

PlotLevels site report

Clifftop plot, Berwickshire coast

Generated 26 Oct 2026 09:06 · PlotLevels · plotlevels.com

Your best build spot: B

Spot B scores 10/100 for a 12 × 10 m house footprint, ahead of 2 other spots you marked.

B ranks first (10/100 against 5 for A): more sun (8.6 h against 3.8 h on 21 March) and less digging than A (102 m³ against 160 m³). Red flag on B: slope under the footprint, digging to make it level, flood, heritage and nature, lidar confidence.

Accuracy for this site: ±0.28 m typical, 95% of levels within ±0.56 m. Wider than our open-ground figure because 96% is steeper than 1 in 6.

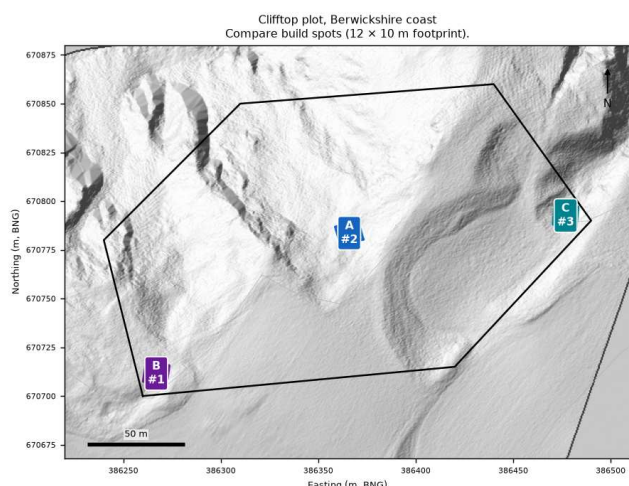
Slope at the spot	33.8% (1 in 3); the ground falls 4.06 m across the footprint.
Digging to level it	About 51 ± 5 m³ cut and 51 ± 5 m³ fill for a flat 12 × 10 m platform at 127.04 m AOD (cut and fill balanced); ground levels here ±0.42 m.
Driveway to the spot	No access point marked, so not scored. Add one on your results page (free)..
Flood, heritage, nature	At the spot: inside St Abb's Head to Fast Castle; inside St Abb's Head to Fast Castle (nearest: flood 55 m, heritage 320 m, nature 0 m).
How far to trust these levels	LiDAR here is mostly 'Check on site' (26% fair, 74% check on site).
Sun on 21 March	About 8.6 h of direct sun on open ground (of 11.5 h possible).

Your other spots

- Spot A: 5/100. 52.5% slope (1 in 2), 160 m³ to level, red for: slope under the footprint; digging to make it level; flood, heritage and nature; LiDAR confidence.
- Spot C: 0/100. 63.1% slope (1 in 2), 192 m³ to level, red for: slope under the footprint; digging to make it level; flood, heritage and nature; LiDAR confidence; sun on 21 March.

What to do next

1. Walk spot B with this report and the plan sheets.



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Context

Whole site: constraints	Main issue: nature. Topics checked: 1 significant, 2 caution, 7 clear, 1 could not be checked. Of the ground: 0.2% clear, 9.6% caution, 90.2% significant. Source: public map layers.
Whole site: levels	Ground from 31.14 to 131.35 m AOD across the whole plot. Levelling the entire plot would move about 454,040 m³ (you'd only level your footprint).
Survey date	LiDAR flown 2015–2019 (0.5 m grid), about 7 years ago. Contours every 0.5 m.

Summary for: Self-build + Buying a plot

You told us this is for building a house and thinking of buying this plot. The report leads with what matters for self-build (your first choice), then pulls forward the key sections for the others.

Constraints screen	Main issue: nature. Topics checked: 1 significant, 2 caution, 7 clear, 1 could not be checked. Of the ground: 0.2% clear, 9.6% caution, 90.2% significant. Source: public map layers.
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Building a house / self-build (first choice)

Getting in: access and driveway	No access point was marked, so no driveway line was drawn. 0% of the site is gentler than 1 in 20. Add your access point with your build spots on the results page (free) to get a driveway gradient to each spot.
A level build platform	At spot B: about 51 ± 5 m ³ cut and 51 ± 5 m ³ fill to level a 12 × 10 m platform (balanced level 127.04 m AOD). Whole site: levelling all of it at 92.25 m AOD would move about 454,040 m ³ .
Levels	Ground from 31.14 to 131.35 m AOD (a 100.21 m range), falling towards the north at about 1 in 2 overall. Typical slope 28.0°.

Buying a plot (due diligence)

Flooding (SEPA maps)	SEPA flood maps show part of the site inside: Surface water & small watercourses, low likelihood (1.3%); Future surface water (climate change), medium likelihood (1.4%). The council may ask for a flood risk assessment.
Nature designations	On or overlapping the site: St Abb's Head to Fast Castle; St Abb's Head to Fast Castle; St Abb's Head to Fast Castle.

Things that may add cost

- Earthworks: about 102 m³ moved to level your platform at spot B (levelling the whole site would be about 454,040 m³).
- Flooding: a flood risk assessment and flood-resilient design may be asked for.
- Radon: radon protection measures in the floor slab.
- Lower-confidence ground: 67% of the site (see the trust map).

Everything on this page comes from Scottish Government LiDAR and published public maps. All the detail is in the sections that follow and in your downloads. You can change what this report is for on your results page and regenerate it free.

Prepared by	PlotLevels
Site ref	–
Client ref	–
Generated	26 Oct 2026 09:06
Report set up for	Self-build + Buying a plot

Survey date: LiDAR flown 2015–2019. LiDAR flown 2015–2019 (7 years ago). Work done on the ground since then will not show.

No mapped buildings on or next to the site to compare. That doesn't mean nothing has changed since the survey; OpenStreetMap often lags new building.

LiDAR records the ground on the day it was flown, so we show the survey date on every page and sheet.

At a glance

Site area	28,775 m ² (2.88 ha)
Perimeter	661 m
Centre (BNG)	E 386360, N 670780
Centre (lat, long)	55.92989, -2.21988
Ground level range	31.14 m to 131.35 m above Ordnance Datum (range 100.21 m)
Average ground level	92.25 m
Overall fall	towards the north, about 1 in 2 (23.88°)
LiDAR used	LiDAR for Scotland Phase 3 (flown 2015–2019, 0.5 m grid, 100.0% of site)
LiDAR coverage of site	100.0%
Accuracy for this site	±0.28 m typical; 95% of levels within ±0.56 m. Wider than our open-ground figure because 96% is steeper than 1 in 6.
Level platform at spot B	127.04 m AOD: about 51 ± 5 m ³ cut and 51 ± 5 m ³ fill
Level whole site (for reference)	92.25 m AOD: about 227,020 ± 1,100 m ³ cut and 227,020 ± 1,100 m ³ fill
Sun on 21 March (clear sky)	average 5.7 h on open ground; 72.3% gets 2 h or more
Tall features on site	0.1% of site over 2.5 m tall; tallest about 4.9 m
Mapped geology (BGS)	Till, Devensian, Talus over Gala Group
Buildable-area screen	60 m ² (0.2%) clear of the mapped constraints checked
Radon class	2 of 6 (1 to 3% of homes above action level)

Compare build spots

B ranks first (10/100 against 5 for A): more sun (8.6 h against 3.8 h on 21 March) and less digging than A (102 m³ against 160 m³). Red flag on B: slope under the footprint, digging to make it level, flood, heritage and nature, lidar confidence.

Each spot is a 12 × 10 m footprint centred on your pin, turned so its long side follows the slope. Weighted for: Self-build + Buying a plot.

