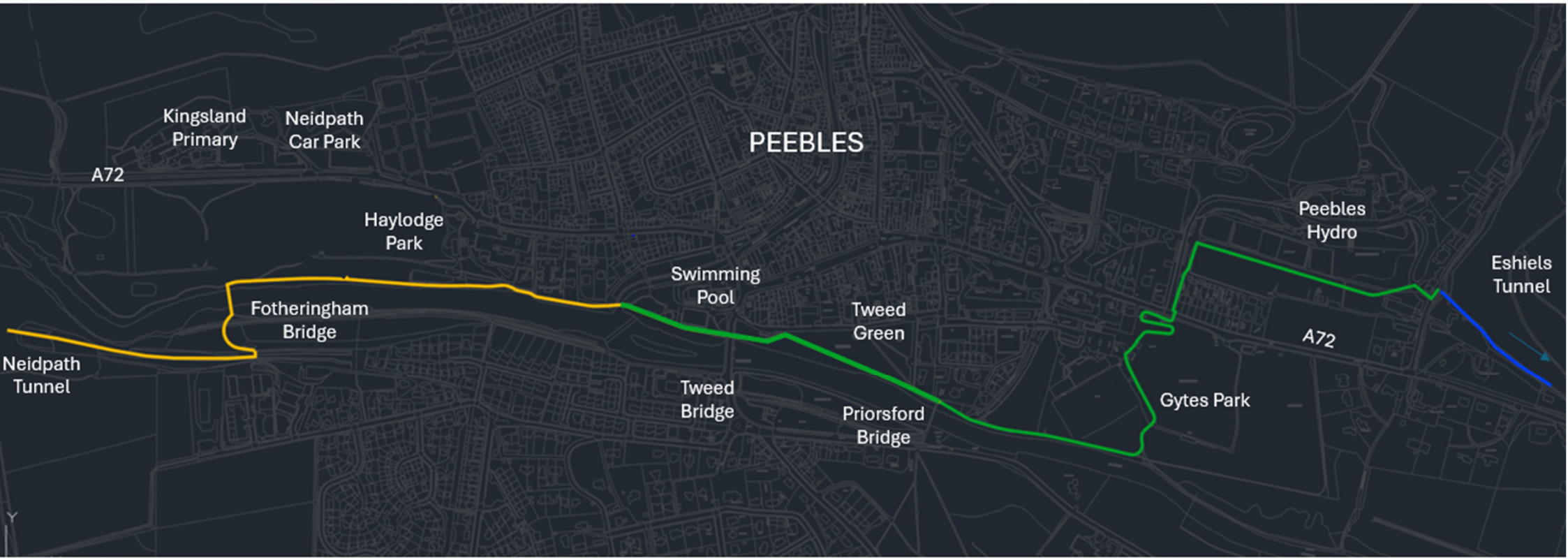
SCOTTISH BORDERS COUNCIL

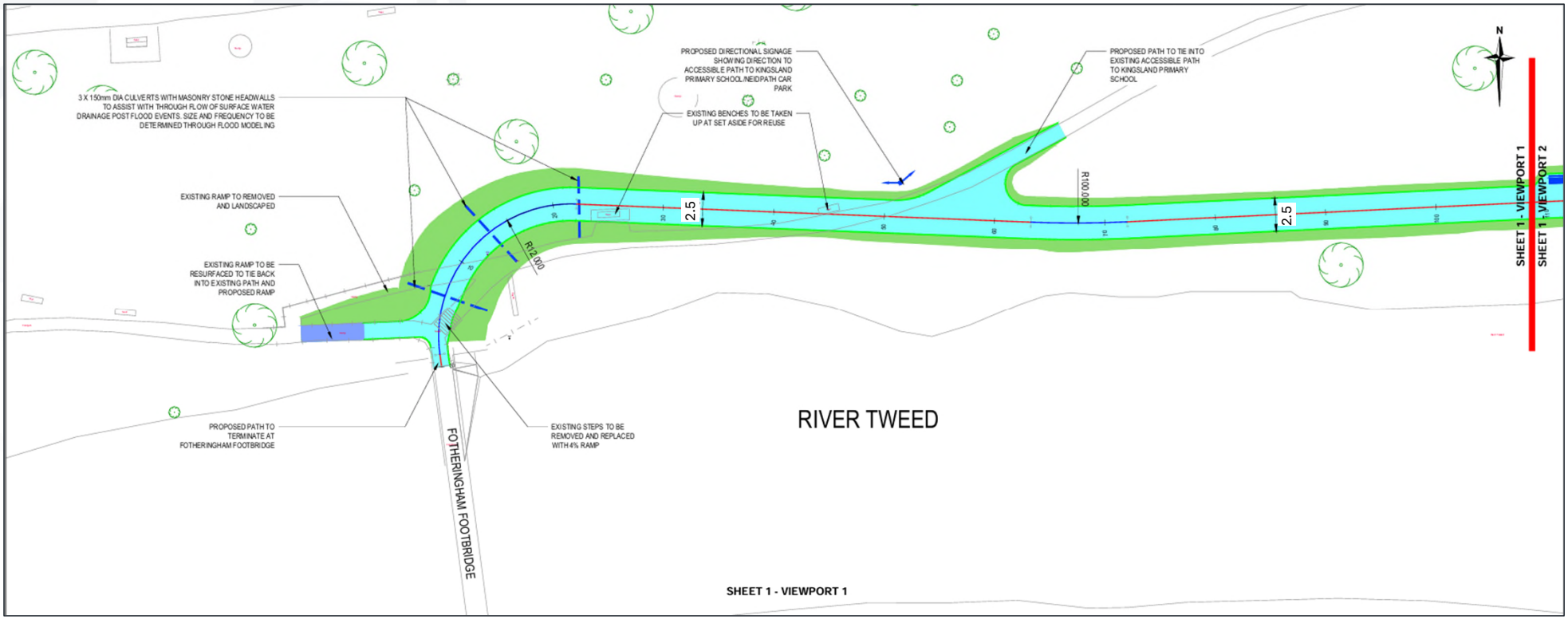
Peebles Riverside Path Upgrades

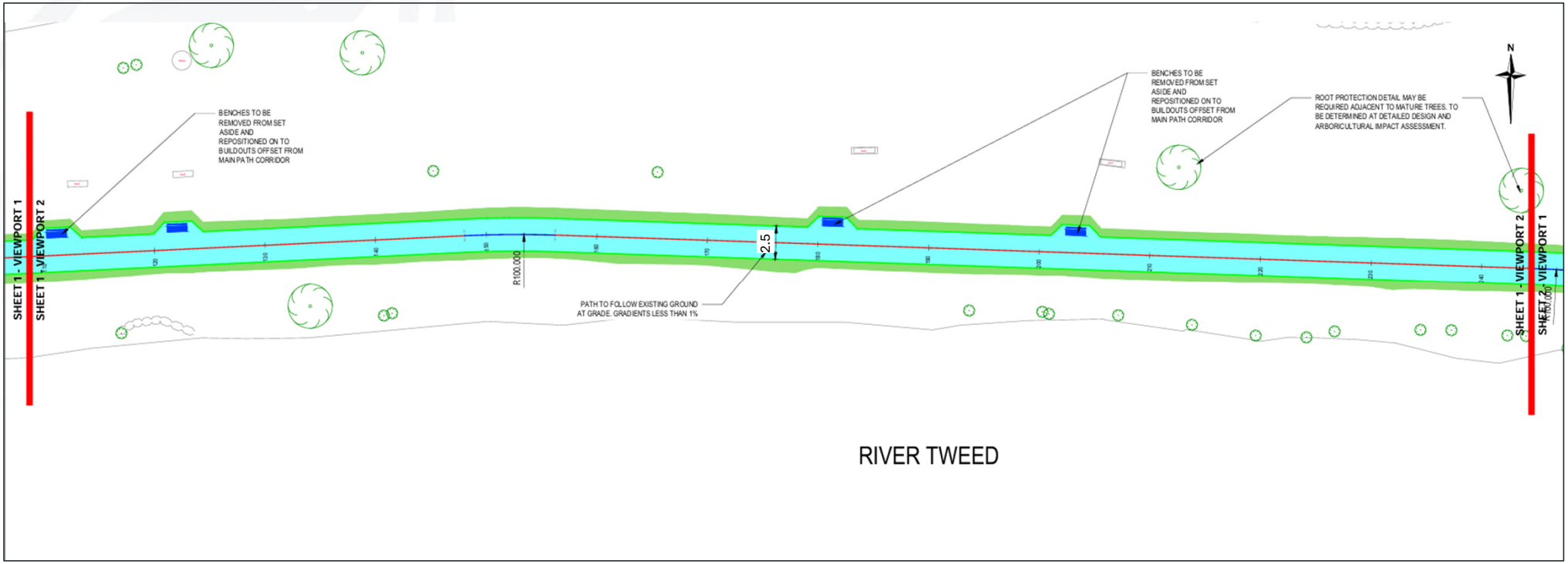
Fotheringham Bridge to Eddleston Water

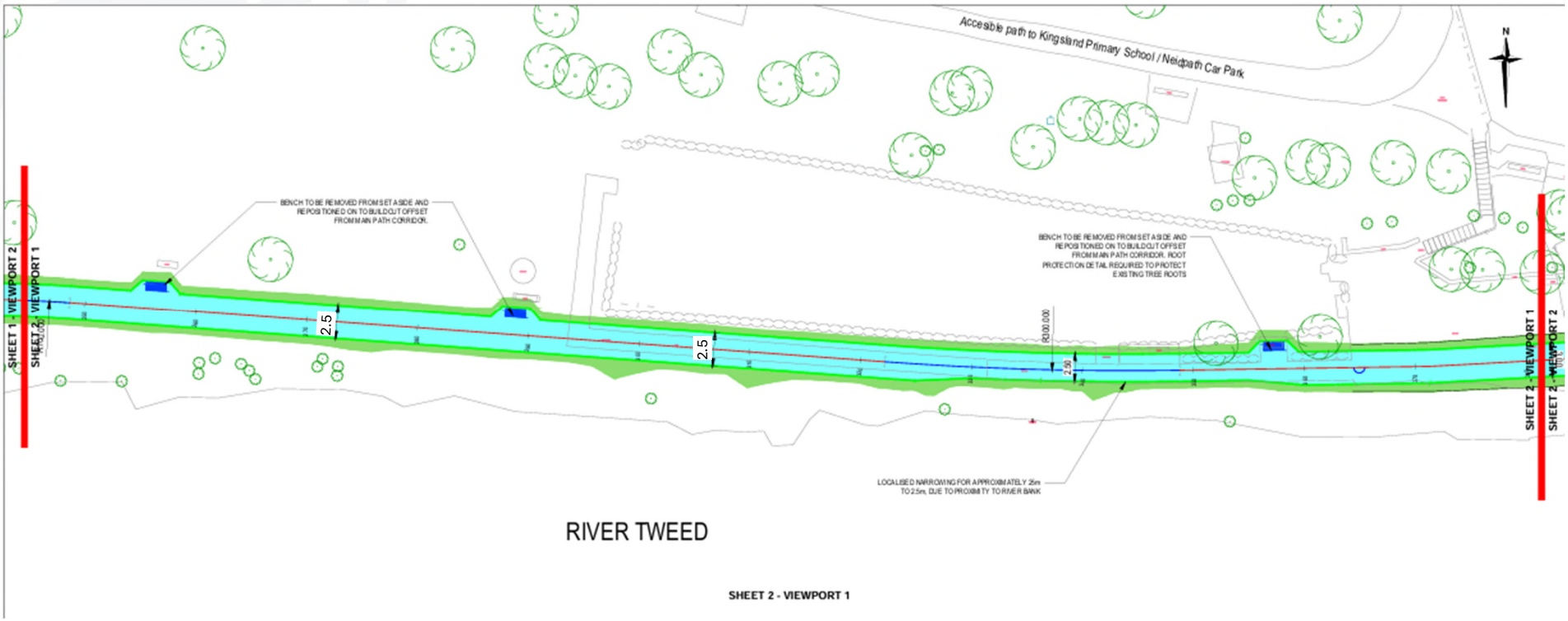
Online Public Information Session

07-07-2026, 7pm

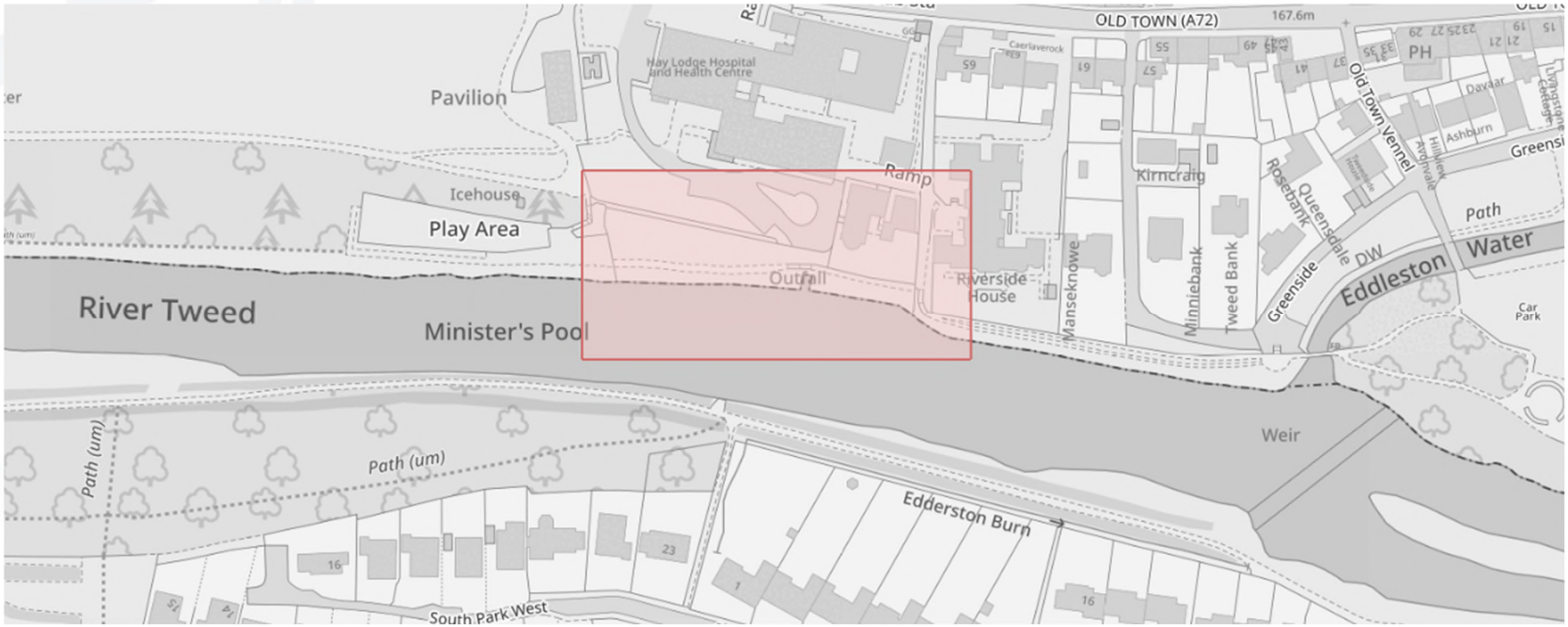

Kingsland Primary
Neidpath Car Park
PEEBLES
A72
Haylodge Park
Peebles Hydro
Eshiels Tunnel
Swimming Pool
Fotheringham Bridge
Tweed Green
A72
Neidpath Tunnel
Tweed Bridge
Priorsford Bridge
Gytes Park


3 X 150mm DIA CULVERTS WITH MASONRY STONE HEADWALLS TO ASSIST WITH THROUGH FLOW OF SURFACE WATER DRAINAGE POST FLOOD EVENTS. SIZE AND FREQUENCY TO BE DETERMINED THROUGH FLOOD MODELING
EXISTING RAMP TO REMOVED AND LANDSCAPED
EXISTING RAMP TO BE RESURFACED TO TIE BACK INTO EXISTING PATH AND PROPOSED RAMP
PROPOSED PATH TO TERMINATE AT FOTHERINGHAM FOOTBRIDGE
PROPOSED DIRECTIONAL SIGNAGE SHOWING DIRECTION TO ACCESSIBLE PATH TO KINGSLAND PRIMARY SCHOOL/NEIDPATH CAR PARK
EXISTING BENCHES TO BE TAKEN UP AT SET ASIDE FOR REUSE
EXISTING STEPS TO BE REMOVED AND REPLACED WITH 4% RAMP
PROPOSED PATH TO TIE INTO EXISTING ACCESSIBLE PATH TO KINGSLAND PRIMARY SCHOOL
R12.000
R100.000
2.5
2.5
N
SHEET 1 - VIEWPORT 1
SHEET 1 - VIEWPORT 2
FOTHERINGHAM FOOTBRIDGE
RIVER TWEED
SHEET 1 - VIEWPORT 1

