 Report Structure

Section	Topic	Author
1	Overview, Legislation, and Purpose	ReAmp
2	The Site and Proposed Development	ReAmp
3	Approach to EIA	ReAmp

4	Scope of the EIA	ReAmp
5	Ecology and Ornithology	ReAmp
6	Landscape and Visual Amenity	MVGLA
7	Cultural Heritage and Archaeology	CFA
8	Noise	Metrica
9	Hydrology, Geology and Hydrogeology	Gondolin
10	Air Quality	ReAmp
11	Traffic and Transport	Systra
12	Other Topics to be Scoped Out of EIA	ReAmp
13	Conclusions	ReAmp

2. The Site and Proposed Development

2.1 Site Description

- 2.1.1 The Site is located within the Scottish Borders, within a broadly rural context surrounded by agricultural lowlands and the Cheviot uplands. It is approximately 11 km from Duns and 2 km from Longformacus. Its location can be seen on Figure 1.1. The land comprising the Site is predominantly agricultural in use (rough pasture fields), with semi-natural moorland areas in the wider area.
- 2.1.2 The Site has one property within its boundary Clawbare Cottage (formerly Rawburn Cottage), with dispersed rural properties, farm buildings and small woodland blocks in the wider area, including Rawburn Farmhouse, which is owned by the Roxburghe Estate. The topography across the Site gently undulates with gradual variations in elevation consistent with the wider landscape. There may be localised drainage areas or small watercourses within or adjacent to the Site, all of which will be confirmed through detailed survey work.
- 2.1.3 Access to the Site is still being determined through surveys but the Proposed Development is expected to connect to the local road network by one of 4 potential access routes shown on Figure [1.1]. The proximity to existing infrastructure corridors, including any overhead lines or rural access tracks will inform the design and layout of the final access route.
- 2.1.4 For the purposes of the EIA, the Site boundary will be defined by a red line area encompassing the Proposed Development footprint, with a wider study area extending beyond this to capture potential indirect effects on surrounding receptors.

2.2 Proposed Development

- 2.2.1 The Proposed Development remains at an early design stage and will continue to be refined through the EIA process. The current description therefore represents the anticipated development envelope for the purposes of scoping. The final layout will be developed having regard to environmental survey findings, technical constraints and consultee responses.
- 2.2.2 The data centre buildings are expected to be supported by a range of operational infrastructure, including electrical plant, cooling systems, standby generation, security infrastructure, internal access roads, service yards and drainage infrastructure. The Proposed Development is energy intensive by nature and will require a reliable and resilient power supply. The design will therefore include provision for grid connection infrastructure and backup generation, with the detailed specification of energy infrastructure to be confirmed as the project design progresses.
- 2.2.3 The Proposed Development will require a resilient water supply to support its operation. Initial feasibility work undertaken indicates that the water demand associated with the Proposed Development could be met through the harvesting and reuse of rainwater collected through the green roof. This assessment has considered long term rainfall records and projected future climate conditions and indicates that sufficient water could be available through an on-site recovery system. Notwithstanding this, the Applicant recognises the importance of maintaining a reliable water supply under a range of operating and climatic conditions. As a result of this, a borehole is also being considered as part of the Proposed Development to provide additional security of supply. The final water strategy will continue to be refined through the design process and informed by further technical assessments undertaken as part of the EIA process.
- 2.2.4 With cognisance of the recent Raeshaw case of all connection infrastructure will need to be considered through the EIA process. The Proposed Development will require connection infrastructure for power, gas and data communications. The detailed routing of these connections remains subject to technical design and consultation with the relevant network operators. At this stage, it is anticipated that grid connection infrastructure, gas supply infrastructure and data cable routes would be undergrounded where practical. The routing strategy will seek to follow existing infrastructure corridors, access tracks, field boundaries or other disturbed land where possible, in order to limit additional land take, reduce interaction with sensitive receptors and minimise new landscape or ecological effects. Where off-site

connections are required, these will be considered as part of the evolving design and assessed within the EIAR where there is potential for likely significant environmental effects.

- 2.2.5 The Site boundary includes sufficient land to allow the arrangement of buildings and infrastructure to respond to identified constraints. This will facilitate a full evaluation of the siting of buildings, earthworks, screening bunds, surface water attenuation, habitat management areas and biodiversity enhancement. The use of existing topography, proposed earthworks and landscape planting will be considered as part of the design approach to reduce potential effects on landscape character and visual receptors.
- 2.2.6 Access to the Site is still under consideration, with a number of potential route options identified for assessment. The preferred access route will be confirmed through the design process, informed by engineering feasibility, traffic assessment, environmental constraints and consultation with SBC. Construction traffic will be managed through an outline Construction Traffic Management Plan (CTMP) and operational access arrangements will be described within the Transport Statement (TS) that will be submitted with the planning application.
- 2.2.7 Construction of the Proposed Development is expected to include site establishment, access works, earthworks, building construction, installation of electrical and mechanical plant, drainage works, landscaping and reinstatement. The construction phase will be managed through a Construction Environmental Management Plan (CEMP), which will set out measures to control noise, dust, traffic, pollution risk, drainage, ecology and other environmental matters.
- 2.2.8 Once operational, the Proposed Development will function as a secure data centre facility with regular staffing, maintenance activity and controlled access. Operational traffic is expected to be substantially lower than construction traffic and would mainly comprise staff movements, servicing and occasional deliveries. Low level intelligent external lighting, security fencing and access control will be required for safety and operational purposes, but these elements will be designed to minimise unnecessary effects beyond the operational area.

3. Approach to EIA

3.1 Introduction

- 3.1.1 This section of the Scoping Report considers the way in which the EIA is approached, including the assessment methodology.

3.2 EIA Assessment Methodology

- 3.2.1 The EIAR will assess the likely significant environmental effects of the Proposed Development in a systematic and proportionate manner. Each technical chapter will establish the baseline conditions relevant to that topic, identify sensitive receptors, describe the potential pathways by which effects could arise and assess the likely magnitude and significance of those effects during construction, operation and, where relevant, decommissioning.
- 3.2.2 The assessment of significance will be based on the sensitivity or value of the receptor and the magnitude of change resulting from the Proposed Development. The terminology and detailed criteria used to define sensitivity, magnitude and significance will be set out within each technical chapter, reflecting the relevant guidance and professional practice for that discipline. Where published guidance does not provide a prescriptive method, professional judgement will be applied and explained clearly within the EIAR.
- 3.2.3 The EIAR will distinguish between embedded mitigation, which forms part of the design or construction approach, and additional mitigation identified through the assessment process. Residual effects will be reported after mitigation has been taken into account. Where significant residual effects are identified, the EIAR will explain their nature, duration, reversibility and geographic extent.

3.3 Design Evolution and Embedded Mitigation

- 3.3.1 The Proposed Development remains at an early stage of design and will continue to evolve in response to environmental survey work, engineering requirements, operational needs and consultation feedback. The EIA process will be used to inform the layout, access strategy, drainage design, earthworks, landscape strategy, utility connections and the siting of plant and supporting infrastructure.
- 3.3.2 Embedded mitigation will be incorporated where practicable to avoid or reduce potential environmental effects before they arise. For the Proposed Development, this is expected to include the careful siting of buildings and infrastructure, use of existing landform and earthworks to assist visual screening, appropriate watercourse buffers, drainage and pollution prevention measures, protection of sensitive habitats and species, control of construction traffic, careful selection and positioning of operational plant and the development of controlled lighting proposals.
- 3.3.3 The EIAR will explain how the design has responded to identified constraints and how embedded mitigation has been incorporated. This will be particularly important for landscape and visual amenity, ecology and ornithology, hydrology, geology and hydrogeology, noise and air quality, where the assessment is expected to influence the final development layout and supporting technical strategies.

3.4 Consultation and Engagement

Overview

- 3.4.1 Early engagement has played a central role in forming the scope of the EIA for the Proposed Development. The Applicant hosted two informal Public Information Days (PID) in the local area surrounding the Site. The first PID event was held at Longformacus Village Hall on 4 June 2026, with 75 attendees and 38 feedback forms completed. The second PID event was held at Westruther Village Hall on 10 June 2026, with 98 attendees and 34 feedback forms completed.
- 3.4.2 Feedback from the events was recorded through feedback forms provided on the day, feedback forms completed online, and emails to the project info email address. The forms included a rating questionnaire to gain insight into the community's opinion on data centres in general, in relation to the Proposed

Development and in relation to the information provided by the project team. It also provided space for attendees to record their opinions, concerns and general feedback for the project team. This has ensured that the areas of genuine concern can be investigated, assessed and presented in the EIAR.

- 3.4.3 The responses received, whilst many in opposition, provided clear insight into the matters most important and concerning to the community. This will allow a proportional response to be allocated within the EIAR assessment, to ensure that all concerns and questions are addressed to the fullest extent possible.

Key Issues Raised

- Landscape, visual impact, and dark skies;
- Ecology, ornithology, and biodiversity;
- Peat, soils, geology, and carbon release;
- Water resources, cooling and contamination;
- Climate, carbon, and net zero;
- Energy demand, grid and interaction with wind farms;
- Noise and low-frequency hum;
- Traffic, roads, and access;
- Cultural heritage, archaeology, and dry-stone walls;
- Jobs, economic benefit, and community benefits;
- Cumulative Effects;
- Obsolescence, lifespan, and decommissioning; and
- Transparency, trust, ownership.

Concerns addressed in EIA Scope

Landscape, visual amenity and dark skies

- 3.4.4 Landscape, visual amenity and the protection of locally dark skies were among the principal matters raised during consultation given the scale of the proposed data centre buildings, the rural upland setting, the proximity of the Southern Upland Way and the location of the Site within the Lammermuir Hills Special Landscape Area. Landscape and visual amenity will therefore be scoped into the EIAR as a standalone chapter, supported by a Landscape and Visual Impact Assessment prepared in accordance with GLVIA3 and relevant Landscape Institute guidance. The assessment will consider construction and operational effects, representative viewpoints, effects on recreational routes, cumulative effects and the role of embedded mitigation including building siting, earthworks, screening bunds and landscape planting. Lighting effects will be addressed through an Outline Lighting Strategy, which will set out how external lighting will be controlled to minimise upward and outward light spill and protect the rural character of the surrounding area.

Ecology, ornithology and biodiversity

- 3.4.5 Ecology, ornithology and biodiversity concerns will be addressed through a standalone EIAR chapter. The assessment will be informed by desk study, habitat survey, protected species survey and bird survey work across the Site, access options and appropriate survey buffers. Particular regard will be given to habitats, breeding and wintering birds, protected species, hydrological connectivity to the River Tweed SAC and SSSI. The assessment will also identify embedded mitigation, species protection measures, construction controls and opportunities for biodiversity enhancement through the emerging layout and an Outline Biodiversity Enhancement Plan.

Hydrology, geology, hydrogeology, soils and peat

- 3.4.6 Concerns relating to peat, soils, geology, surface water, groundwater, private water supplies, public water supply catchments, cooling requirements and contamination risk will be addressed through the Hydrology, Geology and Hydrogeology chapter. The Site and access options include watercourses, watercourse crossings, carbon-rich soils, drainage pathways and hydrological connections to sensitive

downstream receptors. The assessment will be supported by appropriate field survey, desk study, flood risk, drainage, watercourse crossing and private water supply work where required. The EIAR will explain how water quality, flood risk, groundwater, soils, carbon-rich soils and drainage constraints have informed the design and mitigation strategy.

Energy demand, climate and emissions

- 3.4.7 Community comments also raised questions regarding energy demand, the relationship with nearby renewable generation, grid infrastructure, carbon emissions and net zero. These matters will be addressed across the Proposed Development description, air quality assessment, lifetime emissions assessment and supporting planning documentation. The EIAR Proposed Development description will explain the anticipated energy requirements of the Proposed Development, the role of backup generation and the relationship with existing and emerging energy infrastructure. Air quality effects from gas-fired backup generation will be assessed in a standalone EIAR chapter, including stack height determination and dispersion modelling. Greenhouse gas emissions will be reported through a standalone Lifetime Emissions Assessment, which will provide a transparent account of construction, operational and lifetime emissions and their relationship with relevant climate policy.

Noise, traffic and access

- 3.4.8 Noise, low-frequency sound, construction traffic, road safety and access were identified as important local issues. Noise will be scoped into the EIAR as a standalone chapter, covering construction noise, construction traffic noise and operational plant noise associated with cooling equipment, transformers, standby generation and other mechanical and electrical infrastructure. The assessment methodology will be agreed with the Council's Environmental Health team where required. Traffic and transport is not proposed as a standalone EIAR chapter, as the principal effects are expected to relate to the temporary construction phase. Instead, these matters will be addressed through a TS, outline CTMP and Travel Plan, including consideration of access route options, construction routing, vehicle movements, local road users, sensitive receptors and mitigation.

Cultural heritage, archaeology and the historic environment

- 3.4.9 Cultural heritage, archaeology, historic field boundaries and the setting of designated heritage assets will be scoped into the EIAR as a standalone chapter. The assessment will consider direct effects on known and potential archaeological remains within the Site and access route options, as well as setting effects on Scheduled Monuments, Listed Buildings and other relevant heritage assets in the wider landscape. The work will be informed by desk-based assessment, Historic Environment Record data, Historic Environment Scotland data, historic mapping, LiDAR where available and targeted field survey. Where potential setting effects are identified, visualisations will be used where appropriate to support the assessment.

Socio economics, community benefit and project transparency

- 3.4.10 Issues relating to employment, local economic benefit, community benefit, project need, transparency and trust will be addressed through the planning application and supporting documents. A standalone Socio-Economic Report will be prepared to set out the anticipated construction and operational employment, investment, supply chain and wider economic effects of the Proposed Development. These matters are not proposed as a standalone EIAR chapter because they are principally relevant to the planning balance rather than likely significant adverse environmental effects. The Applicant will continue to record consultation feedback and will explain through the application how matters raised by the community and consultees have informed the design, assessment scope and supporting documentation.

Cumulative effects, lifespan and decommissioning

- 3.4.11 Cumulative effects will be considered within each relevant technical chapter, with the list of cumulative developments developed through review of the Scottish Borders Council planning portal, the Energy Consents Unit portal and consultee feedback. The assessment will consider the interaction of the Proposed Development with nearby operational, consented and reasonably foreseeable developments where there is a credible environmental pathway. Concerns regarding operational life, obsolescence and decommissioning will be addressed through the Proposed Development's description and relevant technical assessments, with construction-like effects associated with decommissioning considered where appropriate.

3.5 Cumulative Effects

- 3.5.1 Cumulative effects will be considered within each relevant technical chapter where there is the potential for the Proposed Development to interact with other existing, consented or reasonably anticipated developments. The cumulative assessment will be proportionate to the topic being assessed and will focus on developments that could contribute to combined or in-combination effects on the same receptors.
- 3.5.2 The list of cumulative developments will be developed through review of the SBC planning portal and relevant consultee feedback. It is expected to include operational, consented and submitted developments where their scale, location or nature could give rise to cumulative effects with the Proposed Development. The approach will be refined for each topic to reflect relevant study areas, receptor sensitivity and technical guidance.
- 3.5.3 Where cumulative effects are unlikely, or where no credible environmental pathway exists, this will be explained in the relevant chapter. Where cumulative effects are assessed, the EIAR will identify whether the Proposed Development would give rise to significant additional effects when considered alongside other developments.

3.6 Structure of Technical Chapters

- 3.6.1 Each technical chapter of the EIAR will follow a consistent structure, while allowing flexibility for topic-specific requirements. This will assist consultees and the decision maker in understanding the baseline position, the proposed assessment method and the likely significant effects of the Proposed Development.
- 3.6.2 The chapters are expected to include an introduction, relevant legislation and guidance, baseline conditions, study area, assessment methodology, potential effects, mitigation, residual effects, cumulative effects and questions to consultees where appropriate. Technical appendices will be used to present detailed survey data, modelling outputs, calculations or supporting assessments where these are required to inform the conclusions of the EIAR.
- 3.6.3 This Scoping Report identifies the proposed scope of each chapter and the matters that are currently proposed to be scoped into or out of detailed assessment. The final scope of the EIAR will be confirmed following receipt of the Scoping Opinion from SBC and responses from statutory and non-statutory consultees.

4. Scope of the Environmental Impact Assessment

4.1 Introduction

- 4.1.1 This section provides a summary of the proposed scope of the EIAR. It identifies the topics that are proposed to be assessed as standalone EIAR chapters and the matters that are proposed to be scoped out of detailed EIA assessment. Where a topic is not proposed as a standalone EIAR chapter but will be addressed through a supporting document, this is also identified.
- 4.1.2 The proposed scope has been informed by the nature and scale of the Proposed Development, the current understanding of the Site, preliminary survey work and the likely presence of environmental receptors. The final scope of the EIAR will be confirmed having regard to the Scoping Opinion issued by SBC and responses received from statutory and non-statutory consultees.

Table 4.1 Topics Scoped Into EIAR

Topic	Proposed EIAR position	Reason for inclusion
Landscape and Visual Amenity	Standalone EIAR chapter	Potential effects on landscape character, visual receptors, recreational routes and the Lammermuir Hills Special Landscape Area.
Cultural Heritage and Archaeology	Standalone EIAR chapter	Potential direct effects on non-designated heritage assets and potential setting effects on designated assets in the wider landscape.
Ecology and Ornithology	Standalone EIAR chapter	Potential effects on habitats, protected species, birds and hydrologically connected designated sites.
Hydrology, Geology and Hydrogeology	Standalone EIAR chapter	Potential effects on surface water, groundwater, private water supplies, peat and carbon rich soils, flood risk and hydrologically connected designated sites.
Noise	Standalone EIAR chapter	Potential construction noise, construction traffic noise and operational noise effects at nearby sensitive receptors.
Air Quality	Standalone EIAR chapter	Potential emissions associated with construction dust, traffic and gas fired backup generation.

Table 4.2 Topics Scoped Out Of EIAR

Topic	Proposed approach	Reason for approach
Traffic and Transport	TS, outline CTMP and Travel Plan	Principal effects are expected to relate to the construction phase and can be assessed through supporting transport documents.
Population and Human Health	Scoped out as a standalone EIAR chapter	Relevant pathways will be considered through air quality, noise, traffic, outdoor access and other technical topics where required.
Forestry and Arboriculture	Standalone arboricultural appraisal where required	Any tree loss is expected to be localised and capable of being addressed through design, protection measures and replacement planting.
Aviation	Scoped out, with routine consultation where required	No clear pathway to likely significant effects has been identified.
Lighting	Outline Lighting Strategy	Lighting can be controlled through siting, specification, shielding and operational controls.
Outdoor Access	Outdoor Access Statement	Any access effects are expected to be localised and capable of management through temporary diversions or route management.
Fire Safety	Fire Safety Statement	Fire safety will be addressed through design standards, emergency access, suppression systems and regulatory controls.

Lifetime Emissions	Standalone Lifetime Emissions Assessment	Greenhouse gas emissions will be quantified in a supporting assessment rather than assessed as a site specific EIAR chapter.
Socio-Economics	Standalone Socio-Economic Report	Likely effects are expected to be beneficial and relevant to the planning balance rather than adverse environmental effects requiring a standalone EIAR chapter.

5. Ecology & Ornithology

5.1 Introduction

- 5.1.1 This section outlines the approach to gathering baseline ecology and ornithology information and defines the proposed scope of the ecological and ornithological assessment for the Proposed Development.
- 5.1.2 Potential impacts upon ecological and ornithological features will be considered throughout the design process for the Proposed Development, and where possible will either be avoided completely through design or will be minimised via good practice embedded mitigation measures. Furthermore, a description of biodiversity enhancement opportunities will be provided in an Outline Biodiversity Enhancement Plan.

5.2 Policy and Guidance

- 5.2.1 The assessment of impacts on ecological and ornithological features will be undertaken in line with established industry guidance, in particular:
- CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.3. Chartered Institute of Ecology and Environmental Management, Winchester.
- 5.2.2 Other relevant policy and guidance that will be referenced for the ecological & ornithological assessment includes:
- Scottish Government *National Planning Framework 4* (NPF4) (February 2023);
 - Scottish Government *Scottish Biodiversity Strategy to 2045: Tackling the Nature Emergency in Scotland* (2023);
 - Scottish Government *Planning Guidance: Biodiversity* (December 2025);
 - Scottish Borders Council *Local Development Plan* (2024);
 - Scottish Borders Council *Local Biodiversity Action Plan 2018-2028*;
 - Scottish Government [The Scottish Biodiversity List](#) (December 2025);
 - NatureScot *Developing with Nature guidance: Guidance on securing positive effects for biodiversity from local development to support NPF4 policy 3(c)*;
 - NatureScot *Guidance - Development Management and the Natural Heritage* (April 2026); and
 - NatureScot *Guidance note - Assessing the significance of impacts on bird populations from onshore wind farms that do not affect protected areas* (March 2025).
- 5.2.3 All baseline surveys for habitats, protected species and birds will be undertaken in line with industry standard methodologies, in particular those recommended in the following guidance:
- CIEEM (2021). Good Practice Guidance for Habitats and Species, Version 3. Chartered Institute of Ecology and Environmental Management, Winchester.; and
 - NatureScot's [Planning and development: protected species](#) website, which contains recommended species-specific survey methodology, in linked Standing advice for planning consultations webpages; and
 - NatureScot Recommended bird survey methods to inform impact assessment of onshore windfarms (March 2025).

5.3 Baseline Conditions

- 5.3.1 Baseline conditions have been informed by a Preliminary Ecological Appraisal (PEA) (Ironside Farrar, 2025), which comprised a desk study, and a site visit in June 2025 to undertake a UK Habitat Classification (UKHab) survey, ecological walkover, and preliminary assessments for protected and notable species.
- 5.3.2 The following sources were consulted as part of the desk study for the PEA:

- NatureScot [SiteLink](#) website for information on designated sites;
- Scottish Forestry [Native Woodland Survey of Scotland - Data Explorer](#) website;
- NatureScot [Ancient Woodland Inventory](#) website;
- The Wildlife Information Centre for records of protected and notable species and non-statutory sites within 2 km of the Site; and
- Aerial imagery (ArcGIS Pro) for habitats and features of nature conservation interest both within and surrounding the Site.

5.3.3 In addition to this, the following baseline surveys have been, or will be undertaken in 2026-27 within the Site and an appropriate survey buffer, in order to provide sufficient temporal and spatial coverage for EIA purposes:

- Breeding bird surveys: six visits, March to June 2026, covering the Site, proposed access routes and a 500 m buffer area;
- Black grouse lek surveys: March to May 2026 covering the Site, proposed access routes and a buffer out to 1.5 km where habitat is suitable;
- Winter walkovers: monthly, from October 2026 to February 2027, covering the Site, proposed access routes and a 500 m buffer area;
- Protected mammal species surveys (March 2026), focussing on otter, badger and red squirrel, covering the Site and appropriate survey buffers;
- Fish habitat suitability survey: to assess the conditions within, and suitability and availability of the Cross Burn and Arch Burn for supporting salmonid or lamprey populations;
- Great crested newt: a Habitat Suitability Index assessment of the waterbody at the south of the Site by the Cross Burn (March 2026). Any incidental observations of potential refugia that may be used by herpetofauna will also be recorded during site visits;
- Bat Preliminary Roost Assessment and Ground Level Tree Assessment (March 2026); and
- Nocturnal bat emergence survey of buildings with potential for bat roosts (May-June 2026).

5.3.4 The results of the PEA desk study and Site visit, and baseline surveys to date are summarised below.

Designated Sites and Ancient Woodland

5.3.5 The Site is not located within or adjacent to any statutory or non-statutory nature conservation designations.

5.3.6 The nearest international site is the River Tweed Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), 2.3 km away, along the Watch Water. The SAC is designated for its freshwater habitats (rivers with floating vegetation often dominated by water-crowfoot) and aquatic species: lamprey, Atlantic salmon, and otter. The SSSI designation also includes its vascular plant assemblage, and beetle and fly assemblages.

5.3.7 The nearest designated site for ornithology is Greenlaw Moor Special Protection Area, Ramsar site and SSSI (4.2 km away), designated for overwintering pink-footed goose and its breeding bird assemblage (SSSI only).

5.3.8 Other designated sites within 5km are Crook Burn, Dyshaugh SSSI (4 km away) which has fen meadow as a sole qualifying feature, and Dogden Moss SAC (4.5 km away) for active raised bog.