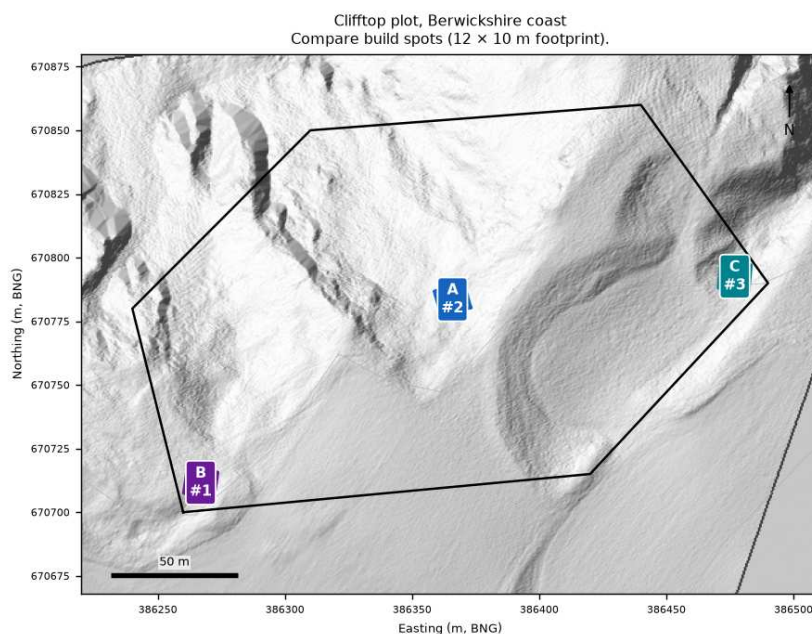
Measure	Spot B (#1)	Spot A (#2)	Spot C (#3)
Score	10/100	5/100	0/100
Slope under the footprint (weight 1.67)	Red: 33.8% (1 in 3); ground falls 4.1 m across it	Red: 52.5% (1 in 2); ground falls 6.2 m across it	Red: 63.1% (1 in 2); ground falls 7.3 m across it
Digging to make it level (weight 2.67)	Red: about 51 ± 5 m ³ cut and 51 ± 5 m ³ fill (balanced level 127.04 ± 0.32 m AOD)	Red: about 80 ± 8 m ³ cut and 80 ± 8 m ³ fill (balanced level 93.22 ± 0.43 m AOD)	Red: about 96 ± 8 m ³ cut and 96 ± 8 m ³ fill (balanced level 78.16 ± 0.47 m AOD)
Driveway from the access point (weight 2.67)	Not scored: No access point marked, so not scored. Add one on your results page (free).	Not scored: No access point marked, so not scored. Add one on your results page (free).	Not scored: No access point marked, so not scored. Add one on your results page (free).
Flood, heritage and nature (weight 3)	Red: inside St Abb's Head to Fast Castle; inside St Abb's Head to Fast Castle (nearest: flood 55 m, heritage 320 m, nature 0 m)	Red: inside St Abb's Head to Fast Castle; inside St Abb's Head to Fast Castle (nearest: flood 109 m, heritage 315 m, nature 0 m)	Red: inside St Abb's Head to Fast Castle; inside St Abb's Head to Fast Castle (nearest: flood 19 m, heritage 395 m, nature 0 m)
LiDAR confidence (weight 1.33)	Red: mostly 'Check on site' (26% fair, 74% check on site)	Red: 'Check on site' across the whole footprint	Red: 'Check on site' across the whole footprint

Measure	Spot B (#1)	Spot A (#2)	Spot C (#3)
Sun on 21 March (weight 1)	Green: about 8.6 h of direct sun on open ground (of 11.5 h possible)	Amber: about 3.8 h of direct sun on open ground (of 11.5 h possible)	Red: about 1.6 h of direct sun on open ground (of 11.5 h possible)

How each measure is rated

- Slope under the footprint: Green up to 5% (1 in 20); amber up to 12.5% (1 in 8); red steeper.
- Digging to make it level: Average depth of cut plus fill over the footprint at the balanced level: green up to 0.25 m; amber up to 0.75 m; red more.
- Driveway from the access point: Steepest 10 m on the gentlest line from your access point: green up to 1 in 10; amber up to 1 in 8; red steeper. Councils set their own driveway limits.
- Flood, heritage and nature: Red if the footprint is inside a SEPA high/medium flood extent, on a listed building or scheduled monument, or inside an SSSI, SAC, SPA, Ramsar site or National Nature Reserve. Amber if one of those is within 10 m (flood), 20 m (heritage) or 50 m (nature), or the footprint is in a low/future flood extent, conservation area, local nature reserve or coal high risk area. Green otherwise.
- LiDAR confidence: Green if at least half the footprint is 'Good' and under 20% is 'Check on site'; red if half or more is 'Check on site'; amber otherwise.
- Sun on 21 March: Average hours of direct sun on open ground in the footprint: green 5 h or more; amber 2 to 5 h; red under 2 h.

Natural ground from Scottish Government LiDAR and public map layers. Ratings use the fixed thresholds listed; driveway limits vary by council.



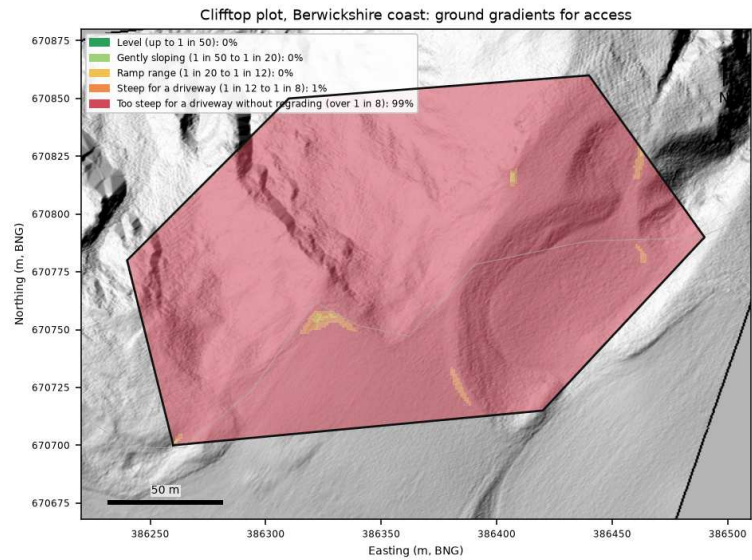
LiDAR: Crown copyright Scottish Government, SEPA and Fugro (2020). Open Government Licence v3. Base map © OpenStreetMap contributors, ODbL 1.0.

Access and driveway gradient (guide)

No access point was marked and no public road was found nearby, so only the gradient bands are shown.

Natural ground from Scottish Government LiDAR. Driveway gradient limits are set by each council's roads guidance.

For reference: Building Standards (technical handbook, clauses 4.1.3 and 4.3.11) set gradients for paths to the entrance; driveway limits come from your council's roads guidance and vary, for example some councils ask for 1 in 20 for the first 5 or 6 m from the road.



No access point was marked and no public road was found near the site, so there is no long section. Mark your access point on the results page and regenerate the report (free) to add one.

Natural ground from Scottish Government LiDAR. Driveway gradient limits are set by each council's roads guidance.

LiDAR data provided by Scottish Government, SEPA and Fugro (2020). Open Government Licence v3.

Level (up to 1 in 50)	0% of site
Gently sloping (1 in 50 to 1 in 20)	0% of site
Ramp range (1 in 20 to 1 in 12)	0.1% of site
Steep for a driveway (1 in 12 to 1 in 8)	0.8% of site
Too steep for a driveway without regrading (over 1 in 8)	99.1% of site

Earthworks to level the site

Balanced (cut = fill): a flat platform over the whole site at 92.25 m AOD needs about $227,020 \pm 1,100 \text{ m}^3$ of cut and $227,020 \pm 1,100 \text{ m}^3$ of fill (net +0 m^3). Deepest dig 39.10 m, deepest fill 61.11 m; 53.1% of the area is cut and 46.7% is filled.

At the site edge the platform would sit up to 61.11 m above or below the existing ground, with about 653 m of edge where the step is more than 1 m (where slopes or retaining would be needed).

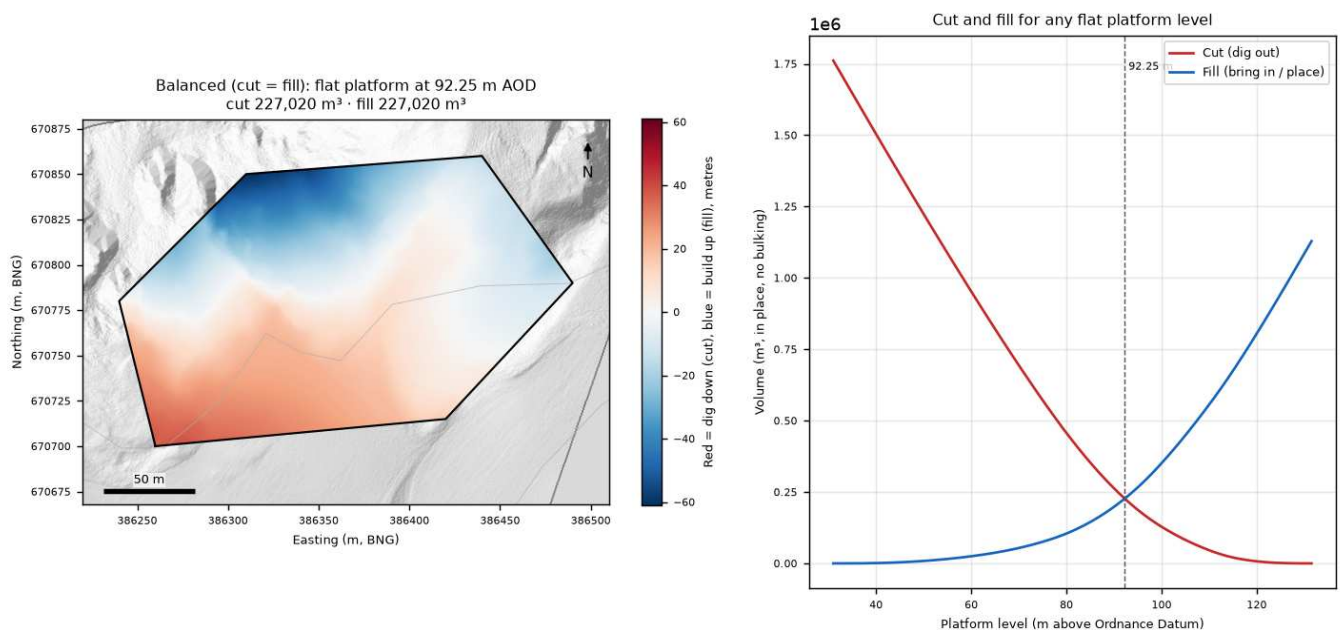
Side slopes at 1 in 2 outside the platform would add roughly $217,529 \text{ m}^3$ of cut and $359,601 \text{ m}^3$ of fill (not in the figures above).