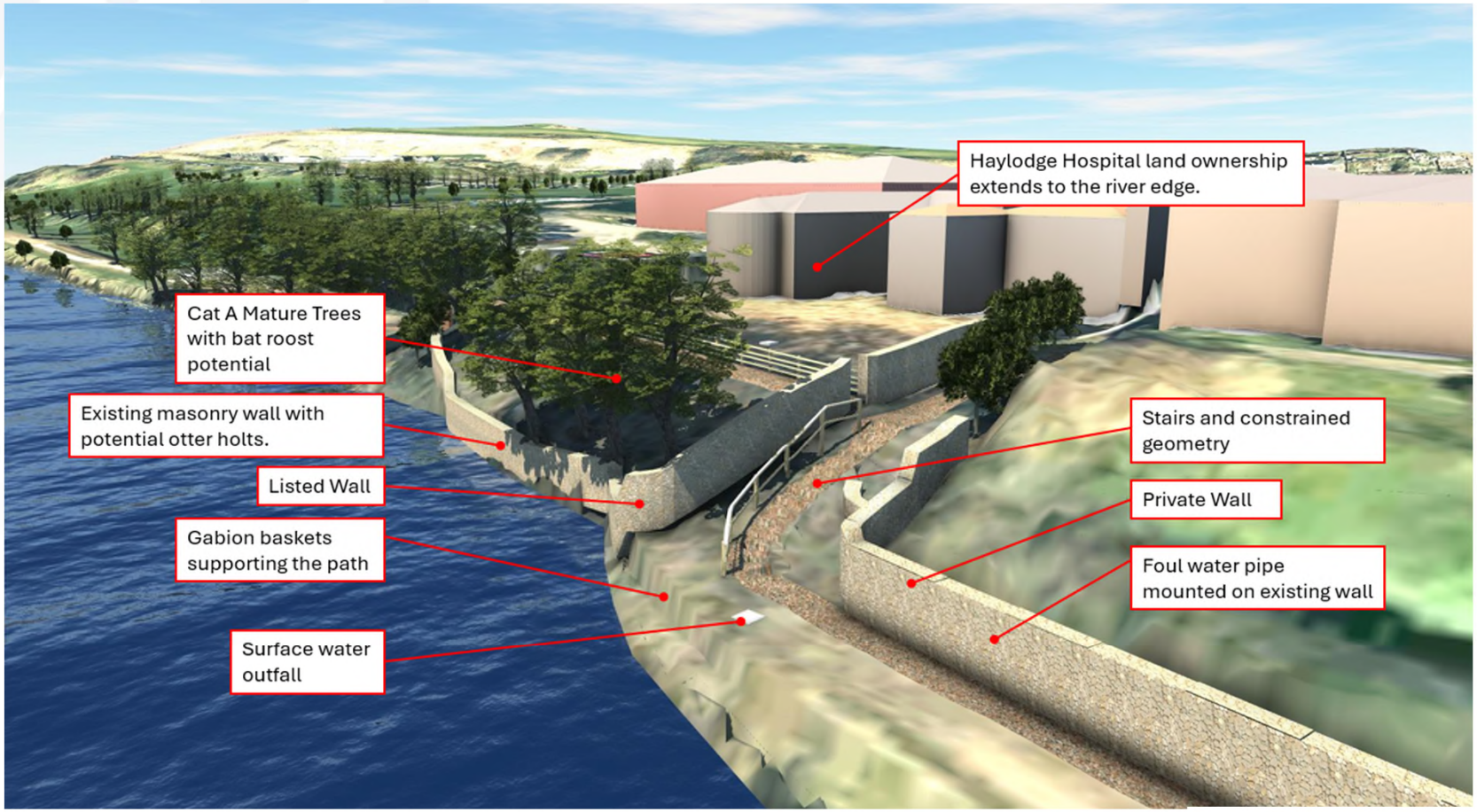

BENCHES TO BE REMOVED FROM SET ASIDE AND REPOSITIONED ON TO BUILDOUTS OFFSET FROM MAIN PATH CORRIDOR
BENCHES TO BE REMOVED FROM SET ASIDE AND REPOSITIONED ON TO BUILDOUTS OFFSET FROM MAIN PATH CORRIDOR
ROOT PROTECTION DETAIL MAY BE REQUIRED ADJACENT TO MATURE TREES. TO BE DETERMINED AT DETAILED DESIGN AND ARBORICULTURAL IMPACT ASSESSMENT.
N
SHEET 1 - VIEWPORT 1
SHEET 1 - VIEWPORT 2
R100.000
2.5
PATH TO FOLLOW EXISTING GROUND AT GRADE. GRADIENTS LESS THAN 1%
SHEET 1 - VIEWPORT 2
SHEET 2 - VIEWPORT 1
RIVER TWEED