5.3.9 No areas of ancient woodland occur within or directly adjacent to the Site boundary. A small number of native woodland patches listed on the Native Woodland Inventory are located within the wider 2 km search area, but these are not contiguous with the development footprint. As such, there is no direct risk of habitat loss or degradation to ancient or semi-natural woodland.

Habitats

- 5.3.10 The Site supports a mosaic of modified and semi-natural habitats, mainly neutral grassland (UKHab G3c) and lowland heath (H1a), with areas of wet rush pasture (G3c8), modified grassland (G4) and mixed woodland (W1h).
- 5.3.11 In general, the neutral grassland areas are dominated by grazing- and drought-tolerant species resulting in a relatively low floristic diversity compared to wetter or less intensively managed grasslands. The wet rush pasture areas have a wider diversity of species, although dominated by rushes, with wetland grasses including purple moor-grass, wavy hairgrass, and tufted hairgrass.
- 5.3.12 Within the Site there are large patches of dry heath, often occurring on well-drained slopes and ridges. The habitat is dominated by heather, accompanied by bell heather and some cross-leaved heath. The ground layer is mainly comprised of grasses and non-Sphagnum mosses, with occasional blaeberry.
- 5.3.13 A small woodland stand southwest of Clawbare Cottage features an open canopy primarily composed of willow species and silver birch. Elsewhere, a remnant woodland area now dominated by plantation still retains native species such as oak, ash and Scots pine. Ongoing planting efforts have introduced or maintained other native species, notably birch and hawthorn.
- 5.3.14 The Cross Burn runs along the eastern boundary of the development Site, joining with the Arch Burn along the Site's northern border, before reaching the Watch Water. Prior to joining with the Cross Burn, the Arch Burn splits and also continues further west of Site, eventually joining the Watch Water Reservoir.
- 5.3.15 No invasive non-native species were recorded during the survey although the desk study returned a record of rhododendron within 2 km of the Site.

Protected Species

- 5.3.16 No signs of protected mammal species were observed during the Site visit for the PEA. The desk study returned no historic records of protected species within the 2 km study area, although there were records of brown hare and common toad, both Scottish Biodiversity List priority species.
- 5.3.17 Two farm buildings within the Site were identified as having high bat roosting potential. A further survey of the internal loft spaces of the buildings in 2025 indicated signs of bat usage. It was confirmed, based on DNA analysis of droppings, that one building has been used by pipistrelle bats in the past and may still be in active use. Although the landscape is dominated by dry heath and grassland, with limited woodland or linear features such as hedgerows or watercourses, adaptable species such as common pipistrelle or brown long-eared bat could still make use of the second building for roosting and feeding.

Birds

- 5.3.18 During the 2025 site visit for the PEA, the following target breeding wader species were recorded:
- Lapwing;
 - Oystercatcher;
 - Curlew; and
 - Snipe
- 5.3.19 The desk study returned historic records of a total of over 90 species of birds within 2 km of the Site. This included species of higher conservation concern such as barn owl, black grouse, grey partridge, redshank, ring ouzel, ringed plover, short-eared owl and spotted flycatcher.

5.4 Potential Significant Effects

- 5.4.1 The assessment will consider the potential for significant effects upon ecological and ornithological features, due to identified impacts during the construction, operation and decommissioning phases of the Proposed Development. If required, impacts will also be considered in a cumulative assessment.

Construction Impacts

5.4.2 During construction, in the absence of embedded or additional mitigation, there is the potential for significant effects upon ecological and ornithological features arising from:

- Direct temporary and permanent land take or alteration due to Proposed Development infrastructure, leading to loss of, fragmentation, or reduction in quality of habitats, and possible impacts on foraging, breeding or roosting protected species and birds;
- Disturbance (including visual, noise and vibration) to protected species and birds, resulting in effective temporary reduction in extent available for foraging, breeding or roosting, and/or reduction in fitness levels or breeding success due to time spent avoiding disturbance source. This includes construction, upgrades and traffic movements along access routes.
- Pollution, sedimentation or other changes in physical or chemical state of watercourses and wetland habitats with hydrological connectivity to the Proposed Development.
- Physical injury or death to protected species due to hazards associated with construction activities such as construction traffic, exposed deep excavations or pollution and waste incidents.

Operational Impacts

5.4.3 In addition to the permanent habitat loss and fragmentation identified above, the operation of the Proposed Development has the potential to cause the following impacts:

- Ongoing disturbance and displacement of protected species and birds from foraging or breeding habitats throughout the Proposed Development's operational lifetime. This may occur due to the presence of site personnel, site traffic, operational noise or artificial lighting. The extent of displacement is likely to be highly variable between species and species groups and therefore the assessment will use best available species guidance, e.g., Goodship and Furness (2022) for birds; and
- Changes in water levels, watercourse conditions and aquatic and wetland habitats due to water abstraction and discharges, and SuDS creation associated with the Proposed Development.

Decommissioning Impacts

5.4.4 The potential for impacts upon ecological and ornithological features resulting from the decommissioning are considered to be similar to those identified for the construction phase. Associated effects will therefore not be assessed exclusively within the EIAR but assessed with reference to construction phase effects.

5.5 Assessment Methodology

5.5.1 The assessment will be undertaken following the impact assessment guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM 2018) whilst also taking into account relevant advice pertinent to the Proposed Development in the NatureScot (2025) *Guidance note - Assessing the significance of impacts on bird populations from onshore wind farms that do not affect protected areas*.

5.5.2 The assessment will be supported by technical appendices and figures as appropriate and will include the following stages:

- A description of the ecological and ornithological baseline conditions;
- A project description, including embedded mitigation;
- Scoping in/ out of ecological and ornithological features and associated impacts;
- Evaluation of significance of effects due to identified impacts, based on sensitivity of feature and magnitude of impact (spatial, temporal and reversibility);
- An outline of mitigation measures required to avoid and reduce significant effects;
- An assessment of the significance of any residual effects after such measures;

- Identification of any compensation measures to offset significant residual effects;
 - Identification of opportunities for enhancement; and
 - Where required, a cumulative assessment, following the same process as outlined above.
- 5.5.3 Impacts will be assessed in relation to a habitat's or species' relevant reference population/spatial extent, conservation status, range and distribution, based on best available evidence.
- 5.5.4 Where it is determined that a cumulative assessment is necessary, impacts will be assessed in combination with other relevant projects subject to the EIA process and their effects on a relevant reference population; for example, at a watercourse, watershed or Natural Heritage Zone (NHZ) level.
- 5.5.5 The approach to assessment will take into account relevant guidance and published scientific literature, together with professional judgement.

5.6 Approach to Mitigation

- 5.6.1 Significant effects on ecological and ornithological features will be avoided/minimised where possible during the design process.
- 5.6.2 Good practice measures during construction/ decommissioning and operation of the Proposed Development will also be implemented as embedded mitigation. This will include the following:
- A Species Protection Plan (SPP) and a Bird Disturbance Management Plan (BDMP) will be implemented as part of a CEMP during the construction phase, to ensure that all reasonable precautions are taken to enable legislative compliance with regards the protection afforded to wild animals, and minimise identified impacts;
 - Pre- and during-construction surveys carried out by an Ecological Clerk of Works (ECoW) or suitably qualified ecologist / ornithologist would take place as part of the SPP or BDMP;
 - Protection of water features addressed through the Drainage Strategy (and Flood Statement) coupled with ground conditions reporting;
 - Surface water management infrastructure, including an attenuation basin and drainage features designed to manage runoff in accordance with site conditions; and
 - Landscaping, including earthwork bunds around the operational area for screening.
- 5.6.3 Where unmitigated significant effects on features are identified, additional measures to prevent, reduce and where possible offset these adverse effects would be proposed.

5.7 Issues Scoped In / Out

- 5.7.1 Based on the information obtained to date, Table 8.1 provides a summary of the proposed scope of assessment for ecological and ornithological features, and the phases for which they will be assessed. Should ongoing baseline surveys record evidence of a new ecological or ornithological feature of higher conservation value, or levels of presence or activity of any feature that may result in a significant effect, then that feature would be scoped into the assessment.

Table 5.1: Identified ecological and ornithological features and proposed scope of detailed assessment.

Feature	Construction & Decommissioning	Operation	Rationale
River Tweed SAC and SSSI	In Scope	In Scope	The Arch Burn and Cross Burn which are located to the north and south of the Site are tributaries of the Watch Water which is designated as a tributary of the River Tweed SAC. Hydrological connectivity with the SAC is therefore possible, and as such a likely significant effect is concluded under the Habitats Regulations Appraisal (HRA) process. Information to inform an Appropriate Assessment will be included in the EIAR. Impacts on the SSSI will be evaluated as part of the EIA process.
Protected mammal species	Out of Scope	In Scope (otter, HRA)	Lack of evidence for protected species presence on Site (to date). Embedded mitigation measures as part of Species Protection Plan and CEMP during construction would minimise risks to an acceptable level. However, as a

			qualifying feature of the River Tweed SAC, operational impacts on otter will be considered within an HRA context.
Bats	Out of Scope	Out of Scope	The Species Protection Plan would include a Bat Protection Plan for the safe removal of existing or potential roost Sites under license, and creation of alternative roosting locations (e.g. bat boxes). Requirements would be subject to results of ongoing surveys. The CEMP during construction would include a procedure to reduce artificial lighting impacts.
Fish	Out of Scope	In Scope (HRA)	Embedded mitigation measures including a Species Protection Plan and CEMP during construction would minimise risks to an acceptable level. Operational impacts on fish, as qualifying features of the River Tweed SAC, will however be assessed within an HRA context.
Annex I Habitats	In Scope	Out of Scope	Depending on the footprint of the final design and extent affected, loss of Annex I Habitats (dry shrub heath) may be included in the assessment of construction impacts (with no further losses assumed during operation).
Breeding birds	In Scope	In Scope	Subject to results of breeding bird surveys, impacts on target breeding species such as breeding waders, any breeding Schedule 1 raptors or black grouse would be assessed for all phases.
Wintering birds	In Scope	In Scope	Subject to results of wintering bird surveys, impacts on any Schedule 1 roosting raptors or species of high conservation concern present would be assessed for all phases. Should any evidence of pink-footed goose potentially from the Greenlaw Moor SPA be recorded within the Site, then a likely significant effect would be concluded and information to inform an Appropriate Assessment will be included in the EIAR.
Other designated sites	Out of Scope	Out of Scope	There is unlikely to be any connectivity with the Site for any qualifying features of any other designated site, other than the River Tweed SAC & SSSI (and possibly Greenlaw Moor SPA, Ramsar site & SSSI). It is proposed that all other designated sites are scoped out of the assessment due to a lack of likely significant effects.
Other habitats	Out of Scope	Out of Scope	Other non-Annex I habitats on Site are considered to be of lower conservation value and relatively common within the Scottish Borders. Worst-case losses will therefore not approach significance, and therefore all other habitats can be scoped out.
Other species	Out of Scope	Out of Scope	Non-protected mammal species will be scoped out of assessment due to lack of potential for significant effects at a population level. Non-target bird species, i.e. those not considered to be qualifying features of an SPA, or listed in Schedule 1 or Annex I, or rare, Red-listed species, will be scoped out due to lack of potential for significant effects at a population level.

5.8 Questions to Consultees

- 5.8.1 Do consultees agree that the desk study and the field surveys will provide sufficient information to inform a robust impact assessment?
- 5.8.2 Do consultees agree that, subject to further information becoming available from the field surveys and desk study, the scope of ecological and ornithological features to be included in the assessment is appropriate?
- 5.8.3 Do consultees agree that all designated sites, with the exception of the River Tweed SAC & SSSI (and only if pink-footed geese are found on site in winter, Greenlaw Moor SPA, Ramsar site & SSSI), can be scoped out from detailed assessment within a HRA or EIA context, due to a lack of likely significant effects?
- 5.8.4 Do consultees agree that the methodology and scope of the assessment is appropriate?
- 5.8.5 Are there any other relevant consultees who should be contacted, or other sources of information that should be referenced with respect to the assessment?

6. Landscape Visual Amenity

6.1 Introduction

- 6.1.1 The Landscape and Visual Amenity chapter of the EIAR will consider the potential effects of the Proposed Development on landscape and visual receptors during construction and operation and evaluate whether these effects are likely to be significant. This chapter sets out the proposed methodology for the landscape and visual impact assessment (LVIA) which will include an assessment of cumulative effects. The scope of the LVIA will seek to focus the assessment on likely significant effects and to identify effects that can be scoped out of a proportionate assessment.

6.2 Environmental Baseline

- 6.2.1 A preliminary understanding of the landscape and visual baseline conditions has been established by undertaking initial desk studies and a site visit. These activities have been undertaken in line with the Guidelines for Landscape and Visual Impact Assessment¹.

- 6.2.2 The following data sources have been considered to date:

- Ordnance Survey 1:50,000 and 1:25,000 scale mapping and online satellite imagery;
- Landscape character assessment data²;
- National and local designations data; and
- Path data from the Scottish Borders Council³ and Scotways⁴.

Study Area

- 6.2.3 The study area is the extent over which potential direct and indirect effects of the Proposed Development may occur during construction and operation. The direct effects on the landscape and visual setting are those that may result 'directly from the development itself' (GLVIA3 para 3.22). Indirect effects are those that result 'from consequential change resulting from the development' (GLVIA3 para 3.22) and effects occurs outside the Site of the Proposed Development or as a result of a complex pathway or secondary association.
- 6.2.4 A Zone of Theoretical Visibility (ZTV) to 5 km from the Proposed Development is shown in Figure 6.1, showing the potential theoretical visibility of the Proposed Development based on bare-ground landform and topography. To enable a focused assessment that considers potentially significant landscape and visual effects, detailed assessment will consider a study area of 5 km. This ZTV is based on visibility of the buildings without screening earthworks. Field visits also indicate that significant effects are unlikely beyond approximately 4-5 km given local conditions around the viewer and the presence of other buildings in the landscape (such as farmsteads and barns). Should significant effects be identified at around 5 km, the study area will be extended to identify the full extent of significant effects. The cumulative assessment will consider interactions with other developments within 5 km of the Site.

6.3 Baseline Conditions

The Site

- 6.3.1 The Site is located within the Roxburghe Estate, approximately 9 km to the south east of the Fallago Rig wind farm, a 48-turbine wind farm on Lammermuir Hills in Berwickshire. The Proposed Development is located 0.9 km from the Watch Water Reservoir. The Site is of rough pasture fields surrounded by open

¹ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition. Known as GLVIA3.

² Scottish Natural Heritage (2019) National Landscape Character Descriptions (Scottish Natural Heritage is now known as NatureScot).

³ Scottish Borders Council (2015) Core Path Plan

⁴ Scotways (2024) Scottish Hill Tracks, 6th Edition.

semi-natural moorland. The property of Clawbare Cottage (formerly Rawburn Cottage) and associated outbuildings and enclosures is located in the Site. Field boundaries are walls, and trees grow around Clawbare Cottage, with an area known as Old Plantation and around a small waterbody on the Cross Burn.

- 6.3.2 Site access options make use of existing tracks in different directions. The preferred route option will be identified during the design process.

The Surrounding Landscape

- 6.3.3 The Site is located at approximately 300m above ordnance datum (AOD) within the Lammermuir Hills, near Watch Water Reservoir in the Scottish Borders. The Lammermuir Hills form part of the broader band of Southern Upland hills that stretch across southern Scotland from Dumfries and Galloway to the Scottish Borders coast. Within the Scottish Borders, the Lammermuir Hills are the largest area of moor covered upland, with hills of a maximum height of approximately 400-500 m AOD.
- 6.3.4 The closest settlements to the Site are Longformacus at approximately 2 km north east; Westruther 5 km south west; and Duns, 11 km to the east. The area is accessed via the minor road from Duns to Longformacus, which continues north over the uplands to Gifford in East Lothian. The Southern Upland Way (SUW) long distance recreational route passes to the north of the Site, approximately 200 m away at its closest point.

Other Development

- 6.3.5 Existing development around the study area includes the Watch Water Reservoir dam and the Waterworks at Rawburn Farm. There is commercial forest to the west of the study area that is under rotational felling.
- 6.3.6 Further afield there are the wind farms of Fallago Rig approximately 9 km to the west, and Black Hill approximately 5.5 km to the east. The active stone quarry on Hen Law is approximately 4.5 km away, and the Duns Motocross site beyond the Hen Law Quarry is visible as complex worn tracks within a contained site.
- 6.3.7 Future (cumulative) development includes: the consented Dunside Wind Farm of 14 turbines, this wind farm is to be located approximately 2.2 km west of Site (Dunside Windfarm - 23/01006/S36 and ECU Reference ECU00003436); and Shielburn Energy Park (25/00374/FUL), a 49.5 MW battery energy storage system (BESS) and associated ancillary infrastructure located approximately 9 km north west of Site. An undetermined application for Lees Hill Wind Farm (DPEA reference WIN-140-10) would be 6 turbines located to the south east of the Dirrington Laws, approximately 5.5 km from the Site.

6.4 Visual Amenity

Zone of Theoretical Visibility

- 6.4.1 The ZTV mapping has been prepared using bare-earth terrain modelling and does not account for existing vegetation, forestry, buildings, proposed earthworks, screening bunds or landscape planting associated with the Proposed Development that may restrict visibility in practise. As such the mapping identifies the maximum potential extent of visibility and should be regarded as a precautionary assessment tool. The influence of existing vegetation, built form and other screening features will be considered through field survey, viewpoint assessment and visualisation preparation as part of the EIAR.
- 6.4.2 The ZTV on Figure 6.1 illustrates the very varied topography across the study area, with interlocking hills and valleys. The ZTV indicates that the Proposed Development will be visible from much of the immediate area within 1-2 km. Beyond this distance, visibility from high ground would be from hill slopes and tops, becoming more limited with distance and intervening elevated land. To the south east, visibility would extend to Dirrington Great Law (301 m AOD) and Dirrington Little Law (363 m AOD). To the east, visibility would extend over the slopes of Black Hill beyond Stobswood, up which the SUW runs. North-eastwards, visibility would extend to the slopes of Wrunk Law (364m AOD) north of Longformacus, and to Manslaughter Law (422 m AOD). To the north west and west, theoretical visibility of the Proposed Development would be from much of the area within 1-3 km of the Site, including the slopes above the Watch Water and sections of the SUW on the slopes of Scar Law (367 m AOD), Dunside Hill (437 m

AOD) and east facing slopes of Twin Law (447 m AOD). Visibility to the south west is limited by Eve Law (311 m AOD) within 1 km of the Site.

- 6.4.3 It is noted that the landcover is open for much of the study area, such that the theoretical visibility calculated for bare earth terrain is close to actual likely visibility as there is little screening. Actual predicted visibility as a result of screening will be explored through the LVIA with fieldwork.
- 6.4.4 The screening provided by proposed earthwork bunds would reduce the visibility of the buildings on Site. The LVIA will explore likely (both theoretical and actual) visibility of the Proposed Development and effectiveness of screening in detail.

Visual Receptors

- 6.4.5 Visual effects occur when the introduction of the Proposed Development changes or influences the visual amenity and views experienced by people in the area. Visual receptors include:
- Residents in individual dwellings and settlements;
 - Road users on local routes; and
 - Recreational receptors including walkers, cyclists and horse riders on long distance recreational routes and core paths, as well as visitors to outdoor tourist destinations where the visitor experience incorporates a focus on the surrounding landscape.

Residential Properties

- 6.4.6 The Site includes one property, Clawbare Cottage (formerly Rawburn Cottage) which is owned as part of the Site and would be demolished as part of the works.
- 6.4.7 The closest property is Rawburn Farm, approximately 0.2 km to the north east. Other nearby properties within approximately 2 km include Whinrig and Langwing Cottage near the waterworks to the west of Rawburn Farm, Scarlaw at the west end of the Watch Water Reservoir and properties towards Longformacus around Rathburne.
- 6.4.8 The ZTV shown in Figure 6.1 illustrates that the Proposed Development would not be visible from nearby settlements of Longformacus, Westruther or Duns.

Public Roads

- 6.4.9 The closest public road to the Site is the minor road from Longformacus to the Watch Water Reservoir dam. This route follows the Watch Water valley to the waterworks, then climbs to Rawburn and over Windy Law before descending to the dam. The ZTV indicates that there will be theoretical visibility from this route between the waterworks and the descent to the dam. The minor road through Longformacus (from Duns to Gifford), would have some theoretical visibility from north of Duns and from high ground over Manslaughter Law.

Recreational Routes

- 6.4.10 An important recreational route through the study area is the SUW which passes within approximately 200 m to the north of the Site, passing from Twin Law Cairns to the west, around the Watch Water Reservoir, to Longformacus and onwards to the north of Black Hill Wind Farm. This route has ZTV coverage and will be a key consideration for design and assessment of visual effects.
- 6.4.11 Other routes nearby include core paths, promoted paths and Rights of Way within 5 km, some of which have ZTV coverage.

6.5 Landscape Character

- 6.5.1 The landscape character of the study area is described in the 2019 NatureScot review of the landscape character of Scotland⁵. These are shown in Figure 6.2 and include:
- Upland Fringe Moorland with Hills (LCT 105);
 - Upland Valley with Mixed Farmland (LCT 115);

⁵ Scottish Natural Heritage* (2019) National Landscape Character Assessment. (*now known as NatureScot)

- Dissected Plateau Moorland (LCT 90);
 - Rolling Farmland-Borders (LCT 99); and
 - Upland Fringe with Prominent Hills (LCT 102).
- 6.5.2 The study area includes open upland moorland of domed hills with incised valleys typical of the Southern Uplands to the north-west (LCT90), which descends to upland moorland with emergent hills of the Dirrington Laws to the south east (LCT105 and LCT102). To the north and south the uplands descend to farmed slopes of the upland valley around Longformacus to the north (LCT115) or to the lowlands around Westruther to the south (LCT99).
- 6.5.3 The Site is identified as being at the meeting point of three LCTs. It should be noted that the transitions between LCTs can be abrupt or gradual. The effect on the perceived character of this area will be considered in detail in the LVIA.

Designated Landscapes

- 6.5.4 The Site area lies within the Lammermuir Hills Special Landscape Area (SLA), which covers much of the study area as shown in Figure 6.2. There are no other locally or nationally designated landscapes in the study area.

6.6 The Proposed Development

- 6.6.1 The Site is approximately 151 hectares, including the main compound (approximately 88 ha) and the potential access route options being considered (approximately 63 ha). The Proposed Development comprises three large (two-storey) data centre buildings of 24 m maximum roof height (and a total footprint of 8 ha), with associated infrastructure (grid connection, transformer, switchboard access road, security fencing and landscaping). Clawbare Cottage and its associated outbuildings would be removed as part of the works, and field walls and plantations on the Site would also be removed.
- 6.6.2 The Site slopes gently westwards with a drop of between 15 m and 20 m across different parts of the Site. As the buildings require horizontal foundations, some cut and fill will be undertaken. This will be designed to provide an opportunity to reduce wider visibility by setting the buildings into the landform within bunds created using excavated material. This will minimise the visual impact and screening required, as well as potentially providing stone and material required for access routes and screening earthworks (depending on the quality of stone excavated). The design and use of material on Site would seek to avoid the need for off-site sourcing or additional areas for borrow pits.

6.7 Proposed Surveys and Assessment Methodologies

Guidance

- 6.7.1 The LVIA will be carried out in accordance with current guidance, i.e. GLVIA3⁶. Maps and visualisations will be produced in accordance with Landscape Institute guidance⁷.
- 6.7.2 The study area is defined as extending to a 5 km radius, as set out above.

Desk Study and Field Surveys

- 6.7.3 Further desk studies will be carried out to identify key landscape and visual receptors, and to identify the likely visibility of the Proposed Development based on ZTV mapping and 3D modelling. Computer generated 3D models will be used to prepare draft visualisation images to illustrate theoretical visibility and to assist fieldwork, and for detailed visualisation modelling through the production of photomontages.

⁶ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition

⁷ Landscape Institute (2019) Visual Representation of Development Proposals. Technical Guidance Note 06/19

- 6.7.4 Fieldwork will be carried out, including visits to the Site, all viewpoints, and the wider area more generally, to assess potential effects on landscape character areas and designated landscapes. Photography will be undertaken for viewpoint locations, following photography guidelines for verified photomontages⁸.