The $\pm$ figures are 95% ranges for the LiDAR's own height error, worked out for this site.

Stripping 300 mm of topsoil over $28,758 \text{ m}^2$ would be about $8,627 \text{ m}^3$ (assumed depth, not measured).

In-place volumes from the LiDAR ground model on a 0.5 m grid (before bulking or compaction). The CSV in the pack gives cut and fill for every level in 0.25 m steps.

Cliff-top plot, Berwickshire coast



LiDAR data © Crown Copyright and the Ordnance Survey, 2019. Open Government Licence v3.

Constraints screen: designations, flood, coal and who to ask

Overall: Significant constraint. This is a screen of public map layers in three bands (significant, caution, clear).

Across the site: 90.2% significant, 9.6% caution, 0.2% clear in the data checked (map in the buildable area section).

Topic	Band	Why
Flooding	Caution: worth checking	Surface water & small watercourses, low likelihood on 1.3% of the site; Future surface water (climate change), medium likelihood on 1.4% of the site; Surface water & small watercourses, high likelihood within 100 m; Surface water & small watercourses, medium likelihood within 100 m.
Heritage	Clear in the data checked	Nothing on the site; 1 further away within 250 m (listed in the report).
Nature	Significant constraint	On the site: Sites of Special Scientific Interest: St Abb's Head to Fast Castle; Special Areas of Conservation: St Abb's Head to Fast Castle; Special Protection Area: St Abb's Head to Fast Castle.
Past coal mining	Clear in the data checked	No coal mining features recorded on the site or within 20 m in the layers checked.
Landscape	Clear in the data checked	None found on the site or within 500 m in the datasets listed, as of 26 October 2026.
Woodland and trees	Clear in the data checked	None found on the site or within 50 m in the datasets listed, as of 26 October 2026.
Peat and carbon-rich soils	Clear in the data checked	None found on the site in the datasets listed, as of 26 October 2026.
Drinking water	Clear in the data checked	Not in a surface drinking water catchment, and no protected river or loch within 50 m, in the datasets listed, as of 26 October 2026. Also in the St Abbs groundwater protected area (most of Scotland is).
Overhead power lines	Could not check	Your site is outside the SSEN north of Scotland network area. Overhead lines in central and southern Scotland belong to SP Energy Networks, whose data needs an account, so we could not check them. Ask SP Energy Networks.
Roads and railways	Clear in the data checked	No trunk road within 67 m and no railway within 10 m.
Steep ground	Caution: worth checking	98.4% of the site is steeper than 12.5% (1 in 8). Usually solvable with design and groundworks, but it adds cost.

How the bands are set

- Flooding (SEPA): Significant if any part of the site is inside a present-day high or medium likelihood extent (river, surface water or coastal). Caution if only low likelihood or future (climate change) extents touch the site, or a high/medium extent is within 100 m.
- Heritage (HES): Significant if a listed building or scheduled monument is on the site. Caution if the site is in a conservation area, garden & designed landscape or battlefield, or a listed building or monument is within 50 m.
- Nature (NatureScot): Significant if the site overlaps an SSSI, SAC, SPA, Ramsar site or National Nature Reserve. Caution if it overlaps a Local Nature Reserve or one of the others is within 250 m.
- Past coal mining: Caution if any part of the site is in a Coal Authority Development High Risk Area (a coal mining risk assessment is normally asked for with a planning application).
- Steep ground: Caution if more than 10% of the site is steeper than the slope limit you set (default 1 in 8).
- Past coal mining (detail): Significant if a recorded mine entry (shaft or adit) is on the site. Caution if the site is in a Development High Risk Area or over recorded or probable shallow workings. Clear (with a note) if it is only in the Coal Mining Reporting Area. Read from the published map tiles, so edges are approximate (to about 10 m).
- Landscape: Caution if the site is in a National Park, National Scenic Area, World Heritage Site (or its buffer zone) or Wild Land Area: expect extra design scrutiny.
- Woodland and trees: Caution if ancient or native woodland is on the site, or an active felling permission or plant health notice is on or within 50 m.
- Peat and carbon-rich soils: Caution if class 1 or 2 carbon-rich soil or peat is on the site: a peat survey is likely to be asked for.
- Drinking water: Caution if the site is in a surface water Drinking Water Protected Area catchment, or a protected river or loch is within 50 m. Groundwater protected areas cover most of Scotland, so are mentioned only.
- Overhead power lines: Caution if an 11 kV or 33 kV SSEN line crosses the site or is within 20 m (north of Scotland only).
- Roads and railways: Caution if a trunk road is within 67 m of the site (Transport Scotland is consulted) or a railway within 10 m (Network Rail is consulted). Distances to the road's centre line.

Search distances are our screening choices, except where a rule is named: the 67 m trunk road, 10 m railway and 20 m neighbour distances come from the planning regulations.

Planning process flags

Flag	Status	Why
Environmental Impact Assessment (EIA) screening	May apply	The council may need to screen this for EIA because the site is 2.88 ha, over the 0.5 ha screening threshold for urban development projects and it is in a sensitive area (Sites of Special Scientific Interest: St Abb's Head to Fast Castle; Special Areas of Conservation: St Abb's Head to Fast Castle; Special Protection Area: St Abb's Head to Fast Castle). The council can give a screening opinion. (EIA (Scotland) Regulations 2017, Schedule 2)
Major development	Applies	Housing on a site over 2 ha is 'major' development. That means a pre-application consultation with the community (at least 12 weeks before applying), a longer decision period and possibly a hearing. (Hierarchy of Developments (Scotland) Regulations 2009)
Neighbour notification	Not triggered	No buildings within 20 m in the base map. The council still notifies owners and occupiers of any land (not just buildings) within 20 m. (DMR 2013, neighbour notification)

Who the council will consult

Bodies usually consulted, based on the layers above.

- **SEPA:** Part of the site is in a mapped flood extent; SEPA is often consulted on flood risk.
- **NatureScot:** A protected nature site is near, or the site is in a National Scenic Area or Wild Land Area.
- **Roads authority (the council's roads team):** Usually consulted on access, visibility and parking for new homes.
- **Community council:** Can ask to be consulted on any application in its area.

What we can't check (and who to ask)

These matter for many sites but there is no open data we can reuse. Who to ask instead:

Topic	Why not	Who to ask
Coal mining report for a purchase	Our map check is a screen only.	Order a coal mining report from the Mining Remediation Authority if the site is in the Reporting Area.
Gas pipelines and major hazard sites	No open data for commercial use.	Linesearch (linesearchbeforeudig.co.uk , free) and the HSE planning advice web app via the council.
Overhead electricity lines (central and south Scotland)	SP Energy Networks' data needs an account.	SP Energy Networks (spenergynetworks.co.uk), or Linesearch.
Water and sewer pipes	Scottish Water's asset maps are not open.	Scottish Water (asset plan request; they may charge).
Reservoir flooding	SEPA's reservoir maps can't be reused commercially.	View SEPA's own reservoir flood map at sepa.org.uk .
Private water supplies, boreholes and groundwater	Not mapped openly at site level.	The council's environmental health team and SEPA.
Protected species (bats, badgers, otters, red squirrels, nesting birds)	Records are not open and sightings change.	A licensed ecologist; local records centre. NatureScot gives standing advice.
Archaeology	Historic Environment Records are held by councils and not open for commercial reuse.	The council's archaeology service (or its HER) and Canmore (canmore.org.uk).
Title, ownership, rights of way and servitudes	Needs Registers of Scotland title documents.	Your solicitor; Registers of Scotland (ScotLIS).
Crofting	The Register of Crofts is not available as open map data.	Crofting Commission (crofting.scotland.gov.uk).
Airport and MOD safeguarding (tall structures, wind turbines, cranes)	Safeguarding maps are held by airport operators and the MOD.	The council (it holds the safeguarding maps) or the airport operator.
Tree Preservation Orders and local plan allocations	Council data; open copies need a Spatial Hub account (phase 2).	The council's planning team or online local development plan.
Low-voltage electricity and underground cables	Not in the open network data.	Your electricity network operator; Linesearch.