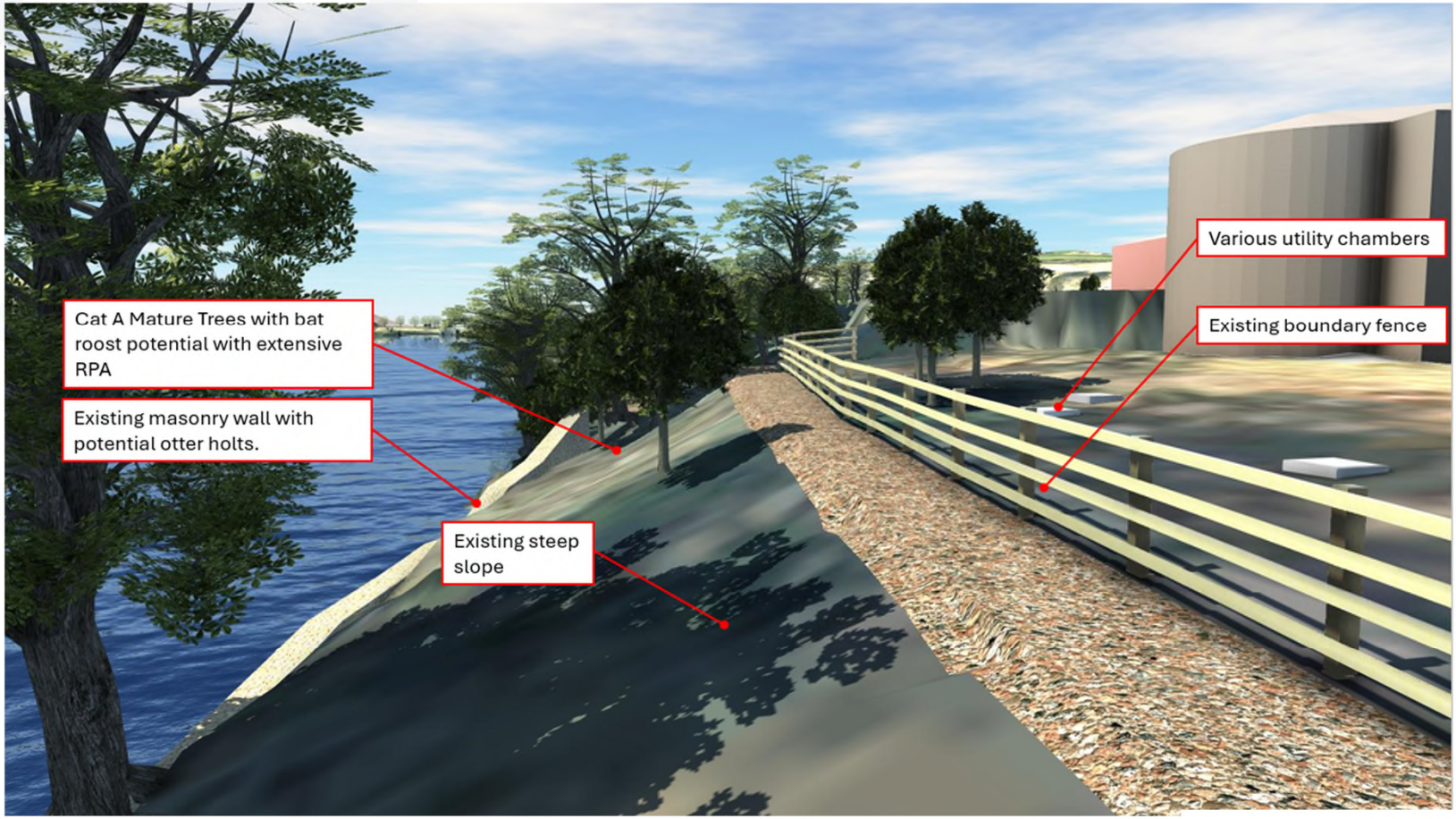


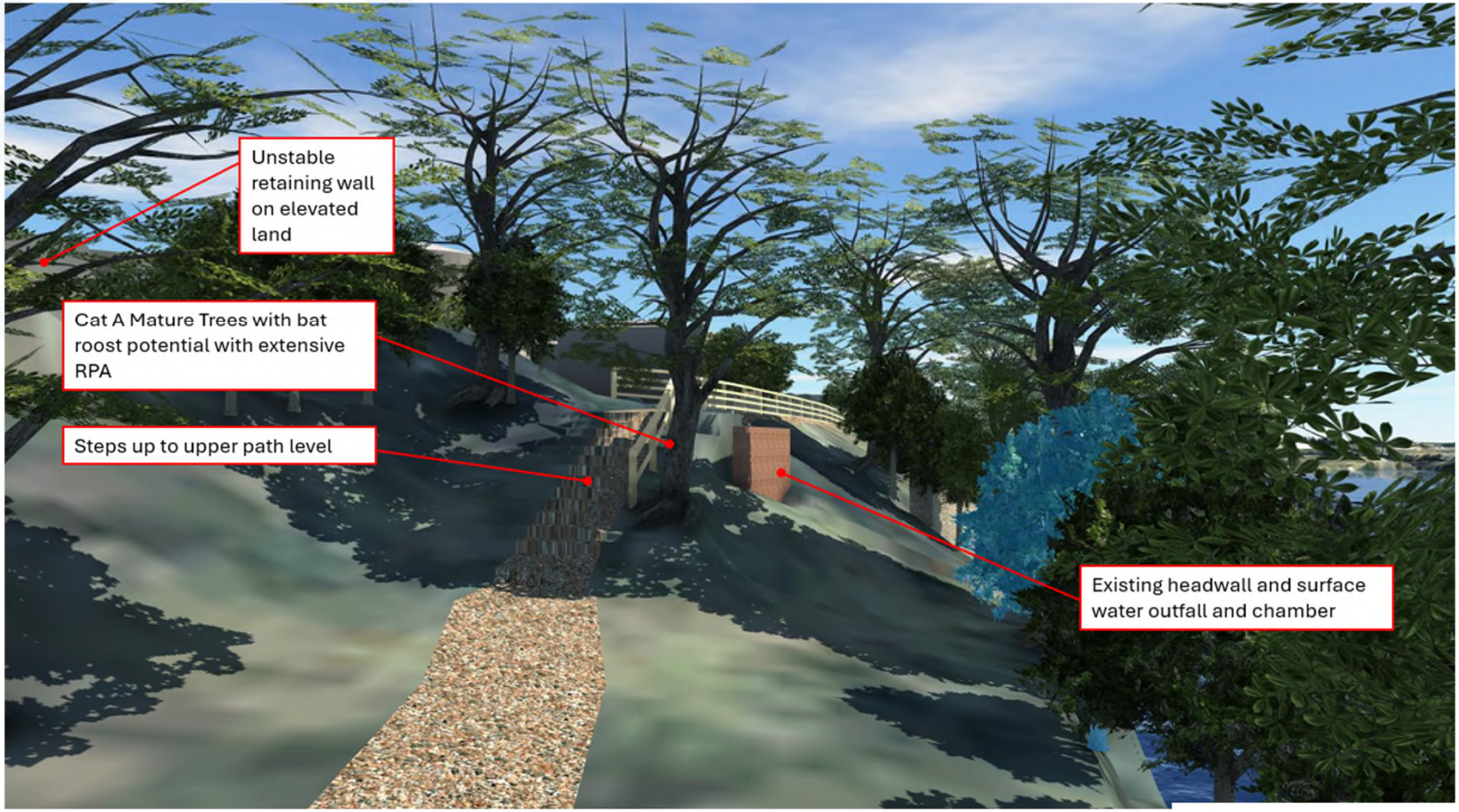
SHEET 2 - VIEWPORT 1



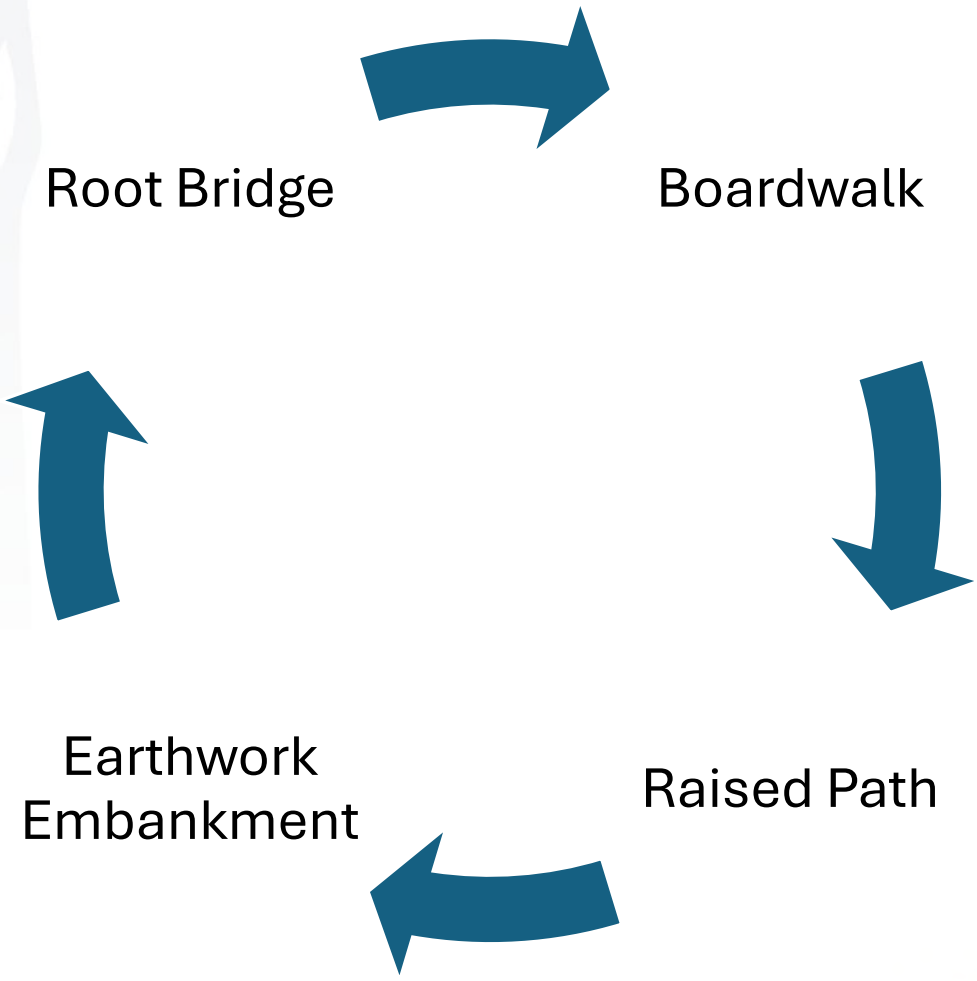
Haylodge Hospital Constraint


Haylodge Hospital land ownership extends to the river edge.
Cat A Mature Trees with bat roost potential
Existing masonry wall with potential otter holts.
Listed Wall
Gabion baskets supporting the path
Surface water outfall
Stairs and constrained geometry
Private Wall
Foul water pipe mounted on existing wall


Cat A Mature Trees with bat roost potential with extensive RPA
Existing masonry wall with potential otter holts.
Existing steep slope
Various utility chambers
Existing boundary fence


Unstable retaining wall on elevated land
Cat A Mature Trees with bat roost potential with extensive RPA
Steps up to upper path level
Existing headwall and surface water outfall and chamber