6.8 Assessment Method

Landscape Effects

- 6.8.1 Effects on the landcover, fabric, and character of the Site during construction and operation will be assessed, including the removal of existing Clawbare Cottage, associated outbuildings, field walls, and plantations on the Site and replacement of rough pasture and moorland with earthworks bunds, hardstandings, buildings and infrastructure.
- 6.8.2 Effects on landscape character will be considered for LCTs within the study area. Predicted changes in both the physical landscape and landscape character will be identified. The assessment will identify the magnitude and type of change to the landscape, with reference to its key characteristics as set out in the NatureScot LCT descriptions. The sensitivity of the landscape will also be taken into account, acknowledging value placed on the landscape through designation as well as the presence of other development. The magnitude of the effect will be assessed in terms of the size and scale, geographical extent, duration and reversibility of the effect. These aspects will all be considered, to form a judgement regarding the overall effect and whether this is judged to be significant. Significance of landscape effects, considering receptor sensitivity and the magnitude of change as set out above, will identify the level of effect using four categories: major, moderate, minor, and negligible. Major and moderate effects will be considered to be significant in the context of the EIA Regulations.

Visual Effects

- 6.8.3 Visual effects are experienced by people at different locations around the study area: sequentially when travelling along routes, from settlements, and at static locations (for example from selected viewpoints). It is usually considered that grouping people related to 'status' (e.g. residents, visitors/tourists) or the 'activity' they are engaged in (sport, informal recreation, commuting) will help the assessment and lead to findings which can be considered representative. Assessment of the visual effects of the Proposed Development on receptors across the study area will be based on analysis of the ZTVs, field studies and assessment of representative viewpoints. The visual assessment will consider works during construction as well as operation and will include effects of all parts of the Proposed Development including access routes and infrastructure.
- 6.8.4 Views will be photographed following guidelines set out in the Landscape Institute's guidance on photography and visualisations. The photographs form the basis for the creation of visualisations and the assessment of visual effects.
- 6.8.5 GLVIA3 states that the nature of visual receptors, commonly referred to as their sensitivity, should be assessed in terms of the susceptibility of the receptor to change in views/visual amenity and the value attached to particular views. The magnitude of the effect will be assessed in terms of the size and scale, geographical extent, duration and reversibility of the effect. These aspects will all be considered in forming a judgement regarding the overall effect and whether this is judged to be significant. Significance of visual effects, considering receptor sensitivity and the magnitude of change as set out above, will identify the level of effect using four categories: major, moderate, minor, and negligible. Major and moderate effects will be considered to be significant in the context of the EIA Regulations.
- 6.8.6 Visualisations used to support the assessment will include:
- ZTV maps analysing the visibility of the Proposed Development along with analysis of screening by proposed earthworks bunds;
 - Photographs of existing views; and
 - Visualisations to illustrate the predicted changes to views from viewpoints.

⁸ Landscape Institute (2019) Visual Representation of Development Proposals. Technical Guidance Note 06/19

Cumulative Effects

- 6.8.7 The LVIA will consider the cumulative interactions of the Proposed Development with other developments across the study area with a search area of up to 5 km from the Site as set out above. The cumulative assessment will consider the current pattern of different types of development across the landscape, and the relationship that the Proposed Development will have with them.
- 6.8.8 The LVIA will assess the combined visual effects of the Proposed Development with other existing or reasonably foreseeable developments within the study area, considering operational and consented schemes, and those which have undetermined applications.
- 6.8.9 The cumulative LVIA will seek to focus detailed assessment on the cumulative effects of the Proposed Development with developments most likely to have cumulative relationships with the Proposed Development. Cumulative research will be undertaken using the SBC planning portal and the Energy Consents Unit portal.
- 6.8.10 Cumulative visual effects will be assessed through analysis of combined ZTVs, views from individual viewpoints and sequential views from routes. The magnitude of cumulative change to views or landscape character is the additional influence the Development has on the views or character of the landscape, assuming the other developments are already present. The assessment will also consider the in-combination effects of emerging wind energy development patterns, and how the Proposed Development relates to these patterns and trends.

Effects on Designated Landscapes

- 6.8.11 The LVIA will review the baseline description and citations of relevant landscape designations within the study area. As shown on Figure 6.2, the Site lies within the Lammermuir Hills SLA. The identified effects for landscape and visual receptors within and around the SLA, will be considered in relation to how these will affect the key qualities and reasons for designation and the integrity of the SLA.

6.9 Potential Significant Effects of the Development

Construction effects

- 6.9.1 The landscape and visual effects that could arise as a result of the Proposed Development during construction are identified as follows:
- Temporary effects on landscape character, primarily as a result of activity and installation during construction, with direct effects on the fabric of the landscape and on the character of the Site landscape, and indirect effects on the perceived effects on the character of the surrounding character areas; and
 - Temporary visual effects on views, primarily as a result of visibility of ground level activity and structures as well as construction of the screening bund during construction, experienced by people (visual receptors).

Operational Effects

- 6.9.2 The landscape and visual effects that could arise as a result of the Proposed Development during operation are identified as follows:
- Long-term effects on landscape character, as a result of ground level structures and operation, either affecting the pattern of elements that define the character of the Site and the surrounding area, or affecting the visual/perceptual characteristics of landscape character areas;
 - Long-term visual effects as a result of the Proposed Development on nearby views, with effects as a result of the Proposed Development on wider views, experienced by people at places with visibility of different elements of the Proposed Development; and
 - Implications of significant effects identified in or affecting designated landscapes, which may affect their special qualities and reasons for designation.

- 6.9.3 A selection of viewpoints from which the appearance and visual effect of the Proposed Development will be assessed is shown on Figure 6.1 and set out in Table 6.1 below.

Table 6.1: Selected Viewpoints

VP	Location	Grid Reference	Distance ⁹ & Direction of View	Reason for Selection
1	Windy Law - SUW	366770 655970	400 m S	Location on SUW with the most open and closest view of the Site
2	Watch Water Reservoir - SUW	365650 656690	1.7 km SE	View from the SUW overlooking the reservoir
3	Twin Law Cairns	362460 654810	4 km E	Elevated view from noted viewpoint and cairns on the SUW, more distant from the Site
4	Manse Road, Longformacus	368900 657350	2 km SW	Proximity to closest residential settlement, and views from properties nearby
5	Dirrington Great Law	369810 654925	2 km NW	Elevated view from hilltop viewpoint SE
6	Dirrington Little Law	368680 653090	2.3 km NW	Elevated view from hilltop viewpoint SE
7	SUW above Stobswood	371610 657375	4.2 km SW	Elevated view from SUW from the east, a more distant view.

- 6.9.4 This list includes locations proposed in the Screening Report (25/01835/SCR), modified to take account of fieldwork and comments made by the Council in the Screening Opinion. Viewpoints omitted from the list are represented by others in the above selection.

6.10 Effects Scoped In / Out

- 6.10.1 Given that the Proposed Development is unlikely to incur significant landscape and visual effects beyond 5 km, effects beyond that distance are scoped out of the assessment. However, there will be an opportunity to revise this if the LVIA findings are that predicted effects at 4-5 km appear not to fully explore potential significant effects.
- 6.10.2 The LVIA will scope out effects on receptors outside the ZTV (with no theoretical visibility of the Proposed Development), except for sequential routes where intermittent visibility of the Proposed Development would be part of the experience of the route.
- 6.10.3 Table 6.2 provides a summary of the proposed scope of assessment for landscape and visual effects of the Proposed Development and the phases for which they will be assessed.

Table 6.2: Effects Scoped In / Out

Feature / Effect	Construction & Decommissioning	Operation	Rationale
Lammermuir Hills SLA	In Scope	In Scope	Potential for significant effects
Visual effects beyond 5km	Out of Scope	Out of Scope	Unlikely to incur significant landscape and visual effects
Receptors outside of ZTV	Out of Scope	Out of Scope	No theoretical visibility of the Proposed Development
Landscape Character Types	In Scope	In Scope	Potential for significant effects
Residential Receptors	In Scope	In Scope	Potential for significant effects
Cumulative Effects	In Scope	In Scope	Potential for significant effects
Road users	In Scope	In Scope	Potential for significant effects

⁹ Measurements taken from the site boundary enveloping the main compound. Distances to access route(s) will be identified in the LVIA.

6.11 Approach to Mitigation

- 6.11.1 The primary form of mitigation for landscape and visual effects, including cumulative effects, is through iterative design of the layout of the buildings, earthworks and other elements of the Proposed Development, as seen from key viewpoints and routes. The process and justification for design development will be set out in detail in the Design Strategy that will form part of the EIAR.

6.12 Questions to Consultees

- 6.12.1 Do consultees agree with the proposed 5 km detailed LVIA study area and the 5 km cumulative search area?
- 6.12.2 Do consultees agree with the proposed LVIA methodology, including the use of GLVIA3 and relevant Landscape Institute guidance for the preparation of visualisations?
- 6.12.3 Do consultees agree with the landscape and visual receptors proposed to be assessed, including the Lamermuir Hills Special Landscape Area, relevant Landscape Character Types, nearby residential receptors, local roads and recreational routes including the Southern Upland Way?
- 6.12.4 Do consultees agree with the proposed representative viewpoint locations set out in Table 6.1, or are there any additional viewpoints that should be included?
- 6.12.5 Do consultees agree with the proposal to scope out effects beyond 5 km where significant effects are unlikely, subject to review if significant effects are identified at the outer edge of the detailed study area?
- 6.12.6 Do consultees agree with the proposed approach to cumulative assessment, including the consideration of operational, consented and undetermined developments within the relevant search area?
- 6.12.7 Are there any additional landscape designations, visual receptors, recreational routes or cumulative developments that should be considered within the LVIA?
- 6.12.8 Do consultees agree with the proposed approach to mitigation through iterative design, including building siting, earthworks, screening bunds and landscape planting?

7. Cultural Heritage and Archaeology

7.1 Introduction

- 7.1.1 This section of the Scoping Report provides an overview of the cultural heritage and archaeological baseline within, and in the vicinity of, the Proposed Development. It describes the potential effects associated with construction and operation of the Proposed Development and presents the assessment methodology to be used in the Cultural Heritage Impact Assessment.

7.2 Study Areas

- 7.2.1 The following study areas will be adopted for the cultural heritage assessment:
- 7.2.2 Inner Study Area: this includes the Site and a 20 m buffer either side of each of the four proposed optional access routes (Figure 7.1). This area will form the study area to identify any heritage assets, both those previously recorded in the SBC Historic Environment Record (HER) and on designation lists, and those identified through detailed desk-based assessment, that could be directly affected by the Proposed Development.
- 7.2.3 Outer Study Area: a wider study area, extending to 3 km from the Site (Figure 7.2), will be used to identify heritage assets with statutory or non-statutory designations that could have their settings affected by the Proposed Development. Consideration will also be given to designated assets beyond this distance that are identified by initial appraisal as having settings likely to be sensitive to change arising from the Proposed Development.

7.3 Baseline Conditions

- 7.3.1 The cultural heritage baseline summarised below was identified through a desktop study drawing on data from the SBC HER and designation lists held by Historic Environment Scotland (HES). The data from HES was obtained in June 2026 and data from the HER was obtained in June 2026.

Inner Study Area

Designated Heritage Assets

- 7.3.2 There are no Scheduled Monuments, or Listed Buildings within the Inner Study Area, and no part of the Proposed Development lies within a World Heritage Site, Inventory Garden and Designed Landscape, Inventory Historic Battlefield or Conservation Area.

Non-designated Heritage Assets

- 7.3.3 There are 15 non-designated heritage assets recorded in the HER within the Inner Study Area. These include:
- four post-medieval quarries (366251, 366259, 366903 and 366943);
 - five areas of extensive medieval to post-medieval rig and furrow (253301, 291956, 342822, 342826, 342827);
 - two dams (366327, 366902) and one lade (366358);
 - a cottage (298821) and a farmstead and site of a former mill (298820) at Rawburn, and
 - a footpath from Hurd Law to Watch Water (1160092).
- 7.3.4 In addition to non-designated heritage assets recorded in the HER, at least 10 assets have been identified from a preliminary examination of historic mapping, aerial photography and LiDAR imagery. These assets include quarries, evidence of agricultural activity (sheepfolds, banks, enclosure, rig and furrow) and a modern line of grouse shooting butts.
- 7.3.5 The majority of the non-designated heritage assets are associated with post medieval or later settlement and agrarian activity. Preliminary consideration suggests that these assets are of limited to local heritage value and of no more than low sensitivity.

- 7.3.6 One event has been recorded in the HER (1251634) within the Inner Study Area; comprised of three individual watching briefs conducted during topsoil stripping for components of the Fallago Rig Wind Farm (Glendinning 2011)¹⁰. These watching briefs did not result in any archaeological findings.

Outer Study Area

Designated Heritage Assets

- 7.3.7 Within 3 km of the Site there are nine Scheduled Monuments; assets of heritage value at the national level and of high sensitivity:
- Dirrington, farm (SM4639)
 - Dirrington, farmstead 400 m N of (SM4622)
 - Longformacus House, enclosed cremation cemetery 1450 m SW of (SM4623)
 - Rathburne House, Tower House 180 m NNW of (SM12579)
 - Dirrington Great Law, three cairns (SM4626)
 - Dirrington Little Law, cairn on summit of (SM4638)
 - Fort, 690 m SW of the summit of Wrunk Law (SM5003)
 - Evelaw Tower (SM5654) and
 - Evelaw, farmstead and cultivation remains 650 m WSW of (SM4581).
- 7.3.8 Within 3 km of the Site, there are 20 Listed Buildings:
- two Category A Listed Buildings (LB8344, LB8345), assets of heritage value at the national level and of high sensitivity;
 - two Category B Listed Buildings (LB8343, LB45623), assets of heritage value at the regional level and of medium sensitivity; and
 - 16 Category C Listed Buildings (LB10778-9, LB45615-18, LB45621, LB45624, LB45626-33), assets of heritage value at the local level and of low sensitivity.
- 7.3.9 The majority of these Listed Buildings are located within the village of Longformacus, approximately 2.5 km north east of the Site.

Non-designated Heritage Assets

- 7.3.10 Two Non-Inventory Designated Landscapes (NIDLs) are recorded by the SBC within the Outer Study Area and may have settings sensitive to change. Their sensitivity is assigned by the HER as Longformacus (11) of regional value and of medium sensitivity, and Rathburne House (12) which surrounds Rathburne tower house (SM12579), of local heritage value and of low sensitivity.

7.4 Potential Significant Effects

Construction Effects

- 7.4.1 Construction of the Proposed Development could potentially directly (physically) affect heritage assets within the Inner Study Area (Figure 7.1). Direct impacts are likely to occur where the physical fabric of the asset is damaged or removed. It is also possible that there could be other, as yet unrecorded or unknown and buried remains of archaeological interest within the Inner Study Area that could be directly affected by construction of the Proposed Development.
- 7.4.2 There are no designated heritage assets within the Inner Study Area, and none will be directly affected by the Proposed Development.

¹⁰ Glendinning, B (2011) *Watching Brief and Demarcation Works during Enabling Works, Fallago Rig Windfarm*, Scottish Borders. CFA Archaeology, Report No. 1910.

- 7.4.3 Rawburn Cottage (366259) is a non-listed residential property currently located within the proposed footprint location of one of the data centres buildings within the Site. This cottage is to be removed should the Proposed Development be granted planning permission.
- 7.4.4 As presently proposed, the Proposed Development would be sited within an area of low-lying improved fields between Arch Burn and Cross Burn within the Roxburghe Estate, with proposed access tracks routed through rough-grazing, and largely making use of existing access tracks. This reduces the potential for any direct impacts on previously unknown cultural heritage assets, as construction would likely have previously damaged or removed any subsurface cultural heritage assets within the existing access track corridors. Known heritage assets along the route of proposed access tracks can be readily avoided during ongoing design work. If required following further desk-based research and field survey, the layout of the Proposed Development would seek to avoid any newly identified constraints.

Operational Effects

- 7.4.5 The Proposed Development could give rise to potentially adverse impacts on the settings of designated heritage assets within the wider landscape surrounding the Proposed Development. The effects on the setting of cultural heritage assets result from the Proposed Development causing change within the setting of a heritage asset that affects its cultural significance or the way in which it is understood, appreciated and experienced, principally resulting from intervisibility between the asset and the Proposed Development.
- 7.4.6 Following an initial review of designated assets, the scoping ZTV (Figure 7.2) the HES response to consultation the EIA Screening of the Proposed Development and the SBC Screening Opinion, an initial list of viewpoints is proposed at this stage for visualisations to support the EIAR (Table 7.1).

Table 7.1: Proposed Cultural Heritage Visualisation Viewpoints

Designation Reference	Designation Title	NGR Coordinates	Visualisation Type
SM4623	Longformacus House, enclosed cremation cemetery 1450 m SW of	368582, 656236	Photomontage
SM4622	Dirrington, farmstead 400 m N of	368635, 655868	Photomontage
SM4639	Dirrington, farmstead	368577, 655471	Photomontage
SM4638	Dirrington Little Law, cairn on summit of	368680, 653084	Wireline
SM4548	Hen Law, cairn 1550 m WNW of Langtonlees	371871, 653942	Wireline

- 7.4.7 These proposed viewpoints are suggested in addition to use of the following LVIA visualisation; suggested at the summit of Dirrington Great Law (NGR 369809, 654915), to illustrate potential impact of the Proposed Development upon the setting of Dirrington, Great Law, three cairns (SM4626).

7.5 Assessment Methodology

Legislation, Policy and Guidance

- 7.5.1 The cultural heritage assessment will be carried out in accordance with reference to relevant legislation, policy and guidance. A detailed list of which will be included within the EIAR.

Desk-based Assessment Method

- 7.5.2 A desk-based assessment will be conducted covering the Inner Study Area with the purpose to identify all known heritage assets, designated or otherwise, that could be directly affected by the Proposed Development.
- 7.5.3 Sources to be consulted for data collation include:

- The SBC HER;
- HES's digital online GIS Spatial Data Warehouse¹¹;
- National Record of the Historic Environment (NRHE) (Trove)¹²;
- Historic maps held by the National Library of Scotland¹³;
- Modern aerial photographic imagery available online (Google Satellite, Bing Maps, ESRI Imagery);
- Historic Land-Use Assessment Data for Scotland (HLAmap)¹⁴;
- LiDAR data available through Scottish Remote Sensing Portal (where available)¹⁵;
- Any existing geotechnical data, if available; and
- Other readily accessible published sources, including any reports referenced in HER/NRHE records.

Field Survey Method

7.5.4 A targeted walkover field survey within the Inner Study Area will be carried out with the following aims:

- Locate and record the baseline character and condition of heritage assets identified through the desk-based assessment,
- Identify any other heritage assets not revealed through the desk-based study, and
- Assess the archaeological potential of the Site.

7.5.5 Site visits to key heritage assets in the Outer Study Area will also be carried out, as far as access is possible, to assess the predicted effect of the Proposed Development on their settings. Site visits focused on those assets specifically identified through analysis of the scoping ZTV (Figure 7.2) that lie within 3 km of the Proposed Development, where it is considered, on the basis of professional judgement, that the effect on their settings could be significant.

Assessment Method

7.5.6 The effects of the Proposed Development on heritage assets will be assessed on the basis of their type (direct effects, indirect impacts, setting impacts, and cumulative impacts) and nature (adverse or beneficial). Effects can be permanent, temporary and / or reversible. The assessment will take into account the value/sensitivity of the heritage asset, and its setting, and the magnitude of the predicted impact.

7.5.7 Direct (physical) impacts: occur where the physical fabric of the asset is removed or damaged, or where it is preserved or conserved, as a direct result of the proposal. Such impacts are most likely to occur during the construction phase and are most likely to be permanent.

7.5.8 Indirect (physical) impacts: occur where the fabric of an asset, or buried archaeological remains, is removed or damaged, or where it is preserved or conserved, as an indirect result of the proposal even though the asset may lie some distance from the proposal. Such impacts are most likely to occur during the construction phase and are most likely to be permanent.

7.5.9 Setting impacts: these are generally direct and result from the proposal causing change within the setting of a heritage asset that affects its cultural significance or the way in which it is understood, appreciated, and experienced. Such impacts are generally, but not exclusively, visual, occurring directly as a result of the appearance of the proposal in the surroundings of the asset. However, they may relate to other senses or factors, such as noise, odour or emissions, or historical relationships that do not relate entirely to intervisibility, such as historic patterns of land-use and related historic features. Such impacts may occur at any stage of a proposal's lifespan and may be permanent, reversible, or temporary.

¹¹ HES (2026) *Scotland Spatial Data Warehouse*. Available at: <http://portal.historicenvironment.scot/spatialdownloads>

¹² HES (2026) *National Record of the Historic Environment (NRHE)*, *Trove [online]*. Available at: <https://www.trove.scot>

¹³ National Library of Scotland (NLS) (2026) *Map Library*. Available at: <https://maps.nls.uk/>

¹⁴ HES (2026) *Historic Land-Use Assessment for Scotland (HLAmap) [online]*. Available at: <http://hlapmap.org.uk/>

¹⁵ Scottish Government (2026) *Scottish Remote Sensing Portal*. Available at: <https://remotesensingdata.gov.scot/>

- 7.5.10 Cumulative impacts: can relate to the physical fabric or setting of assets. They may arise as a result of impact interactions, either of different impacts of the proposal itself, or additive impacts resulting from incremental changes caused by the proposal together with other projects already in the planning system or allocated in a Local Development Plan.
- 7.5.11 Adverse effects: are those that detract from or reduce cultural significance or special interest of heritage assets or their settings.
- 7.5.12 Beneficial effects: are those that preserve, enhance or better reveal the cultural significance or special interest of heritage assets or their settings.

Assigning Sensitivity to Heritage Assets

- 7.5.13 Cultural heritage assets are assigned value/importance through the designation process. Designation ensures that sites and places are recognised and protected by law through the planning system and other regulatory processes. The level of protection and how a site or place is managed varies depending on the type of designation and the laws and policies that apply to it (HES, 2019)¹⁶. In accordance with the Environmental Impact Assessment Handbook (HES, 2018, Appendix 1: Cultural Heritage Impact Assessment)¹⁷, Heritage Assets are ‘*features, buildings or places that provide physical evidence of past human activity identified as being of sufficient value to this and future generations to merit consideration in the planning system*’. The sensitivity of heritage assets is considered to range from high to negligible. Assets assessed to be of a value between high and low are considered to be of sufficient value to this and future generations to merit consideration in the planning system. Any feature assessed to be of little or no intrinsic heritage value and therefore not of sufficient value, to this and future generations to merit consideration in planning decisions, may be said to have negligible sensitivity. Features assessed to be of negligible sensitivity will be listed in an appendix, no further assessment of these features will be included.
- 7.5.14 **Table 7.2** summarises the relative sensitivity of heritage assets (including their settings) relevant to the Proposed Development, based on the guidance set out in the SNH/HES EIA Handbook (version 5; 2018).

Table 7.2: Sensitivity of Asset

Sensitivity of Asset	Definition / Criteria
High	Assets valued at an international or national level, including: Scheduled Monuments Category A Listed Buildings Inventory Gardens and Designed Landscapes Inventory Historic Battlefields
Medium	Assets valued at a regional level, including: Archaeological sites and areas that have regional value (contributing to the aims of regional research frameworks) Archaeologically Sensitive Areas (ASA) (where these are identified in Local Authority records) Non-Inventory Designed Landscapes (NIDL) (where these are identified in Local Authority records) Category B Listed Buildings Conservation Areas
Low	Assets valued at a local level, including: Archaeological sites that have local heritage value Category C listed buildings Unlisted historic buildings and townscapes with local (vernacular) characteristics
Negligible	Assets of little or no intrinsic heritage value, including:

¹⁶Historic Environment Scotland (HES) (2019) *Designation Policy and Selection Guidance*, Edinburgh. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b>

¹⁷ SNH & HES (2018) ‘*Environmental Impact Assessment Handbook*’. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=6ed33b65-9df1-4a2f-acbb-a8e800a592c0>

Sensitivity of Asset

Definition / Criteria

Artefact find-spots (where the artefacts are no longer in situ and where their provenance is uncertain)
Poorly preserved examples of particular types of features (e.g. quarries and gravel pits, dilapidated sheepfolds, etc).

Criteria for Assessing the Magnitude of Impact

7.5.15 The magnitude of impact (adverse or beneficial) will be assessed in the categories high, medium, low, and negligible (Table 7.3) and, when combined with the sensitivity of the asset, inform an assessment of the significance of the effect (direct or indirect effects, or effect on setting).