Detail by layer

Live checks against public map services on the report date.

SEPA: River flooding, high likelihood	0.0% of site shown inside this mapped extent.
SEPA: River flooding, medium likelihood	0.0% of site shown inside this mapped extent.
SEPA: River flooding, low likelihood	0.0% of site shown inside this mapped extent.
SEPA: Surface water & small watercourses, high likelihood	0.0% of site shown inside this mapped extent. Present within 100 m.

SEPA: Surface water & small watercourses, medium likelihood	0.0% of site shown inside this mapped extent. Present within 100 m.
SEPA: Surface water & small watercourses, low likelihood	1.3% of site shown inside this mapped extent. Present within 100 m.
SEPA: Coastal flooding, high likelihood	0.0% of site shown inside this mapped extent. Present within 100 m.
SEPA: Coastal flooding, medium likelihood	0.0% of site shown inside this mapped extent. Present within 100 m.
SEPA: Coastal flooding, low likelihood	0.0% of site shown inside this mapped extent. Present within 100 m.
SEPA: Future river flooding (climate change), medium likelihood	0.0% of site shown inside this mapped extent.
SEPA: Future coastal flooding (climate change), medium likelihood	0.0% of site shown inside this mapped extent. Present within 100 m.
SEPA: Future surface water (climate change), medium likelihood	1.4% of site shown inside this mapped extent. Present within 100 m.
Coal Authority Development High Risk Area	0.0% of site inside.
HES: Listed buildings	None within 250 m.
HES: Scheduled monuments	Within 250 m (1): SM4328 Fast Castle,950m NNE of Dowlaw (Secular: castle) (236 m)
HES: Conservation areas	None within 250 m.
HES: Gardens & designed landscapes	None within 250 m.
HES: Inventory battlefields	None within 250 m.
NatureScot: Sites of Special Scientific Interest	On or overlapping site: St Abb's Head to Fast Castle Within 1000 m (2): Berwickshire Coast (Intertidal) (44 m); St Abb's Head to Fast Castle (240 m)
NatureScot: Special Areas of Conservation	On or overlapping site: St Abb's Head to Fast Castle Within 1000 m (1): Berwickshire and North Northumberland Coast (44 m)
NatureScot: Special Protection Areas	On or overlapping site: St Abb's Head to Fast Castle Within 1000 m (1): Outer Firth of Forth and St Andrews Bay Complex (102 m)
NatureScot: Ramsar sites	None within 1000 m.
NatureScot: National Nature Reserves	None within 1000 m.
NatureScot: Local Nature Reserves	None within 1000 m.
Registers of Scotland boundary	Placeholder. RoS INSPIRE index polygons are published under the OGL, but the download service (ros.locationcentre.co.uk/inspire) could not be reached from this test machine on 23 Oct 2026, so no boundary data is used. Index polygons show general, not legal, boundaries.
Landscape: National Parks	None found on the site or within 500 m (as of 26 October 2026).
Landscape: National Scenic Areas	None found on the site or within 500 m (as of 26 October 2026).
Landscape: World Heritage Sites	None found on the site or within 500 m (as of 26 October 2026).
Landscape: Wild Land Areas	None found on the site or within 500 m (as of 26 October 2026).
Woodland: Ancient Woodland Inventory	None found on the site or within 50 m (as of 26 October 2026).
Woodland: Native woodland (Native Woodland Survey)	None found on the site or within 50 m (as of 26 October 2026).
Woodland: Felling permissions and licences	None found on the site or within 50 m (as of 26 October 2026).
Woodland: Statutory Plant Health Notices	None found on the site or within 50 m (as of 26 October 2026).
Peat: Carbon-rich soils and peat (class 1 and 2)	None found on the site (as of 26 October 2026).
Drinking water: DWPA rivers	None found on the site or within 50 m (as of 26 October 2026).
Drinking water: DWPA lochs	None found on the site or within 50 m (as of 26 October 2026).
Drinking water: DWPA surface water catchments	None found on the site or within 50 m (as of 26 October 2026).
Drinking water: DWPA groundwater	On or overlapping site: St Abbs (100% of site)
Coal: Mine entries (shafts and adits)	None within 20 m.
Coal: Past shallow coal mine workings	None within 20 m.
Coal: Probable shallow coal mine workings	None within 20 m.
Coal: Development High Risk Area	None within 20 m.
Coal: Mine entry zone of influence	None within 20 m.
Coal: Coal outcrops	None within 20 m.

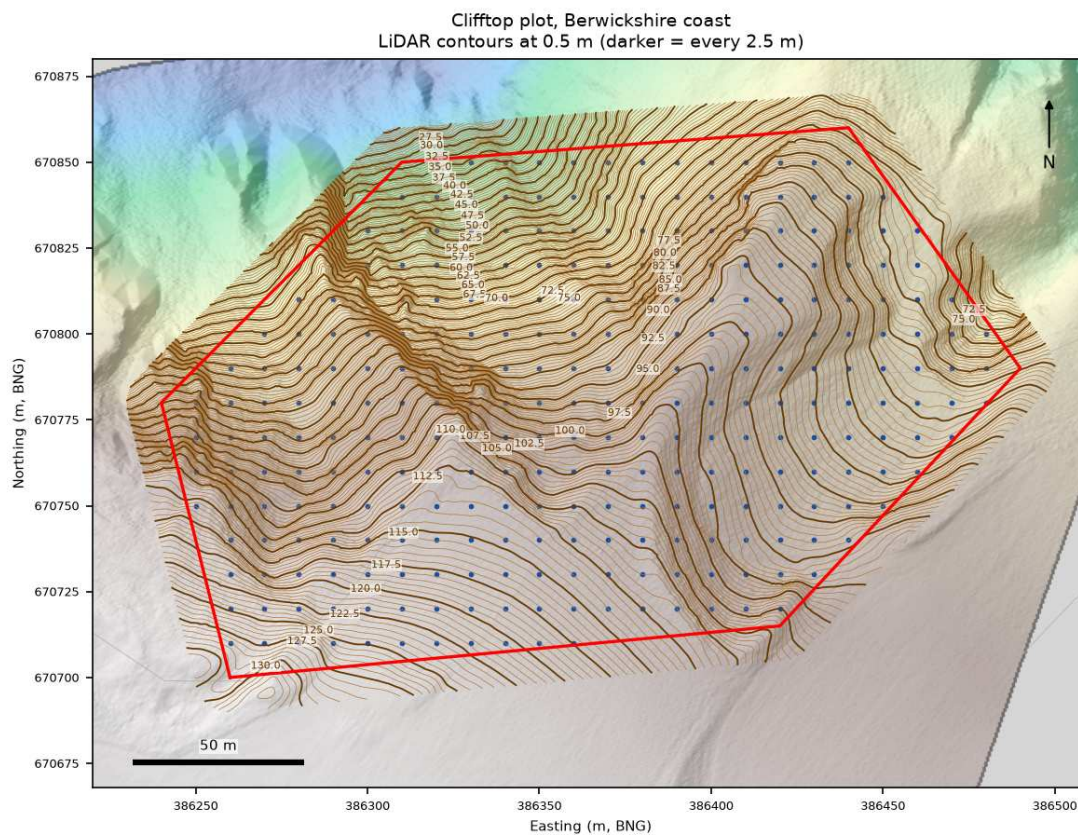
Coal: Surface (opencast) mining, past and current	None within 20 m.
Coal: Coal Mining Reporting Area	None within 20 m.
Coal: how read	Read from the published map tiles, so positions are approximate (to about 10 m).
Overhead power lines	Your site is outside the SSEN north of Scotland network area. Overhead lines in central and southern Scotland belong to SP Energy Networks, whose data needs an account, so we could not check them. Ask SP Energy Networks.
Trunk roads	None within 150 m.
Railways	None within 150 m.
Level crossings	None within 150 m.

Ground conditions

Geology, radon and soils from national open datasets; source shown on each row.