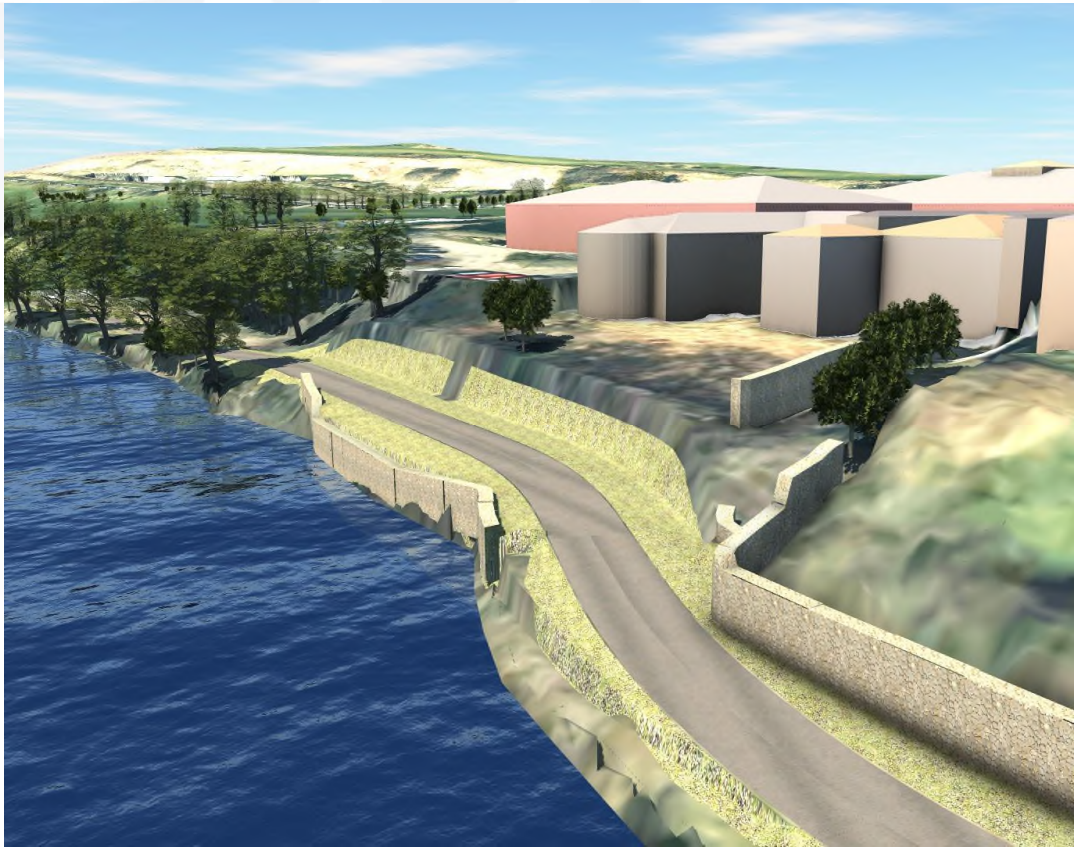
Detailed Options Appraisal

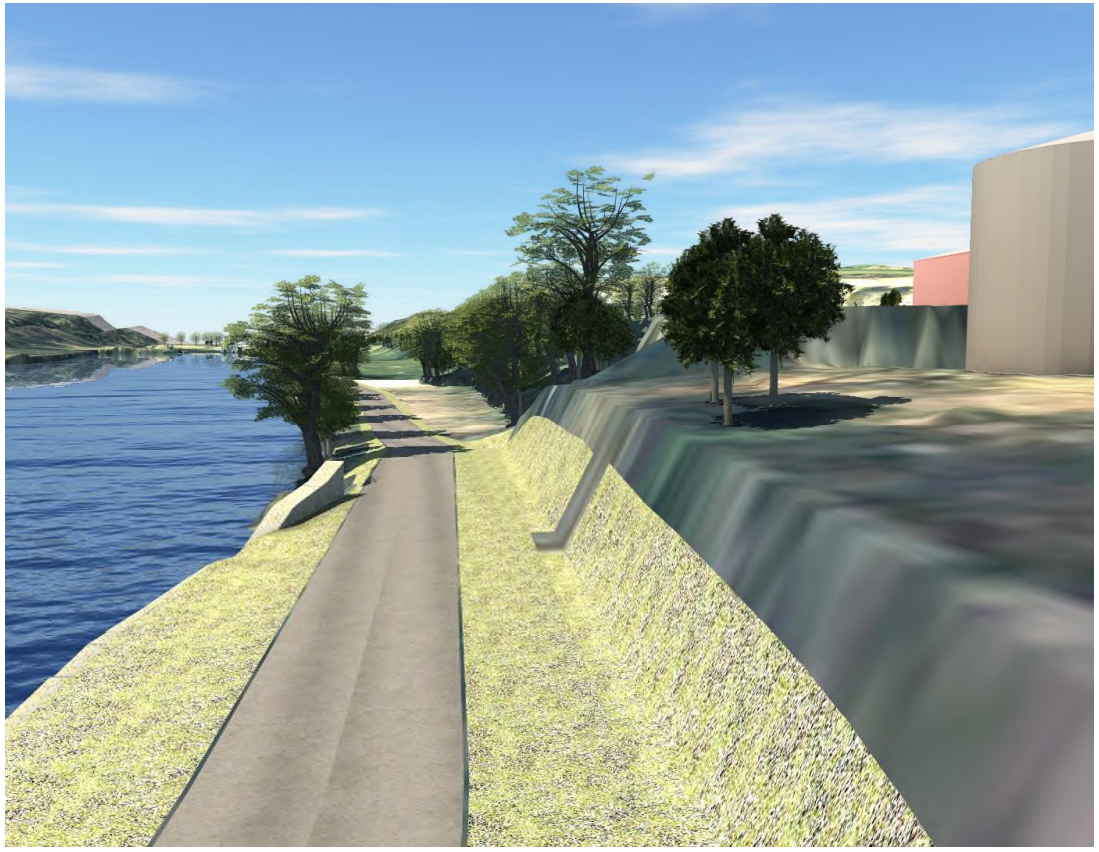


Preferred Option Embankment Cutting

Creates a level, compliant path at the height of the existing wall by removing most trees and constructing a reinforced earth retaining structure to support a clear corridor.

Pros	Cons
• Provides a fully compliant, level path alignment • Removes design constraints associated with existing trees • Structurally efficient and relatively straightforward to construct • Can be built largely from the landward side (reduced river interaction) • Lower consenting and programme risk than in-river options • Considered technically feasible	• Significant loss of mature trees • Major short term ecological and visual impact on the riverside corridor • Requires mitigation (compensatory planting, habitat enhancement, possibly off-site measures) • Ongoing establishment and maintenance of replacement planting • Some environmental consenting still required (e.g. near River Tweed)



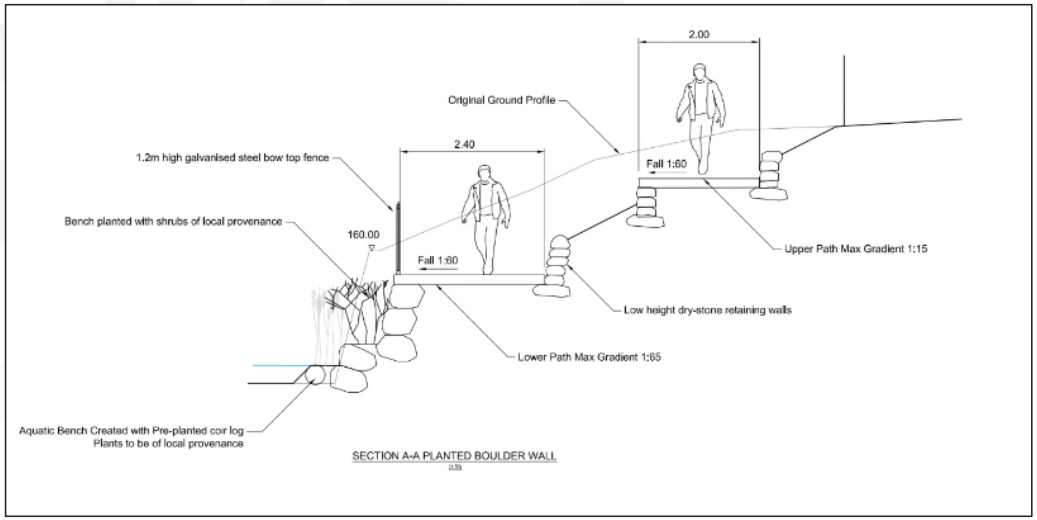


DESTINATION TWEED

RIVER TWEED TRAIL

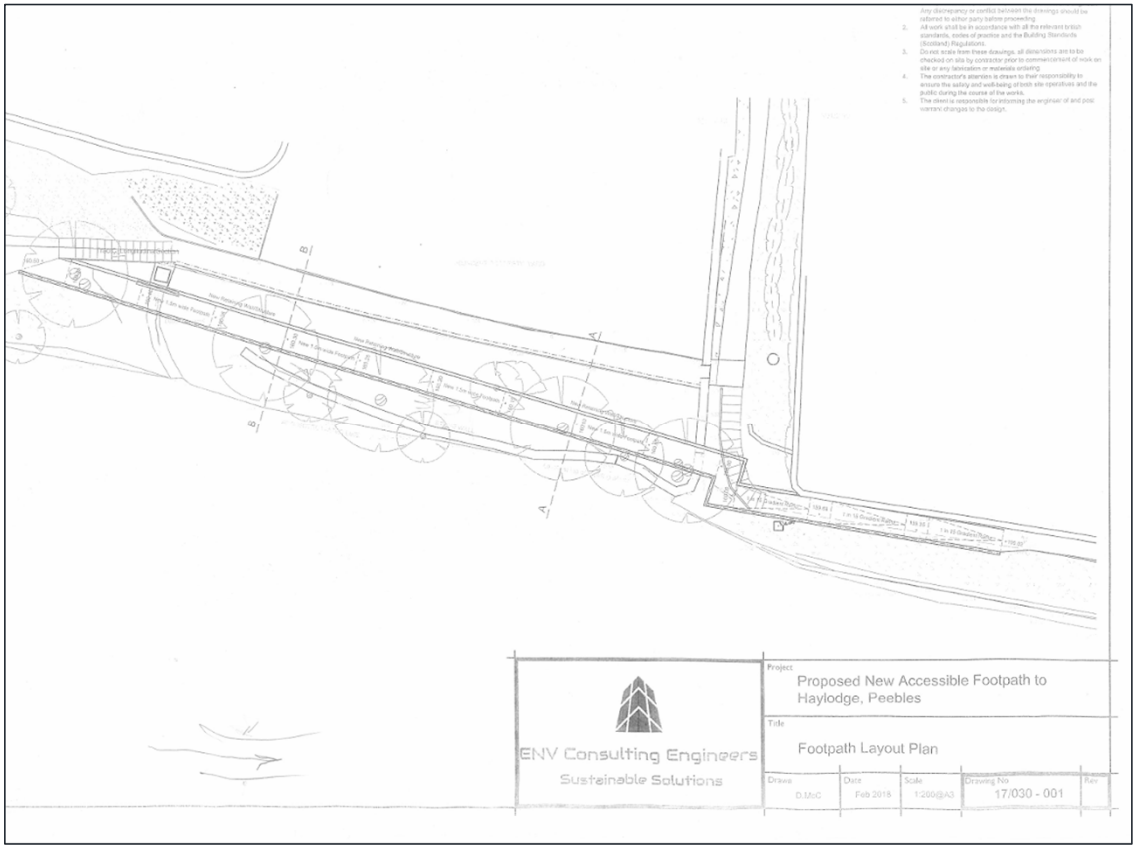
TWEED FORUM

Scottish Borders COUNCIL



Extract from JBA drawing 5122-E-001 (JBA Consulting, 2011)

Other Consultant Designs



Extract from ENV Consulting Engineers drawing 17/030-001 (Env Consulting Engineers, 2018)

Compensatory Measures

Compensatory Tree Planting

Loss of 7 mature trees and 20 saplings.