Table 7.3: Magnitude of Impact

Magnitude of Impact	Criteria	
	Adverse	Beneficial
High	Changes to the fabric or setting of a heritage asset resulting in the complete or near complete loss of the asset's cultural significance. Changes that substantially detract from how a heritage asset is understood, appreciated, and experienced.	Preservation of a heritage asset in situ where it would otherwise be completely or almost completely lost. Changes that appreciably enhance the cultural significance of a heritage asset and how it is understood, appreciated, and experienced.
Medium	Changes to those elements of the fabric or setting of a heritage asset that contribute to its cultural significance such that this quality is appreciably altered. Changes that appreciably detract from how a heritage asset is understood, appreciated, and experienced.	Changes to important elements of a heritage asset's fabric or setting, resulting in its cultural significance being preserved (where this would otherwise be lost) or restored. Changes that improve the way in which the heritage asset is understood, appreciated, and experienced.
Low	Changes to those elements of the fabric or setting of a heritage asset that contribute to its cultural significance such that this quality is slightly altered. Changes that slightly detract from how a heritage asset is understood, appreciated, and experienced.	Changes that result in elements of a heritage asset's fabric or setting detracting from its cultural significance being removed. Changes that result in a slight improvement in the way a heritage asset is understood, appreciated, and experienced.
Negligible	Changes to fabric or setting of a heritage asset that leave its cultural significance unchanged and do not affect how it is understood, appreciated, and experienced.	
No Impact	No changes to the fabric or setting of a heritage asset.	

Criteria for Assessing the Significance of Effects

7.5.16 The sensitivity of the asset (Table 7.2) and the magnitude of the predicted impact (Table 7.3) are used to inform an assessment of the significance of the effect (physical effect or effect on setting), summarised using the formula set out in the matrix in Table 7.4. The matrix employs a graduated scale of significance (from Negligible to Major effects) and where two outcomes are possible through application of the matrix, professional judgment supported by reasoned justification, will be used to determine the level of significance.

Table 7.4: Significance of Effect

Magnitude of Impact	Sensitivity of Asset		
	High	Medium	Low
High	Major	Major / Moderate	Moderate / Minor
Medium	Major / Moderate	Moderate	Moderate / Minor
Low	Moderate / Minor	Moderate / Minor	Minor
Negligible	Minor / Negligible	Minor / Negligible	Negligible

- 7.5.17 Major and Moderate effects are considered to be 'significant' in the context of the Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017 (EIA Regulations)¹⁸. Minor and Negligible effects are considered to be 'not significant'.

Assessment of Effects on Setting

- 7.5.18 The SNH/HES EIA Handbook (2018) Appendix 1, paragraph 42 advises that:

"In the context of cultural heritage impact assessment, the receptors are the heritage assets and impacts will be considered in terms of the change in their cultural significance".

- 7.5.19 HES' guidance document, '*Managing Change in the Historic Environment: Setting*' (HES 2016)¹⁹, notes that:

"Setting can be important to the way in which historic structures or places are understood, appreciated and experienced. It can often be integral to a historic asset's cultural significance".

"Setting often extends beyond the property boundary or 'curtilage' of an individual historic asset into a broader landscape context".

- 7.5.20 The guidance also advises that:

"If proposed development is likely to affect the setting of a key historic asset, an objective written assessment should be prepared by the applicant to inform the decision-making process. The conclusions should take into account the significance of the asset and its setting and attempt to quantify the extent of any impact. The methodology and level of information should be tailored to the circumstances of each case".

- 7.5.21 The guidance recommends that there are three stages in assessing the impact of a development on the setting of a historic asset or place.

Stage 1: identify the historic assets that might be affected by the proposed development.

Stage 2: define and analyse the setting by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated and experienced.

Stage 3: evaluate the potential impact of the proposed changes on the setting, and the extent to which any negative impacts can be mitigated.

- 7.5.22 The SNH (now NatureScot) and HES EIA Handbook (2018) Appendix 1, paragraph 43 advises that:

"When considering setting impacts, visual change should not be equated directly with adverse impact. Rather the impact should be assessed with reference to the degree that the proposal affects those aspects of setting that contribute to the asset's cultural significance".

¹⁸ UK Government (2017) The Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017. Available at: <https://www.legislation.gov.uk/ssi/2017/101/contents>

¹⁹ HES (2016, updated 2020) '*Managing Change in the Historic Environment – Setting*', Edinburgh (<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549>)

- 7.5.23 Following these recommendations, the finalised ZTV for the Proposed Development will be used to identify those sensitive heritage assets within the Outer Study Area (3 km) from which there would be theoretical visibility of one or more elements of the Proposed Development, and the degree of theoretical visibility. Consideration will also be given to designated heritage assets beyond 3 km where long-distance views and intervisibility between monuments are an important aspect of their settings.
- 7.5.24 Consideration will be given to designated heritage assets where there is no predicted visibility from the asset but where views of or across the asset are important factors contributing to its cultural significance. In such cases, consideration will be given to whether the Proposed Development could appear in the background to those views.
- 7.5.25 Where a potential significant effect on the setting of a Scheduled Monument is predicted as a result of change within its surroundings, using the approach outlined above, an assessment will be made as to whether that effect would result in a significant adverse effect on the integrity of its setting (NPF4 Policy 7(h) ii). For the purposes of the assessment, *“Changes to factors of setting that contribute to cultural significance such that the understanding, appreciation and experience of an asset are not adequately retained will have a significant adverse impact on the integrity of its setting”*²⁰ as defined and agreed at the Hill of Fare Inquiry (2025). A significant effect in EIA terms does not necessarily equate to a significant impact on the integrity of the asset’s setting.

Cumulative Assessment

- 7.5.26 The assessment of cumulative effects on heritage assets will be based upon consideration of the effects of the Proposed Development on the settings of assets with statutory designations and non-statutory designations within the Outer Study Area (3 km), in addition to the likely effects of other identified cumulative schemes. The identified cumulative schemes to be included in the cumulative impact assessment will be those identified through the LVIA consultations with SBC and Nature Scot.
- 7.5.27 The assessment of cumulative effects on the settings of heritage assets from the Proposed Development in combination with pre-existing developments will be addressed in the course of the assessment of effects of the Proposed Development alone, as pre-existing developments are part of the baseline environment.
- 7.5.28 The cumulative assessment will take into account the relative scale (i.e. size and extent) of the identified developments, their distance from the affected assets, and the potential degree of visibility of the various developments from the assets under consideration. Cumulative visualisations will be used to aid the assessment.

7.6 Effects Scoped In / Out

- 7.6.1 Assessment of the effect of the Proposed Development on the settings on World Heritage Sites, Inventory Historic Battlefields, Inventory Garden and Designed Landscapes and Conservation Areas will be scoped out. There are no assets with those designations within 3 km of the Site.
- 7.6.2 Based on the information obtained to date, Table 7.4 provides a summary of the proposed scope of assessment for cultural and heritage features, and the phases for which they will be assessed.

Table 7.4: Effects Scoped In / Out

Feature / Effect	Construction & Decommissioning	Operation	Rationale
World Heritage Sites	Out of Scope	Out of Scope	None within 3km of the Site
Historic Battlefields	Out of Scope	Out of Scope	None within 3km of the Site
Garden and Designed Landscapes	Out of Scope	Out of Scope	None within 3km of the Site
Conservation Areas	Out of Scope	Out of Scope	None within 3km of the Site
Cumulative effects	In Scope	In Scope	Potential for significant effects
Effects on Setting	In Scope	In Scope	Potential for significant effects

²⁰ Hill of Fare Inquiry (July 2025) *DEPA Reference WIN-110-4. Summary of Case - Historic Environment Scotland*.

Outer Study Area Designated Heritage Assets	In Scope	In Scope	Potential for significant effects
Inner Study Area Designated Heritage Assets	Out of Scope	Out of Scope	No Designated Heritage Assets within the Inner Study Area
Non-designated Heritage Assets (Inner and Outer Study Area)	In Scope	In Scope	Potential for significant effects
Unrecorded or unknown and buried remains of archaeological interest	In Scope	In Scope	Potential for significant effects

7.7 Questions to Consultees

- 7.7.1 Do the consultees agree with the proposed methodology and scope of the assessment?
- 7.7.2 Do the consultees agree with the receptors proposed to be scoped out of the assessment?
- 7.7.3 Are there any additional assets beyond the proposed Study Areas that consultees would like considered for potential setting effects?
- 7.7.4 Are consultees content with the proposed visualisations?

8. Noise

8.1 Introduction

- 8.1.1 This Chapter of the Scoping Report relates to the potential effects of the Proposed Development on the environment due to noise and vibration during the construction, operation and decommissioning phases. This assessment has been undertaken by Metrica Environmental Consulting Ltd.
- 8.1.2 Initial consultation has been undertaken in relation to noise and vibration through the EIA Screening process, and the proposed scope set out in this Section has been prepared in line with the comments received. Further consultation will be undertaken with the Environmental Health Department (EHD) of SBC to agree the specifics of noise and vibration assessment methodology (see Section 11.6 for details).

8.2 Regulatory and Policy Framework

- 8.2.1 The following guidance, legislation and information sources will be considered as part of the assessment process:
- Control of Pollution Act 1974¹;
 - Environmental Protection Act 1990²;
 - Scottish Government National Planning Framework 4 (NPF4)³ ;
 - Planning Advice Note (PAN) 1/2011: Planning and Noise⁴;
 - BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound (BS 4142)⁵;
 - BS 8233:2014 Guidance on sound insulation and noise reduction for buildings (BS 8233)⁶;
 - BS 5228-1:2009+A1:2014 and BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites⁷;
 - Calculation of Road Traffic Noise (CRTN)⁸; and
 - Design Manual for Roads and Bridges (DMRB) Volume 119.
- 8.2.2 Further details of the guidance listed above will be provided in the EIAR.

8.3 Baseline Conditions

- 8.3.1 The Site is located within the Scottish Borders, on land belonging to the Roxburghe Estate. The Site lies approximately 2 km southwest of the village of Longformacus.
- 8.3.2 The closest Noise Sensitive Receptors (NSRs) are three properties along SUW, the closest of which is located approximately 400 m from the nearest potential operational noise source. Two further properties are located beyond the Scottish Water treatment works, approximately 760 m from the Proposed Development boundary.
- 8.3.3 The Site is located within a predominantly rural area characterised by agricultural land and surrounding moorland. Existing noise levels are likely influenced by natural sources such as birds, vegetation and water flowing in nearby burns and rivers (Watch Water and Cross Burn) together with agricultural activities, water treatment works and occasional traffic on the local road network. Given the rural nature of the area, baseline noise levels are expected to be relatively low.
- 8.3.4 A baseline noise survey will be completed as part of the assessment process in order to characterise the existing sound environment at representative NSRs. The survey will be undertaken in accordance with BS 4142 and will comprise unattended measurements at locations representative of the nearest and potentially most affected receptors.

8.4 Proposed Study Area

- 8.4.1 For the construction phase, a conservative 500 m study area will be used. This is based on professional judgement and substantial experience working on similar industrial and energy infrastructure projects, and there is no reasonable prospect of significant construction noise effects occurring beyond this distance.
- 8.4.2 Rather than assessing all NSRs within 500 m of the Site, a representative selection of NSRs will be assessed. Where multiple NSRs are located in close proximity to each other, the NSR to be assessed is that which is closest to the Site, on the basis that should effects be acceptable at the closest NSR, they will be acceptable at the other, more distant NSRs.
- 8.4.3 No fixed study area is proposed for operational noise. Instead, the assessment will focus on the nearest identified NSRs, which are expected to represent the worst-case receptors. Provided operational noise effects are acceptable at these locations, effects at more distant receptors are also expected to be acceptable.

8.5 Potential Effects and Mitigation

Construction Noise

- 8.5.1 Potential noise effects at NSRs during the construction phase are typically associated with the following activities:
- Site clearance and earthworks;
 - Construction of access roads, hardstanding areas and drainage infrastructure;
 - Construction of the data centre buildings and associated structures;
 - Installation of mechanical and electrical plant, including cooling equipment, standby generators and transformers; and
 - Installation of on-site and off-site utilities and cable routes.
- 8.5.2 The level of noise at NSRs due to construction activities is dependent on the distance to the works and the type of plant and equipment being used. Noise effects due to construction activities are temporary in nature and can be controlled through the application of good practice and other mitigation measures. As such, significant effects are considered unlikely.
- 8.5.3 However, at this stage it is not possible to conclude that construction effects would not be significant in all cases as there are NSRs within 500 m. Accordingly, a proportionate assessment of construction noise will be undertaken to determine the level of effect at NSRs and identify appropriate mitigation, where required.

Construction Vibration

- 8.5.4 Vibration effects are temporary in nature and can be controlled through the application of good practice and other mitigation measures. Based upon prior experience and the distance to receptors, there is no potential for significant ground-borne vibration effects to occur. As such, a detailed assessment of construction vibration is proposed to be scoped out of the EIA.

Construction Traffic

- 8.5.5 Heavy Goods Vehicles (HGVs) and other construction traffic will generate noise along the access routes during the construction phase of the Proposed Development. The Noise and Vibration Impact Assessment will include an assessment of construction traffic noise during the construction phase in accordance with DMRB, see section 11.6.5.

Operational Noise

- 8.5.6 During the operational phase, noise would be generated by plant and equipment associated with the Proposed Development, including cooling equipment, air handling units, standby generators, transformers and ancillary mechanical and electrical infrastructure.
- 8.5.7 The Proposed Development will be designed to minimise operational noise effects through the careful siting of plant, selection of equipment and the incorporation of mitigation measures such as acoustic enclosures, attenuators and acoustic barriers where required.

Operational Vibration

- 8.5.8 In line with similar developments, operational equipment installed as part of the Proposed Development (including cooling equipment, standby generators and transformers) is not expected to give rise to significant levels of vibration. As such, operational vibration is scoped out of further assessment, as there is no reasonable prospect of a significant effect.

Operational Road Traffic

- 8.5.9 During operation, traffic movements associated with the Proposed Development will be limited primarily to staff, routine maintenance and occasional deliveries. These movements are expected to be negligible in comparison with existing road traffic flows and lower than those occurring during the construction phase. Consequently, noise and vibration effects associated with operational road traffic are considered unlikely to be significant and are scoped out of further assessment.

8.6 Assessment Methodology

Construction Phase

- 8.6.1 Construction noise effects will be assessed in accordance with current good practice, including BS 5228-1. The assessment will consider the nature and duration of construction activities, the proximity of nearby receptors and the potential for significant effects. Embedded mitigation and standard construction best practice measures will be committed to as part of the assessment.
- 8.6.2 Construction noise levels at nearby NSRs will be predicted using the methodology set out in BS 5228-1 and assessed with reference to the prevailing ambient noise climate and the guidance contained within BS 5228-1. The significance of effects will be determined taking account of the duration, timing and magnitude of the predicted noise levels.

Construction Traffic Noise Assessment

- 8.6.3 Construction traffic noise will be assessed proportionately, taking account of the scale of traffic movements and the sensitivity of receptors along the construction traffic routes. Operational traffic movements are anticipated to be limited and are unlikely to result in significant noise or vibration effects.
- 8.6.4 Baseline traffic noise levels will be predicted based on the methodology in CRTN, utilising baseline traffic flows along the construction traffic route for the proposed year of construction. The percentage increase in all traffic and HGVs will be used to calculate the change in traffic noise due to construction traffic during the construction works.
- 8.6.5 The above assessment methodology is suitable where Annual Average Weekday Traffic (AAWT) traffic movements are above 1000. Where existing traffic flows are less than 1000, the assessment of construction traffic noise will be based on the absolute level of noise, as calculated using the 'Haul Road' method in BS 5228-1, where the predicted noise level is expressed as an equivalent continuous noise level during the working day. This calculated level will then be assessed against the criteria, as defined in the DMRB, and presented in Table 11.1 below.

Table 8.1: Construction Traffic Noise Magnitude of Effect

Magnitude of Effect	Negligible	Low	Medium	High
Increase in Traffic Noise Level	< 1 dB	1 dB – 3 dB	3 dB – 5 dB	> 5 dB

8.6.6 Magnitudes of effect of Medium or greater are considered significant in terms of the EIA Regulations.

Operational Noise Assessment

8.6.7 The operational noise assessment will be undertaken in accordance with BS 4142:2014+A1:2019. Baseline noise monitoring will be undertaken to determine representative daytime and night-time background sound levels at the assessment receptors.

8.6.8 Noise from operational plant associated with the Proposed Development, including cooling equipment, air handling units, standby generators, transformers and other ancillary mechanical and electrical infrastructure, will be predicted at the assessment receptors using recognised noise modelling software and plant noise emission data provided by the Applicant.

8.6.9 In accordance with the requirements of the SBC Screening Opinion, and recognising that background noise levels in rural areas can be low, the BS 4142 assessment will be supplemented by an assessment of internal noise levels at nearby residential receptors with reference to BS 8233. The assessment will demonstrate that the recommended internal ambient noise levels in BS 8233 can be achieved.

8.6.10 In addition, and in accordance with the SBC Screening Opinion, the assessment will demonstrate that internal Noise Rating (NR) curves at nearby receptors do not exceed NR30 during the daytime period (07:00–23:00) and NR20 during the night-time period (23:00–07:00). Consistent with the approach set out in the Screening Opinion, a noise reduction of 10 dB for a partially open window will be assumed.

8.6.11 Where required, mitigation measures, including the careful siting of plant, the selection of low-noise equipment and the incorporation of acoustic enclosures, attenuators and acoustic barriers, will be considered to ensure that operational noise effects are reduced to acceptable levels.

8.7 Cumulative Effects

8.7.1 The assessment will identify any other developments either operational, consented or currently in planning, which have the potential to result in cumulative effects (i.e. where the Study Area (defined in Section 11.4) for a cumulative development overlaps with the Study Area for the Proposed Development). Where required, the potential cumulative noise and vibration effects will be assessed according to the assessment criteria agreed with statutory consultees.

8.7.2 In addition, a cumulative search will be undertaken to identify any new NSRs either under construction, consented or currently in planning within the Study Area for the Proposed Development. Where required, these will be included in the assessment to ensure any potential impacts from the Proposed Development at new NSRs are considered.

8.8 Assumptions and Limitations

8.8.1 As part of the assessment, modelling of both construction and operational noise will include a number of worst-case assumptions, which will be detailed in the EIAR. In practice, the assumptions made as part of the assessment will typically result in an overprediction of noise and vibration levels, thereby ensuring a worst-case approach.

8.9 Summary of Effects Scoped In and Out of the Assessment

- Table 8.2 summarises the effects proposed to be scoped into and out of the noise and vibration assessment.

Table 8.2: Effects Scoped In/ Out

Feature / Effect	Construction & Decommissioning	Operation	Rationale
Operational Traffic Noise and Vibration	Out of Scope	Out of Scope	Not expected to give rise to significant effects
Operational Vibration	Out of Scope	Out of Scope	Not expected to give rise to significant effects
Construction Vibration	Out of Scope	Out of Scope	Not expected to give rise to significant effects
Construction Traffic Noise	In Scope	In Scope	Potential for significant effects
Operational Noise	In Scope	In Scope	Potential for significant effects
Construction Noise	In Scope	In Scope	Potential for significant effects

9. Hydrology, Geology, and Hydrogeology

9.1 Introduction

- 9.1.1 This section sets out the proposed approach to the assessment of potentially significant effects on surface water receptors, groundwater receptors, soils and peat, as a result of the Proposed Development. Proposed surveys and assessment methodologies are outlined to develop mitigation measures to prevent or reduce identified potential effects.

9.2 Baseline

Surface Water

- 9.2.1 The Site is largely located within the Dye Water catchment and is drained by several named watercourses including the Watch Water, Arch Burn and Kippetlaw Burn. To the south of the Site, containing the west (option 3) and the south east (option 2) access options, is located within the Blackadder Water catchment, with the south east access option draining to the Blackadder Water via the Kettelshiel Burn. The Blackadder Water is located adjacent to the west access option. Both the Dye Water and Blackadder Water are major tributaries of the River Tweed. A hydrological overview is provided in Figure 9.1.
- 9.2.2 Review of SEPA's Water Classification Hub indicates the Water Framework Directive (WFD) status of the Watch Water, the Blackmill Burn (of which the Kippetlaw Burn discharges to) and the Blackadder Water to be of 'Good Ecological Potential' in 2024. The Dye Water and Fangrist Burn (of which the Kettelshiel Burn discharges to) are classified as having a 'Moderate ecological potential' in 2024.

Geology

- 9.2.3 A review of the 1:50,000 British Geological Survey (BGS) Superficial Geology Map, accessed via the BGS Onshore GeoIndex Viewer, indicates that the Site is predominantly underlain by till. There are large areas in the north and west of the Site where no superficial deposits are recorded. Small areas of alluvium are present, typically along watercourses, and small areas of peat are also present to the south (refer to Figure 9.2 Superficial Geology).
- 9.2.4 Review of the 1:50,000 BGS Bedrock Geology Map indicates the bedrock geology underlying the north and west of the Site is the Gala Group - Wacke which consists of wacke sandstone, siltstone and mudstone. The southeast of the Site is underlain by the Stratheden Group and Inverclyde Group, which consists of interbedded sandstone and argillaceous rocks, as well as the Great Conglomerate Formation of the Reston Group, consisting of sandstone and conglomerate. The Darrington Great Law Sill-Felsite partially underlies the southeast access option (option 2) (refer to Figure 9.3 Bedrock Geology).
- 9.2.5 No linear features are recorded by BGS mapping onsite.

Soils and Peat

- 9.2.6 Review of NatureScot's Peatland and Carbon 2016 Map indicates a localised area of Class 5 peatland (defined as 'Soil information takes precedence over vegetation data. No peatland habitat recorded. May also include areas of bare soil. Soils are carbon-rich and deep peat.') is intersected by the west access option (option 3) and Class 3 peatland (defined as 'Dominant vegetation cover is not priority peatland habitat but is associated with wet and acidic type. Occasional peatland habitats can be found. Most soils are carbon-rich soils, with some areas of deep peat.') is intersected by the south east access option (option 2). These areas roughly correspond to Peat superficial deposits identified by the BGS mapping, however, the majority of the Site is classed as Class 0 (defined as 'Mineral soil - Peatland habitats are not typically found on such soils') or Class 4 (defined as 'Area unlikely to be associated with peatland habitats or wet and acidic type. Area unlikely to include carbon-rich soils').

- 9.2.7 Review of the National Soil Map of Scotland shows the Site is underlain by noncalcareous gleys with peaty gleys. Soils in the northeast are classed as brown earths and noncalcareous gleys with peaty gleyed podzols with brown earths. Various soil types are located across the access options including peaty gleyed podzols, noncalcareous gleys with peaty gleys, peaty gleys with dystrophic blanket peat and humus-iron podzols with peaty gleyed podzols.
- 9.2.8 To inform Scoping, a Phase 1 Peat Probing Depth Survey was undertaken in June 2026. Peat probing was conducted on a 100 m by 100 m grid at the Proposed Development. Given the access options are linear, targeted probing was undertaken along the access options where the 100 m grid would have limited coverage. These probes were taken at targeted locations at areas identified as peatland by BGS and Carbon and Peatland mapping and any other area deemed appropriate by the survey team to inform the requirement for future surveys and assessments. Some areas of access track could not however be surveyed due to landowner constraints. Although these areas are not identified as peat in either the BGS or Carbon and Peatland mapping datasets, a review of aerial imagery indicated the potential presence of carbon-rich soils. As a result, these areas will be subject to survey at a later date to confirm ground conditions.
- 9.2.9 A total of 178 peat probes were recorded. All peat points were recorded as <0.5 m, with 171 points recorded as <0.3 m (of which 118 recorded 0 m) and seven points which recorded between 0.3-0.5 m. Peat is defined by Scottish legislation and guidance as an organic soil which contains more than 60% organic matter and exceeds 50 cm in thickness. As such, no peat is present onsite, however peaty soils / carbon rich soils (CRS) are present in highly localised areas.
- 9.2.10 The point depths of the Phase 1 survey are shown in Figure 9.4 Peat Depth.

Mining

- 9.2.11 Following review of the Mining Remediation Authority Map Viewer, the Site is not located within a Coal Mining Reporting Area.