Made or worked ground (BGS)	None mapped at the 8 points sampled (BGS maps do not show every patch of made ground).
Landslip deposits (BGS)	None mapped at the 8 points sampled.
Superficial deposits (BGS)	Till, Devensian (diamicton) at 3 of 8 points; Talus (rock fragments, angular, undifferentiated source rock) at 1 of 8 points
Bedrock (BGS)	Gala Group (wacke) at 8 of 8 points
Radon (UKHSA/BGS atlas)	Highest class over the site: 2 of 6, meaning an estimated 1 to 3% of homes are above the radon action level (1 km squares: NT8670 class 2). Class 2 or above is a Radon Affected Area.
Land capability for agriculture (1:50,000, Hutton)	Class 6.1: rough grazing (good) 78.4%; Class 5.2: improved grassland (some limits) 21.6%

Levels and contours



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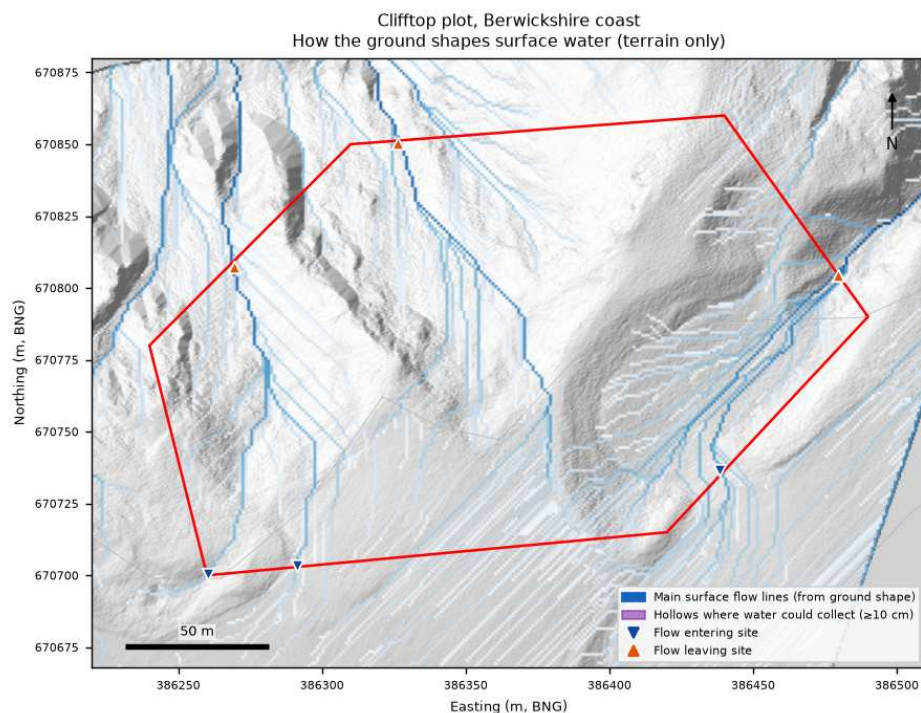
Surface water and the shape of the ground

No hollows 10 cm or deeper were found inside the site at this resolution.

The shape of the land directs surface water into the site at 3 main point(s). The largest (E 386438, N 670736) gathers water from about 2,075 m² of ground uphill (only ground within 60 m of the site was modelled).

Water leaves the site mainly at E 386326, N 670850, carrying runoff from about 7,772 m².

Modelled from ground shape (drains, culverts, kerbs and walls not included).



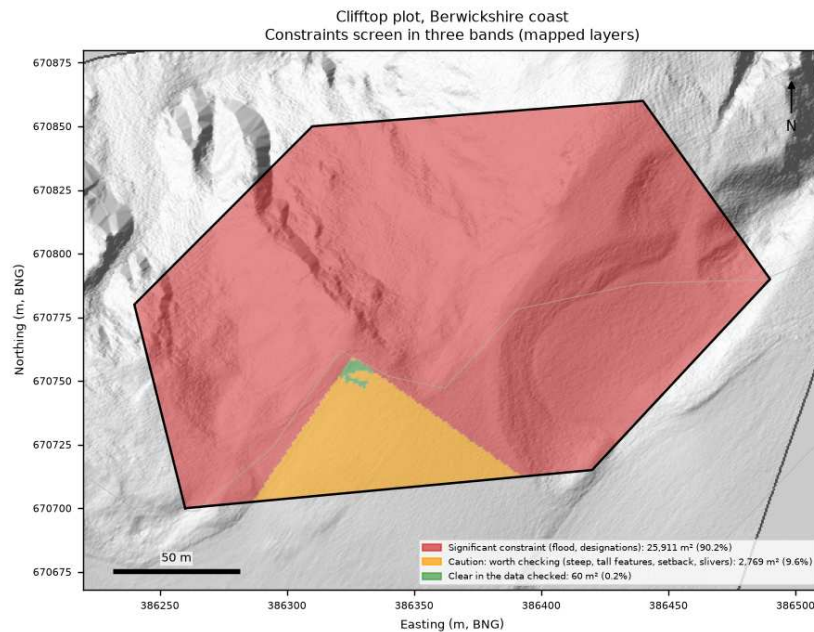
LIDAR: Crown copyright Scottish Government, SEPA and Fugro (2020). Open Government Licence v3. Base map © OpenStreetMap contributors, ODbL 1.0.

Buildable-area screen

About 60 m² (0.2% of the site) is clear of every mapped constraint checked below, in 1 patch(es); the largest is about 60 m².

Conservation areas, gardens & designed landscapes and battlefields are listed in the report but not excluded: building can happen inside them, subject to consent.

Clear area = ground outside the mapped constraints checked, using the settings shown.

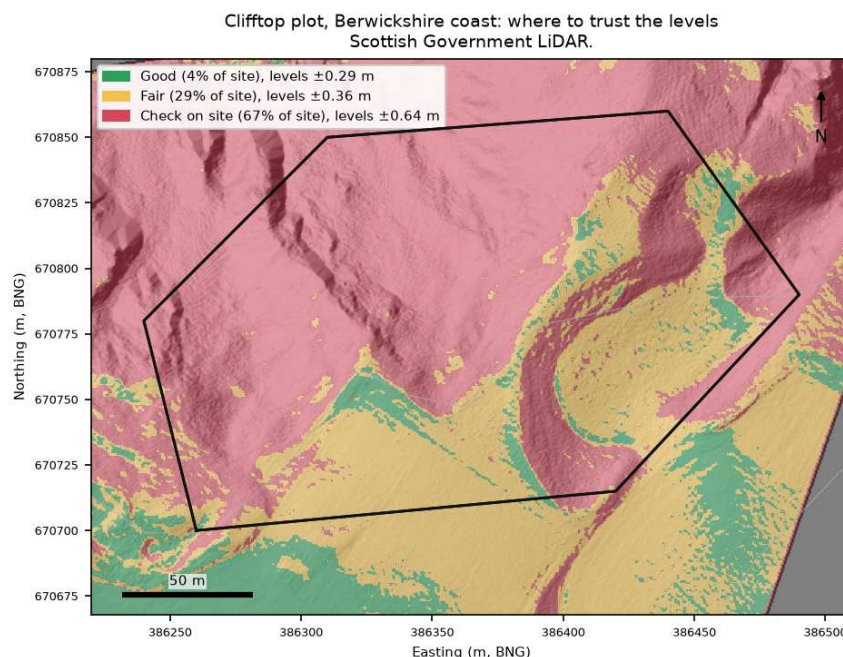


LiDAR: Crown copyright Scottish Government, SEPA and Fugro (2020). Open Government Licence v3. Base map © OpenStreetMap contributors, ODbL 1.0.

Steep ground: steeper than 12.5% (1 in 8, 7.1°) on a 1 m grid	28,292 m ² (98.4% of site)
SEPA flood maps: inside SEPA mapped flood extent: river high, river medium, surface water high, surface water medium, coastal high, coastal medium likelihood	0 m ² (0.0% of site)
Designations: scheduled monuments, listed buildings, SSSI/SAC/SPA/Ramsar/NNR/LNR	25,911 m ² (90.2% of site). SAC: St Abb's Head to Fast Castle; SPA: St Abb's Head to Fast Castle; SSSI: St Abb's Head to Fast Castle
Tall features: trees/buildings over 2.5 m tall (LiDAR surface minus ground) + 2 m buffer	91 m ² (0.3% of site)
Small fragments: left-over patches under 25 m ²	38 m ² (0.1% of site)

Where to trust the levels

4% of the site is open, gently sloping ground with fine LiDAR, where airborne levels are usually most reliable. 67% is lower-confidence ground, mainly steep ground (over 1 in 3). This map shows where the LiDAR is less certain.



LIDAR: Crown copyright Scottish Government, SEPA and Fugro (2020). Open Government Licence v3. Base map © OpenStreetMap contributors. ODbL 1.0.

Good	4.3% of site (1,238 m ²); levels within ± 0.29 m (95%)
Fair	28.9% of site (8,310 m ²); levels within ± 0.36 m (95%)
Check on site	66.8% of site (19,210 m ²); levels within ± 0.64 m (95%)
No LiDAR	0% of site (0 m ²)

Why some ground is marked lower: steep ground (over 1 in 3) (66.7% of site); sloping ground (1 in 6 to 1 in 3) (28.9% of site); under trees, hedges or buildings (ground level interpolated) (1.4% of site); next to a sharp step such as a wall, bank or kerb (1% of site).