Planting native, climate-resilient trees at a 1:5 ratio of mature trees ensures long-term ecological benefits.

Community Orchard Planting

Orchard planting within the old playpark site.

Biodiversity Enhancement Plan

Creating wildflower habitats and features for birds and bats improves ecological connectivity and species diversity.

Construction Environmental Management Plan

Planning the construction sequence and to ensure measures are taken to minimise disruption to the natural environment during the construction phase.

Soft Engineering Solutions

Seeded soil-filled retaining bags stabilise slopes and blend into the natural landscape, supporting vegetation growth.

Enhanced Public Realm

Landscaped planting and seating areas improve user experience and compensate for mature tree loss with quality spaces.

Cycling Without Age

Creating opportunities for connection, freedom and wellbeing

- Accessible paths open up the riverside for everyone, allowing older residents and those with mobility challenges to experience nature, fresh air and the beauty of the River Tweed.
- Improved routes create longer, safer journeys — enabling people to travel further, explore more, and reach local places that may previously have felt out of reach.
- Connections to key points of interest help people remain active and connected to their community.
- Cycling Without Age is a wonderful example of how inclusive infrastructure can transform lives.
- Improved paths allow people who may no longer be able to walk, wheel or cycle independently to continue enjoying the outdoors with family, friends and the wider community.
- These improvements are not just about paths — they are about creating opportunities for wellbeing, independence, friendship and belonging.

"Seeing local residents enjoying rides along the River Tweed shows the real-life impact of accessible paths — helping people stay active, connected and part of their community."

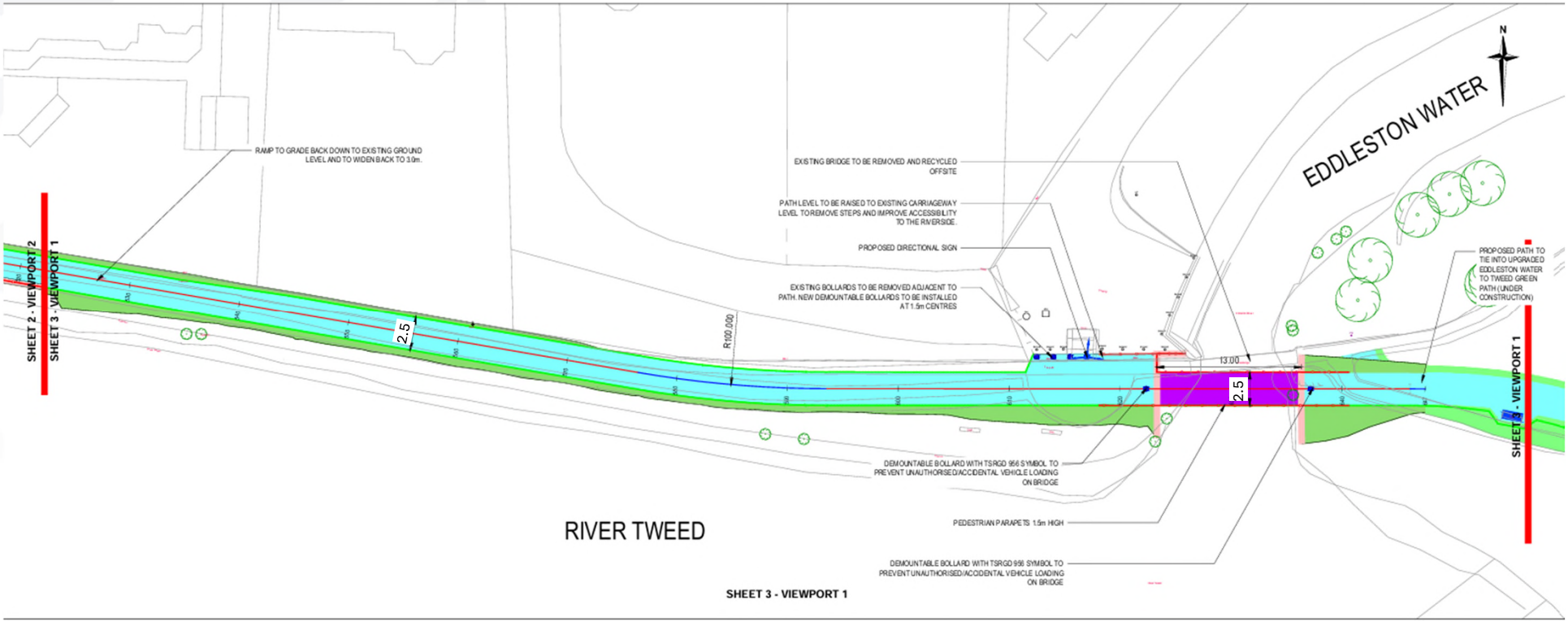
Making outdoor adventures accessible for all

- A local P7 pupil who uses a wheelchair and has an adapted bike is a great example of how accessible paths can open up opportunities for children and families.
- Improved routes will help create smoother, safer and more connected journeys, allowing him (and others) to ride alongside friends and family rather than being limited by the path network.
- Accessible paths mean more opportunities to be active, explore outdoors and take part in everyday adventures with the people around him.
- Being able to join friends on walks and bike rides supports confidence, independence, wellbeing and a sense of belonging.
- These improvements will benefit many others too — creating spaces where people of all ages and abilities can enjoy Peebles together.

"Accessibility is not just about reaching a destination — it's about being part of the journey."

"My son loves to go cycling with his brother, we have loan of an accessible hand cycle (from borders council) which allows them to cycle together. Their route to Glentress is over the footbridge and down new path at Gytes.

Accessible paths in and around Peebles allow my son to have independence, without them, every outing would require parental assistance, and that independence is lost."


RAMP TO GRADE BACK DOWN TO EXISTING GROUND LEVEL AND TO WIDEN BACK TO 3.0m.
EXISTING BRIDGE TO BE REMOVED AND RECYCLED OFFSITE
PATH LEVEL TO BE RAISED TO EXISTING CARRIAGEWAY LEVEL TO REMOVE STEPS AND IMPROVE ACCESSIBILITY TO THE RIVERSIDE.
PROPOSED DIRECTIONAL SIGN
EXISTING BOLLARDS TO BE REMOVED ADJACENT TO PATH. NEW DEMOUNTABLE BOLLARDS TO BE INSTALLED AT 1.5m CENTRES
EDDLESTON WATER
N
PROPOSED PATH TO TIE INTO UPGRADED EDDLESTON WATER TO TWEED GREEN PATH (UNDER CONSTRUCTION)
SHEET 2 - VIEWPORT 2
SHEET 3 - VIEWPORT 1
2.5
R100.000
13.00
2.5
SHEET 3 - VIEWPORT 1
DEMOUNTABLE BOLLARD WITH TSRGD 956 SYMBOL TO PREVENT UNAUTHORISED/ACCIDENTAL VEHICLE LOADING ON BRIDGE
RIVER TWEED
PEDESTRIAN PARAPETS 1.5m HIGH
DEMOUNTABLE BOLLARD WITH TSRGD 958 SYMBOL TO PREVENT UNAUTHORISED/ACCIDENTAL VEHICLE LOADING ON BRIDGE
SHEET 3 - VIEWPORT 1

Questions:

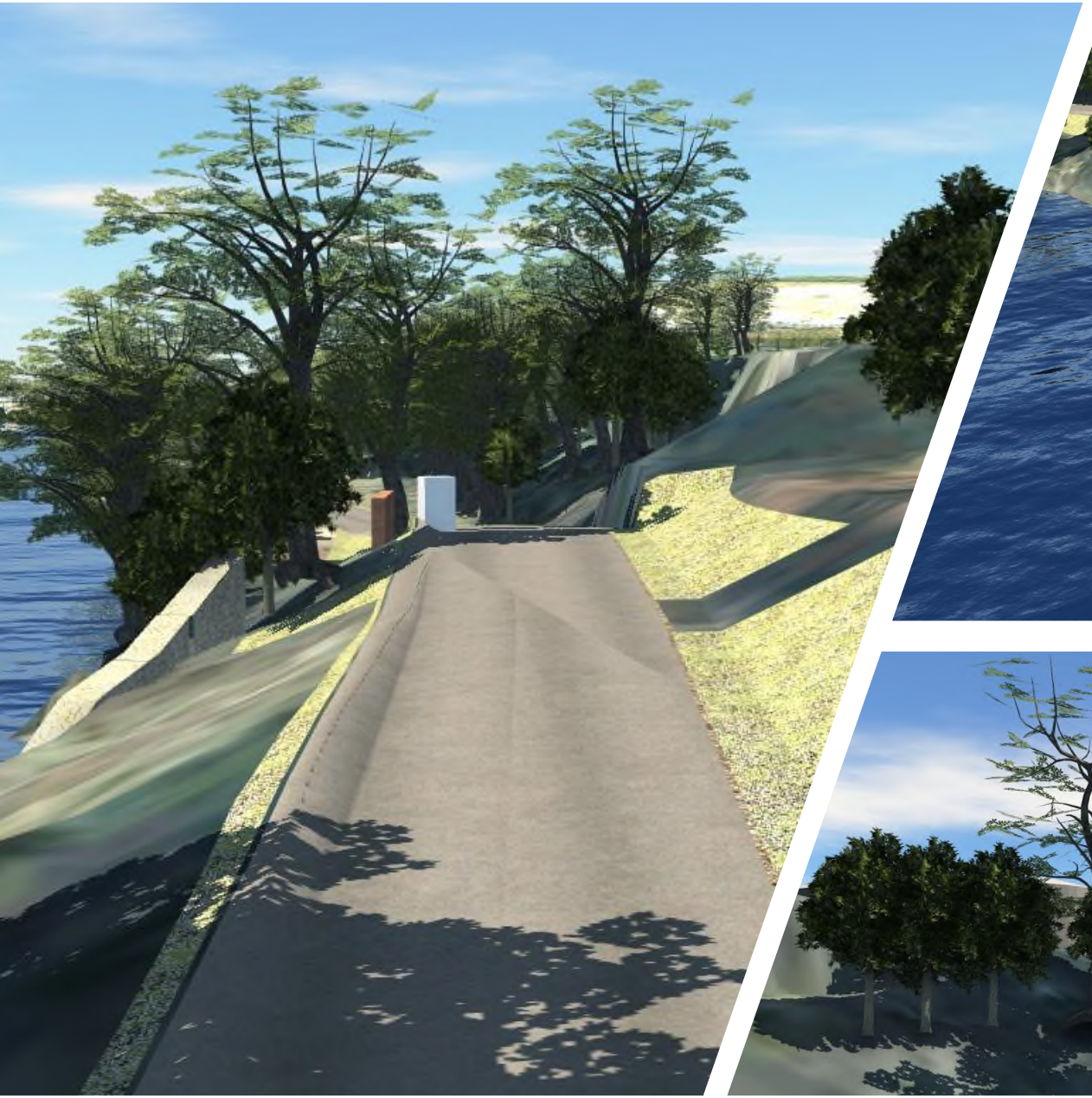
Robert.reid@scotborders.gov.uk

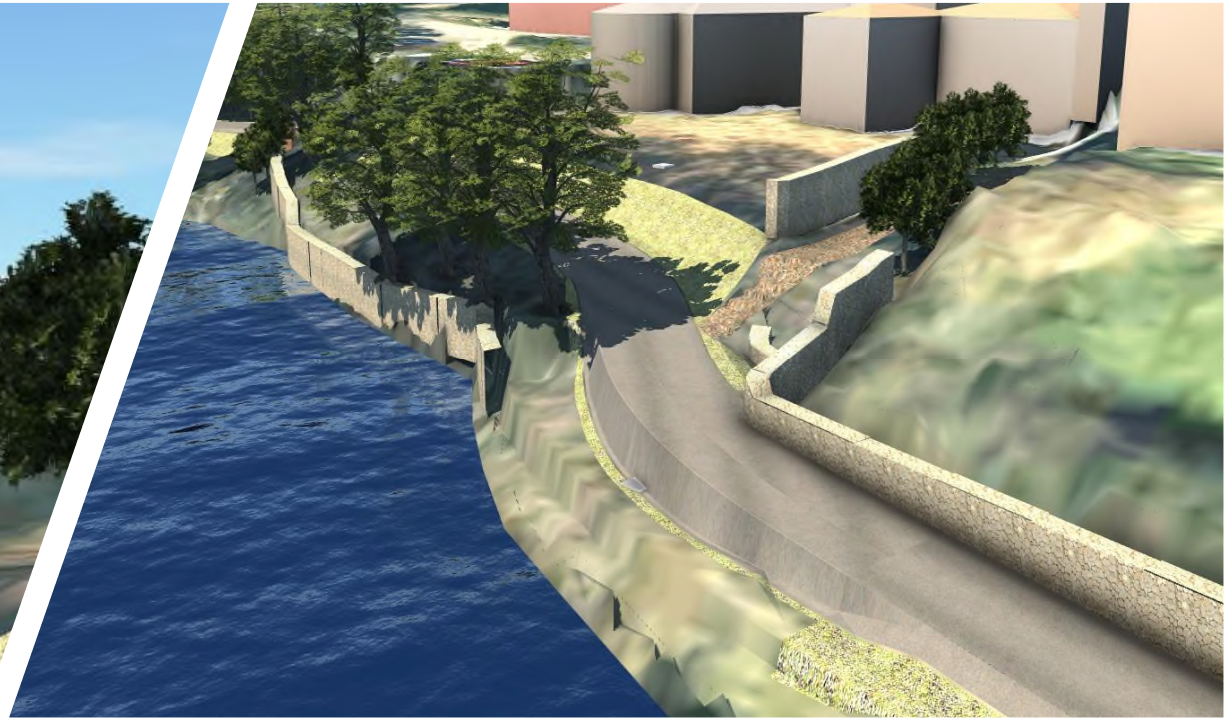
Title on email:
PEEBLES PATH QUESTION

Raised Path

Designs the path above existing ground level to avoid tree root systems, keeping elevation as low as possible to limit ramp lengths and tie into surrounding levels.

Pros	Cons
• Aims to retain existing mature trees • Minimises impact on tree canopies and visual character • Aligns broadly with existing path level to reduce large structures • Potential to avoid major root clusters in plan	• Extensive root disturbance still required due to full-width root protection areas • High risk of tree damage, instability, or long-term decline • Difficult to construct adequate sub-base without harming shallow roots • No-dig solutions not fully viable; still require excavation for edges and tie-ins • Likely long-term maintenance issues (settlement, root heave) • Conflict between low gradients and root protection constraints • **Ultimately not feasible due to unacceptable impact on trees**