Hydrogeology

- 9.2.12 Review of the 1:625,000 BGS Hydrogeology Map indicates that the northern and western parts of the Site are located within the Gala Group; a low productivity aquifer described as 'highly indurated greywackes with limited groundwater in near surface weathered zone and secondary fractures'. The south eastern part of the Site is located within the Stratheden Group; a moderately productive aquifer of 'sandstone, partly pebbly with subordinate siltstone and mudstone producing moderate amounts of groundwater'. A small section of the south east and east access options (option 2 and 1) are within the Reston Group; a moderately productive aquifer described as 'sandstones, in places flaggy, with siltstones, mudstones and conglomerates and interbedded lavas locally yielding up to 1 L/s'. Figure 9.5 provides an overview of hydrogeology at the Site.
- 9.2.13 The Site is primarily underlain by the Cranshaws groundwater body. The southern part of the Site is underlain by the Greenlaw groundwater body and a small area in the eastern part of the Site is underlain by the Longformacus groundwater body. Review of SEPA's Water Classification Hub classifies the Cranshaws, Greenlaw and Longformacus groundwater bodies as being of 'Good' overall status in 2024.

Flooding

- 9.2.14 Review of the online SEPA Flood Map indicates low to high risk of surface water and small watercourse flooding, alongside fluvial flooding, along the Kettelshiel Burn, which flows to the immediate east of the Site near the southeast access option (option 2), and along the Kippetlaw Burn, which is crossed by the southeast access option. Low to high risk of surface water and small watercourses flooding and fluvial flooding is also indicated along the Blackadder Water, which is crossed by the west access option (option 3). There is additional localised low to high risk of surface water and small watercourse flooding along other minor watercourses onsite and flow pathways.
- 9.2.15 As such, fluvial flooding and surface water flooding along with all other potential sources of flood risk will be reviewed in line with a Level 1 / 2 Flood Risk Assessment (FRA) scope as defined in CIRIA Report C624.

Public Water Supply

- 9.2.16 A review of the Scottish Environment online mapping indicates that the Site is located within a Drinking Water Protected Area (DWPA) (Surface). The Site is partly located within the drinking water catchment of the Watch Water where a Scottish Water abstraction is located. Scottish Water abstractions are designated as DWPA under Article 7 of the Water Framework Directive. The Site is also hydrologically connected to the Dye Water DWPA, which is located downstream of the Watch Water DWPA. The east access option (option 1) is partly within the Dye Water DWPA.

Private Water Supply (PWS)

- 9.2.17 The Environmental Health Officer's response to the EIA Screening Report notes that information held by SBC indicates nearby properties are served by Private Water Supplies (PWS). Review of Scottish Water assets on Scottish Water mapping indicates that the mains supply does not extend to several of the properties surrounding the Site. Given the rural site setting and likely presence of PWS downgradient and adjacent to the Site.
- 9.2.18 Consultation with SBC has been undertaken to identify any PWS within the 2 km study area of the Proposed Development. At the time of writing, in June 2026, a response had not been received.
- 9.2.19 Further consultation with residents will be undertaken as part of the EIA to confirm registered PWS source type and location.
- 9.2.20 Further assessment will confirm potential hydrological connection to the Proposed Development. Any groundwater abstractions identified will require buffers as outlined in SEPA 'Guidance on Assessing the Impacts of Developments on Groundwater Abstractions'.

Designated Sites

- 9.2.21 Relevant designated sites within a 5 km study area of the Site have been identified in Table 9.1 and shown on Figure 9.6. The study area for geological designated features is the Site boundary itself, and no Geological Conservation Review (GCR) sites are present onsite.

Table 9.5: Designated Sites

Designated Site	Distance	Features	Connected to Site?
River Tweed Special Scientific Interest (SSSI) and Special Area of Conservation (SAC)	Onsite, in south west of Site access route.	Atlantic Salmon, Otter, Brook Lamprey and River Lamprey, Beetle assemblage, Fly assemblage, Vascular plant assemblage, Freshwater Habitat	Yes, the Site is within the SAC and SSSI and hydrologically connected by the Blackadder Water, Kettelshiel Burn, Watch Water and Dye Water.
Greenlaw Moor SSSI	810 m south of the Site	Raised bog, Breeding bird assemblage, pink footed goose and geology	Yes, hydrologically connected by the Kettelshiel Burn.
Greenlaw Moor Ramsar and Special Protection Area (SPA)	2.60 km south of the Site	Pink footed goose, assemblage of waterfowl	No, disconnected by topography.
Langtonlees Cleugh SSSI	3.45 km east of the Site	Upland mixed ash woodland	No, disconnected by topography.
Crook Burn, Dyshaugh SSSI	2.15 km north of the Site	Fen meadow	No, disconnected by topography.
Dogden Moss SAC	2.10 km south of the Site	Active raised bog	No, disconnected by topography.

- 9.2.22 As outlined in Table 9.1, the River Tweed SSSI and SAC, and Greenlaw Moor SSSI are hydrologically connected to the Site. As Greenlaw Moor Ramsar and SPA, Langtonlees Cleugh SSSI, Crook Burn, Dyshaugh SSSI and Dogden Moss SAC are not hydrologically connected to the Site as these sites are located upslope and /or disconnected by topography from the Site, these will be scoped out from further consideration.

Groundwater Dependent Terrestrial Ecosystems (GWDTE)

- 9.2.23 National Vegetation Classification (NVC) data will be reviewed to identify the presence of potential GWDTEs. If potential GWDTEs are identified at the Site, a review of the baseline features including topography, underlying geology, and surface water features will be undertaken to determine the groundwater dependency. As outlined above, the bedrock at the Site is classed as low and moderate productivity aquifers.
- 9.2.24 As part of the hydrological walkover, trial pits and water quality monitoring will be undertaken to determine the source inputs to potential GWDTEs. In accordance with SEPA guidance, where potential GWDTEs are determined to be supplied by groundwater and considered to be an important habitat, SEPA recommended buffers will be implemented from the Proposed Development.

9.3 Guidance and Legislation

- 9.3.1 The following legislation and guidance will be taken into consideration when undertaking the assessment:

- The SuDS Manual C753, CIRIA, 2015;
- SEPA Regulatory Position Statement – Developments on Peat, 2010;
- Guidance for Pollution Prevention (GPP)1: Understanding your environmental responsibilities – good environmental practices, NetRegs, 2021;
- SEPA GPP5: Works and maintenance in or near water, 2018;
- SEPA, WAT-G-024, EASR Guidance, Engineering Activity Guide: Crossings, 2025;
- SEPA, WAT-G-034, EASR Guidance, Construction works and silt / pollution mitigation, 2025;
- SEPA, Guidance on Assessing the Impacts of Development on Groundwater Abstractions, 2024;
- SEPA, Guidance on Assessing the Impacts of Developments on Groundwater Dependent Terrestrial Ecosystems, 2024;
- Guidance on Developments on Peatland (Peatland Survey 2017), Scottish Government, SNH (Nature Scot) and SEPA, 2017;
- Advising on peatland, carbon-rich soils and priority peatland habitats in development management, NatureScot, 2023;
- On-site Management of Excavated Peat (WAS-G-11) March 2026;
- SEPA Planning Advice Note Assessing the impact of developments on peatland and carbon rich soils December 2025;
- SEPA, Standing advice on peaty soil, December 2025;
- Peat Landslide Hazard and Risk Assessments: Best Practice Guide for Proposed Electricity Generation Developments, Scottish Government, 2017;
- SEPA, Developments on Peat and off-site uses of Waste Peat (WST-G-052), 2017; and
- Scottish Borders Council, Sustainable Urban Drainage Systems – Supplementary Planning guidance, August 2020.

9.4 Assessment Methodology

Study Area

- 9.4.1 Assessment of hydrological and hydrogeological receptors, including cumulative effects, will be undertaken for a 5 km study area. Consultation and assessment of PWS will be undertaken within a 2 km study area. The effects on geological receptors will be assessed within the Site boundary.

Consultation

- 9.4.2 This document forms the start of the formal consultation process; it is proposed to consult with SBC, SEPA and NatureScot, Scottish Water, the River Tweed Commission and River Tweed Forum on the issue of hydrology, geology, hydrogeology and peat to ensure that the potential risk is fully determined in the EIA.

Desk Study

- 9.4.3 A desk study will be undertaken to determine the baseline characteristics of the Site through reviewing available information relating to geological, hydrological and hydrogeological receptors. This will include review of published mapping, historical records, and aerial photography. Available information such as records of council registered PWS, historical flooding events, rainfall data, SEPA water quality and flow records, and BGS mapping will be reviewed.

Field Survey

- 9.4.4 The assessment of the Proposed Development will be supported by NVC and hydrological walkover surveys, which will be undertaken in accordance with relevant guidance.
- 9.4.5 As part of the hydrological Site walkover, following NVC surveys, review of potential GWDTEs, PWS, surface water and watercourse crossings will be undertaken.
- 9.4.6 Given the lack of peat recorded onsite during the Phase 1 peat depth survey, with CRS present in localised areas, it is proposed to scope out a Phase 2 peat depth survey. CRS coring samples will also be undertaken and CRS profile noted at key locations within the Proposed Development. Furthermore, CRS samples will be taken and analysed in a laboratory for moisture content, organic content, pH etc.
- 9.4.7 The desk study and field surveys will be used to identify potential constraints and opportunities for the Proposed Development design.

Assessment of Effects

- 9.4.8 The following assessment will be undertaken to determine the potential effects of the Proposed Development on identified baseline receptors onsite. This approach will include:
- Identification of hydrological, hydrogeological and geological receptors within the study area. This will include potential effects to surface and groundwater quality and flow, peat and soils, GWDTEs, and PWS.
 - An assessment of the potential effects on the above receptors as a result of the Proposed Development. This will include development of a conceptual model of hydrological and hydrogeological connectivity.
 - Determination of appropriate mitigation measures (if required) which will be adopted as part of best practice procedures, control of onsite activities and inclusion within a CEMP.
 - An assessment of any potential cumulative effects from any surrounding developments to hydrologically connected receptors.
- 9.4.9 Identification of opportunities for compensation and enhancement will be assessed wherever practicable.
- 9.4.10 It is proposed that where appropriate and considered suitable, the following Technical Appendices will support the Hydrology, Hydrogeology and Geology EIAR Chapter:
- Watercourse Crossing Assessment (WCA);
 - Flood Risk Assessment (FRA);
 - Drainage Impact Assessment (DIA), to include surface water drainage and wastewater drainage strategies;
 - GWDTE Assessment (GWDTEA), if required;
 - Construction and Environmental Management Plan (CEMP);

- Phase 1 Geo-environmental Assessment;
 - PWS Assessment (PWSA), if required; and
 - Peat Management Plan (PMP), which will consider CRS.
- 9.4.11 A CRS PMP will be undertaken to ensure that the impacts on CRS from their handling and storage during construction are minimised and undertaken in line with SEPA's standing advice on peaty soil (2025).

9.5 Potential Effects

9.5.1 Impacts to hydrological, hydrogeological and geological receptors due to the Proposed Development during construction phase may include the following:

- Surface water quality affected by increased suspended solids and turbidity in downstream watercourses caused by sedimentation or surface water runoff, which can arise from disturbed ground and excavated/ stockpile material;
- Surface water and groundwater quality affected by contaminant discharges through operation of machinery (e.g. spillage of oils, fuels etc) and improper storage of fuels and chemicals onsite;
- Drying out of peaty soil can lead to increased releases of Dissolved Organic Carbon (DOC) to surface watercourses, which can impact aquatic ecology and PWS abstractions;
- Effects to surface water and groundwater quality and quantity can affect PWS and designated sites;
- Alteration of flow pathways and changes in groundwater levels can affect GWDTEs;
- Alteration of natural drainage patterns, changes in runoff rates and volumes due to increased areas of temporary hardstanding. Drainage can potentially result in short-term increases in peak flows, with historical drainage present onsite increasing the risk of localised flooding;
- Silt and sediment laden surface water runoff from areas of increased erosion can result in impediments to flow. Accidental blockages at implemented watercourse crossings can locally increase flood risk; and
- Disturbance to watercourse bed and banks from implemented watercourse crossings.

9.5.2 Impacts to hydrological, hydrogeological and geological receptors due to the Proposed Development during operational phase may include the following:

- Pollution of surface water as a result of maintenance activities associated with operation, with resulting impacts to downstream designated sites;
- Alteration of natural drainage patterns, changes in runoff rates and volumes due to increased areas of permanent hardstanding, resulting in increased long-term flood risk.; and
- Alteration of flow pathways and drainage pathways, affecting peat, GWDTEs, and PWS.

9.6 Effects Scoped In / Out

9.6.1 It is proposed that the following receptors can be scoped out of detailed assessment:

- Superficial soils (non-peat) and bedrock geology are not expected to be affected as any excavation for the Proposed Development would be limited and not extend beyond the Site boundary. Similarly, as no GCR sites are present onsite, these designated features will be unaffected;
- Greenlaw Moor RAMSAR and SPA, Langtonlees Cleugh SSSI, Crook Burn, Dyshaugh SSSI and Dogden Moss SAC were determined to be hydrologically disconnected from the Site and therefore, will be uninfluenced by the Proposed Development; and
- Peat instability and the requirements for a Peat Landslide Hazard Risk Assessment, given peat is not present onsite.

Table 9.2: Effects Scoped In / Out

Feature / Effect	Construction & Decommissioning	Operation	Rationale
Surface Water	Scoped In	Scoped In	Potential for significant effects
Ground Water	Scoped In	Scoped In	Potential for significant effects
Flood Risk	Scoped In	Scoped In	Potential for significant effects
Private Water Supply (PWS)	Scoped In	Scoped In	Potential for significant effects
Groundwater Dependent Terrestrial Ecosystems (GWDTEs)	Scoped In	Scoped In	Potential for significant effects
River Tweed SAC / SSSI	Scoped In	Scoped In	Potential for significant effects
Greenlaw Moor SSSI	Scoped In	Scoped In	Potential for significant effects
Watercourse Crossings	Scoped In	Scoped In	Potential for significant effects
Drainage and Runoff Impacts	Scoped In	Scoped In	Potential for significant effects
Non-peat Superficial Soils and Bedrock Geology	Out of Scope	Out of Scope	No likely significant effects
Greenlaw Moor RAMSAR and SPA	Out of Scope	Out of Scope	No likely significant effects. Hydrologically disconnected from the site.
Langtonlees Cleugh SSSI	Out of Scope	Out of Scope	No likely significant effects. Hydrologically disconnected from the site.
Crook Burn	Out of Scope	Out of Scope	No likely significant effects. Hydrologically disconnected from the site.
Dyeshough SSSI	Out of Scope	Out of Scope	No likely significant effects. Hydrologically disconnected from the site.
Dogden Moss SAC	Out of Scope	Out of Scope	No likely significant effects. Hydrologically disconnected from the site.
Peat Instability and Peat Landslide Hazard Risk Assessment	Out of Scope	Out of Scope	No likely significant effects. Peat not present on the Site.
Phase 2 Peat Survey	Out of Scope	Out of Scope	Lack of peat discovered during Phase 1 Peat Survey

9.7 Proposed Mitigation

Embedded Best Practice and Standard Mitigation

9.7.1 Impacts on identified hydrological, hydrogeological and geological receptors will be avoided or minimised where practicable through the careful design process of the Proposed Development.

9.7.2 Mitigation embedded into the design of the Proposed Development is expected to include:

- Maintaining an appropriate buffer around any surface watercourses, waterbodies and field drains where practicable. In accordance with SEPA guidance on riparian buffers, an appropriate buffer of 10 m is proposed where channels are <2 m width. A buffer of 15 m is proposed where channels are >2 m width;
- SEPA recommended buffers for groundwater abstractions (PWS) and confirmed GWDTEs will be implemented. These buffers include: 10 m from all activities; 100 m from subsurface activities <1 m in depth; and 250 m from subsurface activities >1 m in depth;
- The Proposed Development will be designed to minimise new watercourse crossings and utilise existing watercourse crossings where practicable;
- Any watercourse crossings required will be designed in accordance with relevant guidance and regulations, including the newly implemented Environmental Authorisations (Scotland) Regulations (EASR). Crossings will be designed to allow for fish and mammal passage;
- Avoid siting infrastructure footprints in areas of elevated flood risk;
- Avoiding siting infrastructure footprints in areas of >0.5 m peat depth where practicable;

- Avoiding siting infrastructure footprints in proximity to confirmed mining features;
- The Proposed Development will follow EASR General Binding Rules (GBRs), with any required permits or registrations applied for;
- Drainage design measures will be outlined within the DIA to ensure controlled discharge rates and water quality, prior to discharge to the receiving environment. A Wastewater Drainage Assessment will be undertaken and include the outline design of proposed wastewater drainage network in accordance with industry standard technical guidelines; and
- Agreement and implementation of a CEMP to control potentially polluting activities to prevent adverse impact to downstream receptors.

Additional Mitigation and Monitoring

9.7.3 For any potential effects assessed to be significant following implementation of embedded mitigation, additional mitigation and monitoring will be considered. These will aim to ensure residual effects are reduced to be not significant, which may include the following measures:

- Precautionary or emergency measures deemed necessary to prevent contamination or disruption to sensitive receptors (i.e. PWS source);
- Surface water, PWS and GWDTE groundwater monitoring / sampling as required; and
- While peat disturbance will be avoided given no peat was recorded during the Phase 1 peat depth survey, any measures for beneficial end-use of any residual disturbed CRS.

9.8 Questions to Consultees

- 9.8.1 Are there any additional sources of baseline information which should be referred to inform the appraisal of effects on hydrology, hydrogeology and geology receptors?
- 9.8.2 Is the proposed survey scope sufficient and the methodology outlined appropriate?
- 9.8.3 Do you agree a Phase 2 peat depth survey can be scoped out?
- 9.8.4 Are the proposed embedded mitigation measures for design, including proposed surface water buffers, considered to be appropriate?
- 9.8.5 Are there any other potential effects, receptors and/or enhancements that should be considered?

10. Air Quality

10.1 Introduction

- 10.1.1 This section sets out the scope of the air quality assessment for the Proposed Development and explains the approach to be taken within the EIA. Air quality has been identified as a topic that may give rise to significant environmental effects and is therefore proposed to be scoped into the EIAR as a standalone technical chapter.
- 10.1.2 The Proposed Development comprises a data centre facility with an anticipated capacity of approximately 225 MW and includes provision for gas-fired backup generation. The operation of combustion plant, together with construction activities and development related traffic movements, has the potential to result in emissions to air. These emissions represent a clear pathway through which effects could occur at sensitive receptors.
- 10.1.3 Given the scale of the proposed backup generation and the potential requirement for environmental permitting under the EASR. The assessment will therefore inform the evolution of the layout and plant specification, as well as the accompanying permitting strategy.

10.2 Baseline Conditions

- 10.2.1 The Site is located in a rural part of the Scottish Borders where background concentrations of key pollutants are expected to be low. There are no significant existing industrial emission sources in the immediate area and baseline conditions are anticipated to reflect a typical rural environment.
- 10.2.2 Baseline air quality conditions will be established through a desk based review of available information, including national background concentration datasets, SBC publications and publicly available monitoring data where relevant. The identification of baseline conditions will also be informed by a review of local emission sources, mapping and aerial imagery.
- 10.2.3 Sensitive receptors will be identified within the study area, including existing residential properties and, where relevant, ecological designations. The initial assessment of the Proposed Development has identified potential ecological receptors including the River Tweed SAC, Dogden Moss SAC and Greenlaw Moor SPA which may require consideration depending on the outcome of the detailed modelling.

10.3 Potential Significant Effects

- 10.3.1 During construction, potential effects may arise from dust generating activities such as earthworks, site clearance and vehicle movements. These activities may lead to temporary effects through dust soiling and increased concentrations of particulate matter at nearby receptors. Construction traffic also has the potential to generate additional exhaust emissions on local roads.
- 10.3.2 During operation, potential effects are primarily associated with emissions from the gas fired backup generation plant and, to a lesser extent, operational traffic movements. The principal pollutants of concern are expected to be nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}), which are recognised as the key pollutants relevant to human health in this context.
- 10.3.3 The scale of the proposed backup generation means that emissions from the plant have the potential to influence local air quality. The assessment will therefore consider a range of operational scenarios reflecting different modes of use, including emergency operation and routine testing, to ensure a robust understanding of potential effects.
- 10.3.4 In addition, the operation of combustion plant at this scale is subject to environmental permitting requirements, which place specific controls on emissions to air. The permitting framework confirms that emissions from such plant are a material consideration and require detailed assessment to support both planning and regulatory approval.

10.4 Assessment Methodology

- 10.4.1 The air quality assessment will be reported within a dedicated EIAR chapter supported by technical appendices as required. The methodology will follow recognised industry guidance and will be agreed, where appropriate, through consultation with SBC.
- 10.4.2 A key element of the assessment will be the determination of an appropriate stack height for the proposed backup generation. This will be undertaken through dispersion modelling to identify a configuration that avoids unacceptable effects at sensitive receptors. The outcome of this exercise will inform both the design of the Proposed Development and the subsequent EIA.
- 10.4.3 The operational assessment will include detailed dispersion modelling of emissions from the gas fired generators using a recognised modelling approach. The modelling will consider agreed operating scenarios and will predict pollutant concentrations at identified receptors for the opening year of the development.
- 10.4.4 Construction dust effects will be assessed using a qualitative approach based on the scale of the works, the nature of construction activities and the proximity of receptors. The need for a detailed assessment of traffic related emissions will be determined through an initial screening exercise. Where screening identifies the potential for material effects a more detailed assessment will be undertaken.
- 10.4.5 Cumulative effects will be considered where relevant. Traffic associated with other developments is expected to be reflected in future baseline traffic flows. Emissions from nearby developments will be reviewed and, where necessary, taken into account within the assessment.

10.5 Effects Scoped In / Out

- 10.5.1 Air quality is proposed to be scoped into the EIAR on the basis that the Proposed Development includes potential sources of emissions that could give rise to significant effects. The assessment will cover the following:
- Construction dust effects;
 - Emissions from construction and operational traffic, subject to screening;
 - Emissions from the proposed gas fired backup generation; and
 - Cumulative effects where relevant.
- 10.5.2 At this stage no element of the air quality topic is proposed to be fully scoped out. The level of detail applied to each component will be proportionate and informed by the outcome of the assessment and consultation responses.
- 10.5.3 Based on the information obtained to date, Table 10.1 provides a summary of the proposed scope of assessment for air quality, and the phases for which they will be assessed.

Table 10.1: Effects Scoped In / Out

Feature / Effect	Construction & Decommissioning	Operation	Rationale
Construction Dust	In Scope	Out of Scope	Potential for significant effects
Construction Traffic Emissions	In Scope	Out of Scope	Potential for significant effects
Operational emissions from gas-fired backup generation	Out of Scope	In Scope	Potential for significant effects
Operational traffic emissions	Out of Scope	In Scope	Potential for significant effects
Ecological Receptors	In Scope	In Scope	Potential for significant effects
Cumulative Effects	In Scope	In Scope	Potential for significant effects

10.6 Mitigation and Design Development

- 10.6.1 Mitigation will be embedded within the design of the Proposed Development wherever practicable. In particular, the specification, layout and operation of the backup generation plant will be developed to minimise emissions and ensure compliance with relevant regulatory requirements. The determination of appropriate stack heights will form a key part of this process.
- 10.6.2 During construction, standard good practice measures will be identified to control dust emissions and manage site activities. Operational mitigation, where required, will be informed by the outcome of the assessment and may include refinement of plant specification and operational controls.

10.7 Questions to Consultees

- 10.7.1 Do consultees agree that air quality should be scoped into the EIAR as a standalone chapter?
- 10.7.2 Do consultees agree with the proposed scope of assessment including construction dust, operational emissions from backup generation and traffic-related effects subject to screening?
- 10.7.3 Do consultees agree that the proposed assessment methodology is appropriate?
- 10.7.4 Are there any additional receptors, datasets or developments that should be considered as part of the assessment?

11. Traffic and Transport

11.1 Introduction

- 11.1.1 This chapter of the Scoping Report will set out how the effects of traffic and transport associated with the Proposed Development will be considered and assessed and outline any mitigation measures proposed.

11.2 Baseline Conditions

- 11.2.1 As noted in the EIA Screening Report, there are four potential access routes to the Site from the surrounding road network. Two of the potential access routes (options 2 and 3) are via the B6456 which is of a good standard. An option to the east (option 1) involves an access track from Gifford Road. Access along the B6456 has already been proven sufficient to transport wind farm construction and operational traffic for Fallago Rig wind farm.
- 11.2.2 The TS will provide details of the proposed access route or routes including proposed access junction arrangements with visibility splays and swept path assessments. Baseline traffic data for roads which form the access routes would be obtained from existing publicly available data or from commissioned traffic surveys if required. It is anticipated at this stage that the study area would include the B6456 and A697.
- 11.2.3 The study area would be confined to the local road network only and would not include the trunk road network.
- 11.2.4 Traffic data would be factored where necessary using National Roads Traffic Forecast (NRTF) low growth rates.
- 11.2.5 The rural location of the Site, and the nature of the Proposed Development, means that the majority of the journeys to the Site during both the construction and operational stages, are expected to be by vehicle but in line with policy, an assessment of sustainable transport provision will be undertaken.
- 11.2.6 The main sensitive receptors to increased traffic levels are likely to be the village of Westruther, isolated dwellings within the study area and other road users (pedestrians and cyclists etc), particularly given the proximity to the SUW which is located to the north of the Proposed Development.