How it's worked out: each 0.5 m cell is scored from the things known to weaken airborne LiDAR levels: ground hidden under trees, hedges or buildings (from the LiDAR surface model), steep ground, a coarse or old survey, the edge of the data, and ground that changed between surveys, and patches the source data filled by interpolation. Green = good, amber = fair, red = check on site.

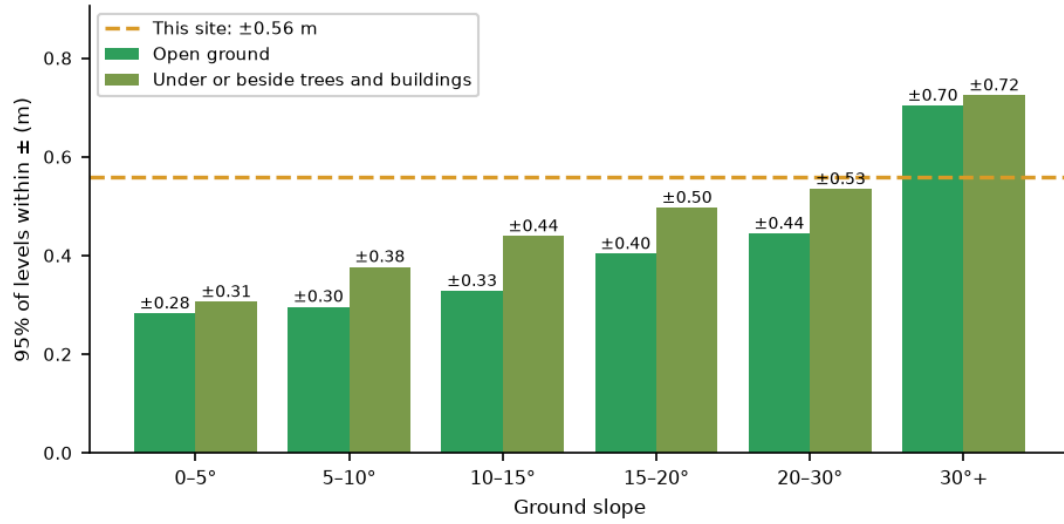
How accurate are the levels?

Accuracy for this site: ± 0.28 m typical, 95% of levels within ± 0.56 m. Wider than our open-ground figure because 96% is steeper than 1 in 6.

Across the site the 95% range runs from ± 0.30 m on the best ground to ± 0.70 m on the hardest. Every spot level in the CSV carries its own $\pm$, and the GeoTIFF height_uncertainty_95 maps it cell by cell.

How we checked: Where two independent surveys cover the same ground (372 places across Scotland), how far they disagree tells us how far each can be from the ground. On open, gently sloping ground a level is typically within ± 0.14 m, and 95% of levels are within ± 0.28 m. At 108 Ordnance Survey trig pillars seen by two surveys, the surveys agree to 0.12 m RMSE. Ranges widen under trees, on steep ground and where the supplier filled gaps; every spot level and the trust map carry their own $\pm$, and cut and fill volumes are given as a range. Contours are drawn from this model with light smoothing held to a quarter of the contour interval.

How we checked: 372 places where two independent Scottish LiDAR surveys overlap
and 108 OS trig pillars seen by two surveys (they agree to 0.12 m RMSE; 99% inside our $\pm$)



Change between LiDAR surveys

Only one LiDAR survey fully covers this site, so we can't compare surveys or show change over time here.

Surveys covering the site: LiDAR for Scotland Phase 3 (2015–2019).

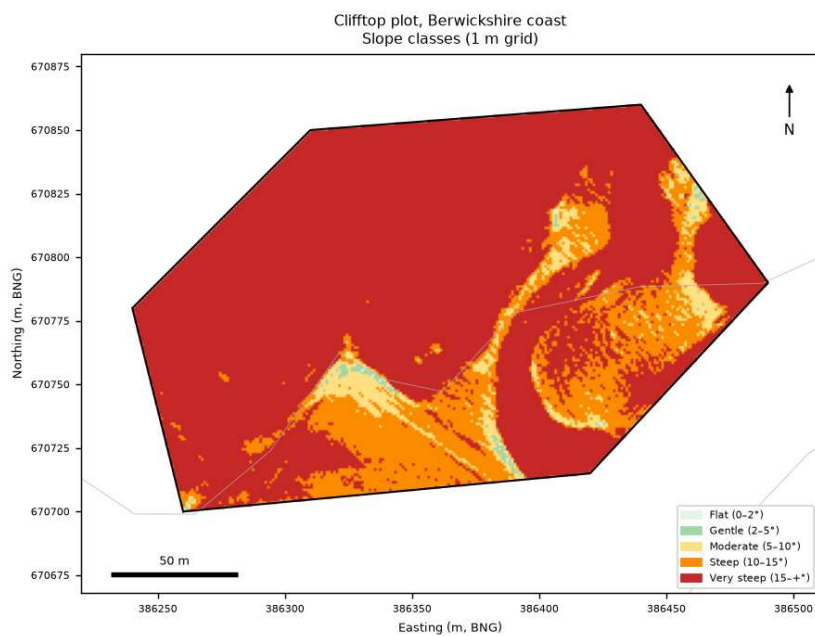
Since the newest flight: No mapped buildings on or next to the site to compare. That doesn't mean nothing has changed since the survey; OpenStreetMap often lags new building.

Change is only flagged on open ground, where both surveys see the real ground, and only above the noise between the two surveys. Work done since the newer flight will not show.

Slope

Typical slope 28.0°; 90% of the site is 44.9° or less (steepest 1 m cell 72.3°).

Class	Degrees	Gradient	Share of site
Flat	0–2°	flatter than 1 in 29	0.0%
Gentle	2–5°	1 in 29 to 1 in 11	0.5%
Moderate	5–10°	1 in 11 to 1 in 6	4.7%
Steep	10–15°	1 in 6 to 1 in 4	18.2%
Very steep	15+°	steeper than 1 in 4	76.6%



LIDAR: Crown copyright Scottish Government, SEPA and Fugro (2020). Open Government Licence v3. Base map © OpenStreetMap contributors, ODbL 1.0.

Trees, buildings and sunlight

0.1% of the site (19 m²) is covered by something more than 2.5 m tall (trees, buildings, hedges, walls); 0.0% is more than 8 m tall. The tallest feature on site is about 4.9 m and within 30 m of the boundary about 4.5 m.

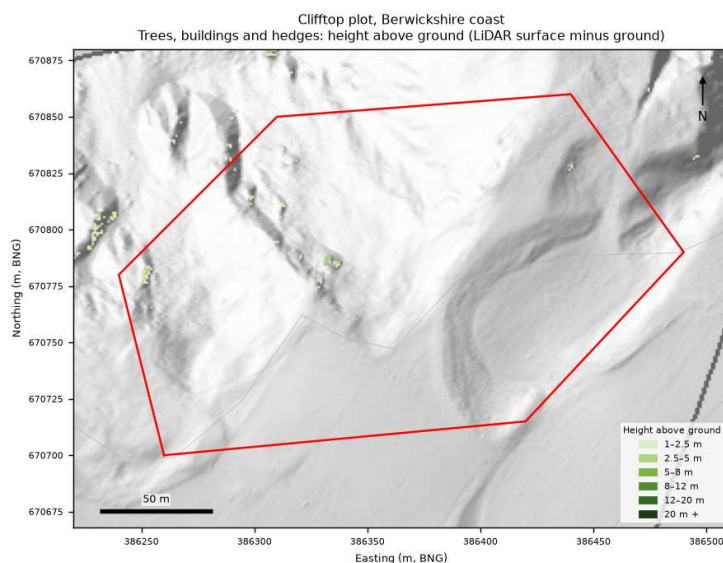
Sunlight is worked out for the open ground (99.7% of the site), with shade from every tree, building and slope in the LiDAR within 100 m, assuming clear skies:

21 March: on average 5.7 h of direct sun out of 11.5 h possible; 72.3% of the open ground gets 2 hours or more and 56.9% gets at least half the possible sun.

21 June: on average 14.2 h of direct sun out of 16.8 h possible; 99.9% of the open ground gets 2 hours or more and 97.3% gets at least half the possible sun.