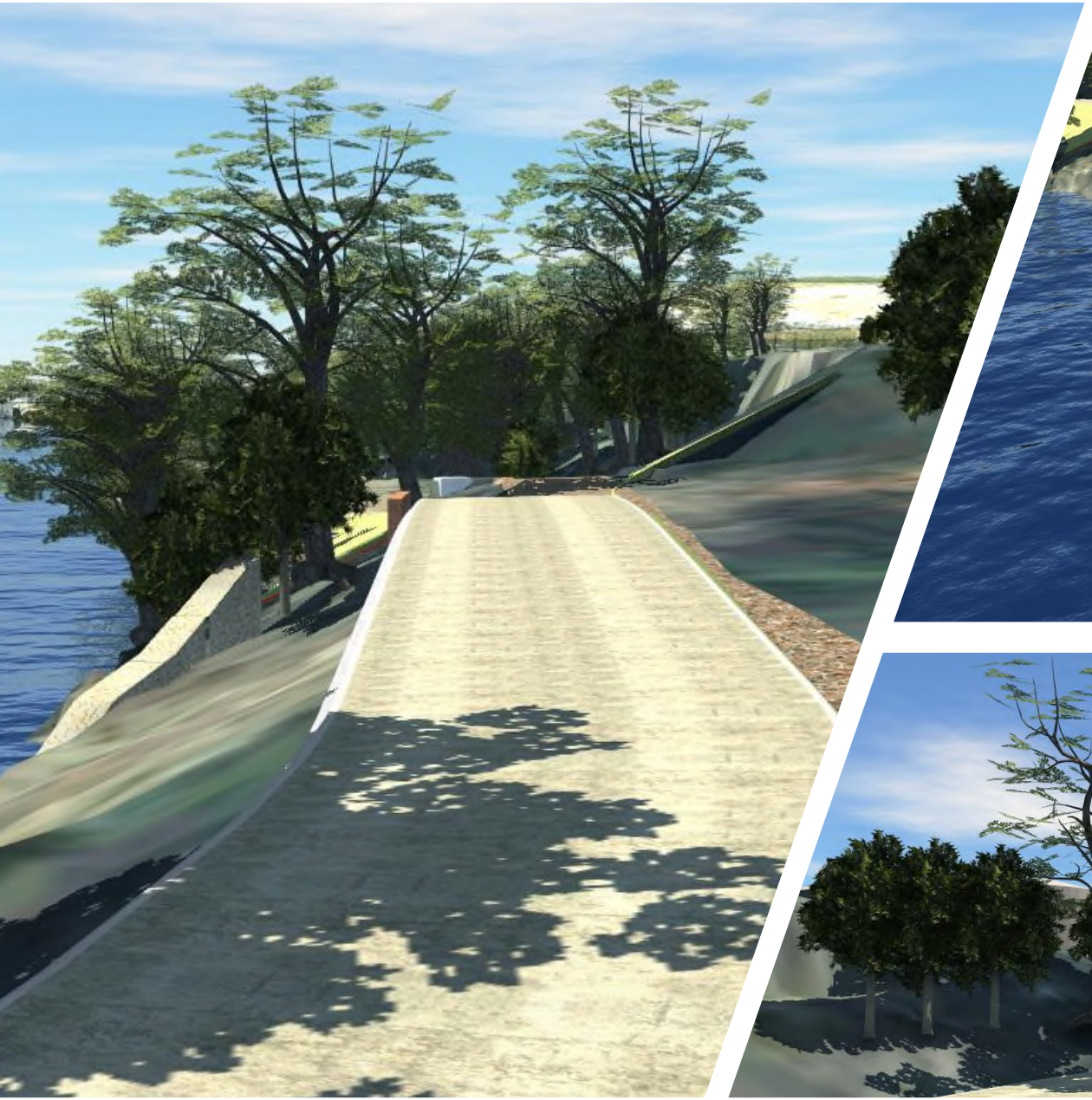


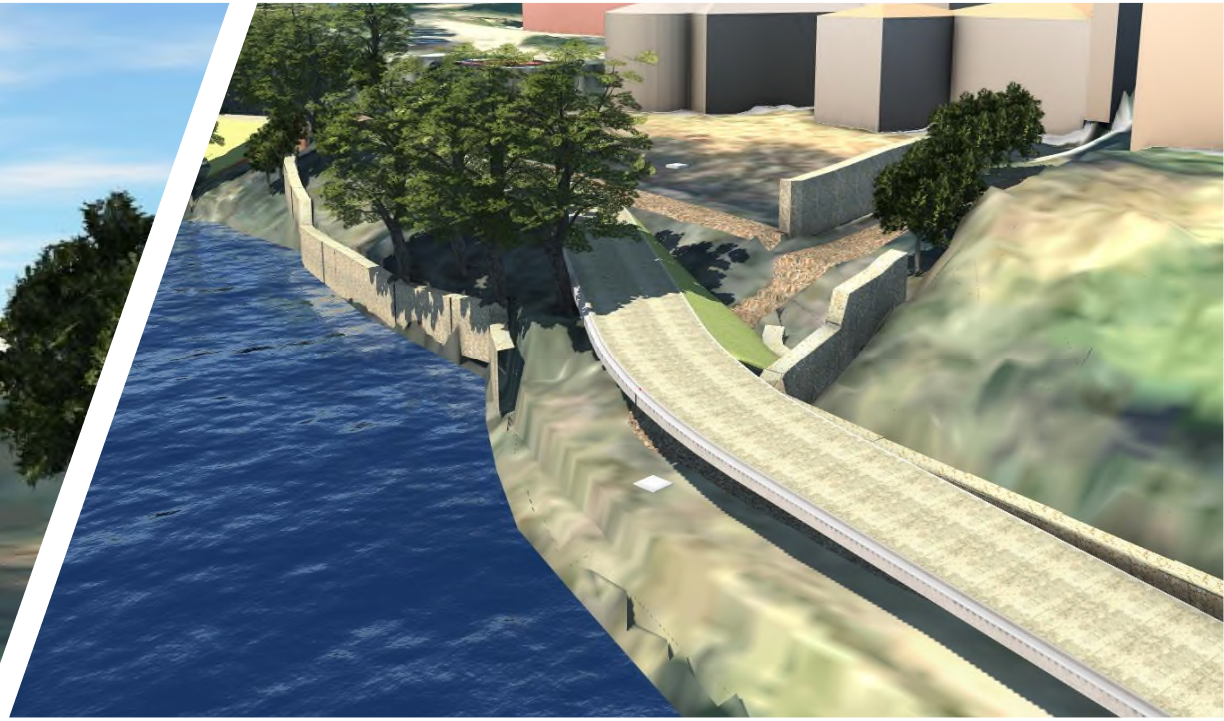
Option 1
West View

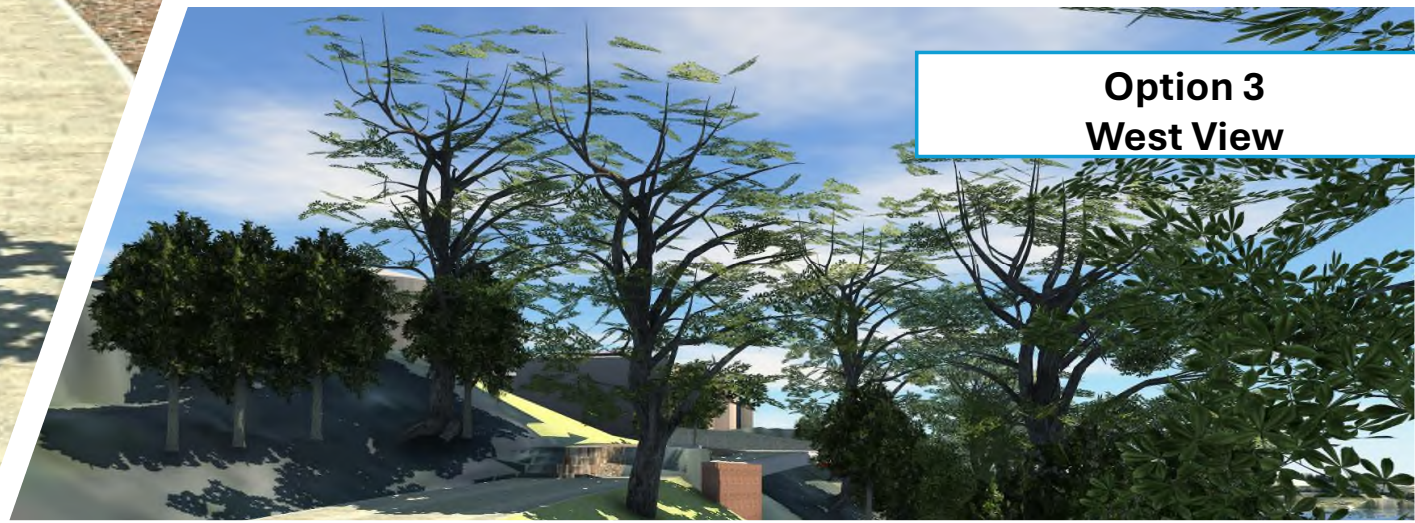
Root Bridge

Raises the path to upslope ground level using a micropiled (root bridge) structure to span over tree root protection areas, minimising direct impact on existing trees.

Pros	Cons
• Aims to retain existing mature trees and avoids direct root damage • Minimises disturbance within root protection areas • Provides a continuous route through a constrained section	• Steep ramp required (~7% over 45 m), below accessibility standards (departure required) • Significant height increase (up to ~2.2 m) causing visual and privacy concerns • Complex structural requirements (retaining systems and edge protection) • Likely need to remove/replace existing gabion wall with engineered structure • Increased interaction with river environment → higher consenting risk (SEPA, NatureScot, RTC) • More complex construction (restricted access, specialist plant, sequencing) • Not recommended due to design compromises and complexity







Option 3
West View

Boardwalk

Constructs a piled boardwalk extending into the River Tweed to bypass the constrained section, avoiding the tree-lined embankment.

Pros	Cons
• Avoids direct impact on existing trees and root systems • Provides a continuous route independent of embankment constraints • Potential landmark feature	• Very high construction cost (≈ £250k–£380k for piling alone) • Requires specialist marine plant and complex construction methods • Significant structural design requirements (scour, debris, flood loading) • High environmental sensitivity (River Tweed SSSI). Extensive consenting required (SEPA, NatureScot, River Tweed Commission) with no guarantee of approval • Increased programme and deliverability risk • Departure from Standards required (flood freeboard and level). Greater maintenance burden and reduced lifespan due to frequent flooding • Potentially visually intrusive and out of character with surroundings