11.3 Transport Statement (TS)

- 11.3.1 The key issues for consideration within the TS will include:
- A review of the baseline road and transportation network in the area including the sustainable transport network, plus consideration of potential construction access routes and routes from residential areas where staff are likely to be drawn from;
 - Identification of vehicle movements for the construction and operational stages of the development along with site staff movements;
 - Quantification of the temporary change in traffic flows during the construction phase on the roads within the study area and an estimate of trip generation during the operational stage of the development;
 - A qualitative assessment of potential traffic impacts on the road network and sensitive receptors including local walking and cycling routes;
 - The design of new access infrastructure including site access junction layouts, visibility splays and swept path analysis;
 - The consideration of appropriate and practical mitigation measures to offset any temporary effects, as supplemented by the outline CTMP.

11.4 Outline Construction Traffic Management Plan (CTMP)

11.4.1 Key objectives of the outline CTMP will include:

- Reducing the number of construction vehicles through coordinated delivery schedules, consolidated ordering, and efficient use of transport resources;
- Avoiding or minimising traffic impacts by implementing designated access routes, avoiding peak traffic periods, and using appropriate vehicle types suited to rural road conditions;
- Managing construction workforce travel, with a focus on reducing single-occupancy car journeys by promoting car sharing, using minibuses where feasible, and providing on-site parking to avoid roadside congestion;
- Assigning responsibility for traffic and transport management to a dedicated individual (e.g. a Site Liaison Officer), who will oversee implementation, monitor compliance, and act as a point of contact for stakeholders; and
- Ensuring safety and communication, including driver inductions, signage, speed control measures, and engagement with local residents and authorities.

11.5 Travel Plan

- 11.5.1 The Proposed Development is anticipated to employ 100-200 staff once operational, and the travel plan will identify a series of measures aimed at reducing single occupancy car trips during the operational stage of the development.
- 11.5.2 The overall aim of the travel plan is to develop a culture of sustainable travel choice by staff and visitors to the site. The aim would be achieved through a set of objectives which would be detailed in the travel plan.
- 11.5.3 Specific travel plan measures would be developed for the Proposed Development, these can typically be categorised as:
- 'Physical' measures, which provide the infrastructure to enable sustainable transport choice such as electric vehicle charging points; and
 - 'Influencing travel behaviour' measures, which facilitate, promote and encourage sustainable transport choice.

11.6 Scope of Proposed Traffic and Transport Assessment

- 11.6.1 Traffic movements associated with new developments have the potential to increase traffic flow, change traffic composition and affect local road users and local residents. Given the nature of the Proposed Development, it is considered that the greatest intensification of traffic would be temporary and associated with the construction phase, therefore it is not proposed to produce a Traffic and Transport EIA chapter.
- 11.6.2 In lieu of the EIA chapter, and in order to fully consider the effects of construction and operational traffic on the surrounding road network, it is instead proposed to submit the following documents:
- A comprehensive Transport Statement (TS) which would indicate access arrangements, trip generation potential and any transport infrastructure identified as required to support the Proposed Development;
 - An outline CTMP indicating proposed traffic management and mitigation measures; and
 - A draft Travel Plan which would concentrate on the operational stage of the development and on the staff travel movements. The Travel Plan would seek to identify measures to try and encourage a reduction in single occupancy car trips to and from the Proposed Development.

- 11.6.3 Based on the information obtained to date, Table 11.1 provides a summary of the proposed scope of assessment for traffic and transport in lieu of an EIA chapter.

Table 11.1: Effects Scoped In / Out

Assessment	Construction & Decommissioning	Operation	Rationale
Transport Statement (TS)	In Scope	In Scope	Potential Significant Effects
Outline Construction Traffic Management Plan (CTMP)	In Scope	In Scope	Potential Significant Effects
Travel Plan	In Scope	In Scope	Potential Significant Effects

11.7 Questions for Consultees:

- 11.7.1 Is the proposed scoping out of Traffic and Transport from the EIA acceptable?
- 11.7.2 Are the proposed documents (TS, CTMP and Travel Plan) acceptable?

12. Other Topics to be Scoped out of EIA

12.1 Introduction

- 12.1.1 This section identifies those environmental topics that are not proposed to be taken forward as standalone chapters within the EIAR. Each topic has been considered against the nature, scale and location of the Proposed Development, the likely sensitivity of relevant receptors and the potential for a clear impact pathway to arise during construction, operation or decommissioning. Where it is concluded that likely significant environmental effects are not anticipated, the topic is proposed to be scoped out of detailed assessment. This does not mean that the matter is disregarded. Where appropriate, relevant issues will instead be addressed through the design process, embedded mitigation, supporting technical statements or standard regulatory controls submitted with the planning application.

12.2 Population and Human Health

- 12.2.1 The potential for effects on population and human health has been considered through the scoping process. For developments of this type, population and human health effects are normally considered through the environmental routes by which people may be affected, including air quality, noise, traffic, outdoor access, fire safety and socio economics. These matters are addressed elsewhere in this Scoping Report and will be assessed or reported through the relevant EIAR chapters and supporting documents where required.
- 12.2.2 Air quality and noise are proposed to be assessed as standalone EIAR chapters. Traffic and transport will be addressed through a TS, outline CTMP and Travel Plan. Outdoor access, fire safety and socio economics will be addressed through standalone supporting documents. On this basis, the relevant human health pathways will be considered through the topic-specific assessments and supporting reports rather than through a separate population and human health chapter.
- 12.2.3 During construction, there is potential for temporary disturbance associated with traffic movements, noise, dust and general site activity. These matters will be assessed or managed through the relevant technical work, including the noise and air quality chapters, the TS and the Construction Environmental Management Plan. Construction effects are expected to be temporary and capable of control through standard construction management measures.
- 12.2.4 During operation, potential effects associated with plant noise, emissions from backup generation, traffic movements, lighting, access and safety will be considered through the relevant assessment chapters or supporting documents. The Site is located in a sparsely populated rural area and the design process allows for separation from nearby sensitive receptors. Matters relating to fire safety and emergency response will be addressed through established engineering standards, regulatory requirements and a Fire Safety Statement submitted with the planning application.
- 12.2.5 Socio economic effects, including employment, investment and wider economic activity, will be reported in a standalone Socio Economic Report. These matters are relevant to the planning balance but are not expected to give rise to likely significant adverse environmental effects requiring a separate population and human health assessment.
- 12.2.6 Having regard to the assessment routes identified above, likely significant effects on population and human health are not anticipated as a standalone topic. Population and human health is therefore proposed to be scoped out of detailed assessment within the EIAR, with relevant considerations addressed through the topic-specific chapters, embedded mitigation and supporting technical documents.

12.3 Forestry and Arboriculture

- 12.3.1 The need for a detailed assessment of forestry effects within the EIA has been carefully considered at this stage, taking into account the nature of the Proposed Development, the characteristic of the Site and the availability of baseline information. On the basis of the current understanding, forestry is not

anticipated to give rise to likely significant environmental effects and is therefore proposed to be scoped out of the EIA.

- 12.3.2 Existing information indicates that baseline forestry data is available through established estate management records, including mapped sub-compartments, species composition, planting age and management regimes. This provides a clear and reliable framework for identifying the presence and extent of managed woodland across the Site without the need for extensive new survey work.
- 12.3.3 At this stage, the Site is understood to comprise a mix of agricultural and rural land uses, with areas of managed woodland present within the wider estate, available forestry records are expected to provide detailed information on species composition, age structure and management regime, allowing the extent and value of woodland resources to be readily established without the need for extensive new survey work. A preliminary review of aerial mapping and site information indicates that forestry within the application boundary is limited in extent and largely of commercial plantation character rather than comprising sensitive or designated woodland.
- 12.3.4 The Proposed Development has been designed with a significant degree of flexibility at this stage, with a clear opportunity to avoid or minimise direct effects on woodland through further layout refinement. In particular, infrastructure corridors and access routes can be configured to avoid key woodland blocks where these are identified as constraints. Woodland areas within the redline boundary are fragmented and are capable of being rationalised or removed as part of the overall site design.
- 12.3.5 Potential effects on forestry would be limited to the direct removal of trees where required to facilitate construction, together with minor indirect effects associated with changes in drainage or exposure. These effects are not expected to give rise to significant environmental effects in EIA terms, given the localised nature of any loss, the managed character of the resource and the absence of indications of ancient woodland, long established woodland of high ecological value or statutory protection within the Site.
- 12.3.6 In line with standard practice, a desk based review of forestry and tree records will be undertaken to confirm the baseline position, supported by targeted site verification where necessary. This will be sufficient to identify any constraints relevant to the design and inform appropriate mitigation at the planning stage. On confirmation of the final layout, a proportionate Arboriculture Impact Assessment will be prepared to quantify any tree loss and define protection measures for retained trees, supported by a Tree Impact Plan where required.
- 12.3.7 Mitigation would be straightforward and embedded within the design. This would include micro-siting to avoid unnecessary removal, the retention of perimeter woodland to maintain landscape structure and compensatory planting where loss cannot be avoided. Given the scale of the estate and the availability of land for replacement planting, any losses can be offset without material residual effects.
- 12.3.8 Having regard to the nature of the baseline resource, the anticipated scale of impact and the ability to avoid and mitigate effects through design, it is considered that forestry and arboriculture effects are unlikely to be significant. On this basis, it is proposed that forestry is scoped out of detailed assessment within the EIA, with relevant matters instead addressed through a standalone arboriculture appraisal submitted in support of the planning application.

12.4 Aviation

- 12.4.1 The scoping exercise has considered the potential for the Proposed Development to interact with aviation interests, including civil and military aviation operations, navigational systems and safeguarded infrastructure.
- 12.4.2 The Site is not located within the vicinity of any safeguarded aerodrome and there are no indications at this stage of proximity to infrastructure where height, lighting or electromagnetic interference would give rise to aviation constraints. The Proposed Development does not include structures of a scale or height typically associated with aviation concerns, such as tall vertical elements or features that would introduce hazards to low flying aircraft.
- 12.4.3 Given the nature of the Proposed Development as a largely low rise, horizontally distributed scheme, the potential for physical obstruction or conflict with established flight paths is minimal. Similarly, the

operational characteristics of the data centre do not give rise to emissions, lighting profiles or heat plumes of a type or magnitude that would affect aviation receptors.

12.4.4 On this basis, no pathway to likely significant effects has been identified and therefore Aviation considerations will be addressed through standard consultation with relevant stakeholders at the planning stage and any routine requirements can be accommodated through design detailing if required.

12.4.5 In the absence of identifiable impacts, it is proposed that aviation is scoped out of detailed assessment within the EIAR.

12.5 Lighting Strategy

12.5.1 The scoping exercise has considered the potential for the Proposed Development to give rise to significant effects associated with artificial lighting, with particular regard to the rural character of the site, the presence of light sensitive ecological receptors and the potential for impacts on locally dark skies.

12.5.2 The Site is located within a predominantly rural area, where baseline lighting levels are expected to be low. While this increases the sensitivity of the receiving environment, the nature of the Proposed Development allows for lighting to be carefully controlled through design. External lighting will be required for operational safety and security; however, this can be managed in a manner that avoids unnecessary light spill beyond the immediate development footprint.

12.5.3 At this stage, there is no indication that the site lies within a formally designated dark sky area. More broadly, the surrounding landscape is characterised by low levels of artificial illumination and the maintenance of this character has been considered as part of the design approach. Lighting proposals will therefore be developed to align with good practice, including the use of directional fittings, shielding, and appropriate intensity controls to minimise upward and outward light dispersion.

12.5.4 In ecological terms, the primary consideration relates to the potential for artificial lighting to affect nocturnal and crepuscular species, including bats and other light-sensitive fauna. These effects are well understood and can be addressed through established mitigation measures. In particular, lighting will be designed to avoid illumination of sensitive habitats such as woodland edges, watercourses and potential commuting routes, thereby maintaining continuity of dark corridors where required. These measures will be coordinated with the ecological assessment and embedded within the site layout and lighting design.

12.5.5 Given the ability to fully control lighting through specification and layout, the pathway to significant effects is limited. Effects, where present, would be localised to the immediate vicinity of lit areas and would not extend across the wider landscape. The design led approach provides sufficient flexibility to avoid adverse effects on both visual amenity and ecological receptors.

12.5.6 On this basis, significant effects arising from lighting are not anticipated. It is therefore proposed that lighting is scoped out of detailed assessment within the EIAR. Notwithstanding this, an outline lighting strategy will be prepared at the planning stage to demonstrate how lighting will be managed, including provisions for minimising light spill, safeguarding ecological interests and maintaining the rural character of the area.

12.6 Outdoor Access

12.6.1 There is the potential for the Proposed Development to affect outdoor access, including public rights of way and informal recreational use within the Site and surrounding area.

12.6.2 At this stage, there is no indication that the Proposed Development would give rise to significant disruption to established access routes of more than local importance. While construction and operation may necessitate some temporary diversion or management of access within the Site boundary, these effects would be limited in extent and duration and can be readily addressed through standard measures.

12.6.3 Any impacts on outdoor access will be managed through the design process and secured through an Outdoor Access Statement accompanying the planning application. This will set out how existing routes will be maintained, diverted where required, or enhanced, in line with good practice and in consultation with the relevant authority.

- 12.6.4 Given the localised and easily managed nature of any effects, it is not anticipated that significant environmental effects would arise. On this basis, outdoor access is proposed to be scoped out of detailed assessment within the EIAR.

12.7 Fire Safety Statement

- 12.7.1 Fire safety for data centre developments is well understood and controlled through established design standards, regulatory requirements and operational procedures. The Proposed Development will incorporate appropriate fire prevention, detection and suppression systems, alongside suitable emergency access and water provision.
- 12.7.2 Any effects arising from a fire event would likely be limited to exceptional circumstances and are not considered likely to result in significant environmental effects. These matters are more appropriately addressed through detailed design and a Fire Statement submitted in support of the planning application. On this basis, fire safety is proposed to be scoped out of the EIAR.

12.8 Lifetime Emissions

- 12.8.1 This scoping exercise has considered whether the greenhouse gas emissions associated with the Proposed Development, including construction, operation and decommissioning have the potential to give rise to likely significant environmental effects require assessment within the EIA.
- 12.8.2 It is recognised that a Lifetime Emissions Assessment will be prepared in support of the planning application, in line with current practice for development of this type. This will quantify emissions associated with the development across its operational life and present these within the wider policy context of national and regional climate targets.
- 12.8.3 In line with established approaches to carbon and climate assessments, such work typically provides a calculation of emissions and an indication of their magnitude relative to baseline or 'no development' scenarios, supported by clearly set assumptions and standard methodologies. The purpose of this exercise is to ensure transparency and to demonstrate how the development aligns with climate policy objectives, rather than to identify site specific environmental effects in the same manner as other EIA topics.
- 12.8.4 At this stage, emissions from the Proposed Development are not expected to give significant rise to environmental effects at a local level. Greenhouse gas emissions are inherently cumulative and global in nature and there is no clear pathway for these emissions to result in discernible, direct effects on identified receptors within the study area. Furthermore, matters relating to energy efficiency, carbon intensity of electricity supply and wider decarbonisation objectives are more appropriately addressed through design, operational strategy and planning policy compliance.
- 12.8.5 The Proposed Development also presents the opportunity to align with low carbon energy sources and efficient operational systems, which will be reflected in the Lifetime Emissions Assessment and supporting planning documentation. These considerations will form part of the overall planning balance rather than a standalone EIA effect.
- 12.8.6 Given the strategic policy led nature of emissions assessment and the absence of clear mechanisms by which lifetime emissions would give rise to likely significant environmental effects in EIA terms, it is considered that a dedicated EIAR chapter is not required.
- 12.8.7 On this basis, lifetime emissions are proposed to be scoped out of a detailed assessment within the EIAR. A standalone Lifetime Emissions Assessment will instead be prepared in support of the planning application, providing a transparent account of emissions and demonstrating compliance with relevant climate policy and targets.

12.9 Socio-Economics

- 12.9.1 The potential for socio-economic effects has been considered through the scoping process, taking account of the scale and nature of the Proposed Development, its rural location and the likely interaction with local communities, employment, supply chains and public services. The Proposed Development is expected to generate socio economic benefits during construction and operation, including employment,

local expenditure, supply chain opportunities and investment associated with digital infrastructure. These matters are relevant to the planning balance but are not anticipated to give rise to likely significant adverse environmental effects requiring assessment as a standalone EIAR chapter.

- 12.9.2 The main socio-economic effects are expected to be beneficial and would relate to construction employment, operational jobs, skills development, indirect and induced expenditure, business rate generation and contribution to the regional economy. These effects do not represent environmental constraints in the same way as noise, air quality, traffic or ecology. There is also no clear pathway by which socio economic change would result in significant adverse effects on identified environmental receptors.
- 12.9.3 Any effects on population, community amenity or human health would be addressed through the relevant technical topics where an environmental pathway exists. Traffic, noise, air quality and outdoor access are considered separately within this Scoping Report and will be supported by appropriate technical documentation where required. On this basis, a separate socio economics chapter is not required within the EIAR to assess adverse environmental effects.
- 12.9.4 The economic case for the Proposed Development will remain an important consideration in the determination of the planning application. A standalone Socio-Economic Report will therefore be prepared and submitted in support of the application. This report will set out the anticipated employment, investment, supply chain and wider economic benefits of the Proposed Development, including construction phase activity and operational employment where information is available.
- 12.9.5 The standalone report will provide a proportionate account of socio-economic effects using available project information, published economic data and relevant local and regional policy context. This will allow the beneficial effects of the Proposed Development to be presented without requiring socio economics to be assessed as a standalone environmental topic within the EIAR.
- 12.9.6 On this basis, likely significant adverse socio-economic effects are not anticipated and socio-economics is proposed to be scoped out of detailed assessment within the EIAR. A standalone Socio-Economic Report will instead be provided as part of the planning submission to describe the anticipated economic benefits and support the wider planning case for the Proposed Development.

12.10 Questions to Consultees

- 12.10.1 Do consultees agree with the scope of topics to be excluded from detailed assessment within the EIAR?
- 12.10.2 Are Consultees aware of any receptors, constraints or impacts that would require any of these topics to be scoped back into the EIAR?
- 12.10.3 Do consultees agree that the proposed standalone supporting documents are sufficient to address the scope out topics?
- 12.10.4 Are there any additional mitigation measures, design commitments or consultees that should be considered in relation to these matters?

13. Conclusions

- 13.1.1 This Scoping Report has been prepared to support a request for a Scoping Opinion from SBC for the Proposed Development. It sets out the current understanding of the Site, the Proposed Development and the environmental topics that are expected to require assessment within the EIAR. The scope has been informed by the nature and scale of the Proposed Development, the rural setting of the Site, known environmental constraints and the preliminary technical work undertaken to date.
- 13.1.2 The topics proposed to be assessed as standalone EIAR chapters comprise landscape and visual amenity, cultural heritage and archaeology, ecology and ornithology, hydrology, geology and hydrogeology, noise and air quality. These topics have been identified as requiring further assessment because there is potential for significant environmental effects to arise during construction, operation or decommissioning, or because further survey and technical appraisal is required before the significance of effects can be confirmed.
- 13.1.3 A number of matters are proposed to be scoped out of detailed assessment within the EIAR where likely significant environmental effects are not anticipated. These include traffic and transport, population and human health, forestry and arboriculture, aviation, lighting, outdoor access, fire safety, lifetime emissions and socio economics. Where relevant, these matters will be addressed through standalone supporting documents, design development, embedded mitigation or standard regulatory controls submitted with the planning application.
- 13.1.4 Traffic and transport is not proposed as a standalone EIAR chapter, on the basis that the principal effects are expected to relate to the temporary construction phase and can be assessed through a TS, outline CTMP and Travel Plan. These documents will consider access arrangements, construction traffic routing, trip generation, local road impacts and mitigation measures.
- 13.1.5 The Proposed Development remains subject to design development. The final layout, access arrangements, drainage strategy, landscape proposals, utility connections and supporting infrastructure will be informed by the findings of ongoing survey work, technical assessment and consultation. The EIAR will explain how environmental constraints have influenced the design and will set out any mitigation required to avoid, reduce or manage significant effects.
- 13.1.6 Consultee responses to this Scoping Report will be reviewed and used to confirm the final scope and methodology of the EIAR. Where consultees identify additional receptors, assessment requirements or sources of baseline information, these will be considered during the next stage of the EIA process. The Applicant will continue to engage with SBC, statutory consultees and relevant technical bodies as the design and assessment work progresses.

14. References

CIEEM (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.3*. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2021). *Good Practice Guidance for Habitats and Species, Version 3*. Chartered Institute of Ecology and Environmental Management, Winchester.

Goodship, N.M. and Furness, R.W. (2022). *Disturbance Distances Review: An updated literature review of disturbance distances of selected bird species*. NatureScot Research Report 1283.

Landscape Institute and Institute of Environmental Management and Assessment (2013). *Guidelines for Landscape and Visual Impact Assessment*. Third Edition. Routledge, Abingdon.

Landscape Institute (2019). *Technical Guidance Note 06/19: Visual Representation of Development Proposals*. Landscape Institute.

NatureScot (2019). *Scottish Landscape Character Types Map and Descriptions*. Available at: <https://www.nature.scot/professional-advice/landscape/landscape-character-assessment/scottish-landscape-character-types-map-and-descriptions>.

NatureScot (2019). *Landscape Character Assessment: Landscape Character Types 90, 99, 102, 105 and 115*. NatureScot.

Scottish Borders Council (2012). *Special Landscape Areas Supplementary Planning Guidance*. Scottish Borders Council.

Scottish Borders Council (2024). *Scottish Borders Local Development Plan*. Scottish Borders Council.

Scottish Rights of Way and Access Society (ScotWays) (2026). *Rights of Way and Access Data*. Scottish Rights of Way and Access Society.

Ironside Farrar (2025). *Southside Data Centre - Preliminary Ecological Appraisal*. Prepared for Sunlaws Development Company Limited.

Glendinning, B (2011) *Watching Brief and Demarcation Works during Enabling Works, Fallago Rig Windfarm, Scottish Borders*. CFA Archaeology, Report No. 1910.

Historic Environment Scotland (HES) (2016, updated 2020) '*Managing Change in the Historic Environment – Setting*', Edinburgh (<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549>)

HES (2019) *Designation Policy and Selection Guidance, Edinburgh*. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b>

HES (2026) *Scotland Spatial Data Warehouse*. Available at: <http://portal.historicenvironment.scot/spatialdownloads>

HES (2026) *National Record of the Historic Environment (NRHE)*, Trove [online]. Available at: <https://www.trove.scot>

HES (2026) *Historic Land-Use Assessment for Scotland (HLAmap)* [online]. Available at: <http://hlamap.org.uk/>

National Library of Scotland (NLS) (2026) *Map Library*. Available at: <https://maps.nls.uk/>

Scottish Government (2025) *Planning and Environmental Appeals Division: Hill of Fare Wind Farm Public Inquiry. Summary of Case – Historic Environment Scotland*. DPEA Case WIN-110-4. Available at: <https://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=125889&T=0>.

Scottish Government (2026) *Scottish Remote Sensing Portal*. Available at: <https://remotesensingdata.gov.scot/>

SNH & Historic Environment Scotland (2018) '*Environmental Impact Assessment Handbook*'. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=6ed33b65-9df1-4a2f-acbb-a8e800a592c0>

UK Government (2017) *The Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017*. Available at: <https://www.legislation.gov.uk/ssi/2017/101/contents>

British Geological Survey (2025) *GeoIndex Onshore*. Available at: <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/> (Accessed: 18/06/2026).

CIRIA (2015) *CIRIA SuDS Manual C753*. Available at: https://www.ciria.org/CIRIA/Books/Free_publications/C753F.aspx (Accessed: 23/06/2026).

CIRIA (2001) *CIRIA C532: Control of Water Pollution from Construction Sites - Guidance for Consultants and Contractors*. Available at: <https://www.ciria.org/CIRIA/productexcerpts/c532.aspx> (Accessed: 23/06/2026).