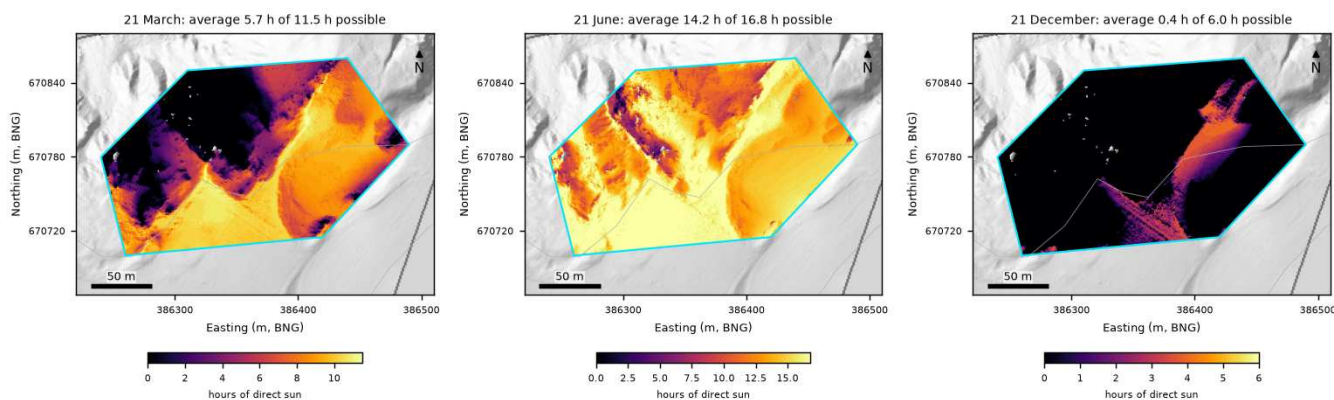
21 December: on average 0.4 h of direct sun out of 6.0 h possible; 10.2% of the open ground gets 2 hours or more and 5.5% gets at least half the possible sun.

Benchmark: UK daylight guidance (BRE 209) uses 2 hours of sun on 21 March for gardens and open spaces.



LiDAR surface model (DSM) from the same survey(s); LiDAR: Crown copyright Scottish Government, SEPA and Fugro (2020). Open Government Licence v3. Base map © OpenStreetMap contributors, ODbL, 1.0

Cliffplot plot, Berwickshire coast: clear-sky direct sun on open ground, including shade from trees, buildings and terrain



Base map © OpenStreetMap contributors, ODbL, 1.0; LiDAR: Crown copyright Scottish Government, SEPA and Fugro (2020). Open Government Licence v3.

Sources and method

Layer	Publisher	Data date	Licence and attribution	Search distance	Set in law or our choice	What we found
Ground model (DTM): LiDAR for Scotland Phase 3	Scottish Government, SEPA and Fugro via the Scottish Remote Sensing Portal	Flown 2015–2019; read 26 Oct 2026 09:06	Crown copyright Scottish Government, SEPA and Fugro (2020). Open Government Licence v3.	Site plus 10 m (60 m for the water screen)	Our processing choice	Used for 100.0% of the site; tiles NT87SE_50C_M_DTM_PHASE3.tif
Surface model (DSM): trees, buildings, sun	Scottish Remote Sensing Portal (same survey as the ground model)	Same flight as the ground model; read 26 Oct 2026 09:06	Open Government Licence v3	Site plus 100 m (for shading)	Our processing choice	Checked: used
SEPA flood maps (river, coastal, surface water; present day and future)	Scottish Environment Protection Agency	Live map service, read 26 Oct 2026 09:06	©SEPA 2025; this SEPA product is licensed under the Open Government Licence version 3.0. Third-party data attribution statements: https://www.sepa.org.uk/media/5zidnja5/sepa_flood_maps_data_attribution_statements.pdf (SEPA flood maps are indicative and not suitable for individual properties).	100 m	Our screening choice (no distance is set in law)	Checked: found (8 of 12 layers on or near the site)
Heritage designations (listed buildings, scheduled monuments, conservation areas, gardens, battlefields)	Historic Environment Scotland	Live map service, read 26 Oct 2026 09:06	Contains Historic Environment Scotland and Ordnance Survey data © Historic Environment Scotland - Scottish Charity No. SC045925 © Crown copyright and database right 2026. Open Government Licence v3.	250 m	Our screening choice (no distance is set in law)	Checked: found (0 on site, 1 within 250 m)
Protected nature sites (SSSI, SAC, SPA, Ramsar, NNR, LNR)	NatureScot	Live map service, read 26 Oct 2026 09:06	Contains NatureScot information licensed under the Open Government Licence v3.	1000 m	Our screening choice (no distance is set in law)	Checked: found (3 on site, 4 within 1000 m)
Coal mining Development High Risk Area	Mining Remediation Authority (Coal Authority)	Live map service, read 26 Oct 2026 09:06	Contains Mining Remediation Authority (formerly the Coal Authority) data, Open Government Licence v3.	100 m	Our screening choice (no distance is set in law)	Checked: none found
Landscape: National Parks, National Scenic Areas, World Heritage Sites, Wild Land Areas	Scottish Government (Protected Sites); NatureScot	Read 26 October 2026	© Scottish Government, contains Ordnance Survey data © Crown copyright and database right 2026. Open Government Licence v3.0. Contains NatureScot information licensed under the Open Government Licence v3.0. Wild Land Areas: Copyright NatureScot. Contains Ordnance Survey data © Crown copyright and database right 2026 (OS OpenData licence).	500 m	Our screening choice (no distance is set in law)	Checked: none found
Woodland: Ancient Woodland Inventory, Native Woodland Survey, felling permissions, plant health notices	NatureScot; Scottish Forestry	Read 26 October 2026	Ancient Woodland Inventory: Copyright NatureScot. Contains Ordnance Survey data © Crown copyright and database right 2026 (OS OpenData licence). Contains Scottish Forestry information licensed under the Open Government Licence v3.0. Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2026. Ordnance Survey Licence number 100043970.	50 m	Our screening choice (no distance is set in law)	Checked: none found
Carbon-rich soils and peat (Carbon and Peatland 2016, wind farm framework version)	NatureScot	Read 26 October 2026	Contains NatureScot information licensed under the Open Government Licence v3.0.	Inside the site	Inside the site	Checked: none found
Drinking Water Protected Areas (rivers, lochs, catchments, groundwater)	Scottish Environment Protection Agency	Read 26 October 2026	© SEPA 2026. Contains SEPA data licensed under the Open Government Licence v3.0.	50 m	Our screening choice (no distance is set in law)	Checked: found (1 on or near the site)
Coal mining: mine entries, shallow workings, high risk area, outcrops, opencast, reporting area	Mining Remediation Authority (Coal Authority)	Read 26 October 2026	Contains Mining Remediation Authority (formerly the Coal Authority) data, Open Government Licence v3.0.	20 m	Our screening choice (no distance is set in law)	Checked: none found
Overhead and underground power lines, 11 kV and 33 kV (north of Scotland)	SSEN Distribution (SHEPD open data)	Read 26 October 2026	Contains Scottish and Southern Electricity Networks (SSEN) network data, licensed under CC BY 4.0 (https://creativecommons.org/licenses/by/4.0/). Modified: clipped to the site area and summarised.	50 m	Our screening choice (no distance is set in law)	Not checked: outside this network area (ask SP Energy Networks)

Layer	Publisher	Data date	Licence and attribution	Search distance	Set in law or our choice	What we found
Trunk roads; railways and level crossings	Ordnance Survey (OS Open Roads); OpenStreetMap contributors	Read 26 October 2026	Trunk roads: contains OS data © Crown copyright and database right 2026 (OS Open Roads, OS OpenData licence). Railways and level crossings: © OpenStreetMap contributors, ODbL 1.0.	150 m	Trunk road 67 m and railway 10 m: set in the planning regulations; search distance our choice	Checked: none found
Registers of Scotland boundaries (INSPIRE index polygons)	Registers of Scotland	—	Open Government Licence v3	—	—	Could not check: not connected yet, so your drawn boundary is used as given
Faint base map on figures and plan sheets (roads, buildings, water)	OpenStreetMap contributors (Overpass API)	Read 26 Oct 2026 09:06	© OpenStreetMap contributors, Open Database Licence (ODbL) 1.0	Site plus at least 80 m	For orientation only	Checked: used
Geology 1:50,000	British Geological Survey	Live service, read 26 Oct 2026 09:06	Contains British Geological Survey materials © UKRI 2026 (BGS Geology 1:50,000 via BGS web map service, Open Government Licence v3).	Up to 9 points inside the site	Our processing choice	Checked: result shown in Ground
Indicative Atlas of Radon	UKHSA and British Geological Survey	Live service, read 26 Oct 2026 09:06	Indicative Atlas of Radon (v3): contains British Geological Survey materials © UKRI 2022. Radon Potential classification UK Health Security Agency © Crown copyright 2022. Open Government Licence v3.	1 km squares the site touches	Our processing choice	Checked: result shown in Ground
Land Capability for Agriculture	The James Hutton Institute	Live service, read 26 Oct 2026 09:06	Land Capability for Agriculture 1:50,000 copyright and database right The James Hutton Institute. Used with the permission of The James Hutton Institute. All rights reserved. Any public sector information contained in these data is licensed under the Open Government Licence v.2.0.	Inside the site	Our processing choice	Checked: result shown in Ground
Building footprints (change since the flight)	OpenStreetMap contributors	Read 26 Oct 2026 09:06	© OpenStreetMap contributors, ODbL 1.0	Inside the site	Our processing choice	Checked: nothing to compare

Limits

- Levels come from Scottish Government airborne LiDAR: ± 0.14 m typical on open ground (95% within ± 0.28 m) in our checks; the trust map shows where it is less certain (under trees, on steep banks, and where things have changed since the flight).
- Constraint layers: as mapped by each publisher on the report date. Clear = nothing found in the layers checked.
- Search distances: set by PlotLevels to show nearby features (listed with each layer).
- Driveway gradients: compared with typical council guidance; councils set their own limits.

Report Clifftop plot, Berwickshire coast, generated 26 Oct 2026 09:06 by plotlevels.com. LiDAR tiles: NT87SE_50CM_DTM_PHASE3.tif. Levels from Scottish Government LiDAR (Scottish Remote Sensing Portal), tested to ± 0.14 m typical on open ground (95% within ± 0.28 m).

How this was made, data and accuracy

How this was made

- LiDAR tiles checked for this site, best first: phase-3 NT87SE_50CM_DTM_PHASE3.tif (used (86% of read window)).
- LiDAR DTM read directly from the Scottish Remote Sensing Portal open-data store, newest survey first, with older surveys used only where newer data is missing. Point clouds are not used.
- Contours every 0.5 m from the DTM after light smoothing to remove LiDAR noise; heights in metres above Ordnance Datum Newlyn; British National Grid (EPSG:27700).
- Slope calculated on a 1 m grid. Spot levels every 10 m.
- Surface-flow screen on a 1 m grid: hollows filled (priority-flood), then single-direction (D8) flow accumulation, over the site plus 60 m.
- Earthworks: in-place cut and fill to a flat platform (whole site, or a drawn platform) from the 0.5 m DTM; balanced level is the mean ground level.
- Trees, buildings and sun: LiDAR DSM from the same survey minus the DTM; clear-sky direct sun every 15 minutes (sun above 2°) with ray-cast shading on a 1 m grid (2 m for large sites) across the site plus 100 m.
- Buildable-area screen on a 1 m grid (2 m for large sites): removes boundary setback, slope over the threshold, SEPA flood extents selected, scheduled monuments/listed buildings/natural heritage sites, and LiDAR tall features plus buffer, then drops small fragments. Thresholds are user settings, not standards.
- Geology from BGS 1:50,000 mapping sampled at up to 9 points inside the site; radon from 1 km atlas squares; land capability from Hutton 1:50,000 mapping where it covers the site, otherwise 1:250,000.
- Public layers queried live from each publisher's service at the time of the run; percentages are approximate (1 m raster check for SEPA).

Data, accuracy and coordinates

Coordinates	OSGB36 / British National Grid (EPSG:27700); units metres
Heights	Metres above Ordnance Datum Newlyn (ODN), as supplied in the source LiDAR DTM (no height transformation applied by us).
Transformation	All CAD outputs stay in British National Grid as supplied; no reprojection of heights. Boundaries drawn on the web map (WGS 84) are converted to British National Grid with PROJ using the OS OSTN15 grid.
LiDAR: LiDAR for Scotland Phase 3	Flown 2015–2019 (7 years ago); 0.5 m grid; 100.0% of site. Typical ± 0.14 m on open ground against 48 OS levelled trig pillars (October 2026); the all-Scotland model gives ± 0.14 m typical on open ground (95% within ± 0.28 m).
Data age	LiDAR flown 2015–2019 (7 years ago). Work done on the ground since then will not show.
Contour interval	0.5 m (set from the LiDAR). LiDAR for Scotland Phase 3 is a 0.5 m grid flown 2015–2019, so 0.5 m contours are the finest we'd recommend.
Changes since survey	No mapped buildings on or next to the site to compare. That doesn't mean nothing has changed since the survey; OpenStreetMap often lags new building.
Accuracy for this site	Accuracy for this site: ± 0.28 m typical, 95% of levels within ± 0.56 m. Wider than our open-ground figure because 96% is steeper than 1 in 6.
How we checked	Heights come from the Scottish Government's airborne LiDAR ground model (DTM), published through the Scottish Remote Sensing Portal. We test it ourselves. Where two independent surveys cover the same ground (372 places across Scotland), how far they disagree tells us how far each can be from the ground. On open, gently sloping ground a level is typically within ± 0.14 m, and 95% of levels are within ± 0.28 m. At 108 Ordnance Survey trig pillars seen by two surveys, the surveys agree to 0.12 m RMSE. Ranges widen under trees, on steep ground and where the supplier filled gaps; every spot level and the trust map carry their own $\pm$, and cut and fill volumes are given as a range. Contours are drawn from this model with light smoothing held to a quarter of the contour interval.
CAD layers	uniclass: Y-Zz_50_10-M_SiteBoundary, Y-Zz_40_15_50-M_MajorContours, Y-Zz_40_15_55-M_MinorContours, Y-Zz_40_15-T_ContourLabels, Y-Zz_40_50-M_SpotLevels, Y-Zz_40_50-T_SpotLevels, Y-Zz_20_10-T_Notes, Y-Zz_20_10-M_LidarCheckOnSite
Plan sheets	A3 at 1:1250; A4 at 1:2500.

CAD pack and downloads

Contours every 0.5 m, spot levels every 10 m, all in British National Grid (EPSG:27700), metres, real-world coordinates, heights in metres above Ordnance Datum as supplied. The full data is always in the downloads, whatever this report is set up for. Source: Scottish Government LiDAR.

clifftop-plot-berwickshire-coast_contours.dxf	DXF contours, spot levels, boundary and LiDAR-check layers (BNG, metres)
clifftop-plot-berwickshire-coast_site.gpkg	GeoPackage: boundary, contours, spots, data confidence, survey change, access line and gradient bands
clifftop-plot-berwickshire-coast_terrain.ifc	IFC terrain surface
clifftop-plot-berwickshire-coast_terrain.glb	3D terrain (glTF)
clifftop-plot-berwickshire-coast_google_earth.kml	Google Earth
clifftop-plot-berwickshire-coast_dtm_clip.tif	Ground model GeoTIFF
clifftop-plot-berwickshire-coast_spot_levels.csv	Spot levels CSV
clifftop-plot-berwickshire-coast_plan_sheets.pdf	Scaled A3/A4 plan sheets
clifftop-plot-berwickshire-coast_confidence_bng.geojson	Trust-the-levels areas (GeoJSON)
clifftop-plot-berwickshire-coast_cut_fill_by_level.csv	Cut and fill at every level
clifftop-plot-berwickshire-coast_cad_pack.zip	Everything above in one zip, with SOURCE_AND_ACCURACY.txt
Layer names	uniclass: Y-Zz_50_10-M_SiteBoundary, Y-Zz_40_15_50-M_MajorContours, Y-Zz_40_15_55-M_MinorContours, Y-Zz_40_15-T_ContourLabels, Y-Zz_40_50-M_SpotLevels, Y-Zz_40_50-T_SpotLevels, Y-Zz_20_10-T_Notes, Y-Zz_20_10-M_LidarCheckOnSite

Data sources and attribution

- LiDAR: Crown copyright Scottish Government, SEPA and Fugro (2020). Open Government Licence v3.
- ©SEPA 2025; this SEPA product is licensed under the Open Government Licence version 3.0. Third-party data attribution statements: https://www.sepa.org.uk/media/5zidnja5/sepa_flood_maps_data_attribution_statements.pdf (SEPA flood maps are indicative and not suitable for individual properties).
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- Trunk roads: contains OS data © Crown copyright and database right 2026 (OS Open Roads, OS OpenData licence). Railways and level crossings: © OpenStreetMap contributors, ODbL 1.0.
- Trees, buildings and sunlight: Scottish Remote Sensing Portal LiDAR DSM from the same survey(s) as the ground model, Open Government Licence v3.
- Change check: building footprints © OpenStreetMap contributors, ODbL 1.0.
- Contains British Geological Survey materials © UKRI 2026 (BGS Geology 1:50,000 via BGS web map service, Open Government Licence v3).
- Indicative Atlas of Radon (v3): contains British Geological Survey materials © UKRI 2022. Radon Potential classification UK Health Security Agency © Crown copyright 2022. Open Government Licence v3.
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- Faint base map on figures and plan sheets (roads, buildings, water): © OpenStreetMap contributors, ODbL 1.0.

About this data: Scottish Government LiDAR (Scottish Remote Sensing Portal), processed by PlotLevels into a bare-earth ground model, contours and CAD layers. Tested to ± 0.14 m typical on open ground (95% within ± 0.28 m) against 108 OS trig pillars and 372 cross-survey sites (October 2026); method at plotlevels.com/data-licences#accuracy. Constraint and flood layers as published by each source on the date of the report.