Mining Remediation Authority (2023) *Mining Remediation Authority Map Viewer*. Available at: <https://datamine-cauk.hub.arcgis.com/> (Accessed 18/06/2026).

NatureScot (2025) *SiteLink*. Available at: <https://sitelink.nature.scot/home> (Accessed: 18/06/2026).

NatureScot (2023) *Advising on peatland, carbon-rich soils and priority peatland habitats in development management*. Available at: <https://www.nature.scot/doc/advising-peatland-carbon-rich-soils-and-priority-peatland-habitats-development-management> (Accessed: 18/06/2026).

NatureScot (2016) *Carbon and Peatland Map*. Available at: <https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/soils/carbon-and-peatland-2016-map> (Accessed: 18/06/2026).

NetRegs (various dates) *Guidance for Pollution Prevention*. Available at: <https://www.netregs.org.uk/tools/guidance-for-pollution-prevention-gpp-documents/> (Accessed: 18/06/2026).

Scottish Government (2025) *National Soil Map of Scotland*. Available at: <https://soils.environment.gov.scot/maps/soil-maps/national-soil-map-of-scotland/> (Accessed 18/06/2026).

Scottish Government (2017) *Peat Landslide Hazard and Risk Assessments: Best Practice Guide for Proposed Electricity Generation Developments* (adopted as the industry standard). Available at: <https://www.gov.scot/publications/peat-landslide-hazard-risk-assessments-best-practice-guide-proposed-electricity/> (Accessed: 18/06/2026).

Scottish Government, SNH and SEPA (2017) Guidance on Developments on Peatland (Peatland Survey 2017). Available at: <https://www.gov.scot/binaries/content/documents/govscot/publications/advice-and-guidance/2018/12/peatland-survey-guidance/documents/peatland-survey-guidance-2017/peatland-survey-guidance-2017/govscot:document/Guidance+on+developments+on+peatland+-+peatland+survey+-+2017.pdf> (Accessed: 18/06/2026).

SEPA (2025) Environmental Authorisations (Scotland) Regulations. Available at: <https://beta.sepa.scot/regulation/authorisations-and-compliance/easr-authorisations/> (Accessed 18/06/2026).

SEPA (2025) Water Classification Hub. Available at: <https://informatics.sepa.org.uk/WaterClassificationHub/> (Accessed: 18/06/2026).

SEPA (2025) Flood Maps. Available at: <https://beta.sepa.scot/flooding/flood-maps/> (Accessed: 18/06/2026).

SEPA (2024) Guidance on Assessing the Impacts of Development on Groundwater Abstractions. Available at: <https://www.sepa.org.uk/environment/land/planning/guidance-and-advice-notes/> (Accessed: 18/06/2026).

SEPA (2024) Guidance on Assessing the Impacts of Developments on Groundwater Dependent Terrestrial Ecosystems. Available at: <https://www.sepa.org.uk/environment/land/planning/guidance-and-advice-notes/>. (Accessed: 18/06/2026).

SEPA (2025) Developments on Peat and off-site use of Waste Peat (WST-G-052). Version 2.0.

SEPA, Scottish Renewables (2012) Developments on Peatland: Guidance on the assessment of peat volumes, re-use of excavated peat and the minimisation of waste. Available at <https://www.gov.scot/binaries/content/documents/govscot/publications/advice-and-guidance/2014/07/assessment-of-peat-volumes-reuse-of-excavated-peat-and-minimisation-of-waste-guidance/documents/guidance-on-the-assessment-of-peat-volumes-reuse-of-excavated-peat-and-the-minimisation-of-waste/govscot%3Adocument/Guidance%2Bon%2Bthe%2Bassessment%2Bof%2Bpeat%2Bvolumes%252C%2Breuse%2Bof%2Bexcavated%2Bpeat%252C%2Band%2Bthe%2Bminimisation%2Bof%2Bwaste.pdf> (Accessed 18/06/2026)

SEPA (2010) Regulatory Position Statement – Developments on Peat.

SEPA (2025) Standing Advice on peaty soil. Available at: <https://www.sepa.org.uk/environment/land/planning/guidance-and-advice-notes/> (Accessed:18/06/2026).

SEPA (2025) On-site Management of Excavated Peat (WAS-G-11). Available at: <https://beta.sepa.scot/topics/waste/waste-guidance/> (Accessed:18/06/2026)

SEPA (2025) Planning Advice Note Assessing the impact of developments on peatland and carbon rich soils. Available at: <https://www.sepa.org.uk/environment/land/planning/guidance-and-advice-notes/> (Accessed 24/06/2026)

The Environmental Authorisations (Scotland) Regulations 2018 (as amended). Scottish Government.

The Pollution Prevention and Control (Scotland) Regulations 2012. Scottish Government.

Directive 2010/75/EU on Industrial Emissions (Integrated Pollution Prevention and Control) (recast). European Parliament and Council.

Directive (EU) 2015/2193 on the limitation of emissions of certain pollutants into the air from medium combustion plants (Medium Combustion Plant Directive).

Department for Environment, Food and Rural Affairs (Defra) (2023). Air Quality Strategy – Framework for Local Authority Review and Assessment.

Department for Environment, Food and Rural Affairs (Defra) (2024). Local Air Quality Management Technical Guidance (TG22 or latest update).

Scottish Government (2021). Cleaner Air for Scotland 2 – Towards a Better Place for Everyone.

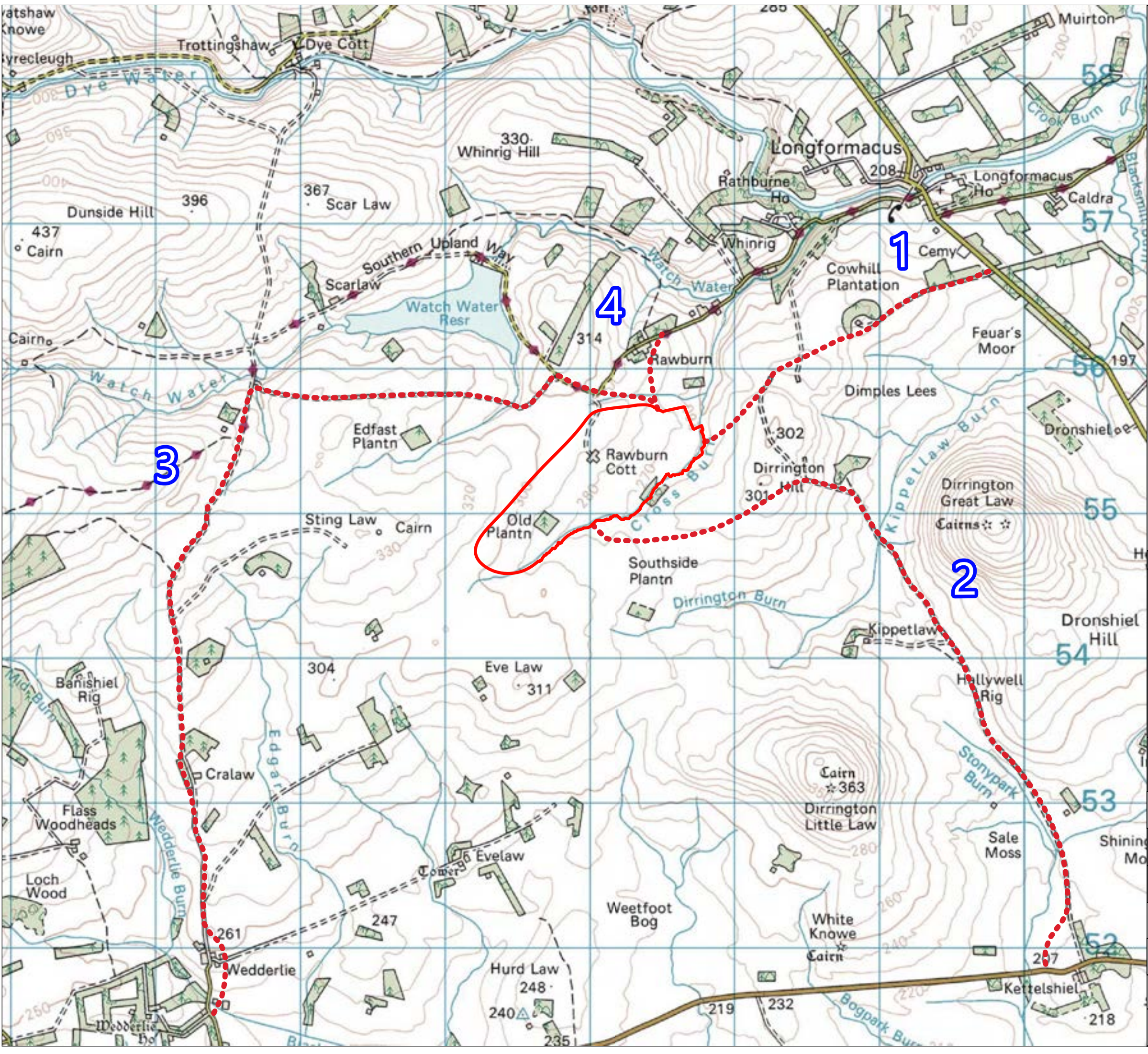
Scottish Government (2023). National Planning Framework 4.

Institute of Air Quality Management (IAQM) (2014). Guidance on the Assessment of Dust from Demolition and Construction.

Institute of Air Quality Management (IAQM) and Environmental Protection UK (EPUK) (2017). Land-Use Planning & Development Control: Planning for Air Quality.

Environment Agency (2016). Air Emissions Risk Assessment for your environmental permit. SEPA (2025). Guidance on the Environmental Authorisations (Scotland) Regulations.

SEPA (2025). Air Quality Modelling and Risk Assessment Guidance for Industrial Installations.



LEGEND

Red Line Boundary

Optional Routes (1-4)

NOTES

00.51 km

LOCATION: 367211 E, 655240 N

PROJECT NAME: Southside Data Centre

DRAWING TITLE: Figure 1.1: Proposed Development Site Boundary and Optional Routes

Date

07/07/2026

Scale

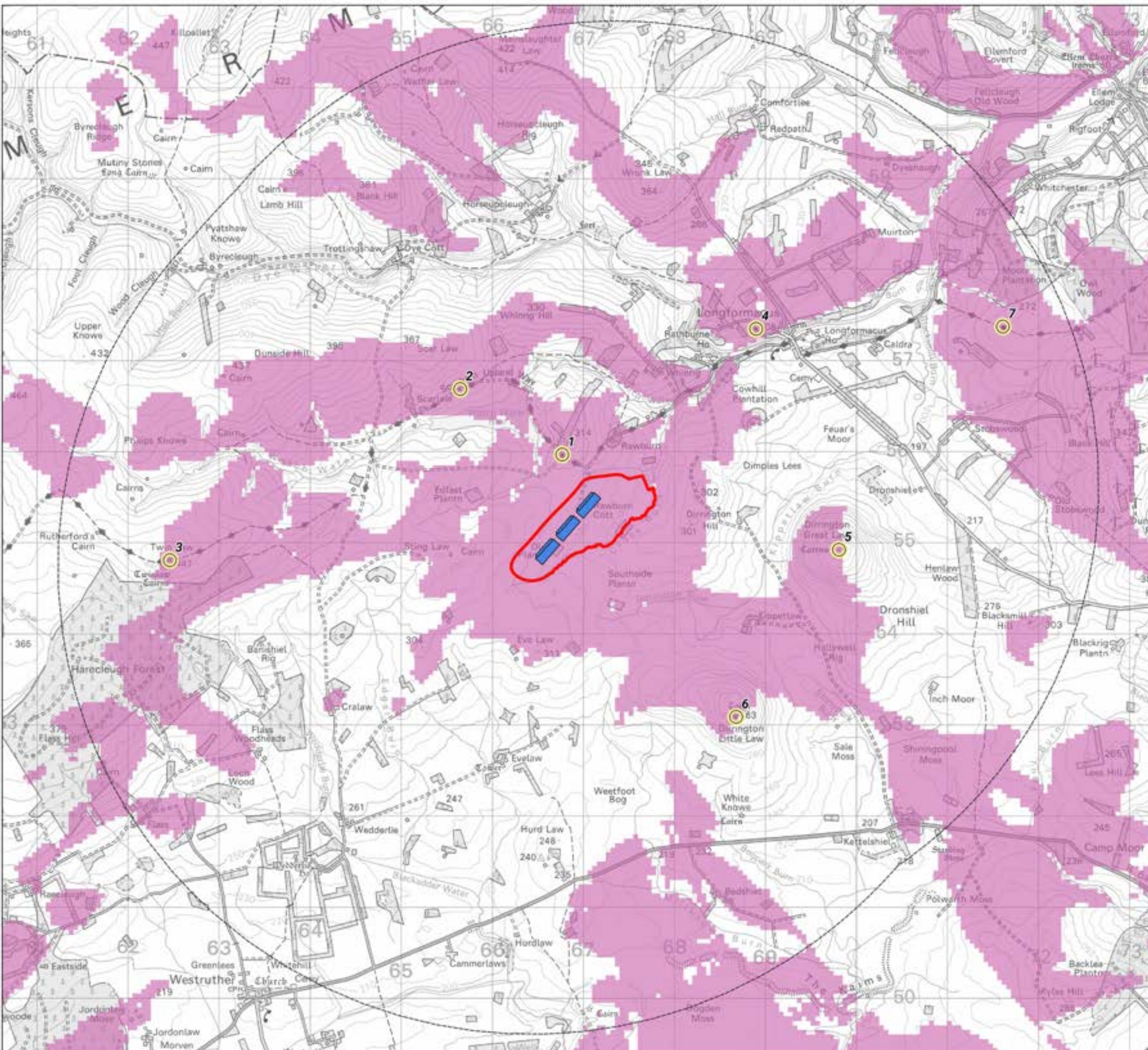
25000 (@A3)

CRS

EPSG:27700

© Crown copyright and database rights
2025 Ordnance Survey AC0000808122

ReAmp



LEGEND

Proposed development

Distance to development (5km)

Site boundary

Zone of Theoretical Visibility

Datacentre building(s) visible

Viewpoints

1 Windy Law - SUW

2 Watch Water Reservoir - SUW

3 Twin Law Cairns

4 Manse Road, Longformacus

5 Dirlington Great Law

6 Dirlington Little Law

7 SUW above Stobswood

The ZTV has been calculated to show the theoretical visibility of the 24m high buildings on the site without any mitigation, i.e. as if they are placed on the current terrain and with no screening earthworks. Mitigation proposed for the project includes creating a flat cut platform below current ground level, surrounded by a earthworks mound, lowering and screening the buildings until the roofs are closer to current ground level and surrounded by the earthworks mound. This ZTV therefore shows the theoretical visibility of buildings on the site prior to the implementation of mitigation. Once detailed design has been carried out, the likely visibility of the buildings will be remodelled. This should not be taken as the likely visibility of the Proposed Development, but an indication of the starting point for the assessment of visual effects.

NOTES

Notes: The ZTV is calculated to a building height of 24m, from a height of 2m above ground level. The terrain model is bare ground derived from OS Terrain 50 height data. Earth curvature and atmospheric refraction have been taken into account.

0 0.5 1 1.5 2 km

N

LOCATION: Roxburgh Estate, Scottish Borders

PROJECT NAME: Southside Data Centre

DRAWING TITLE: Figure 6.1 - Zone of Theoretical Visibility without Mitigation to 5km

Date03/07/2026

Scale1: 40,000 (@A3)

CRSEPSG:27700

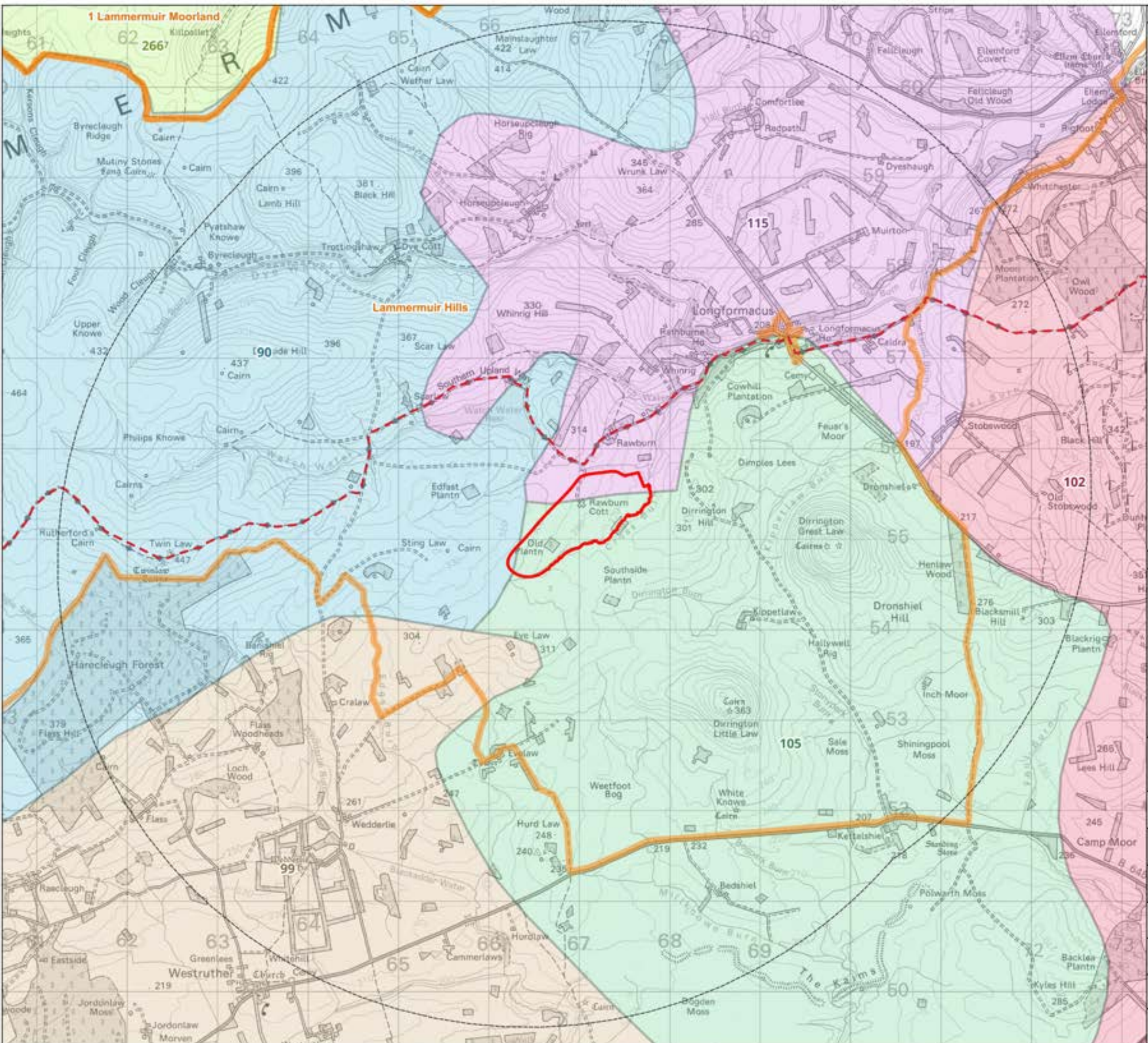
ReAmP

MVGLA

Landscape Architecture

© Crown copyright and database rights 2026
Ordnance Survey AC0000808122

Ref: 26003-001-v2



LEGEND

Distance to development (5km)

Site boundary

Special Landscape Areas

Landscape Character Types

- 90 - Dissected Plateau Moorland
- 99 - Rolling Farmland - Borders
- 102 - Upland Fringe with Prominent Hills
- 105 - Upland Fringe Moorland with Hills
- 115 - Upland Valley with Mixed Farmland
- 266 - Plateau Moorland - Lothians

Southern Upland Way

NOTES

0 0.5 1 1.5 2 km

N

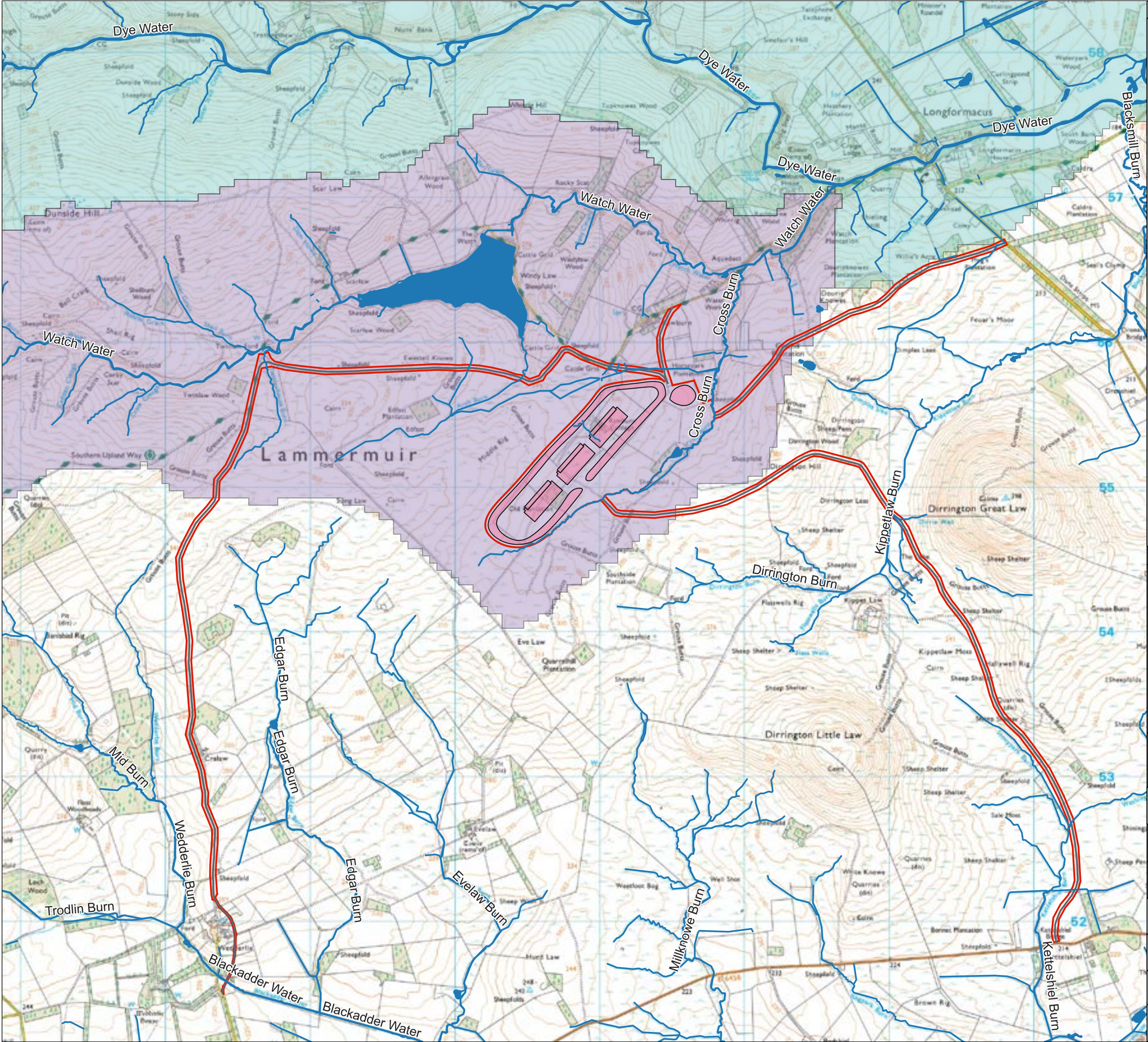
LOCATION: Roxburghe Estate, Scottish Borders

PROJECT NAME: Southside Data Centre

DRAWING TITLE: Figure 6.2 - Baseline Information for Landscape and Visual Assessment

Date	03/07/2026
Scale	1: 40,000 (@A3)
CRS	EPSG:27700

© Crown copyright and database rights 2026 Ordnance Survey AC0000808122



LEGEND

SCOPING BOUNDARY

OPTIONAL ACCESS ROUTES

INDICATIVE INFRASTRUCTURE LAYOUT

WATERCOURSE

WATERBODY

DRINKING WATER PROTECTED AREA - CATCHMENT

DYE WATER

WATCH WATER

NOTES

SCOPING BOUNDARY AND INDICATIVE INFRASTRUCTURE LAYOUT PROVIDED BY REAMP.

00.51 km

N

LOCATION: LONGFORMACUS

PROJECT NAME: SOUTHSIDE DATA CENTRE

DRAWING TITLE: FIGURE 9.1 HYDROLOGICAL OVERVIEW

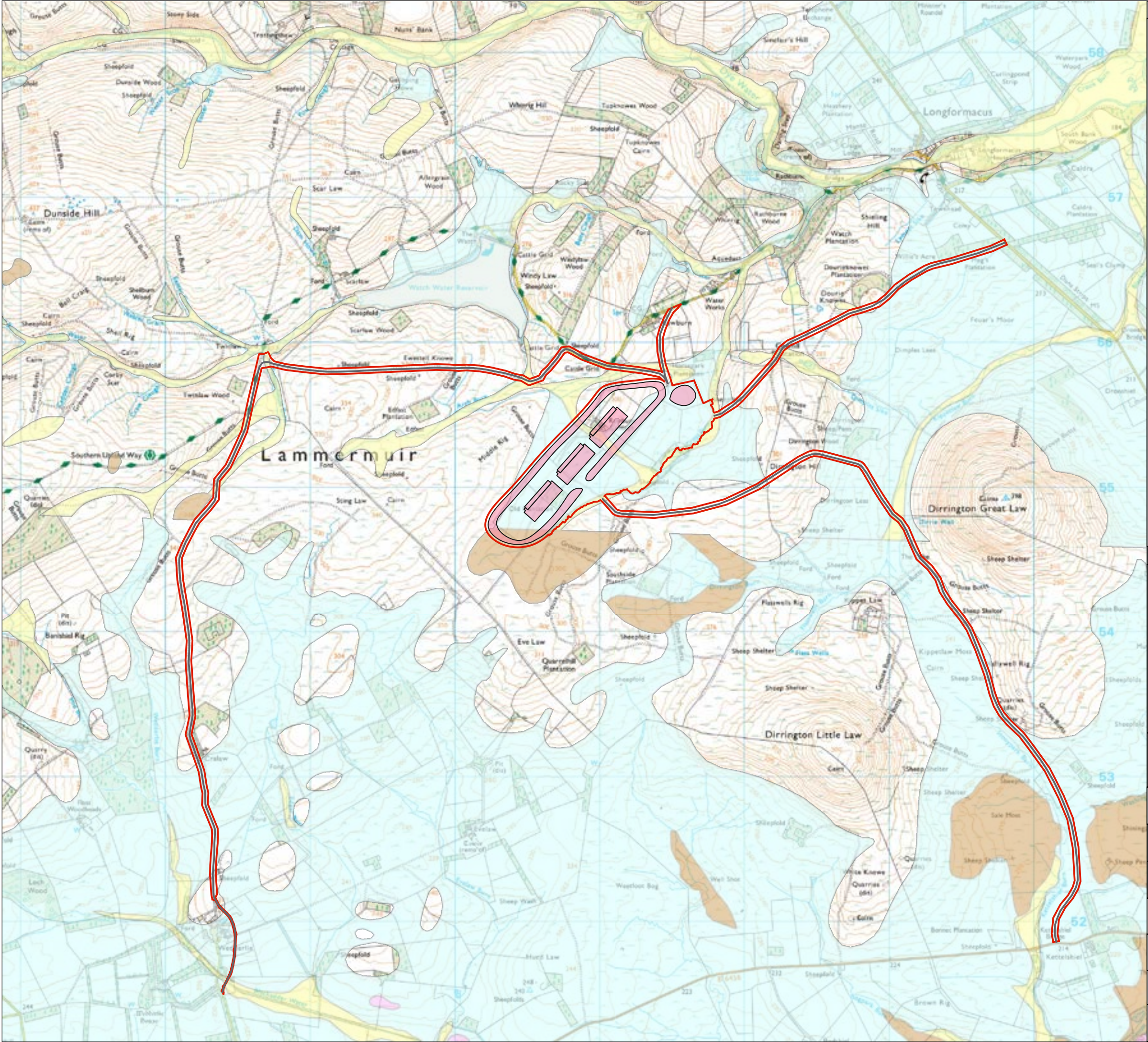
Date	19/06/2026
Scale	25000 (@A3)
CRS	EPSG:27700

GONDOLIN

Land & Water

Civil Engineering & Environmental Solutions

© Crown copyright and database rights
2025 Ordnance Survey AC0000808122



LEGEND

SCOPING BOUNDARY

OPTIONAL ACCESS ROUTES

INDICATIVE INFRASTRUCTURE LAYOUT

SUPERFICIAL GEOLOGY

TILL

ALLUVIUM

PEAT

GLACIOFLUVIAL DEPOSITS

NOTES

SCOPING BOUNDARY AND INDICATIVE INFRASTRUCTURE LAYOUT PROVIDED BY REAMP.

00.51 km

N

LOCATION: LONGFORMACUS

PROJECT NAME: SOUTHSIDE DATA CENTRE

DRAWING TITLE: FIGURE 9.2 SUPERFICIAL GEOLOGY

Date	19/06/2026	
Scale	25000	(@A3)
CRS	EPSG:27700	

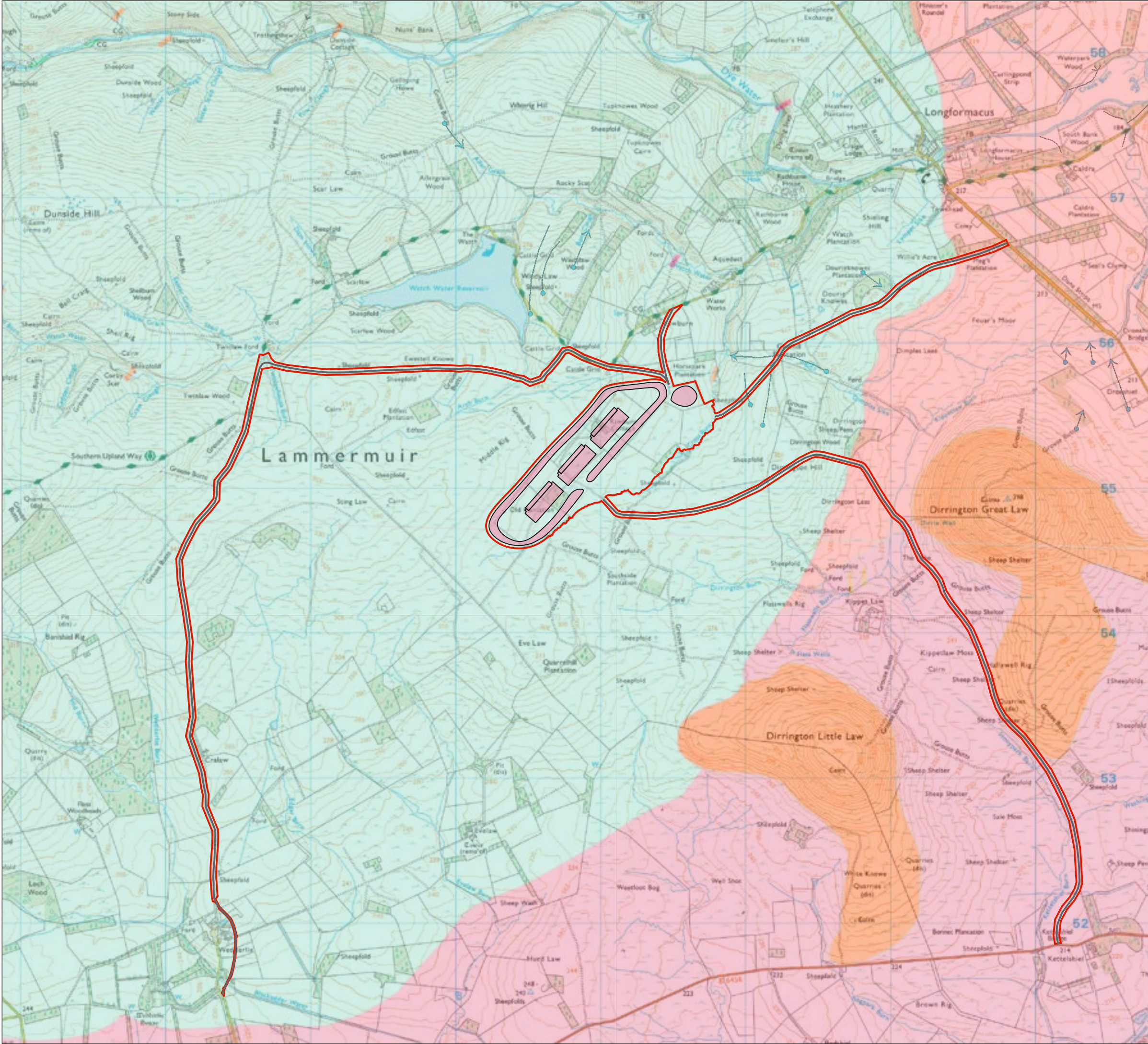


GONDOLIN

Land & Water

Civil Engineering & Environmental Solutions

© Crown copyright and database rights
2025 Ordnance Survey AC0000808122



LEGEND

SCOPING BOUNDARY

OPTIONAL ACCESS ROUTES

INDICATIVE INFRASTRUCTURE LAYOUT

BEDROCK GEOLOGY

GALA GROUP - WACKE

GREAT CONGLOMERATE FORMATION

DIRRINGTON GREAT LAW SILL

STRATHEDEN GROUP AND INVERCLYDE GROUP (UNDIFFERENTIATED)

UNNAMED IGNEOUS INTRUSION, DEVONIAN TO CARBONIFEROUS

NOTES

SCOPING BOUNDARY AND INDICATIVE INFRASTRUCTURE LAYOUT PROVIDED BY REAMP.

00.51 km

N

LOCATION: LONGFORMACUS

PROJECT NAME: SOUTHSIDE DATA CENTRE

DRAWING TITLE: FIGURE 9.3 BEDROCK GEOLOGY

Date	19/06/2026
Scale	25000 (@A3)
CRS	EPSG:27700

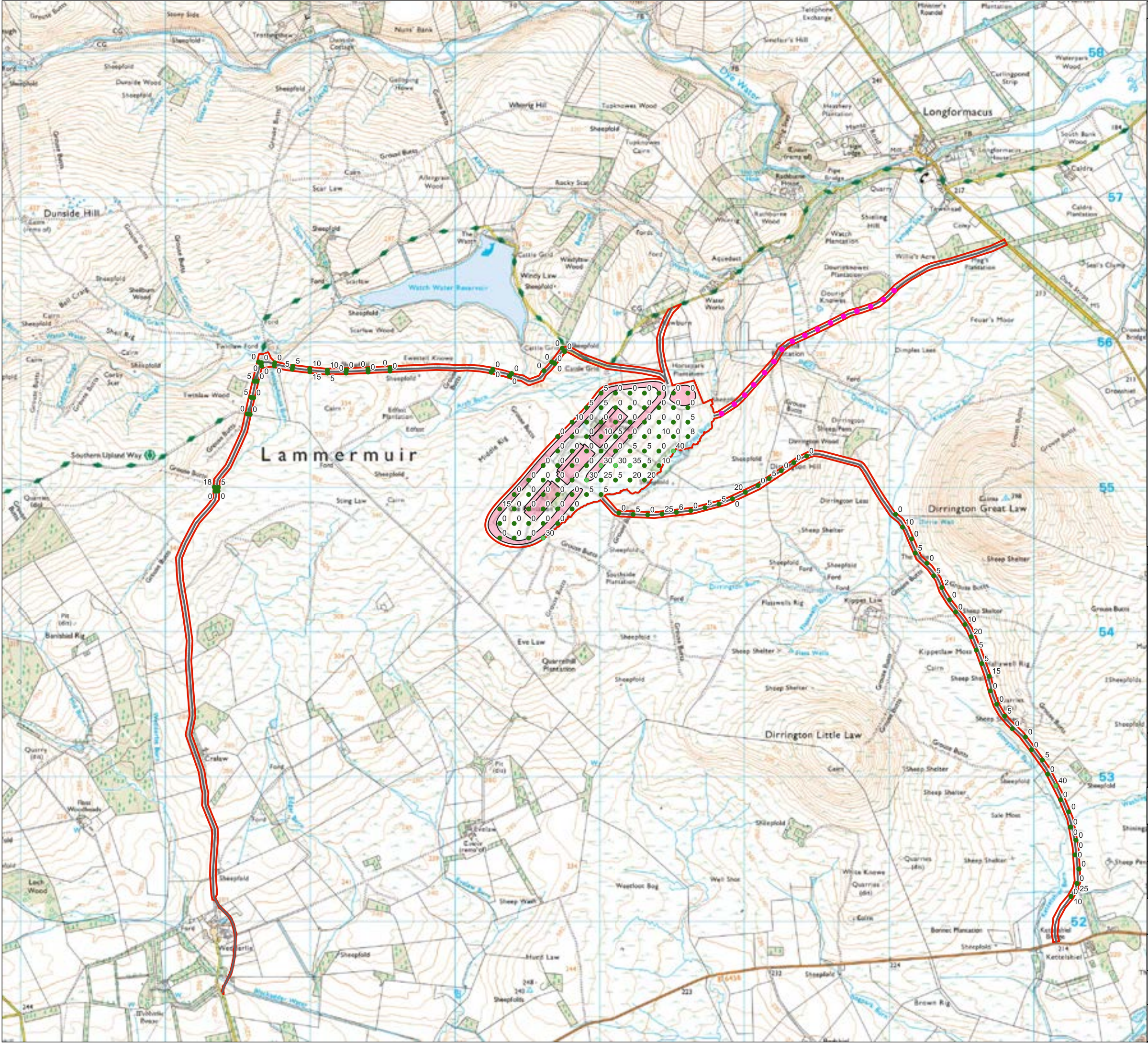


GONDOLIN

Land & Water

Civil Engineering & Environmental Solutions

© Crown copyright and database rights
2025 Ordnance Survey AC0000808122



LEGEND

SCOPING BOUNDARY

OPTIONAL ACCESS ROUTES

INDICATIVE INFRASTRUCTURE LAYOUT

PEAT DEPTH POINTS (CM)

< 30

30 - 50

50 - 100

100 - 200

200 - 250

> 250

NO ACCESS

NOTES

SCOPING BOUNDARY AND INDICATIVE INFRASTRUCTURE LAYOUT PROVIDED BY REAMP.

00.51 km

N

LOCATION: LONGFORMACUS

PROJECT NAME: SOUTHSIDE DATA CENTRE

DRAWING TITLE: FIGURE 9.4 PEAT DEPTH RESULTS

Date	19/06/2026
Scale	25000 (@A3)
CRS	EPSG:27700

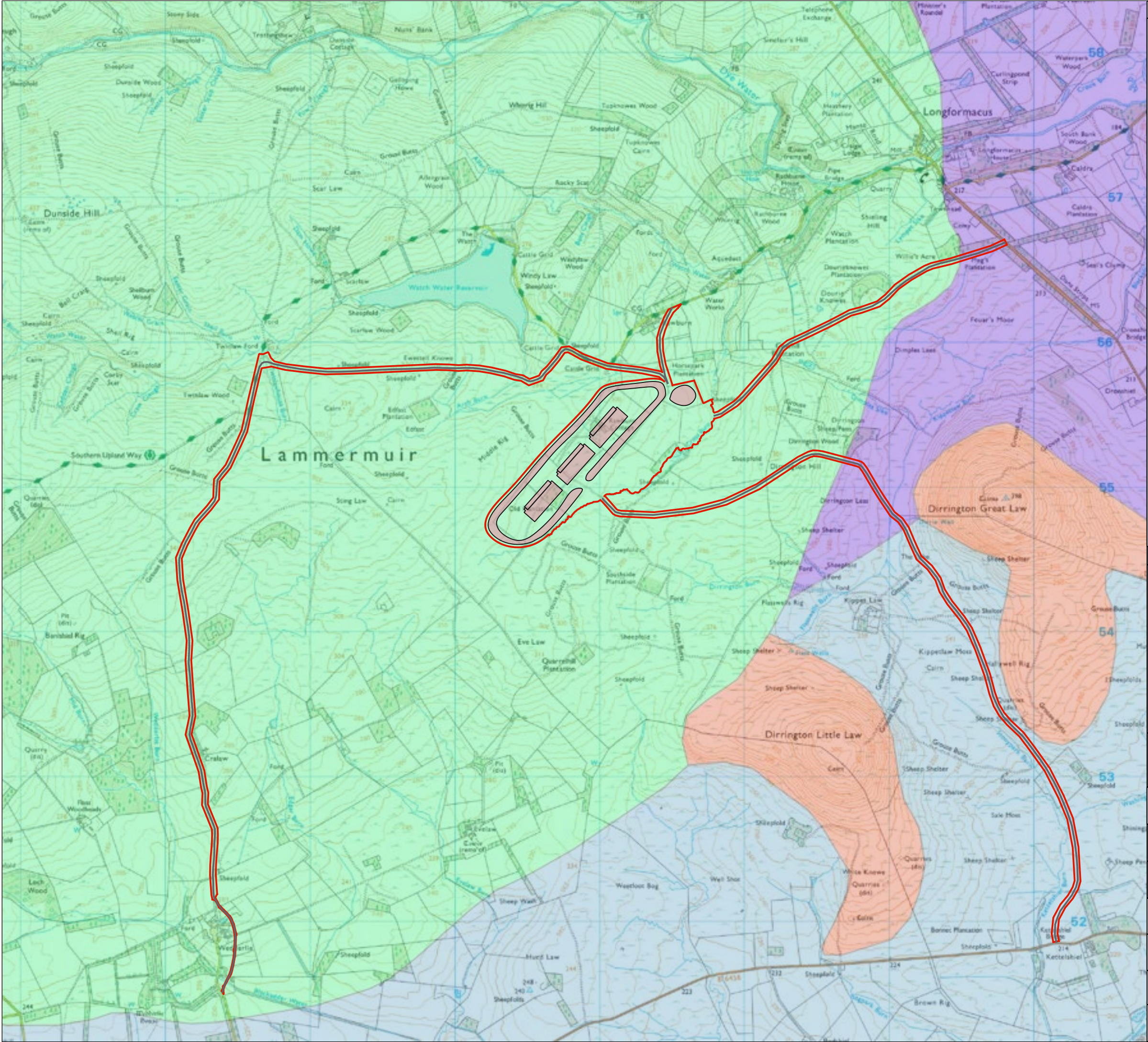


GONDOLIN

Land & Water

Civil Engineering & Environmental Solutions

© Crown copyright and database rights
2025 Ordnance Survey AC0000808122



LEGEND

SCOPING BOUNDARY

OPTIONAL ACCESS ROUTES

INDICATIVE INFRASTRUCTURE LAYOUT

HYDROGEOLOGY UNITS

GALA GROUP

RESTON GROUP

STRATHEDEN GROUP

UNNAMED IGNEOUS INTRUSION, CARBONIFEROUS TO PERMIAN

NOTES

SCOPING BOUNDARY AND INDICATIVE INFRASTRUCTURE LAYOUT PROVIDED BY REAMP.

00.51 km

N

LOCATION: LONGFORMACUS

PROJECT NAME: SOUTHSIDE DATA CENTRE

DRAWING TITLE: FIGURE 9.5 HYDROGEOLOGY

Date	19/06/2026
Scale	25000 (@A3)
CRS	EPSG:27700

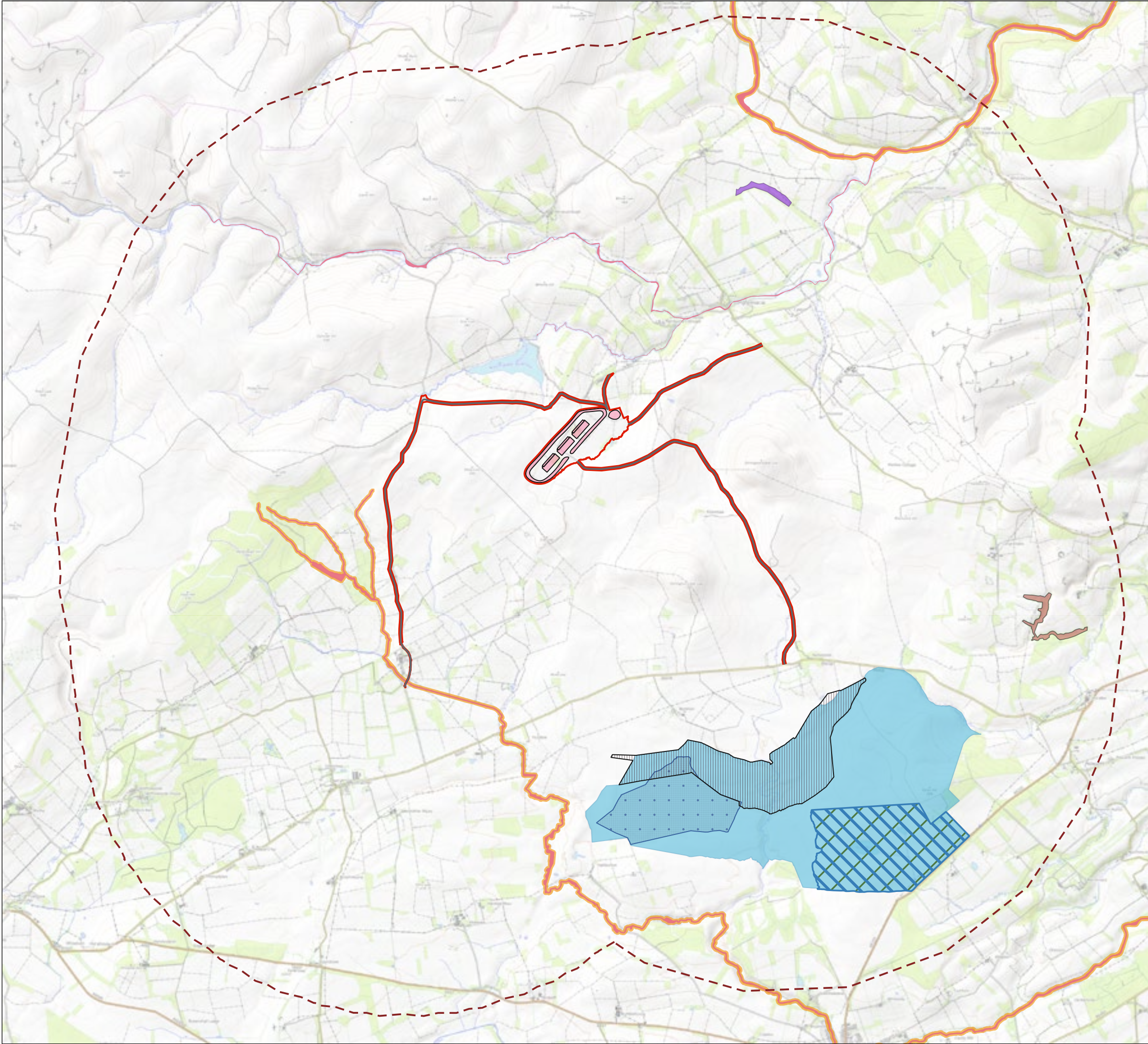


GONDOLIN

Land & Water

Civil Engineering & Environmental Solutions

© Crown copyright and database rights 2025 Ordnance Survey AC0000808122



LEGEND

SCOPING BOUNDARY

OPTIONAL ACCESS ROUTES

INDICATIVE INFRASTRUCTURE LAYOUT

5KM SCOPING BOUNDARY BUFFER

SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

CROOK BURN, DYESHAUGH SSSI

GREENLAW MOOR SSSI

LANGTONLEES CLEUGH SSSI

RIVER TWEED SSSI

SPECIAL AREA OF CONSERVATION (SAC)

DOGDEN MOSS SAC

RIVER TWEED SAC

GREENLAW MOOR RAMSAR

GREENLAW MOOR SPECIAL PROTECTION AREAS (SPA)

BEDSHIEL KAIMS GEOLOGICAL CONSERVATION REVIEW (GCR)

NOTES

SCOPING BOUNDARY AND INDICATIVE INFRASTRUCTURE LAYOUT PROVIDED BY REAMP.

00.51 km

N

LOCATION: LONGFORMACUS

PROJECT NAME: SOUTHSIDE DATA CENTRE

DRAWING TITLE: FIGURE 9.6 DESIGNATED SITES

Date	23/06/2026	
Scale	55000	(@A3)
CRS	EPSG:27700	

© Crown copyright and database rights
2025 Ordnance Survey AC0000808122



GONDOLIN

Land & Water

Civil Engineering & Environmental Solutions